

## **EXPLANATORY NOTE**

### **BY-LAW 2011-127**

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

**Wooden Spire Estates Inc. (The Shoppes of Box Grove)  
6899 14<sup>th</sup> Avenue (Block 409, 65M-3853)**

### **LANDS AFFECTED**

The proposed by-law amendment applies to a 0.36 hectare (0.9 acre) site, municipally addressed as 6899 14<sup>th</sup> Avenue. The subject property is located at the south west corner of the Box Grove By-Pass at 14<sup>th</sup> Avenue and contains a multi-unit one-storey commercial building.

### **EXISTING ZONING**

The lands at 6899 14<sup>th</sup> Avenue are currently zoned Community Amenity One (CA1\*233) by By-law 177-96, as amended.

### **PURPOSE AND EFFECT**

The purpose and effect of the by-law amendment is to add a medical office as a permitted use on the subject property.

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## BY-LAW 2011-127

A by-law to amend Urban Expansion Area  
Zoning By-law 177-96, as amended  
(To add a medical office use for 6899 14<sup>th</sup> Avenue, Block 409, Plan 65M-3853,  
located at the south west corner of the Box Grove By-Pass and 14<sup>th</sup> Avenue)

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

- 1. By-law 177-96, as amended, is hereby further amended as follows:
  - 1.1 By zoning the lands shown on Schedule 'A' attached hereto as:  
  
Community Amenity One \*233\*450 (CA1\*233\*450)
  - 1.2 By adding to Section 7 – EXCEPTIONS, to By-law 177-96, as amended, the following new subsection:

**7.450                   Block 409, Plan 65M-3853  
South West corner of the Box Grove By-Pass  
and  
14<sup>th</sup> Avenue  
Wooden Spire Estates Inc.**

Notwithstanding any other provisions of this By-law, the provisions in this section shall apply to those lands denoted by the symbols \*233\*450 on the 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.

**7.450.1               Additional Permitted Use:**

**The following additional use is permitted:**

- a) *Medical Office*

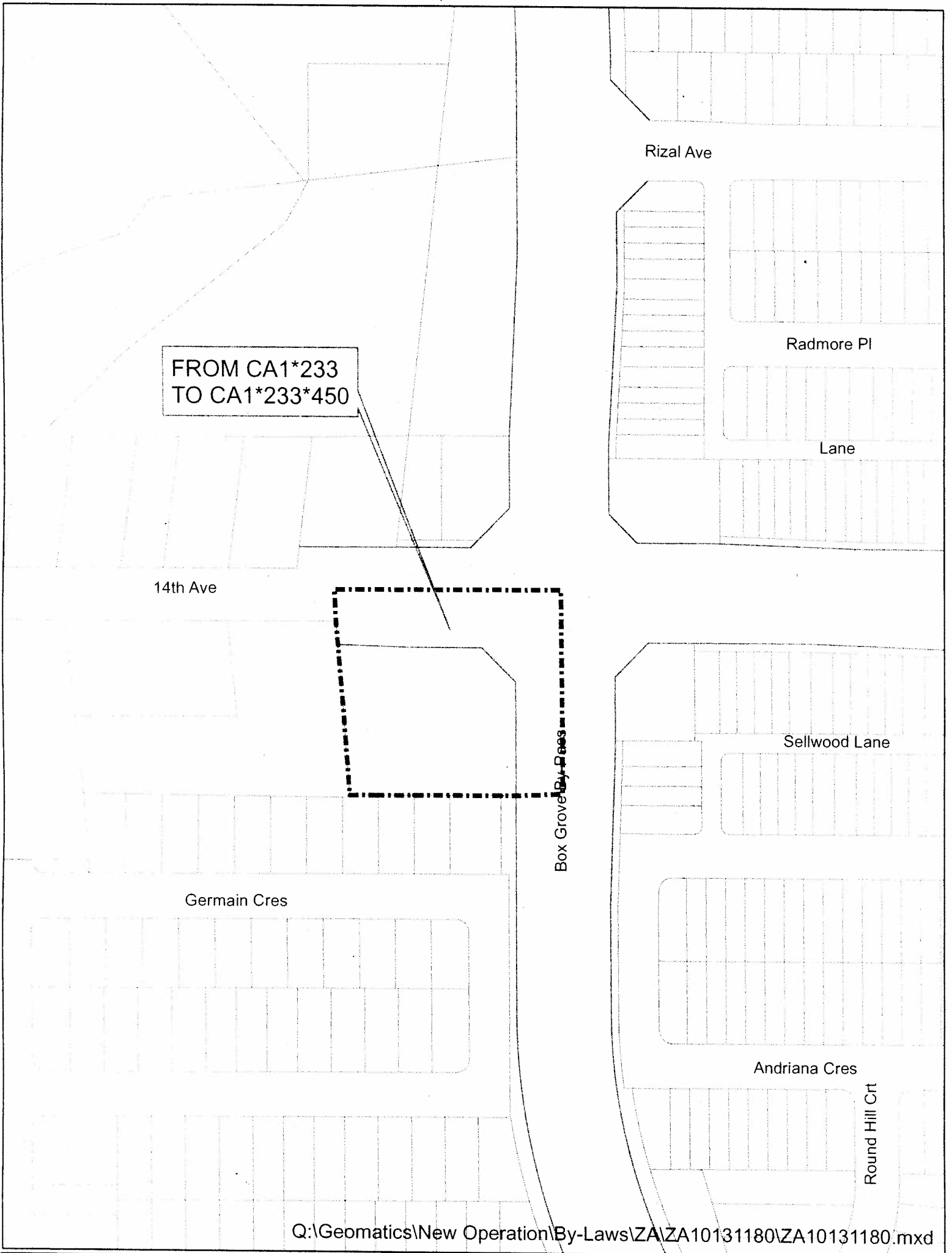
**7.450.2               Special Site Provision:**

- a) The aggregate gross leasable floor area devoted to *medical offices* shall be limited to a maximum of 440 m<sup>2</sup>.

READ A FIRST, SECOND, AND THIRD TIME AND PASSED THIS  
14<sup>TH</sup> DAY OF JUNE, 2011.

ANDREW BROUWER  
DEPUTY TOWN CLERK

FRANK SCARPITTI  
MAYOR



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### BY-LAW SCHEDULE "A" TO AMEND BY-LAW 177-96

 BOUNDARY OF AREA COVERED BY THIS BY-LAW SCHEDULE

 CA1 COMMUNITY AMENITY ONE

 \*(No) EXCEPTION NUMBER

BY-LAW AMENDMENT No. 2011-127 PASSED JUNE 14, 2011  
*John Scarpitti* (MAYOR) *Adrian Brown* (CLERK)