

EXPLANATORY NOTE

BY-LAW No. 2008-155

On the south side of Major Mackenzie Drive, west of Markham Road.
East half of Lot 20, Concession 7 and Part Lot 21, Concession 7
Wismer Commons Planning District

LANDS AFFECTED

This proposed By-law Amendment applies to a 0.5 hectares (1.24 acres) parcel of land legally described as East half of Lot 20, Concession 7 and Part Lot 21, Concession 7 located on the south side of Major Mackenzie Drive west of Markham Road, within the Wismer Commons community.

EXISTING ZONING

The lands are Zoned Rural Residential Four (RR4) under By-law 304-87, as amended. The subject lands are to be deleted from the designated area of By-law 304-87, as amended.

PURPOSE OF THIS BY-LAW

The purpose of this By-law is to:

1. expand the designated area of By-law 177-96, as amended, to include those lands as outlined on Schedule 'A' to this By-law;
2. zone the lands to Major Commercial *187 *363 (MJC*187 *363) as outlined on Schedule 'A' to this By-law; and
3. deleting and replacing Schedules 8.7 and 8.8 and replacing them with new schedules.

EFFECT OF THIS BY-LAW

The effect of this By-law is to permit the development of the subject lands for a retail plaza.



BY-LAW 2008-155

A By-law to amend Urban Expansion Area
Zoning By-law 177-96, as amended

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

1. By-law No. 177-96, as amended, is hereby further amended as follows
 - 1.1 By expanding the designated area of the By-law to include those lands comprising the East half of Lot 20, Concession 7 and Part Lot 21, Concession 7, as shown on Schedule 'A' attached hereto.
 - 1.2 By zoning the lands:

Major Commercial *187 *363 (MJC*187 *363) zone
 - 1.3 By deleting Schedules 8.7 and 8.8 of By-law 177-76, as amended and replacing them with new Schedules 8.7 and 8.8 attached hereto as Schedules 'B' and 'C', respectively.
 - 1.4 By adding the following new subsections to Section 7 – EXCEPTIONS, to By-law 177-76:

“7.363 East half of Lot 20, Concession 7 and Part Lot 21,
Concession 7

Notwithstanding any other provision of this By-law, the provisions in this section shall apply to those lands denoted by the symbol *363 on Schedules 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.

7.363.1 Zone Standards

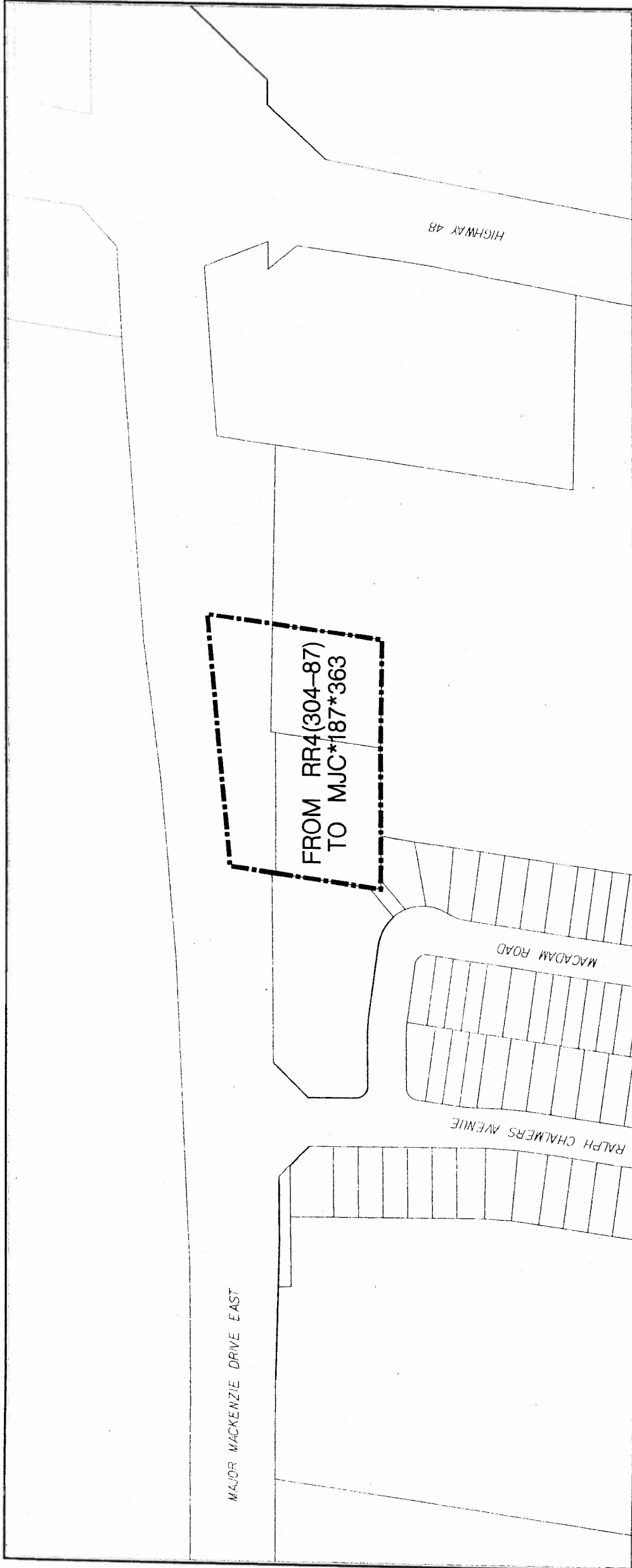
The following specific zone standards apply:

- a) Minimum landscape strip adjacent to a residential zone
– 6 metres
- 2 All other provisions of By-law 177-96, as amended, not consistent 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

THIS IS SCHEDULE 'A' TO BY-LAW 2008-155
PASSED THIS 24th DAY OF JUNE, 2008

Paul Sangha MAYOR

[Signature] DEPUTY CLERK

BOUNDARY OF AREA COVERED BY THIS BY-LAW



☐ RR4 ☐ RURAL RESIDENTIAL

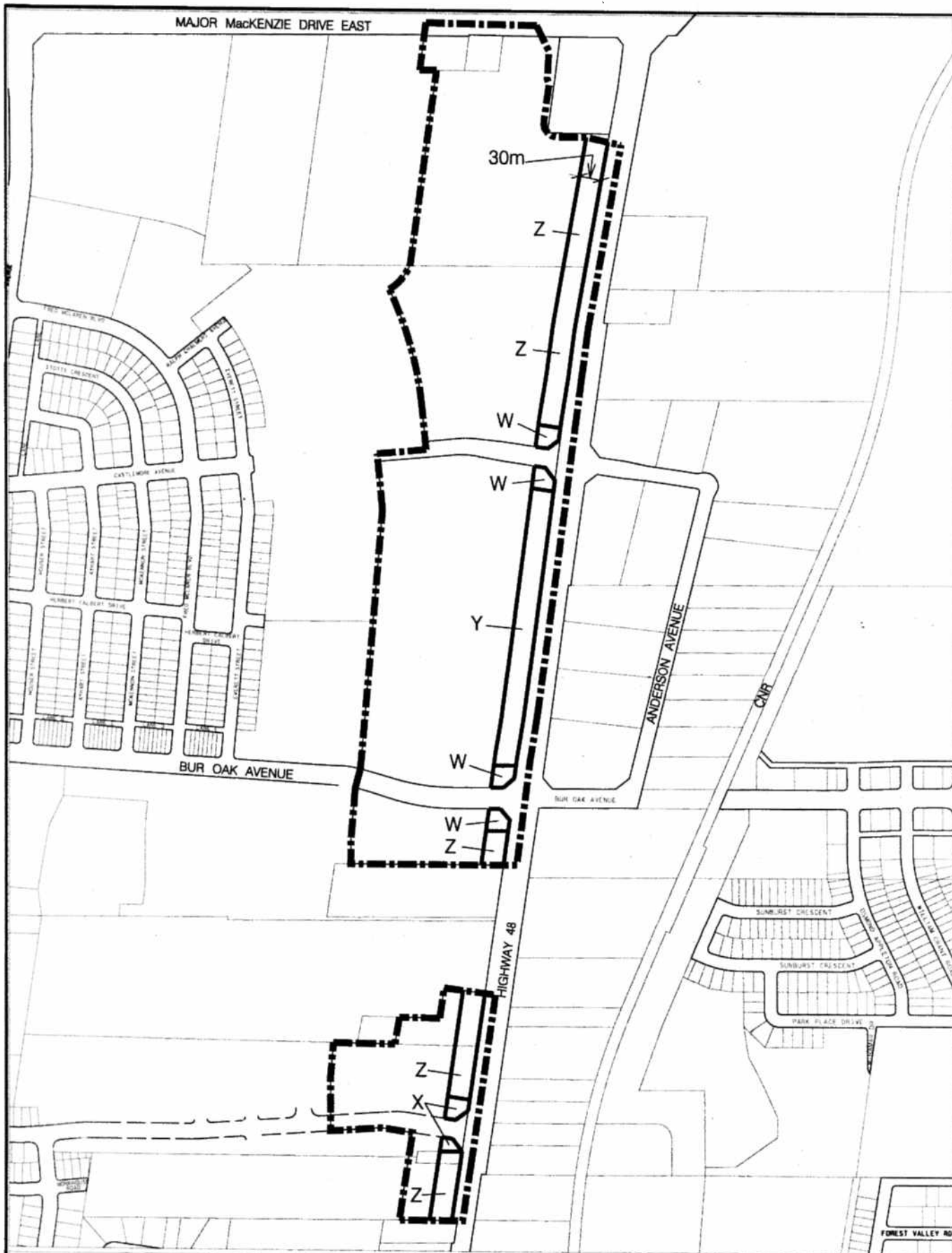
☐ MJC ☐ MAJOR COMMERCIAL

☐ *(No) ☐ EXCEPTION NUMBER

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



DEVELOPMENT SERVICES COMMISSION

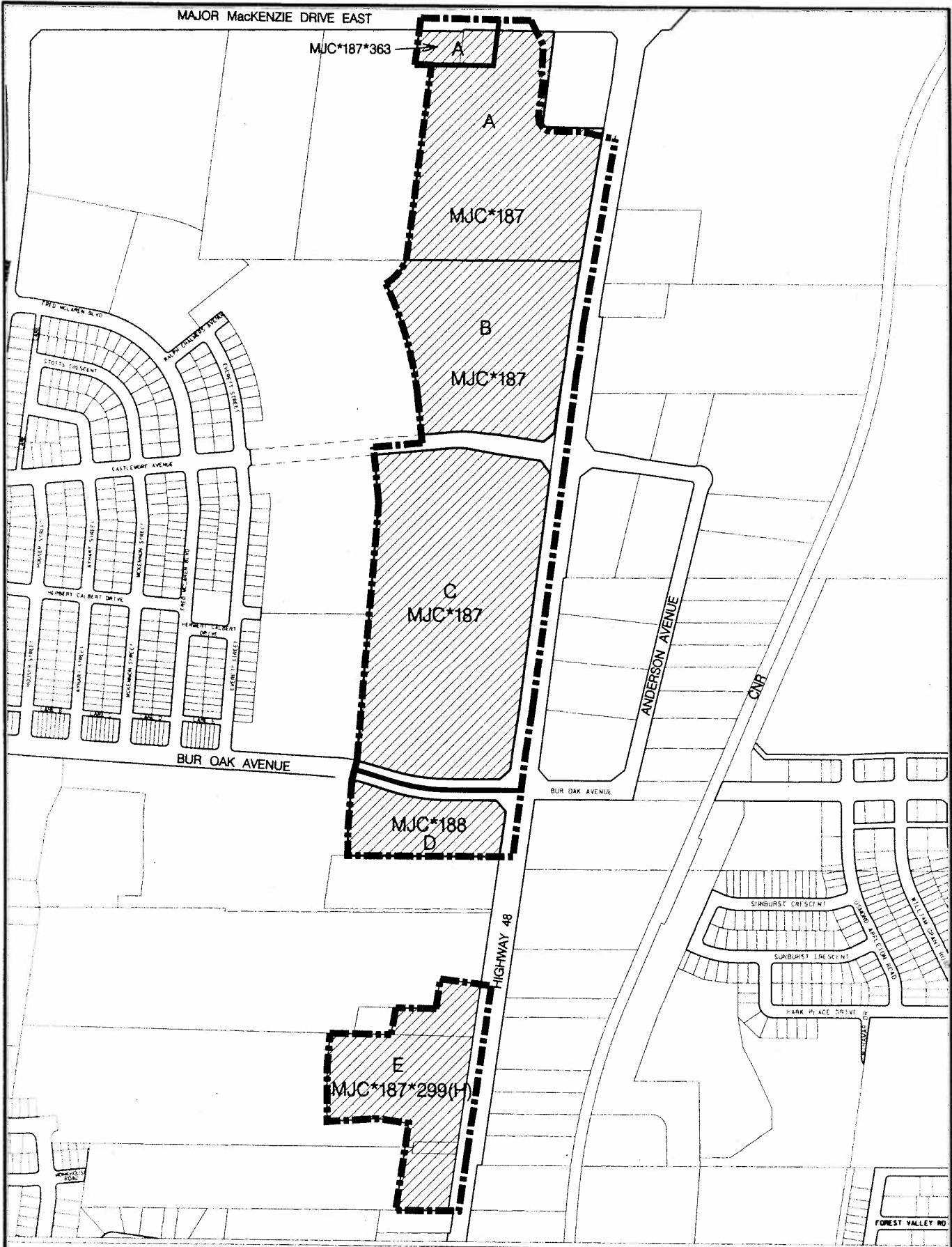
A BY-LAW TO AMEND BY-LAW 177-96 SCHEDULE 8.8

- BOUNDARY OF AREA COVERED BY THIS BY-LAW
- ▭ SPECIAL PROVISION AREA

THIS IS SCHEDULE 8.8 TO BY-LAW 2008-155
PASSED THIS 24TH DAY JUNE, 2008

Frank Sanyal
MAYOR
[Signature]
DEPUTY CLERK

NOTE: 1) DIMENSIONS ARE IN METRES
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THE ORIGINAL BY-LAW LODGED IN
THE OFFICE OF THE CLERK



DEVELOPMENT SERVICES COMMISSION

A BY-LAW TO AMEND BY-LAW 177-96 SCHEDULE 8.7

- BOUNDARY OF AREA COVERED BY THIS BY-LAW
- ZONE BOUNDARY
- MJC MAJOR COMMERCIAL
- *No. EXCEPTION SECTION NUMBER
- SPECIAL PROVISION AREA

THIS IS SCHEDULE 8.7 TO BY-LAW 2008-155

PASSED THIS 24TH DAY OF JUNE, 2008

[Signature] MAYOR
[Signature] DEPUTY CLERK

NOTE: 1) DIMENSIONS ARE IN METRES
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