

EXPLANATORY NOTE

BY-LAW NO. 2008-150

A by-law to amend By-law 177-96, as amended

Baldath Rampersad
10137 Woodbine Avenue

LANDS AFFECTED

This by-law amendment applies to lands to a 0.4 ha (1 acre) property fronting on the east side of Woodbine Avenue north of Major MacKenzie Road which is municipally known as 10137 Woodbine Avenue.

EXISTING ZONING

The lands subject to this By-law are presently zoned Agricultural (A1).

PURPOSE AND EFFECT

The purpose of this by-law is to incorporate the lands into the appropriate Commercial and Open Space zones within By-law 177-96, as amended. The proposed zones are Community Amenity Area One (CA1) and Open Space One (OS1).

The effect of this By-law is to permit a Day Nursery in the existing heritage building, and a Medical and Professional Office Building on the commercial portion of the lands municipally known as 10137 Woodbine Avenue.



BY-LAW 2008-150

A by-law to amend Zoning By-law 177-96, as amended

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

1. By-laws 177-96, as amended, is hereby further amended as follows:
 - 1.1 By expanding the designated area of By-law 177-96 to include those lands comprising Part of Lot 21, Concession 4, shown on Schedule 'A' attached hereto;
 - 1.2 By zoning the lands:

Community Amenity Area One *361 (CA1) *361
Open Space One (OS1)
 - 1.3 By adding the following new subsections to Section 7 – EXCEPTIONS, to By-law 177-96:

7.361 Day Nursery, Medical & Business & Professional offices at 10137 Woodbine Avenue – Baldath Rampersad

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the lands denoted by the symbol *361 on the schedules to this by-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section

7.361.1 Only Uses Permitted

The following uses are the only uses permitted:

- a) *Day Nursery*
- b) *Business Offices*
- c) *Medical Offices*

7.361.2 Zone Standards

The following specific zone standards shall apply:

- a) Minimum required *interior side yard* - 3 metres
- b) Minimum required *rear yard* - 3 metres
- c) Minimum width of *landscaping* adjacent to an *interior side lot line* - 2 metres
- d) Minimum width of *landscaping* adjacent to a *front lot line* - 3 metres
- e) Minimum *height* - 8 metres

7.361.2 Special Parking Provisions

The following parking provisions apply:

- (a) 32 *parking spaces* shall be required for the subject development having a *gross floor area* of not more than 1065 m²
- (b) No *loading spaces* shall be required

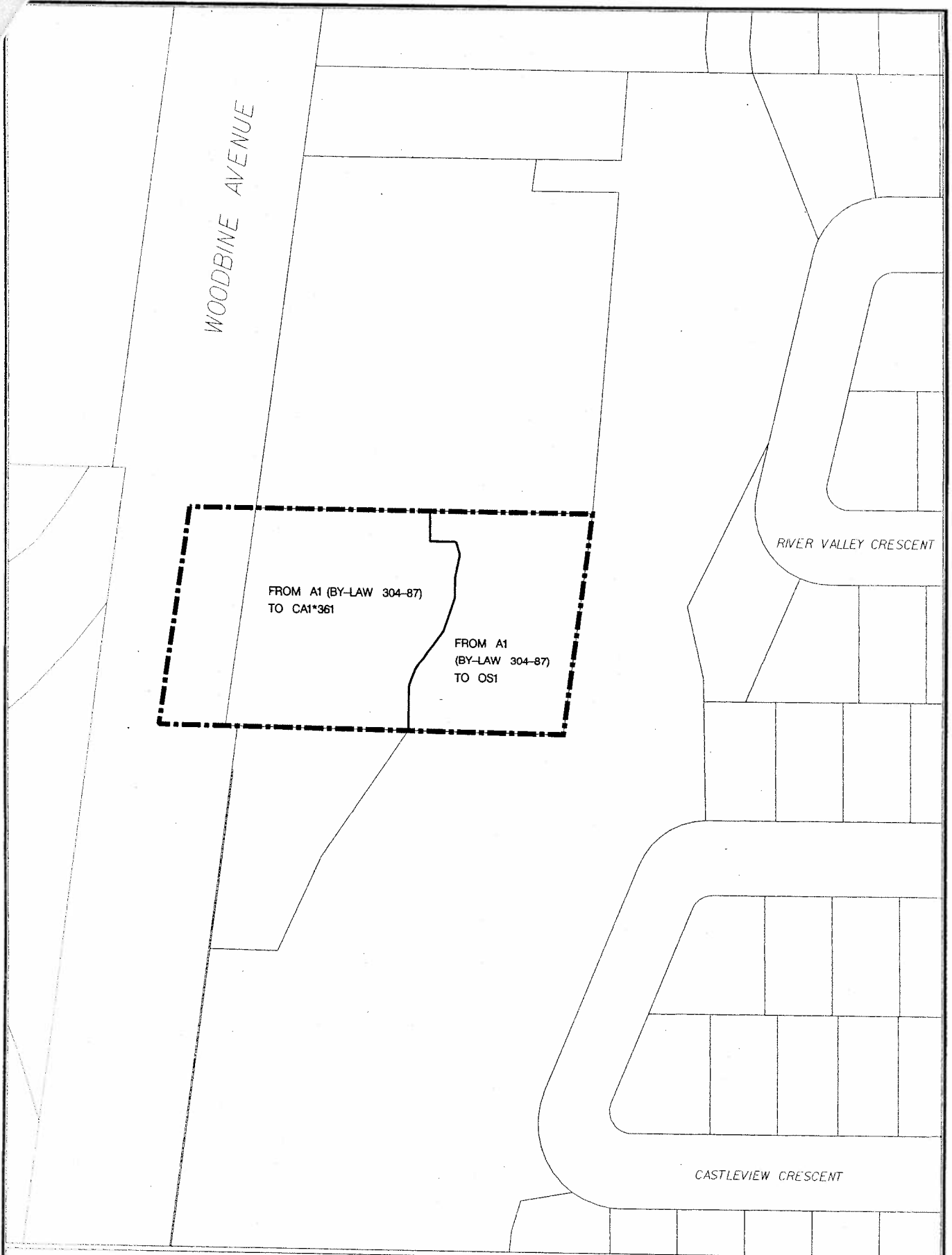
7.361.3 Special Site Provisions

- (a) *Driveways*, utility structures and 1 required *parking space* are permitted encroach into the required *landscaping* adjacent to a required *front* or *interior lot line*
 - (b) Outdoor play areas are permitted to encroach into the required *landscaping* adjacent to a required *interior lot line* only
2. All other provisions of By-law 177-96, 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
24TH DAY OF JUNE, 2008.

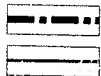

KIMBERLEY KITTERINGHAM
DEPUTY CLERK


FRANK SCARPITTI
MAYOR



DEVELOPMENT SERVICES COMMISSION

A BY-LAW TO AMEND BY-LAW 177-96



BOUNDARY OF AREA COVERED BY THIS BY-LAW
ZONE BOUNDARY

CA1

COMMUNITY AMENITY AREA ONE

OS1

OPEN SPACE ONE

A1

AGRICULTURAL ONE

*No.

EXCEPTION NUMBER

THIS IS SCHEDULE 'A' TO BY-LAW 2008-150
PASSED THIS 24TH DAY JUNE, 2008

MAYOR

DEPUTY 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