

EXPLANATORY NOTE

TO BY-LAW 2008-XXXX

A by-law to amend Zoning By-law 165-80, as amended

Woodjane Corporation
Concession 4, Part of Lot 9

LANDS AFFECTED

This by-law amendment applies to a 0.7 hectare (1.73 acre) property, municipally known as 8241 Woodbine Avenue, located north of Highway 407, on the east side of Woodbine Avenue.

EXISTING ZONING

The lands are presently zoned Rural Industrial (M4) by By-law 2284-68, as amended.

PURPOSE AND EFFECT OF BY-LAW

The purpose and effect of the zoning by-law amendment is to add the lands to the designated area of Zoning By-law 165-80, as amended, and to zone the lands Special Commercial One (SC1), to permit a two storey commercial plaza comprising of retail, restaurant and office uses.

BY-LAW 2008-XXXX

A by-law to amend Zoning By-law 165-80, as amended.

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

1. That By-law 165-80, as amended, be and the same is hereby further amended as follows:
 - 1.1 By extending the designated area of By-law 165-80, as amended, to include the lands outlined on Schedule “A” attached hereto.
 - 1.2 By zoning the lands identified on Schedule “A” attached hereto Special Commercial One (SC1).
 - 1.3 By adding to Section 7-Exceptions the following new subsection:
 - 7.109 Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to Concession 4, Part of Lot 9, municipally known as 8241 Woodbine Avenue, as shown on Schedule ‘A’ attached to By-law 2008-XXXX. All other provisions of this By-law, unless specifically modified/amended by this section, continue to apply to the lands subject to this Section.

7.109.1 Permitted Uses

Only the following uses are permitted:

- a) BUSINESS OR PROFESSIONAL OFFICES
 - b) RESTAURANTS
 - c) RETAIL STORES
 - d) BANKS OR FINANCIAL INSTITUTIONS
 - e) PERSONAL SERVICE SHOPS
 - f) PHOTOCOPYING SERVICE AND PRINTING ESTABLISHMENTS
 - g) PHOTOGRAPHY STUDIO
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7.109.2 Special Site Provisions

The following additional provisions shall apply:

- a) The GROSS FLOOR AREA devoted to retail uses, banks or financial institutions, personal service shops, photocopying service and printing establishments and photography studios shall not exceed 49% of the total GROSS FLOOR AREA of the BUILDING;
- b) The GROSS FLOOR AREA devoted to restaurants uses shall not exceed 20% of the total GROSS FLOOR AREA of the BUILDING;
- c) The GROSS FLOOR AREA devoted to office uses shall not be less than the 31% of the total GROSS FLOOR AREA of the BUILDING.
- d) The maximum GROSS FLOOR AREA of the BUILDING shall not exceed 5,500 square metres.

7.109.3 Zone Standards

The following specific zone standards apply:

- a) Minimum LOT FRONTAGE:
 - i) abutting an arterial road or Provincial Highway- 44 metres
 - ii) abutting all other STREETS- 44 metres
 - b) Minimum required LOT AREA:
 - i) abutting an arterial road or Provincial Highway- 0.7 hectares
 - c) Minimum required north SIDE YARD SETBACK- 1.5 metres
 - d) Maximum HEIGHT of BUILDING or STRUCTURE- 16 metres.
 - e) Maximum number of STOREYS- 2
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- f) Minimum required LANDSCAPED OPEN SPACE:
 - i) Minimum required LANDSCAPED OPEN SPACE adjoining any other street - 3 metres.
 - ii) Minimum required LANDSCAPED OPEN SPACE adjoining the south property line - 3 metres.

