

EXPLANATORY NOTE

BY-LAW NO. 2009-104

A by-law to amend By-law 77-73, as amended

A.V. Bombini Holdings
16 Harlech Court

LANDS AFFECTED

This proposed By-law amendment applies to a 0.26 hectare, (0.64 acre) property on the north side of Harlech Court, east of Bayview Avenue and north of Green Lane, municipally known as 16 Harlech Court.

EXISTING ZONING

The lands subject to this By-law are currently zoned Industrial (M) under By-law 77-73, as amended.

PURPOSE AND EFFECT OF THIS BY-LAW

The purpose of the proposed Zoning By-law amendment is to add business and professional office uses to the list of permitted uses on the subject property and to amend the development standards as they relate to the maximum height of a building or structure.

The effect of this proposed Zoning By-law amendment would be to permit a 3 storey office building at 16 Harlech Court.



BY-LAW 2009-104

A by-law to amend By-law 77-73, as amended

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

1. That By-law 77-73, as amended, be and the same is hereby further amended as follows:

- 1.1 By adding business and professional office uses on the lands identified as #16 Harlech Court on Plan R-2826, shown on Schedule 'A' attached hereto;

- 1.2 By adding Section 8.4 to Section 8 - Exceptions

“8.4 Notwithstanding any other provision of this By-law, the provisions of this section shall apply to those lands shown on Schedule 'A' 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.

8.4.1 The following provisions shall apply to #16 Harlech Court zoned Industrial (M), as outlined on Schedule 'A' to By-law 2009-104:

8.4.1.1 Additional Permitted Uses

The following additional uses are permitted:

- a) business and professional offices

8.4.1.2 Prohibited Uses

The following uses are prohibited:

- a) *Clinics*


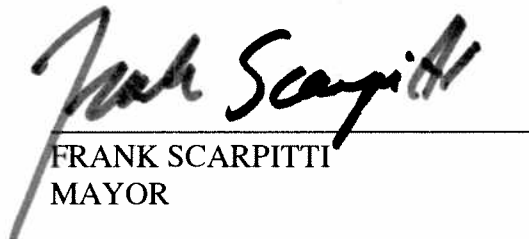
8.4.1.3 Zone Standards

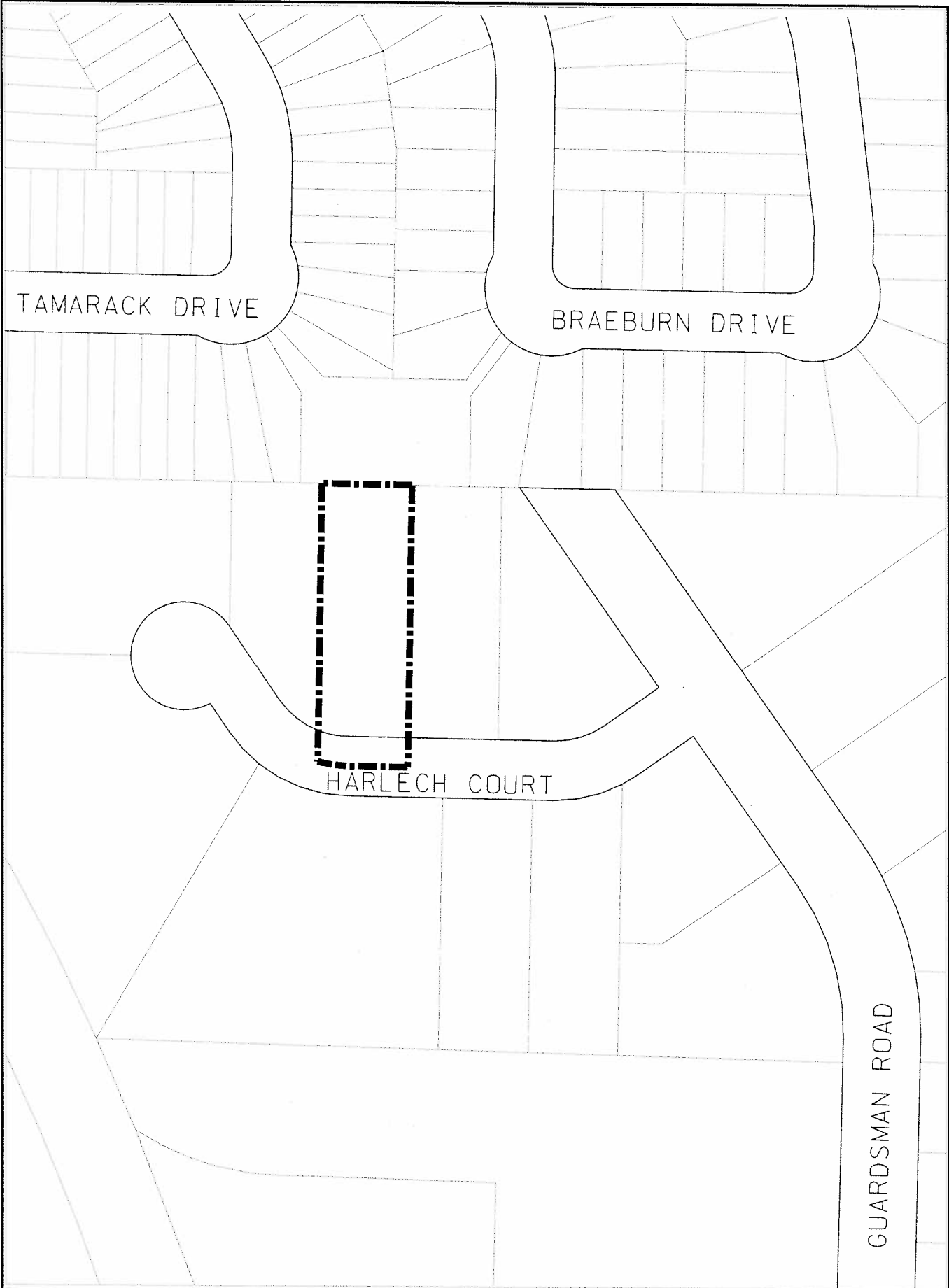
The following specific zone standards apply:

- a) Maximum Building *Height* – 12 metres

2. All other provisions of By-law 77-73, 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
23RD DAY OF JUNE, 2009.


KIMBERLEY KITTERINGHAM
TOWN CLERK
FRANK SCARPITTI
MAYOR

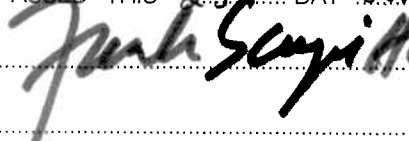


A BY-LAW TO AMEND BY-LAW 77-73

 BOUNDARY OF AREA COVERED BY THIS BY-LAW



THIS IS SCHEDULE 'A' TO BY-LAW 2009-104
PASSED THIS 9TH DAY JUNE, 2009

 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: N/A