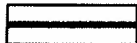


AIR PHOTO (2005)

APPLICANT: PETRO CANADA
 4641 HIGHWAY 7
 S.WEST CORNER OF HIGHWAY 7 & KENNEDY RD
 FILE No: ZA.07107606 (SH)

 SUBJECT PROPERTY
 DATE: 2003/07



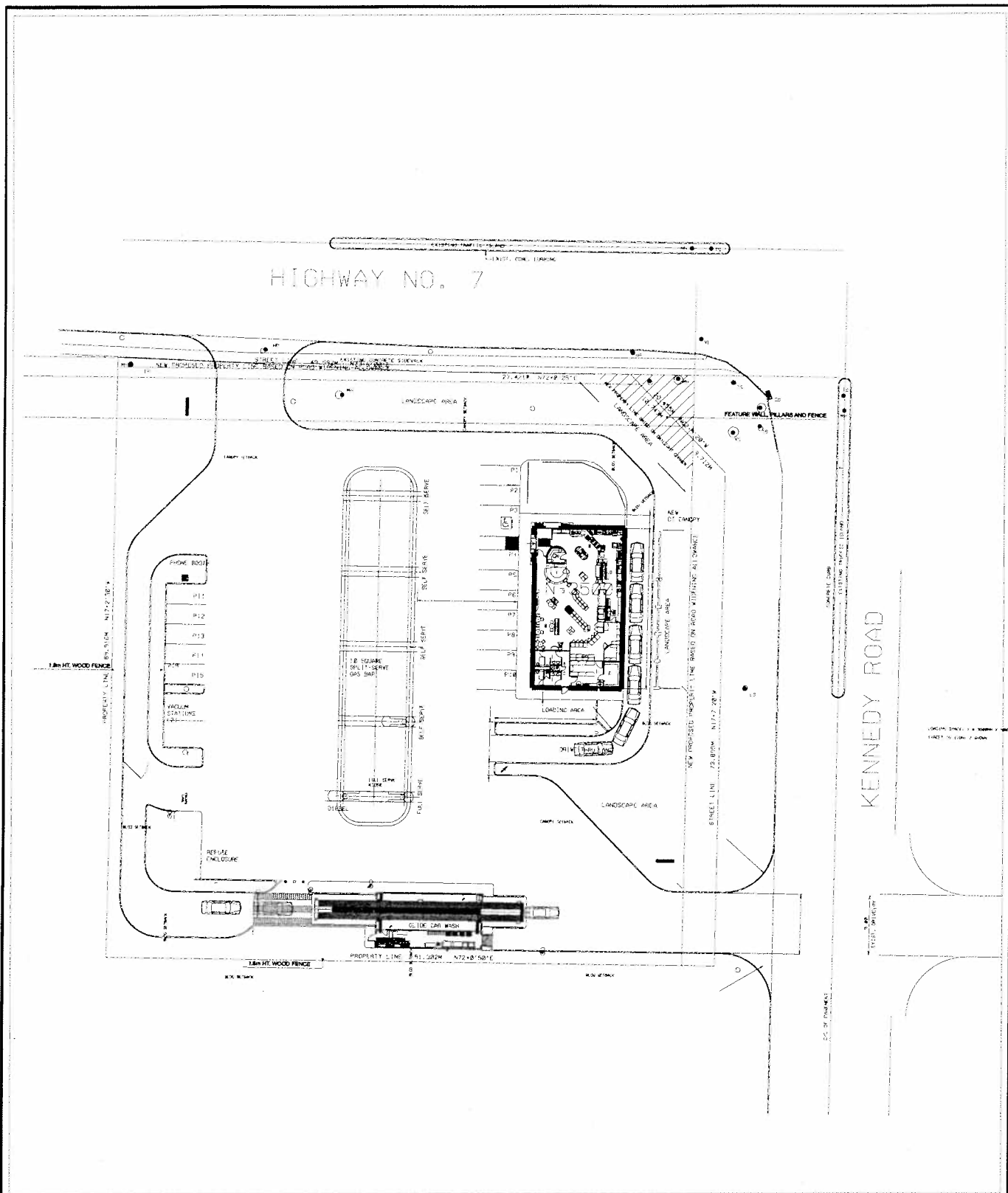
DEVELOPMENT SERVICES COMMISSION

DWN BY: CPW

CHK BY: SH

SCALE 1:

