

EXPLANATORY NOTE

BY-LAW 2011-245

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

Cornerstone Christian Community Church

Part of Lots 18 and 19, Concession 8, designated as Parts 1, 3 and 5, 65R-24970, and Parts 6, 7, 10 and 11, 65R-331619560

9642 9th Line – Community Life Centre

Greensborough Community

LAND AFFECTED

The proposed by-law amendment applies to a portion of those lands located on the north west corner of 9th Line and Donald Cousens Parkway and municipally known as 9642 9th Line. The subject lands total approximately 2.62 hectares (6.48 acres).

EXISTING ZONING

The lands subject to this By-law are presently zoned Agriculture One (A1) by By-law 304-87, as amended.

PURPOSE AND EFFECT

The purpose of the By-law amendment is to incorporate the subject lands into the designated area of By-law 177-96, as amended, and to zone the subject land Community Amenity One *470 (CA1*470) and Community Amenity One *471 (CA1*471).

The effect of the by-law amendment will be to permit a place of worship including an assembly hall, associated administrative offices, a dwelling unit and parking areas.



BY-LAW 2011-245

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 177-96, as amended, is hereby further amended as follows:
- 1.1 By expanding the designated area of the By-law to include a portion of those lands comprising Part of Lots 18 and 19, Concession 8, designated as Parts 1, 3 and 5, 65R-24970, and Parts 6, 7, 10 and 11, 65R-33161, and municipally known as 9642 9th Line, as outlined on Schedule 'A' attached hereto.
- 1.2 By zoning the lands identified on Schedule 'A' attached hereto:
- | | |
|----------------------------|-------------|
| Community Amenity One *470 | (CA1 * 470) |
| Community Amenity One *471 | (CA1 * 471) |
- 1.3 By adding the following new subsection to Section 7 – EXCEPTIONS to By-law 177-96, as amended:
- 7.470 Place of Worship**
Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted by symbol *470 on the Schedule 'A' to this By-law. All other provisions, unless specifically modified or amended by this Section, shall continue to apply.
- 7.470.1 Permitted Uses:
The Following uses are permitted
- a) *Place of Worship*
- 7.470.2 The following additional uses are only permitted accessory to a Place of Worship
- a) *Assembly Hall*
b) *Business Office*
c) *A Dwelling Unit*
- 7.470.3 Special Site Provisions
- The following additional provision applies:
- a) Buildings containing more than one use are permitted.

- b) The requirement that no less than 80% of the wall of the *first storey* facing the front lot line to be located no further than 6.0 metres from the *front lot line* shall not apply to the subject lands.

7.471 Parking Area (Parts 6, 7, 10 and 11, 65R-33161)

Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted by symbol *471 on the Schedule 'A' to this By-law. All other provisions, unless specifically modified or amended by this Section, shall continue to apply.

7.471.1 Only Uses Permitted:

The Following uses are the only uses permitted:

- a) *Parking Area*

7.471.2 Special Site Provision

The following additional provision applies:

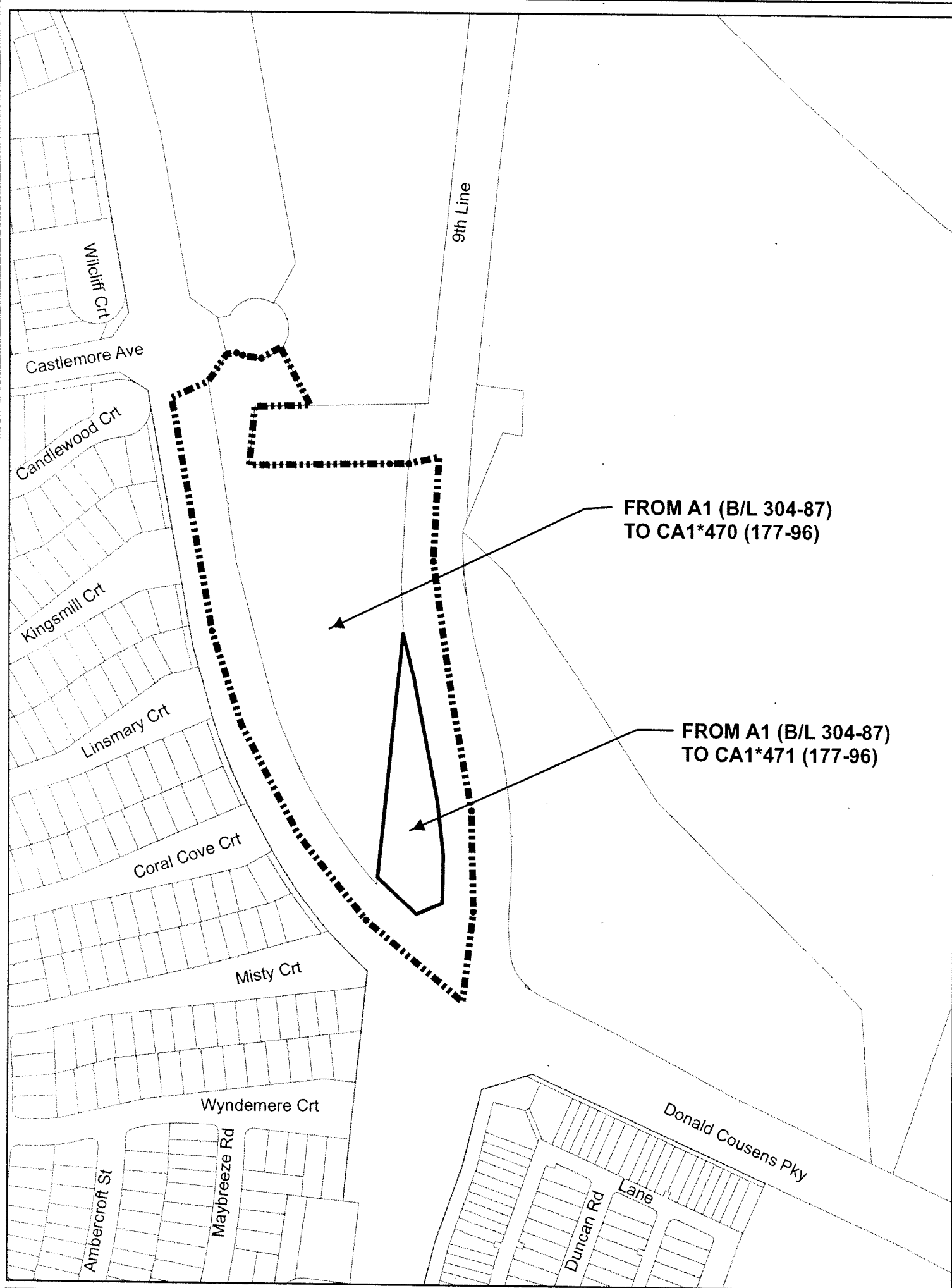
- a) A *Parking Area* is only permitted in association with a *Place of Worship* on lands zoned CA1*470.

- 2. 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 THIS
13TH DAY OF DECEMBER, 2011.


KIMBERLEY KITTERINGHAM
TOWN CLERK

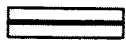

FRANK SCARPITTI
MAYOR



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



BOUNDARY OF AREA COVERED BY THIS BY-LAW SCHEDULE



BOUNDARY OF ZONE DESIGNATION(S)

A1

AGRICULTURE ONE

*No.

EXCEPTION SECTION NUMBER

CA1

COMMUNITY AMENITY ONE

BY-LAW AMENDMENT No. 2011-245 PASSED DECEMBER 13, 2011

John Scarpitta

(MAYOR)

[Signature]

(CLERK)



MARKHAM DEVELOPMENT SERVICES COMMISSION

Drawn By: CPW

Checked By: RC

DATE: 11/18/2011

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