

## EXPLANATORY NOTE

### **BY-LAW NO. 2007-280**

A by-law to amend By-law 77-73, as amended

Mike and Angela Papapetrou  
79 Green Lane

This proposed by-law amendment applies to a 0.39 ha, (0.96 ac) property on the south side of Green Lane east of Bayview Avenue, municipally known as 79 Green Lane.

The property is currently zoned Industrial (M) by By-law 77-73, as amended.

The purpose of the proposed zoning by-law amendment is to rezone the front of the property to Business Corridor (B.C.) and modify the existing permitted uses on the Industrial portion of the property.

The effect of this proposed zoning by-law amendment is to permit a Veterinary Clinic and Business Office uses on the portion of the lands zoned Business Corridor (B.C), and to recognize an existing automotive repair facility and associated outdoor storage of vehicles on the portion of the lands zoned Industrial (M), at 79 Green Lane.

---



## BY-LAW 2007-280

A by-law to amend Zoning By-law 77-73, as amended

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

1. That By-law 77-73, as amended, be and the same is hereby further amended as follows:
  - 1.1 By rezoning the lands identified as Part of Lot 4 Registered Plan 2382, shown on Schedule 'A' attached hereto;  
  
From Industrial (M) to Business Corridor (B.C.)
  - 1.2 By adding Section 8.3 to Section 8 - Exceptions.  
  
"8.3 Notwithstanding any other provision of this By-law, the provisions of this section shall apply to those lands shown on Schedule 'A' to this By-law. All other provisions of this by-law, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.
    - 8.3.1 The following provisions shall apply to the portion of the lands zoned Business Corridor (B.C.), as outlined on Schedule 'A' to By-law 2007-280:
      - 8.3.1.1 **Only Uses Permitted**  
  
The following uses are permitted:
        - a) business offices; and,
        - b) veterinary clinics
      - 8.3.1.2 **Zone Standards**  
  
The following specific zone standards apply:
        - a) Minimum *Lot Frontage* - 29 metres
        - b) Minimum *Lot Area* - 0.38 hectares
        - c) Minimum *Landscaped Open Space* adjacent to the *Front Lot Line* - 3 metres
        - d) Maximum *Floor Area Ratio* - 60%
        - e) Maximum Height of Building or Structure - 20 metres
      - 8.3.1.3 **Special Site Provisions**  
  
The following additional provisions apply:
        - a) No *Loading Spaces* shall be required
        - b) Access Ramps perpendicular to the street may cross the required *Landscaped Open Space*
        - c) Minimum two-way driveway aisle width abutting a *Side Lot Line* - 4.2 metres
        - d) Minimum two-way driveway entrance width at western entrance - 5.1 metres

- e) All garbage shall be stored within an enclosed area on site. There shall be no outdoor storage of garbage at any time.

8.3.2 The following provisions shall apply to the portion of the lands zoned Industrial (M), as outlined on Schedule 'A' to By-law 2007-280:

**8.3.2.1 Only Uses Permitted**

The following uses are the only uses permitted:

- (a) Warehousing of goods and materials
- (b) Assembly of manufactured goods
- (c) Manufacture within enclosed *buildings* of goods
- (d) Repair and servicing of goods
- (e) *Private Clubs*
- (f) *Commercial Schools*
- (g) *Dry Cleaning Establishments*
- (h) Bakeries
- (i) Retail sales accessory to the principal industrial use on the same *lot* subject to the following provisions:
  - (i) The *Floor Area* devoted to retail sales shall not exceed ten percent (10%) of the total *Gross Floor Area* of the *Premises*.
  - (ii) The *Floor Area* devoted to retail sales shall be distinctly and physically separated, by a wall or similar partition, from the balance of the area devoted to the principal industrial use."
- (j) Open storage of motor vehicles accessory to auto repair

**8.3.2.2 Zone Standards**

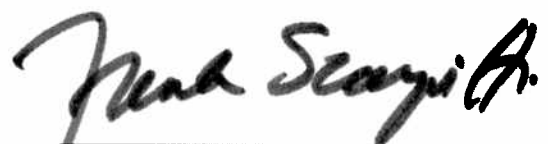
The following specific zone standards apply:

- a) Minimum *Lot Frontage* – 29 metres
- b) Minimum *Lot Area* – 0.38 hectares
- c) Minimum Side Yard – 3 metres
- d) Minimum Rear Yard – 7.3 metres
- e) Minimum gross ground floor area – 135 square metres."

2. All other provisions of By-law 77-73, 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  
11<sup>TH</sup> DAY OF DECEMBER, 2007.

  
SHEILA BIRRELL, TOWN CLERK

  
FRANK SCARPITTI, MAYOR

GUARDSMAN ROAD

GREEN LANE

FROM M  
TO BC

41m

JOHN STREET



DEVELOPMENT SERVICES COMMISSION

# A BY-LAW TO AMEND BY-LAW 77-73

SEE SECTION 8.3

- BOUNDARY OF AREA COVERED BY THIS BY-LAW
- ZONE BOUNDARY

- BC BUSINESS CORRIDOR
- M INDUSTRIAL



THIS IS SCHEDULE 'A' TO BY-LAW 2007-280  
PASSED THIS 11TH DAY DEC., 2007

*John Sangi* MAYOR  
*D. Keith Burrell* 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: 2000

2807126533.DGN 05/12/2007 3:05:31 PM