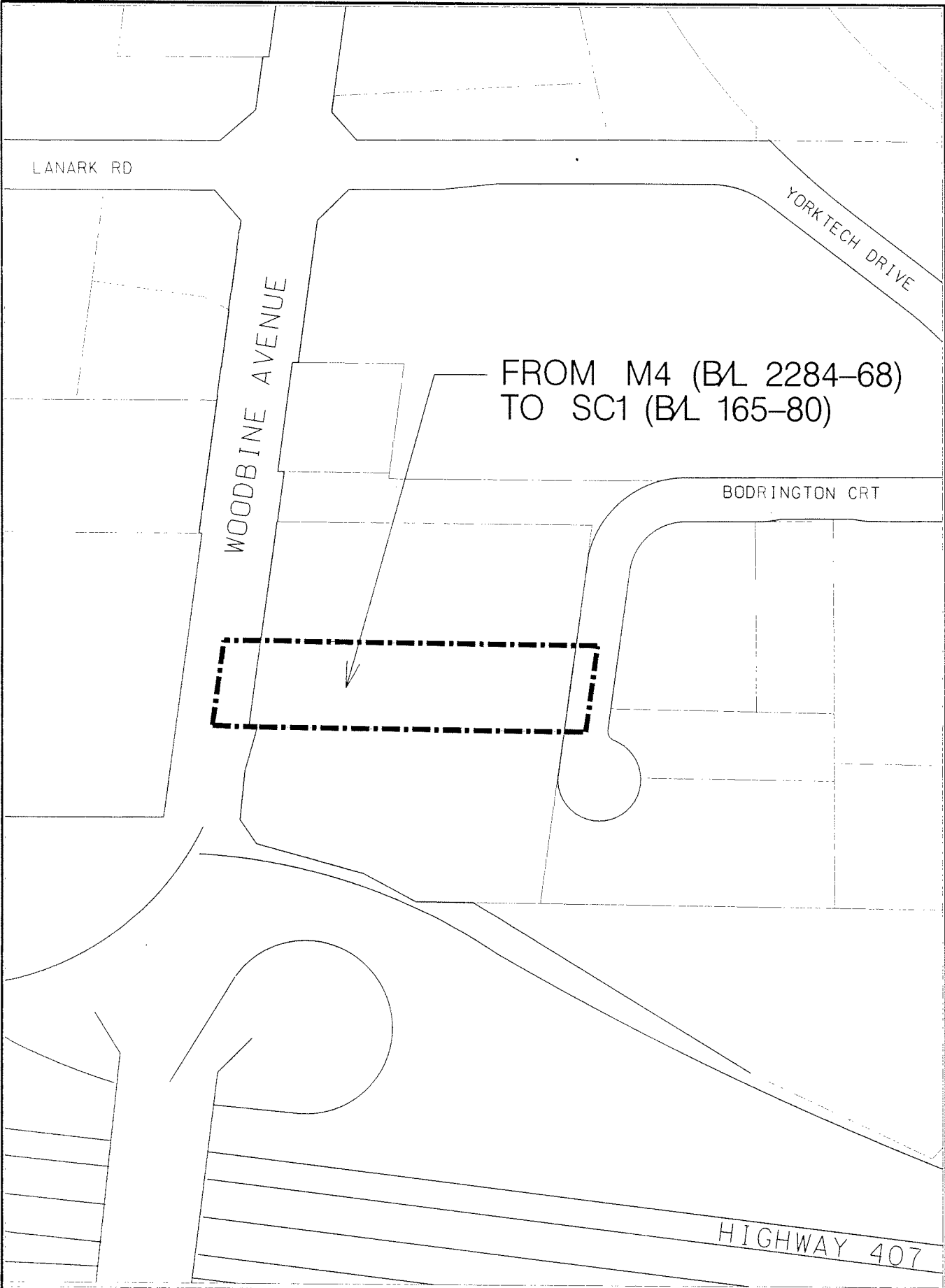
7.109.4 Special Parking Provisions

- a) Minimum number of PARKING SPACES – 221
 - b) Minimum number of LOADING SPACES- 1
 - c) Section 4.5.3 shall not apply.
2. All other provisions of By-law 165-80, 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
DAY OF 2008.

SHEILA BIRRELL
TOWN CLERK

FRANK SCARPITTI
MAYOR



DEVELOPMENT SERVICES COMMISSION

A BY-LAW TO AMEND BY-LAW 165-80



BOUNDARY OF AREA COVERED BY THIS BY-LAW



RURAL INDUSTRIAL



SPECIAL COMMERCIAL ONE

THIS IS SCHEDULE 'A' TO BY-LAW
PASSED THIS DAY, 2008

..... 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: 2800

EXPLANATORY NOTE

TO BY-LAW 2008-XXXX

A by-law to amend Zoning By-law 2284-68, as amended.

Woodjane Corporation
Concession 4, Part of Lot 9

LANDS AFFECTED

This by-law amendment applies to a 0.7 hectare (1.73 acre) property, municipally known as 8241 Woodbine Avenue, located north of Highway 407, on the east side of Woodbine Avenue.

EXISTING ZONING

The lands are presently zoned Rural Industrial (M4) in Zoning By-law 2284-68, as amended.

PURPOSE AND EFFECT OF THE BY-LAW

The purpose and effect of the zoning by-law amendment is to delete the subject property from the designated area of Zoning By-law 2284-68. The subject lands will be included within the designated area of Zoning By-law 165-80, as amended, and zoned Special Commercial One (SC1).

BY-LAW 2008-XXXX

A by-law to amend Zoning By-law 2284-68, as amended.

