



404_Major_Mac_West_.By_law.doc
X

A By-law to amend By-law 177-96, as amended
(to add a use and rezone an Open Space Zone to a Major Commercial Zone)

The Council of the Corporation of the City of Markham hereby enacts as follows:

1. By-law 177-96, as amended, is hereby further amended as follows:

1.1 By rezoning the lands outlined on Schedule ‘A’ attached hereto:

from:
OS1*300 – Open Space One*300

to:
MJC*294 – Major Commercial Zone

1.2 By adding the following subsection to Section 7 – EXCEPTIONS

| | | |
|--|--|-------------------------|
| Exception 7.XXX | 404 Major Mac West Developments Limited Part of Lot 21, Concession 3 Markland Street | Parent Zone BP |
| File PLAN 23 116352 | | Amending By-law 2024-XX |
| Notwithstanding any other provisions of this By-law, the following provisions shall apply to land outlined on Schedule “A” to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section. | | |
| 7.XXX.1 Additional Permitted Uses | | |
| The following additional uses are permitted: | | |
| a) | Motor Vehicle Sales Establishment | |
| b) | Motor Vehicle Repair Garage | |

2. All other provisions of By-law 108-81, as amended, not consistent with the provisions of this by-law shall continue to apply.

Read a first, second and third time and passed on April 17, 2024.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor

DRAFT



EXPLANATORY NOTE

BY-LAW 2024-_____

A By-law to amend By-law 108-81, as amended

**Digram Developments Inc.
7528, 7530 and 7550 Woodbine Avenue
PLAN M1707 PT BLKS A AND T 65R25510 PTS 1 4 AND 5
PLAN 23 117840**

Lands Affected

The proposed by-law amendment applies to a 1.75 ha. (4.32 ac.) property on the west side of Woodbine Avenue and north of John Street, municipally known as 7528, 7530 and 7550 Woodbine Avenue.

Existing Zoning

By-law 108-81, as amended, currently zones the subject lands as BC – Business Corridor Zone.

Purpose and Effect

The purpose and effect of this By-law is to add commercial self-storage facility as a permitted use on the property with site-specific parking provisions.

Note Regarding Further Planning Applications on this Property

The *Planning Act* provides that no person shall apply for a minor variance from the provisions of this by-law before the second anniversary of the day on which the by-law was amended, unless the Council has declared by resolution that such an application is permitted.