FIGURE No.3



PROPOSED SITE PLAN

APPLICANT: PETRO CANADA
 4641 HIGHWAY 7
 S.WEST CORNER OF HIGHWAY 7 & KENNEDY RD
 FILE No: ZA. 07107606 (SH)

DATE: 15/08/07



DEVELOPMENT SERVICES COMMISSION

DWN BY: CPW CHK BY: SH SCALE 1:

FIGURE No.4



PERSPECTIVE FROM HIGHWAY 7

APPLICANT: PETRO CANADA
4641 HIGHWAY 7

S.WEST CORNER OF HIGHWAY 7 & KENNEDY ROAD

FILE No: ZA 07107606 (SH)

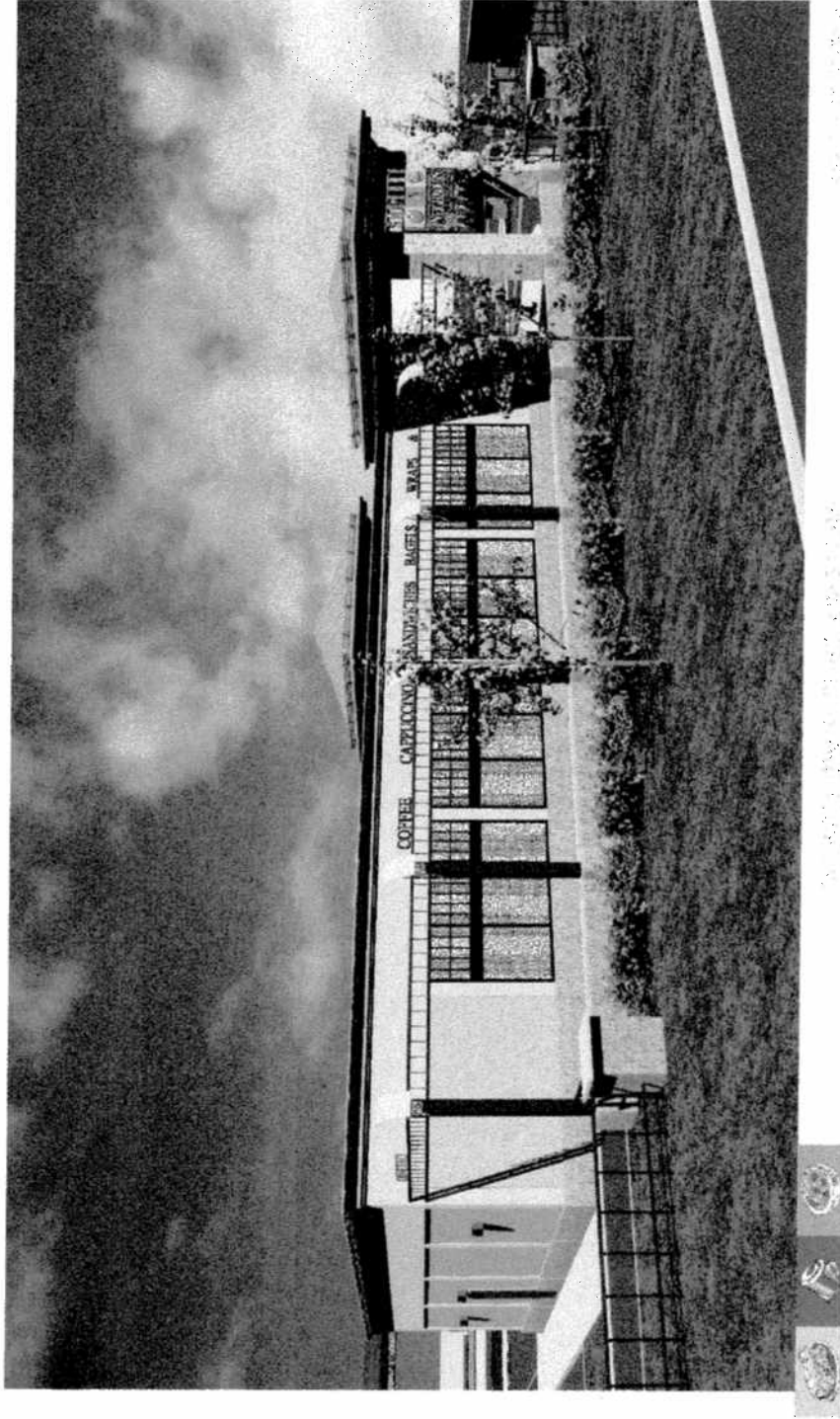


DEVELOPMENT SERVICES COMMISSION

DRAWN BY: CPW CHECKED BY: SH SCALE 1:

