

A1

BY-LAW 304-87

BY-LAW  
108-81

AMEND 177-95  
M.C.(60%)

DUFFIELD DRIVE

M.C.(40%)

DEVERILL COURT

B.C.  
AMEND 210-98

KENNEDY ROAD

BY-LAW  
193-81  
SUR2

BECKENRIDGE DRIVE

SUR1 AMEND 73-85

"AMEND 287-86"

AMEND 166-92  
BY-LAW 108-81

AMEND 169-97

BY-LAW 193-81  
AMEND 325-87 SUR1

BY-LAW  
193-81

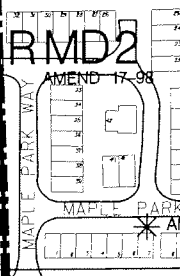
"AMEND 278-84"

RMD2  
AMEND 17-98

BY-LAW 90-81  
RHD2

O2

O2



AMEND 66-91

RHD1-1  
BETHUNE WAY

SUR2

BY-LAW 90-81  
AMEND 199-94

14TH AVENUE

## AREA CONTEXT /ZONING

APPLICANT: TAEMAN DEYONG (HAGGAMAN VILLAGE)  
DUFFIELD DRIVE, WEST OF KENNEDY ROAD

FILE No: ZA.06135304 (SH)

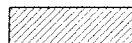


DEVELOPMENT SERVICES COMMISSION

DWN BY: CPW

CHK BY: SH

SCALE 1:



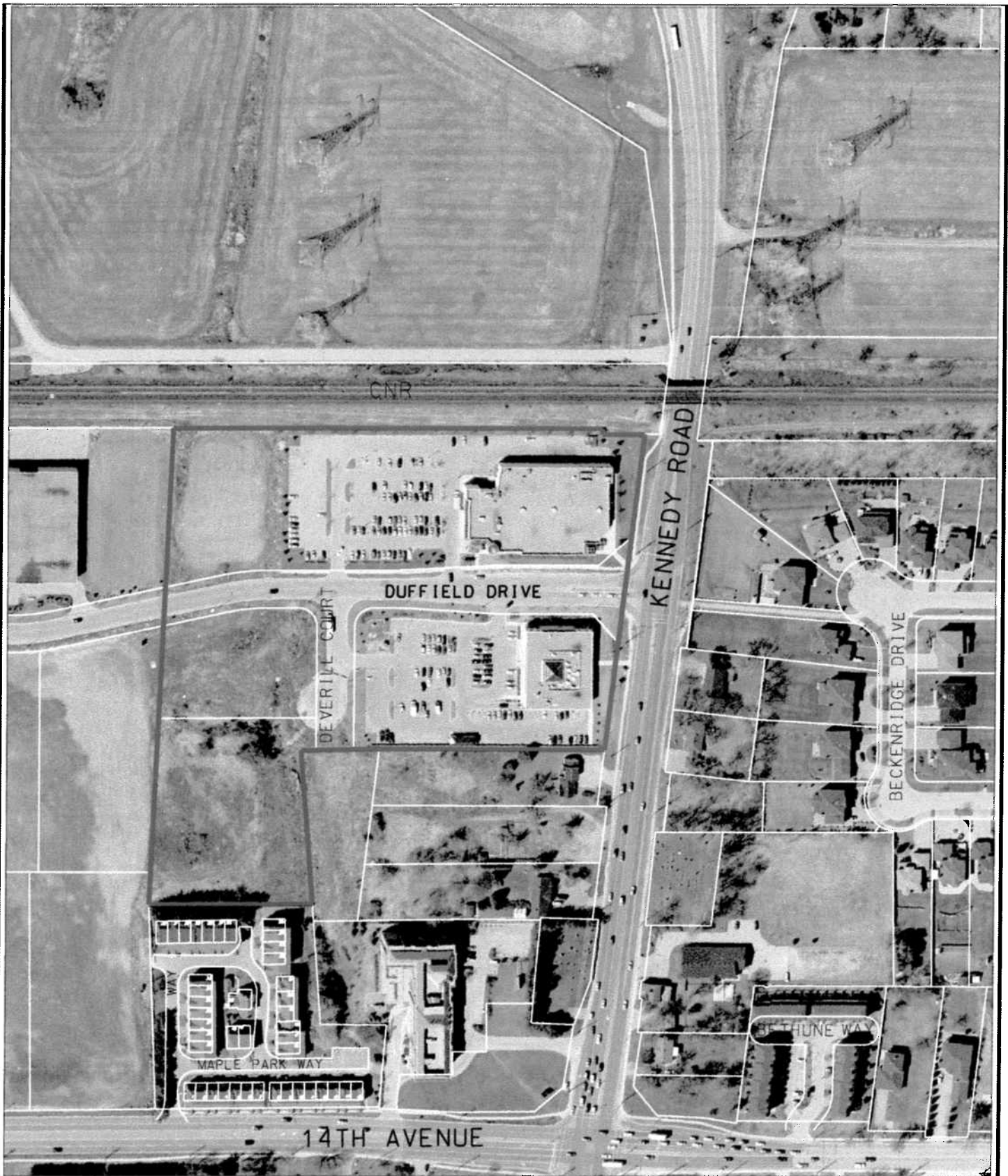
SUBJECT PROPERTY

DATE: 14/08/07

FIGURE No.2



za06135304.DGN 14/08/2007 8:24:15 AM



# AIR PHOTO (2005)

APPLICANT: TAEMAN DEYONG (HAGGAMAN VILLAGE)  
