

## EXPLANATORY NOTE

### **BY-LAW NO. 2007-69**

A By-law to amend By-law 90-81, as amended.  
Vic Tou Developments Inc.  
7543 Kennedy Road

#### LANDS AFFECTED

This By-law applies to the 0.13 ha (0.32 acre) parcel of land located on the east side of Kennedy Road south of Highglen Avenue, municipally known as 7543 Kennedy Road.

#### EXISTING ZONING

The lands are presently zoned Residential Three (R3) in By-law 90-81, as amended.

#### PURPOSE AND EFFECT

The purpose this By-law amendment is to rezone the subject property from Residential Three (R3).

The effect of this By-law Amendment is to permit the construction of a 2-storey medical clinic facility, including a pharmacy. This By-law also establishes a number of site specific development standards.

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## BY-LAW 2007-69

A By-law to amend Zoning By-law 90-81, as amended

THE COUNCIL OF THE CORPORATION OF THE TOWN OF MARKHAM  
HEREBY ENACTS AS FOLLOWS:

1. THAT By-law 90-81, as amended, is hereby further amended, as follows:

1.1 By adding to Section 7 – EXCEPTIONS the following:

“7.50 Notwithstanding any other provision of this By-law, the provision in this section shall apply to the lands located on the east side of Kennedy Road south of Highglen Avenue, municipally known as 7543 Kennedy Road, as shown on Schedule ‘A’ attached to By-law 2007-69. All other provisions of this By-law, unless specifically modified/amended by this section, continue to apply to the lands subject to this Section:

1. Additional Permitted Uses

The following additional uses are permitted:

- a) MEDICAL CLINIC
- b) Pharmacy

2. Zoning Standards

The following specific zone standards apply:

- a) Minimum LOT FRONTAGE 16 m
- b) Minimum FRONT YARD 2.6 m
- c) Minimum REAR YARD 40 m
- d) Minimum SIDE YARD
  - (i) North 3 m
  - (ii) South 1.4 m
- e) Maximum GROSS FLOOR AREA 430 m<sup>2</sup>

3. Special Site Provisions

The following additional provisions apply:

- a) Landscaping Requirements:
  - (i) The area between the front lot line and the BUILDING shall only be used for LANDSCAPED OPEN SPACE.
  - (ii) Minimum LANDSCAPE strip along the north LOT LINE – 3 m.
  - (iii) Minimum LANDSCAPE strip along east LOT LINE – 2.5 m.

(iv) Minimum LANDSCAPE strip along the south LOT LINE 1.4 m.

b) MEDICAL CLINICS

(i) Maximum number of MEDICAL CLINICS is One (1).

(ii) The maximum NET FLOOR AREA of the MEDICAL CLINIC is 270 m<sup>2</sup>.

c) Pharmacies

(i) Maximum number of Pharmacies is One (1).

(ii) The maximum NET FLOOR AREA of the Pharmacy is 60 m<sup>2</sup>.

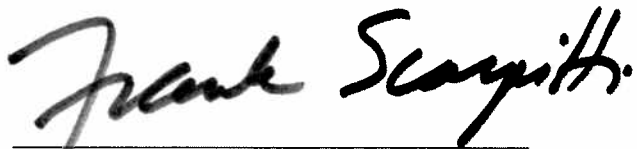
d) The following provisions shall not apply

(i) SETBACKS to the centerline of any arterial road or PROVISIONAL HIGHWAY.

2. All other provisions of By-law 90-81, as amended, not consistent with the provisions of this By-law shall continue to apply.

READ A FIRST, SECOND, AND THIRD TIME AND PASSED THIS  
24<sup>TH</sup> DAY OF APRIL, 2007.

  
SHEILA BIRRELL, TOWN CLERK

  
FRANK SCARPITTI, MAYOR



DEVELOPMENT SERVICES COMMISSION

# A BY-LAW TO AMEND BY-LAW 90-81



BOUNDARY OF AREA COVERED BY THIS BY-LAW



Third Density Single Family Residential



THIS IS SCHEDULE 'A' TO BY-LAW 2007-69  
PASSED THIS 24TH DAY APRIL, 2007

*Frank Scarpitti*  
MAYOR  
*Debra Benoit*  
CLERK

NOTE: 1) DIMENSIONS ARE IN METRES  
2) REFERENCE SHOULD BE MADE TO  
THE ORIGINAL BY-LAW LODGED IN  
THE OFFICE OF THE CLERK

SCALE 1: 00