DATE: 15/08/07

FIGURE No.5



PERSPECTIVE OF CORNER BUILDING SHOWING DRIVE THROUGH FACILITY

APPLICANT: PETRO CANADA
4641 HIGHWAY 7
S.WEST CORNER OF HIGHWAY 7 & KENNEDY ROAD

FILE NO: ZA. 07107606 (SH)

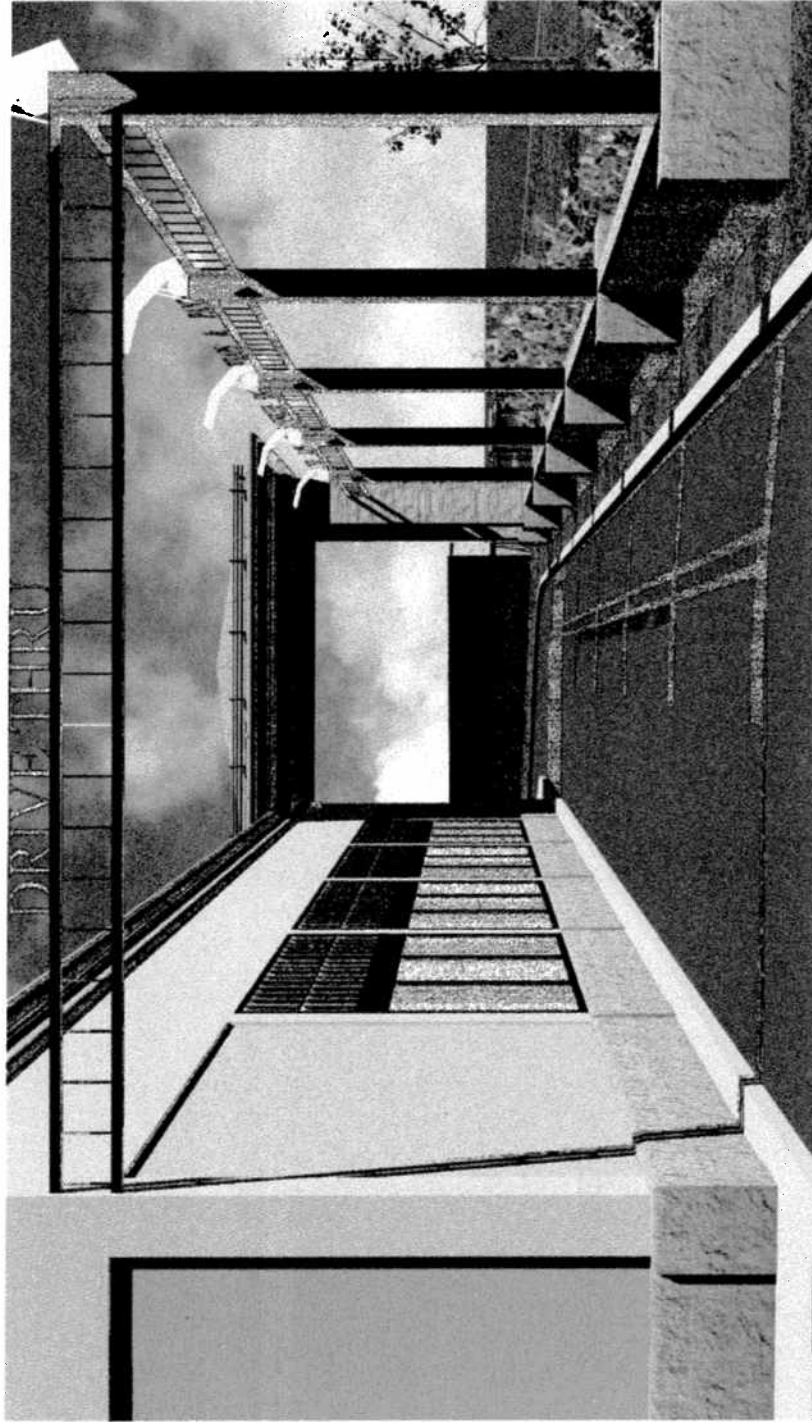


DEVELOPMENT SERVICES COMMISSION

DATE: 15/08/07

DRAWN BY: CPW CHECKED BY: SH SCALE 1:

FIGURE No.6







 PETRO CANADA

PERSPECTIVE FROM VEHICLE ENTRANCE TO DRIVE THROUGH FACILITY

APPLICANT: PETRO CANADA
 4641 HIGHWAY 7
 S.WEST CORNER OF HIGHWAY 7 & KENNEDY ROAD

FILE No: ZA. 07107606 (SH)


 MARKHAM
 DEVELOPMENT SERVICES COMMISSION

DATE: 15/08/07

FIGURE No.7

DRAWN BY: CPW
 CHECKED BY: SH
 SCALE 1:

EXPLANATORY NOTE

BY-LAW NO. _____

A By-law to amend By-law 122-72, as amended

Petro Canada.

4641 Highway 7 East

(south-west corner of Highway 7 and Kennedy Road)

LANDS AFFECTED

This by-law applies to a 0.8 ha (2 acre) parcel of land located at the south-west corner of Highway 7 and Kennedy Road.

EXISTING ZONING

The property is currently zoned "Special Commercial 5" (SC5) under By-law 122-72, as amended. This zoning currently permits an automobile service station and a car wash.

PURPOSE AND EFFECT

The purpose of this proposed amendment is to:

- Add accessory convenience retail and restaurant uses to the list of permitted uses for this property.
- Update the development standards and parking requirements for this property.

The effect of this proposed amendment is to permit a proposed automobile service station comprising a gas bar, a car wash and accessory convenience retail and restaurant uses.

A by-law to amend By-law 122-72, as amended

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

1. That By-law 122-72, as amended, be and the same is hereby further amended as it applies to the lands shown on Schedule 'A' hetero as follows:

1.1 By deleting By-law 231-1999.

1.2 By deleting Section 1.2 of By-law 190-84 and replacing it with the following:

“1.2 The following provisions shall apply to the SPECIAL COMMERCIAL 5 (SC5) ZONE in the area shown on Schedule 'A' herein:

(a) Definitions

MOTOR VEHICLE SERVICE STATION means a premises for the sale of motor vehicle fuels and which may include the following accessory uses: the sale of motor vehicle parts and accessories, retail and personal service uses, motor vehicle rental, the servicing and repairing of motor vehicles and car washes.

(b) Only Uses Permitted

One (1) MOTOR VEHICLE SERVICE STATION
One (1) accessory DRIVE-IN RESTAURANT

(c) Zone Standards

The following specific zone standards shall apply:

| | |
|---|-------------|
| Minimum LOT FRONTAGE | - 70 metres |
| Minimum LOT AREA | - 0.7 ha |
| Minimum YARD adjoining Kennedy Road | - 3 metres |
| Minimum YARD adjoining Highway 7 | - 10 metres |
| Minimum YARD adjoining the south LOT LINE | - 2 metres |
| Minimum YARD adjoining the west LOT LINE | - 8 metres |

Maximum height of any building or structure
- 12 metres
Minimum LANDSCAPED OPEN SPACE

Adjoining Highway 7, a strip of land having a minimum depth of 9 metres, immediately abutting the STREET LINE, shall be used only for LANDSCAPED OPEN SPACE.

Adjoining Kennedy Road, a strip of land having a minimum depth of 3 metres, immediately abutting the STREET LINE, shall be used only for LANDSCAPED OPEN SPACE.

Access ramps shall be permitted to cross such LANDSCAPED OPEN SPACE provided they are more or less perpendicular to the STREET LINE.

Adjoining any other LOT LINE, a strip of land having a minimum depth of 2 metres, immediately abutting the LOT LINE, shall be used only for LANDSCAPED OPEN SPACE.