DUFFIELD DRIVE, WEST OF KENNEDY ROAD

FILE No: ZA. 06135304 (SH)

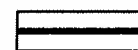


DEVELOPMENT SERVICES COMMISSION

DWN BY: CPW

CHK BY: SH

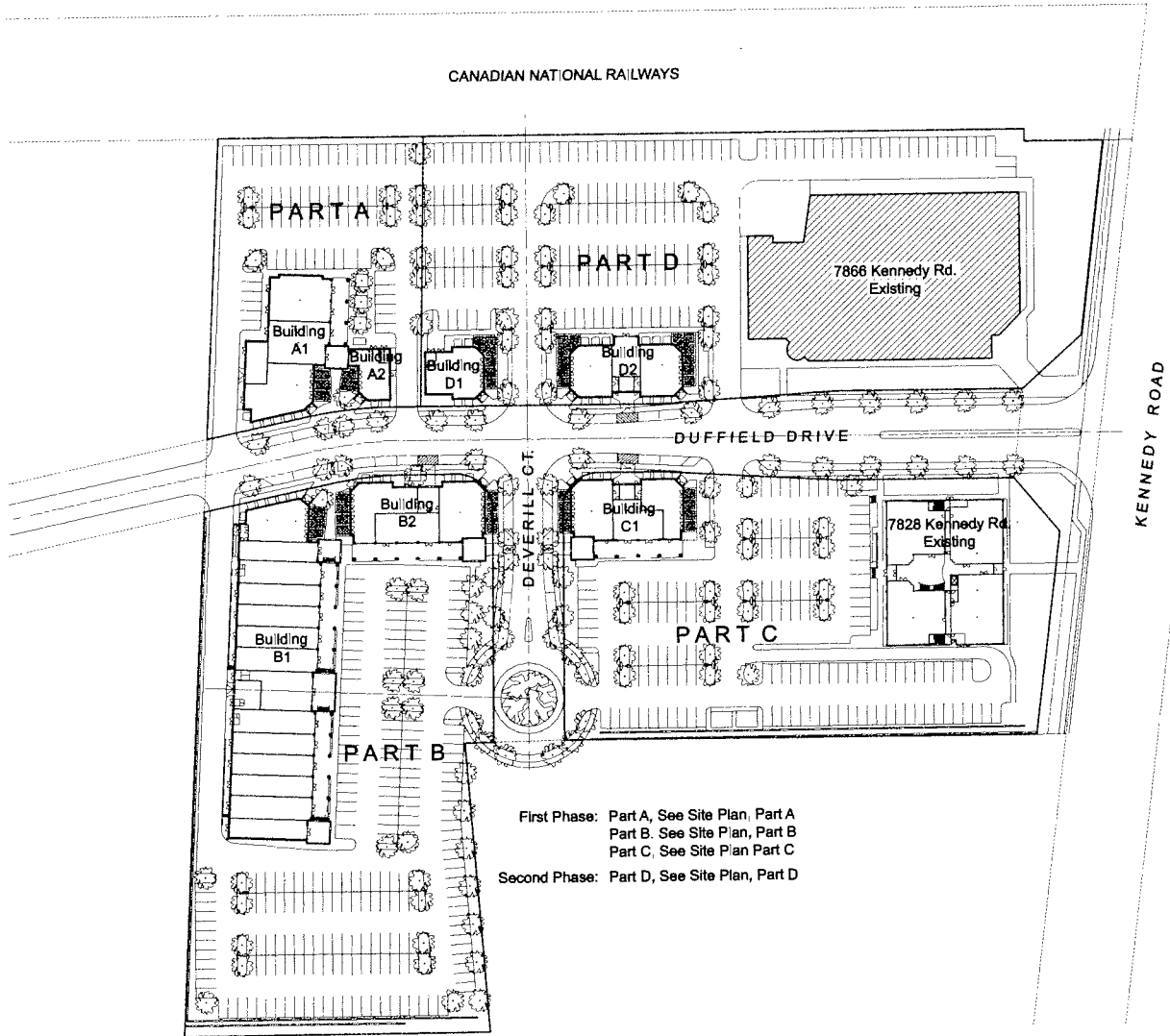
SCALE 1:



SUBJECT PROPERTY

DATE: 140807

FIGURE No.3



# ORIGINAL SITE PLAN – SUBMITTED WITH APPLICATION

APPLICANT: TAEMAN DEYONG (HAGGAMAN VILLAGE)  
 DUFFIELD DRIVE, WEST OF KENNEDY ROAD

FILE No: ZA. 06135304 (SH)

DATE: 140807



DEVELOPMENT SERVICES COMMISSION

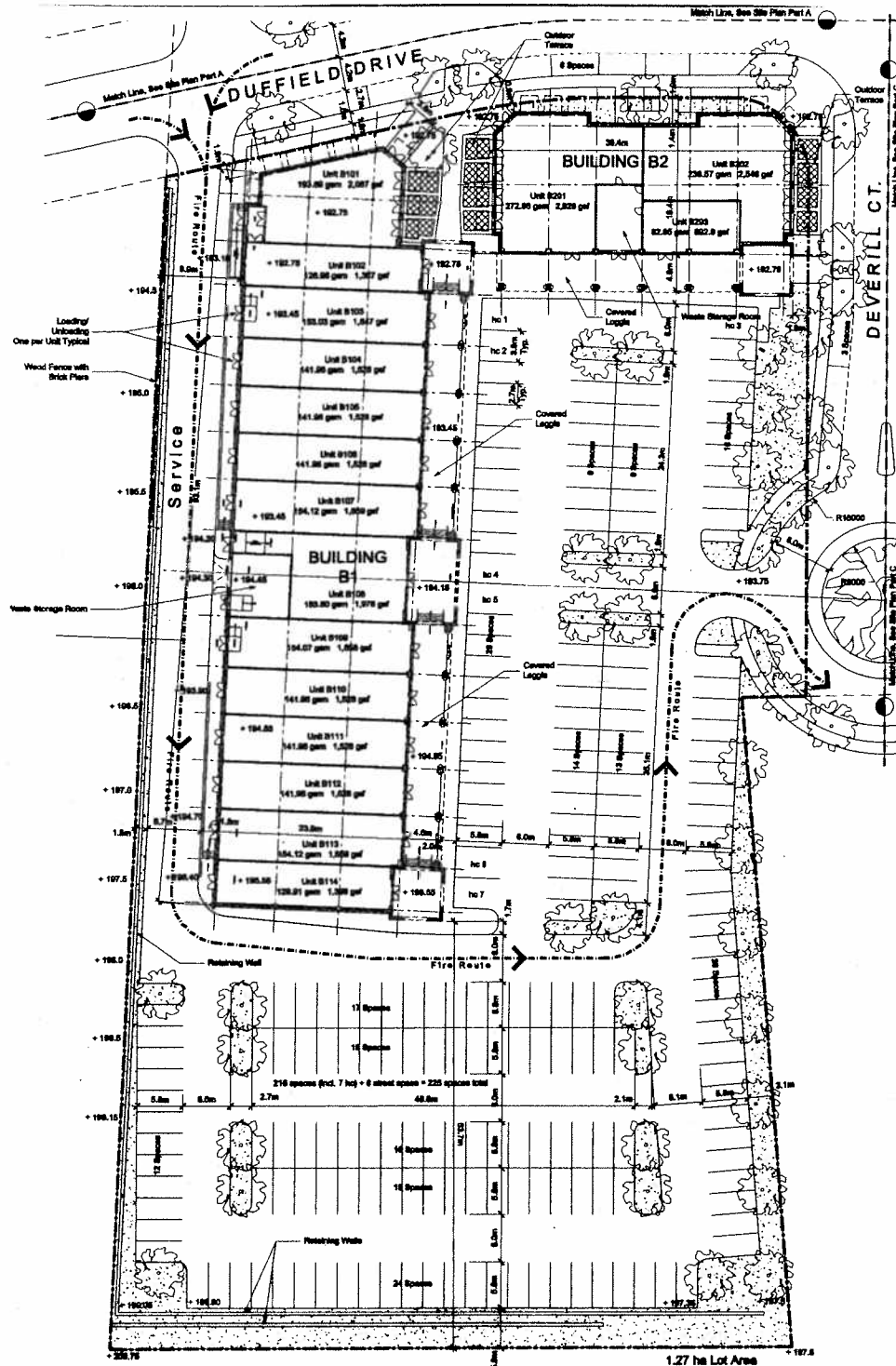
DWN BY: CPW

CHK BY: SH

SCALE 1:

FIGURE No.4

za06135304.dgn 23/08/2007 3:29:25 PM



# SITE PLAN-CURRENT RESTAURANT PROPOSAL

APPLICANT: TAEMAN DEYONG (HAGGAMAN VILLAGE)  
 DUFFIELD DRIVE, WEST OF KENNEDY ROAD

FILE No: ZA. 06135304 (SH)



DEVELOPMENT SERVICES COMMISSION

DWN BY: CPW

CHK BY: SH

SCALE 1:

DATE: 140807

FIGURE No.5

za06135304.DGN 23/08/2007 3:24:57 PM



APPLICANT: TAEMAN DEYONG (HAGAMAN VILLAGE)  
DUFFIELD DRIVE, WEST OF KENNEDY ROAD



DRAWN BY: CPW      CHECKED BY: SH      SCALE 1:

FIGURE No. 6

## EXPLANATORY NOTE

BY-LAW NO. \_\_\_\_\_

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.

A by-law to amend 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.XX 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-XX. 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 permitted uses are permitted:

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

2. Zone Standards

The following specific zone standards shall apply to buildings used entirely for one or more of the additional permitted uses:

- a) MINIMUM FRONT YARD - 0 metres
- b) MINIMUM FLANKAGE YARD - 0 metres
- c) MINIMUM LANDSCAPED OPEN SPACE  
- 12% of the LOT AREA

