

## **EXPLANATORY NOTE**

By-law No. 2011-211

A by-law to amend By-law 122-72, as amended

**David A. Robertson Enterprises Ltd.**

4630 Highway 7 East

Part of Lots 4, 5, 9 and 10, Plan 2489

### **LANDS AFFECTED**

This proposed By-law amendment applies to a 0.90 ha (2.248 ac) property situated at northwest corner of Kennedy Road and Highway 7 East.

### **EXISTING ZONING**

The lands are zoned Fourth Density – Semi-Detached Residential (RSD4) by By-law 134-79, as amended, and Highway General Commercial (C3) by By-law 122-72, as amended.

### **PURPOSE AND EFFECT**

The purpose and effect of this By-law amendment is to incorporate a portion of the subject lands into By-law 122-72, as amended, and to rezone the entirety of the subject lands to General Commercial (C1) to permit a commercial building containing a bank with a drive-thru component and a drug store.

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## BY-LAW 2011-211

A by-law to amend Zoning By-law 122-72, as amended

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

1. By-law 122-72, as amended, is hereby further amended as follows:

1.1 By expanding the designated area of the By-law to include those lands, as outlined in Schedule 'A' attached hereto.

1.2 By zoning the lands within the designated area of this By-law as outlined in Schedule 'A' attached hereto, from Fourth Density - Semi-Detached Residential (RSD4) and Highway Commercial (C3) to General Commercial (C1).

By adding to Section 19 – Exceptions, the following subsection:

“19.21 The following provisions shall apply to the lands municipally known as 4630 Highway 7 and consisting of Part of Lots 4, 5, 9 and 10, Plan 2489, as shown on Schedule 'A' attached hereto:

Notwithstanding any other provisions of By-law 122-72, as amended, the provisions in this By-law shall apply to the lands identified on Schedule 'A' attached. All other provisions of By-law 122-72, as amended, unless specifically modified/amended by this By-law, continue to apply to the lands subject to this section:

### 1. Zone Standards

The following specific zone standards shall apply:

a. Minimum width of LANDSCAPED OPEN SPACE

- i) Abutting the north lot line – 4.75 m
- ii) Abutting the east lot line (Kennedy Road) – 3.5 m
- iii) Abutting the south lot line (Highway 7) – 4.0 m
- iv) Abutting the west lot line – 1.5 m
- v) Abutting the DAYLIGHTING TRIANGLE – 3.0 m

b. Number of LOADING SPACES required - 1

### 2. Prohibited Uses


The following uses are prohibited:

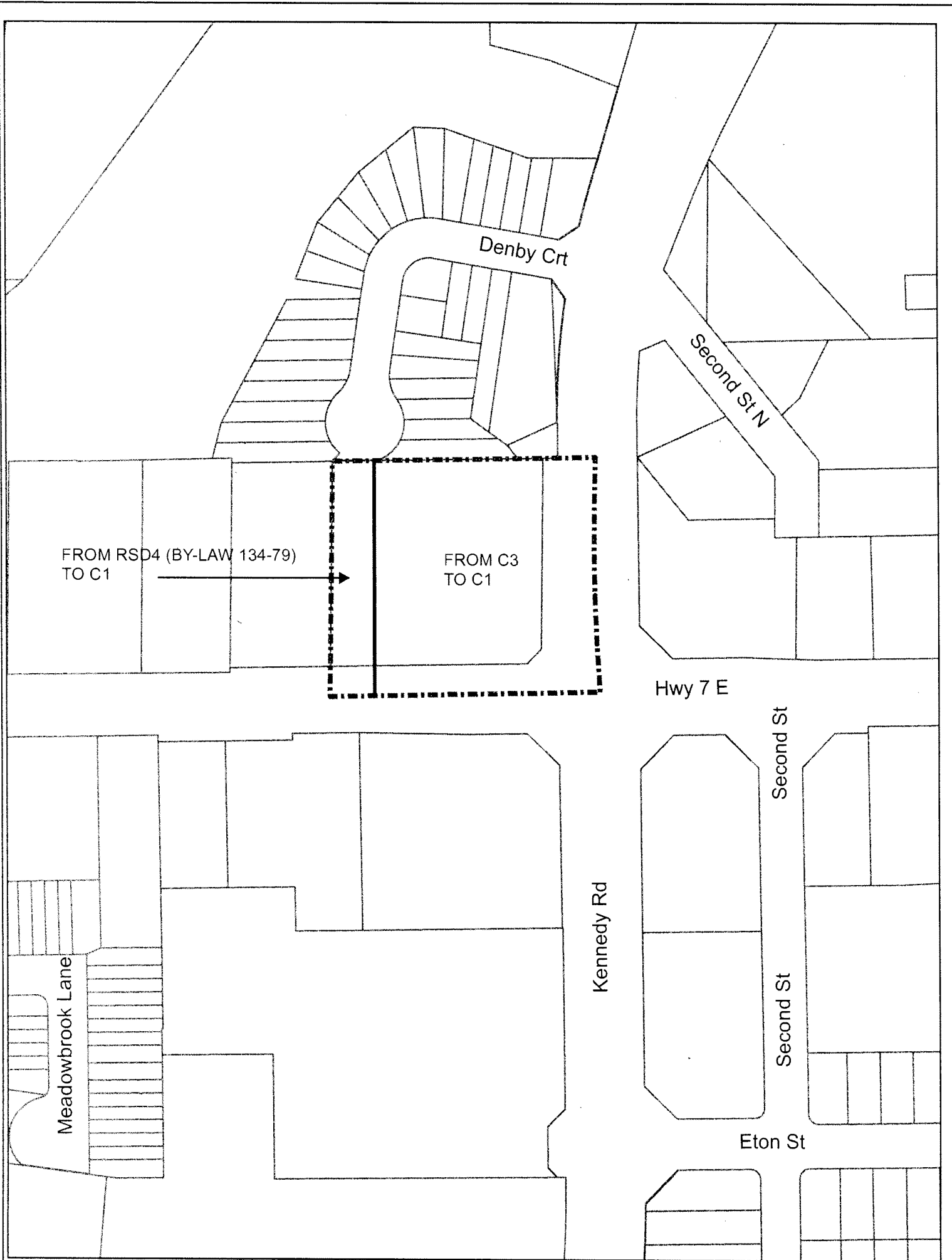
- a. lunch counters
- b. RESTAURANTS
- c. soda fountains”

2. All other provisions of By-law 122-72, 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  
8<sup>TH</sup> DAY OF NOVEMBER, 2011.


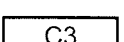
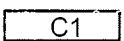
  
KIMBERLEY KITTINGHAM  
TOWN CLERK


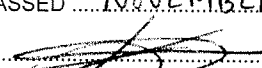
  
FRANK SCARPITTI  
MAYOR




BY-LAW SCHEDULE " A" TO AMEND BY-LAW 122-72

 BOUNDARY OF AREA COVERED BY THIS BY-LAW SCHEDULE  
 BOUNDARY OF ZONE DESIGNATION(S)

 RSD4 FOURTH DENSITY-SEMI- DETACHED RESIDENTIAL  C3 HIGHWAY COMMERCIAL  
 C1 GENERAL COMMERCIAL

BY-LAW AMENDMENT No. 2011-211 PASSED NOVEMBER 8, 2011  
 (MAYOR)  (CLERK)

 MARKHAM DEVELOPMENT SERVICES COMMISSION Drawn By:BD Checked By:SB DATE:10/07/11

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