(d) Special Parking Provisions

The following parking provisions shall apply:

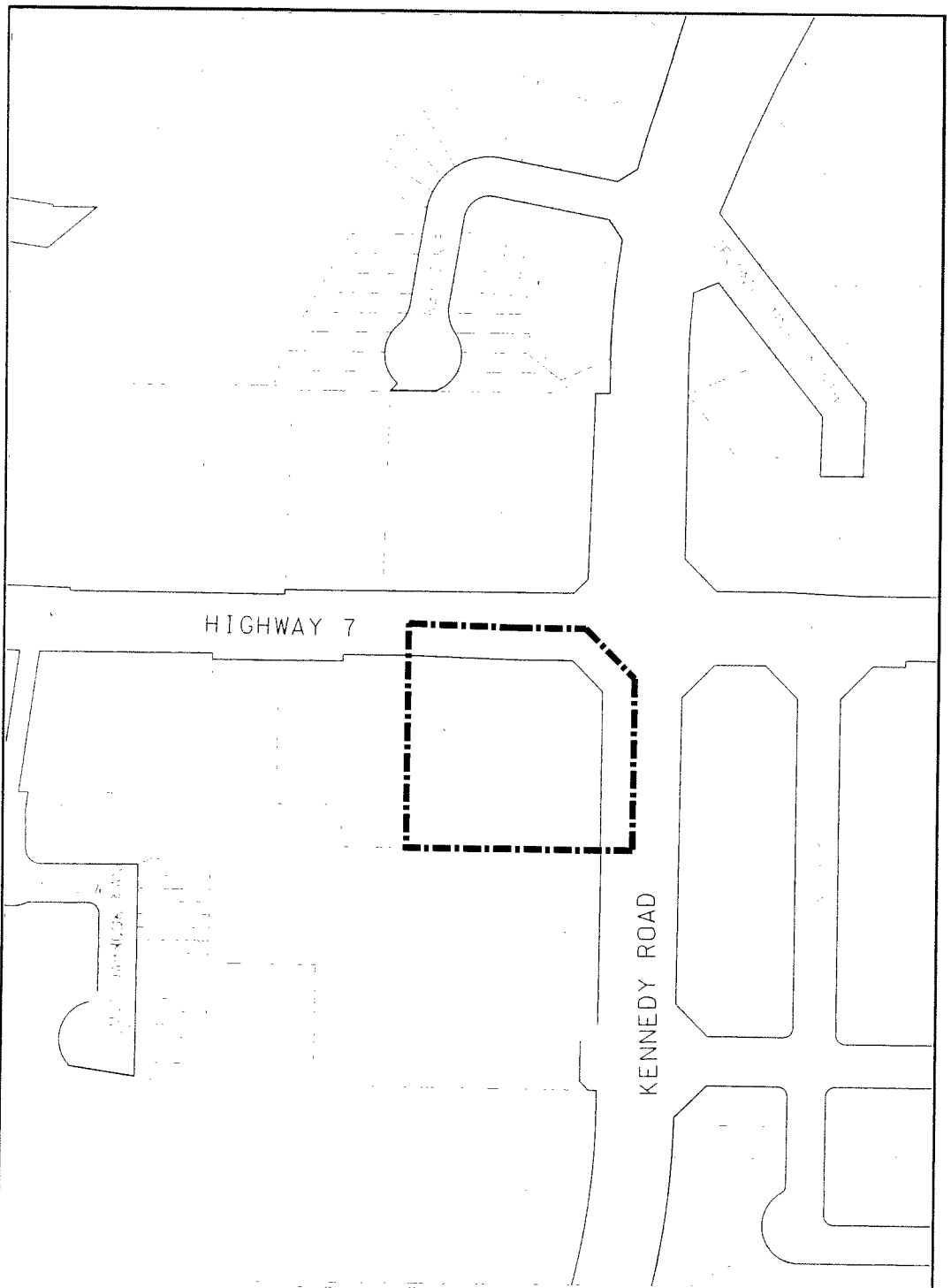
Minimum number of required parking spaces - 15

(e) Special Site Provisions

The following additional provisions shall apply:

The loading and arterial road setback requirements of By-law 122-72, as amended, shall not apply.

2. All other provisions of By-law 122-72, as amended, not inconsistent with the provisions of this by-law shall continue to apply.



DEVELOPMENT SERVICES COMMISSION

A BY-LAW TO AMEND BY-LAW 122-72

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

THIS IS SCHEDULE 'A' TO BY-LAW
PASSED THIS DAY

.....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: 2,500