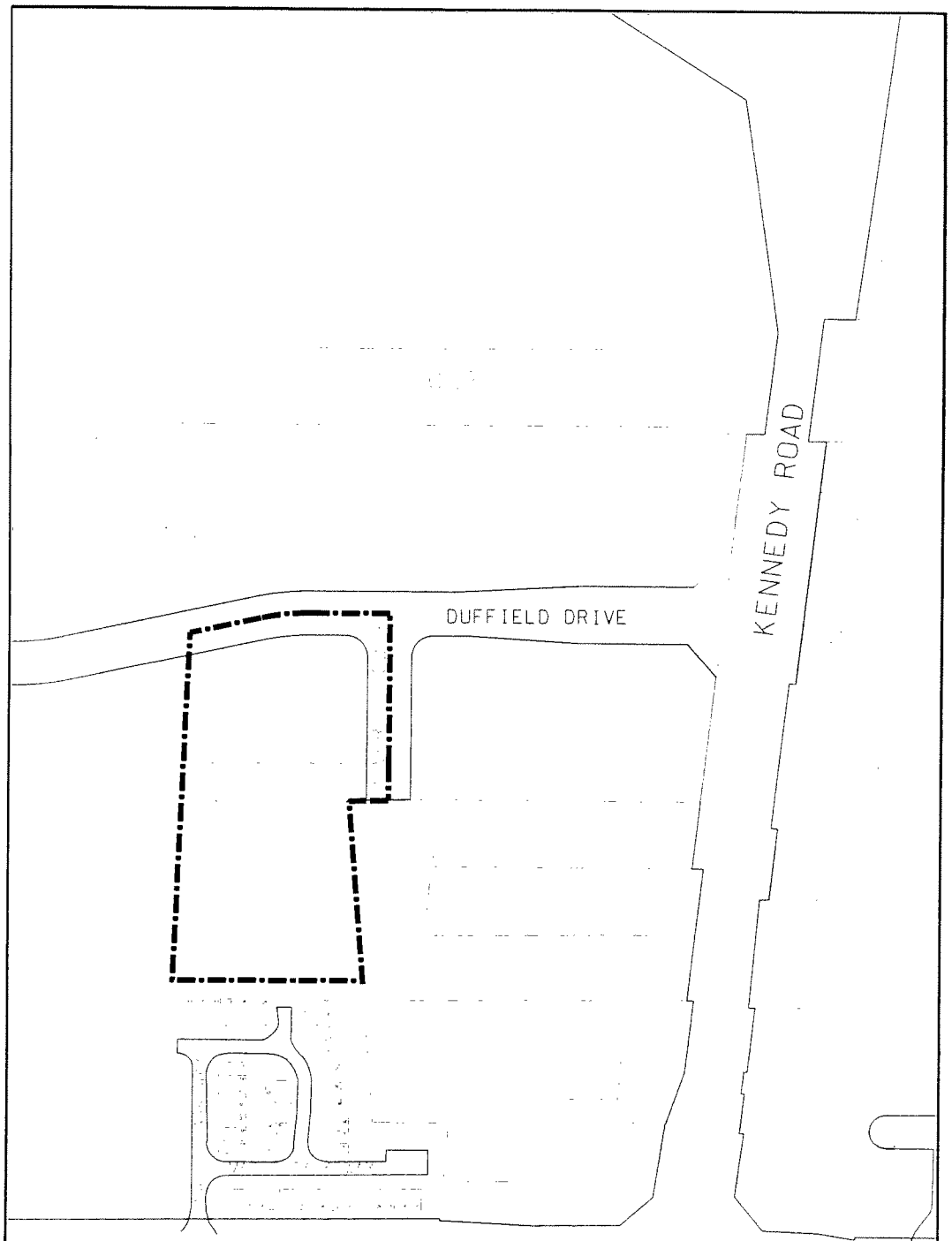
3. Special Site Provisions

The following additional provisions shall apply::

- a) The provisions of Sections 4.5.1, 4.5.2, 4.7, 6.1(e) and 6.1(f) shall not apply to buildings not occupied by industrial uses.

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





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 .....  
PASSED THIS ..... DAY ..... 2007

..... MAYOR

..... 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