

THE CORPORATION OF THE TOWN OF MARKHAM

BY LAW _____

A by law to amend By-law No. 118-79, as amended

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

1. THAT By-law No. 77-88, a by-law to amend By-Law no. 118-79, as amended, is hereby amended as follows:

- 1.1 That Section 1.3.2 of By-law No. 77-88 be removed and replaced with the following:

“1.3.2 USES PERMITTED

the following uses shall be permitted:

- (i) within the lands;
 - ART GALLERY, PUBLIC and PRIVATE
 - CLINIC (for the purposes of this by-law, a Clinic shall mean two or more offices of a medical or dental practitioner within one commercial premises)
 - COMMERCIAL SCHOOL
 - DAY NURSERY
 - LIBRARY
 - nursery and garden centres
 - professional or business office
 - PRIVATE SCHOOL
- (ii) within 70m of the front MAIN WALL of the existing BUILDING;
 - FINANCIAL INSTITUTION
 - RESTAURANT (but does not include a drive-through)
 - RETAIL STORE (but does not include a SUPERMARKET)
 - PERSONAL SERVICE SHOP”

- 1.2 That Section 1.3.3 of By-law No. 77-88 be removed and replaced with the following:

“1.3.3 ZONE REQUIREMENTS

no person shall hereafter erect or use a BUILDING in the Special Commercial 1 (SCI) Zone as shown on Schedule 'A' except in conformity with the following requirements:

- (i) minimum LOT FRONTAGE 100 metres

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| (ii) | minimum LOT AREA | 2.3 hectares |
| (iii) | maximum GROSS FLOOR AREA | 5200 m ² |
| (iv) | maximum building HEIGHT | 12 metres |
| (v) | Yards | |
| | MINIMUM FRONT YARD | (abutting Highway 7)
50 m from the original centre line
of Highway 7 |
| | MINIMUM SIDE YARD | 15 metres |
| | MINIMUM REAR YARD | 43 metres |
| (vi) | Landscaped Open Space | |
| | A minimum LANDSCAPED OPEN SPACE strip 3.0 metres in depth
immediately abutting residential ZONES shall be provided. | |
| (vii) | Off Street Loading Space | |
| | A minimum of two (2) LOADING SPACES shall be provided on the lands | |
| | A LOADING SPACE must be a minimum of 3.6 metres in width and a
minimum 12 metres in length with a minimum 4.2 metre height clearance
and must be adjacent to an access doorway directly into the building
served.” | |

2. THAT all other provisions of By law No. 118-79, as amended, and By-law No. 77-88, as amended, not inconsistent with the provisions of this by law shall continue to apply.