



Explanatory Note

By-law 2014-101

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

**Quadrom Properties Inc.
592 Country Glen Rd
PLAN 65M3759 LOT 218**

Lands Affected

The proposed by-law amendment applies to 592 Country Glen Road, in the Cornell Planning District.

Existing Zoning

592 Country Glen Road is zoned Residential Two*163*190*210 (R2*163*190*210) by By-law 177-96, as amended.

Purpose and Effect

The purpose and effect of this By-law is to permit additional commercial uses on the ground floor of the mixed use building.



By-law 2014-101

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

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

1. By-law 177-96, as amended, is hereby further amended as follows:

By amending the site specific provisions of the Residential Two*163*190*210 (R2*163*190*210) for those lands shown on Schedule 'A' attached to this By-law.

2. By deleting Section 7.163.1 and replacing it with the following:

“7.163.1 Only Permitted Uses

The following uses are the only uses permitted:

- a) *Dwelling unit(s)*
- and
- b)
 - i. *Business office*
 - ii. *Commercial school*
 - iii. *Medical office*
 - iv. *Personal service*
 - v. *Retail store*
 - vi. *Restaurant”*

3. By deleting Section 7.163.3 (a) and replacing it with the following:

“7.163.3 Special Parking Provisions

- a) Commercial uses shall be exempt from providing any required *parking spaces*.

4. By adding the following new Section 7.163.4:

“7.163.4 Special Site Provisions

- a) No more than two *dwelling unit(s)* are permitted. *Dwelling unit(s)* shall be located above the *first storey* of a *building*.
- b) Non-residential uses are prohibited above the *first storey* of a *building*.
- c) Only one commercial *premise* shall be permitted.
- d) A commercial *premise* shall not exceed a *net floor area* of 200 square metres.
- e) The commercial *premise* shall be located only in the *first storey* and *basement* of a *building*.


- f) The *basement* of a *building* shall only be used for *accessory uses* related to the commercial use, on the *first storey*.
- g) Public access to a commercial *premise* shall only be from the *first storey* of a *building*.

3.0 All other provisions of By-law 177-96, as amended, not inconsistent with the provisions of this by-law shall continue to apply.

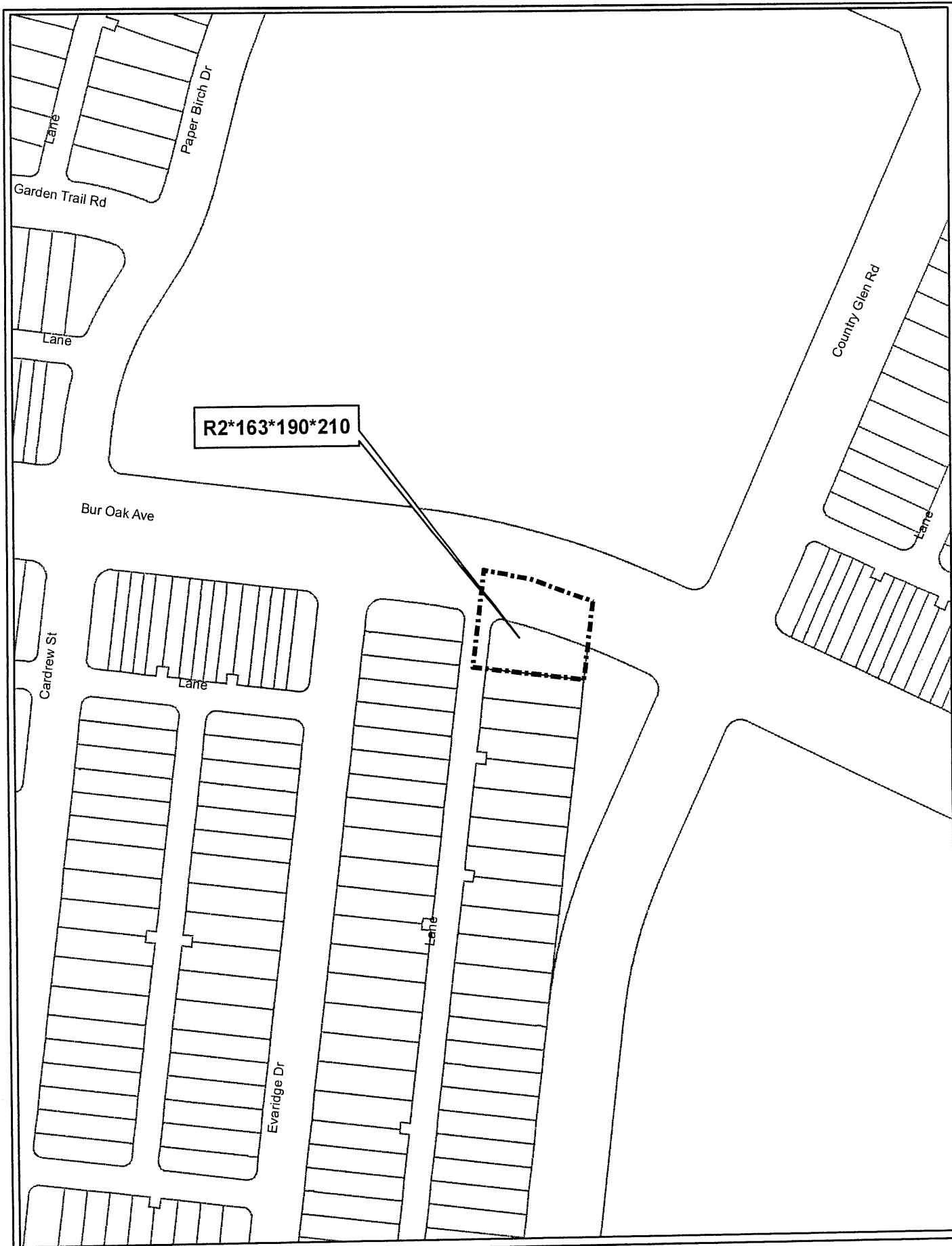
Read a first, second, and third time and passed on June 24, 2014.



Kimberley Kitteringham
City Clerk



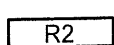
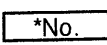
Frank Scarpitti
Mayor




BY-LAW SCHEDULE 'A' TO BY-LAW 2014-101

AMENDING BY-LAW 177-96 DATED June 24, 2014

 BOUNDARY OF AREA COVERED BY THIS BY-LAW SCHEDULE

 RESIDENTIAL TWO  EXCEPTION SECTION NUMBER

Q:\Geomatics\New Operation\By-Laws\ZA\ZA14108766\ZA14108766.mxd

 MARKHAM DEVELOPMENT SERVICES COMMISSION

25 12.5 0 25 Meters

Drawn By: CPW

Checked By: TK

DATE:04/24/2014

NOTE: This Schedule should be read in conjunction with the signed original By-Law filed with the City of Markham Clerk's Office