



EXPLANATORY NOTE

BY-LAW 2011-219

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

**2218942 Ontario Limited
9225 9th Line
Cornell Community**

Lands Affected

The proposed by-law amendment applies to a 0.34 ha (0.84 ac) parcel of land, located south of 16th Avenue on the east side of 9th Line.

EXISTING ZONING

The lands subject to this amendment are currently zoned Residential Two*190 (Hold) [R2*190 (H)] by By-law 177-96, as amended.

Purpose and Effect

The purpose of this By-law is to rezone the lands from residential to commercial. The effect of this By-law is to permit a single storey, free standing financial service institution, and to incorporate appropriate development standards.



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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 rezoning the lands outlined on Schedule 'A' hereto from:

Residential Two*190 (Hold) [R2*190(H)]

to

Community Amenity One*466 (CA1*466)
 - 1.2 By adding the following new subsection to Section 7 –
EXCEPTIONS to By-law 177-96, as amended:

7.466 East side of 9th Line, south of 16th Avenue – Fineway
Properties

Notwithstanding any other provision of this By-law, the
provisions in this section shall apply to those lands denoted
by the symbol *466 on the Schedule of this By-law. All
other provisions of the By-law, unless specifically
modified/amended by this section, continue to apply to the
lands subject to this Section.

7.466.1 Only Uses Permitted

The following uses are the only permitted uses:

- a) *Financial Institution with a Drive Through Service
Facility*

7.466.2 Zone Standards

The following specific zone standards apply

- a) Minimum *landscaped open space* adjacent to the
rear lot line – 3 metres.
- b) Minimum *landscaped open space* adjacent to the
south lot line – 3 metres.
- c) Minimum *height* – not applicable
- d) Maximum *height* – 10 metres

7.466.3 Special Site Provisions

The following additional provisions apply.

- a) The provision requiring a *financial institution* to be only located on the first *storey* of an *apartment building* or on any floor of an *office building* shall not apply.
 - b) A *loading space* is not required.
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
22ND DAY OF NOVEMBER, 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

R2

RESIDENTIAL TWO

*No.

EXCEPTION SECTION NUMBER

CA1

COMMUNITY AMENITY ONE

(H)

HOLDING PROVISION

BY-LAW AMENDMENT No. 2011-219 PASSED

November 22, 2011

John Surpin (MAYOR)

[Signature] (CLERK)

MARKHAM DEVELOPMENT SERVICES COMMISSION

Drawn By: CFW

Checked By: SK

DATE: 30/09/2011

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