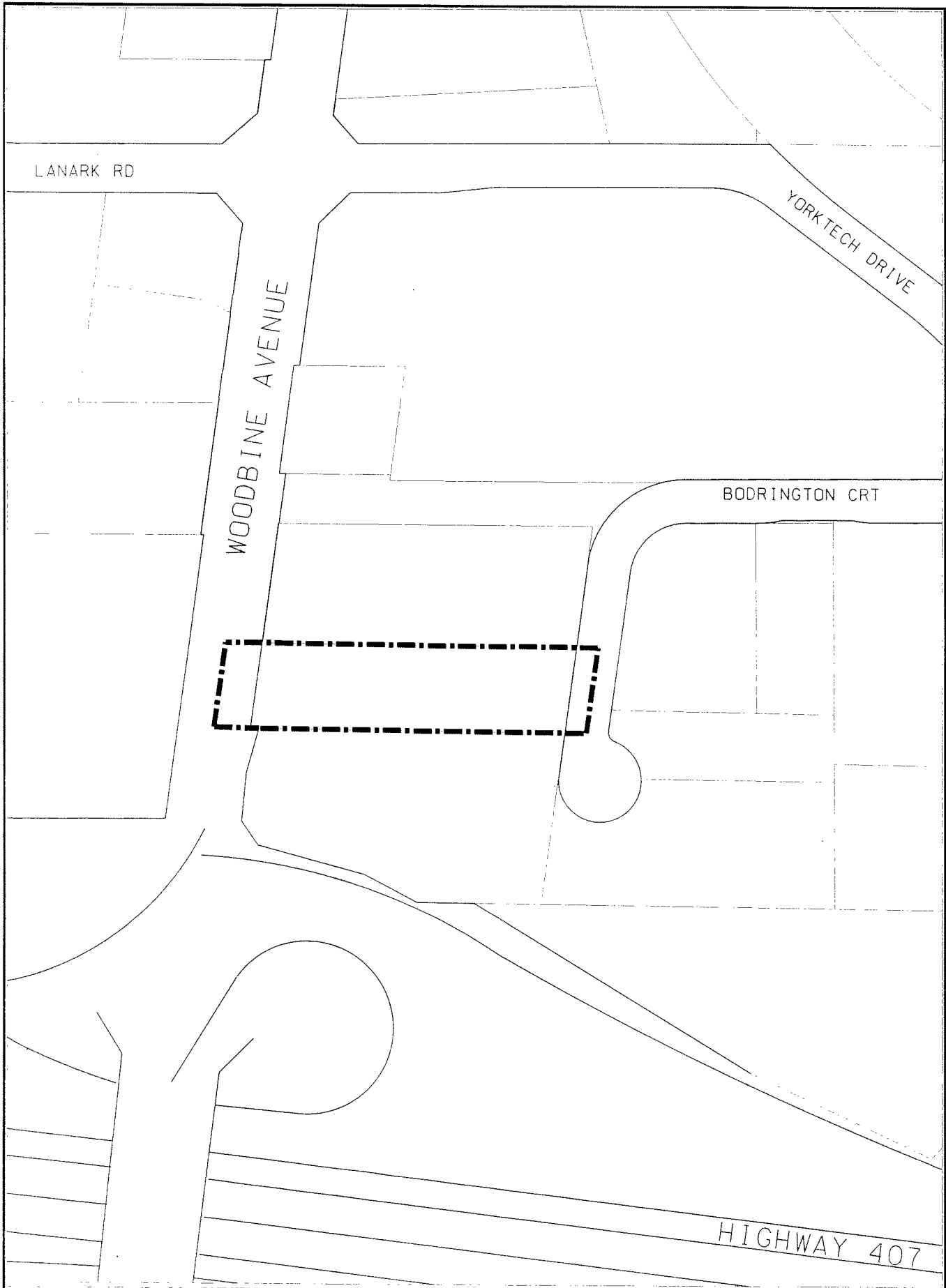
THE COUNCIL OF THE CORPORATION OF THE TOWN OF MARKHAM
HEREBY ENACTS AS FOLLOWS:

1. That By-law 2284-68, as amended, be and the same is hereby further amended as follows:
 - 1.1 By deleting the lands municipally known as 8241 Woodbine Avenue, Concession 4, Part of Lot 9, as shown on Schedule 'A' attached hereto, from the designated area of By-law 2284-68, as amended.
 - 1.2 This By-law shall not come into effect until By-law 2008-XXXX, amending By-law 165-80, as amended, comes into effect and the lands shown on Schedule 'A' attached hereto, are incorporated into the designated area of By-law 165-80, as amended.
2. All other provisions of By-law 2284-68, as amended, not inconsistent with the provisions of this by-law shall apply.

READ A FIRST, SECOND AND THIRD TIME AND PASSED THIS DAY
OF 2008.

SHEILA BIRRELL
TOWN CLERK

FRANK SCARPITTI
MAYOR



DEVELOPMENT SERVICES COMMISSION

A BY-LAW TO AMEND BY-LAW 2284-68



BOUNDARY OF AREA COVERED BY THIS BY-LAW

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