

## EXPLANATORY NOTE

### **BY-LAW NO. 2007-215**

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

Hagerman-Corner Development Inc.  
South-west corner of Duffield Drive and Deverill Court

#### LANDS AFFECTED

This by-law applies to a 1.27 ha (3.1 acre) parcel of land located at the south-west corner of Duffield Drive and Deverill Court.

#### EXISTING ZONING

The property is currently zoned “Select Industrial With Limited Commercial” [(M.C.(40%)] under By-law 108-81, as amended.

#### PURPOSE AND EFFECT

The purpose of this proposed amendment is to:

- Add restaurants to the list of permitted uses for this property.
- Amend the development standards of the by-law to accommodate the proposed development.

The effect of this proposed amendment is to permit a proposed development comprising two 1-storey multiple unit buildings, having a combined floor area of 2829 m<sup>2</sup> (30,452 ft<sup>2</sup>), to be occupied by restaurant uses.

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## BY-LAW 2007-215

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

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

1. That By-law 108-81, as amended, be and the same is hereby further amended  
as it applies to the lands shown on Schedule 'A' hereto as follows:

1.1 By adding to SECTION 8 – EXCEPTIONS, the following subsection:

“8.90 The following provisions shall apply to the lands on the south  
side of Duffield Drive, west of Deverill Court, and outlined on  
Schedule 'A' attached to By-law 2007-215. All other  
provisions of this By-law, unless modified/amended by this  
Section, continue to apply to the lands subject to this Section.

1. Additional Permitted Uses

The following additional commercial uses are  
permitted:

- a) RESTAURANTS, FULL SERVICE
- b) RESTAURANTS, SELF SERVICE
- c) RESTAURANTS, TAKE-OUT

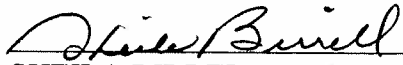
2. Special Site Provisions

The following specific zone standards shall apply:

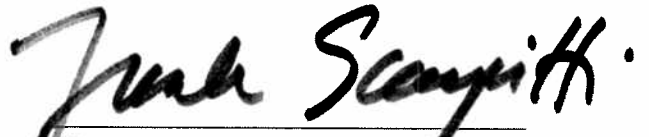
- a) MINIMUM FRONT YARD - 0 metres
- b) MINIMUM FLANKAGE YARD  
- 0 metres
- c) Minimum LANDSCAPED OPEN SPACE  
- 12% of the  
LOT AREA
- d) Minimum gross GROUND FLOOR AREA per  
BUILDING - Not  
applicable.
- e) Minimum distance between any two  
BUILDINGS on a LOT - 0 metres
- f) No LOADING SPACES shall be required.
- g) Loading doors shall not face a STREET.
- h) All garbage shall be stored inside a BUILDING.

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

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



SHEILA BIRRELL, TOWN CLERK



FRANK SCARPITTI, MAYOR

CNR

DUFFIELD DRIVE

KENNEDY ROAD

DEVERILL COURT

MAPLE PARK WAY

MAPLE PARK WAY

14TH AVENUE



DEVELOPMENT SERVICES COMMISSION

# A BY-LAW TO AMEND BY-LAW 108-81



BOUNDARY OF AREA COVERED BY THIS BY-LAW

THIS IS SCHEDULE 'A' TO BY-LAW 2007-215  
PASSED THIS 9TH DAY OF OCT., 2007

*Jack Scarpitta* MAYOR  
*Debra Barwell* 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: 2300