

AREA CONTEXT/ZONING

APPLICANT: 1027174 ONTARIO LTD. & 1482058 ONTARIO LTD.
SOUTH EAST CORNER OF MAJOR MACKENZIE DR. AND
DONALD COUSENS PKWY.

FILE No: ZA07109982(SB)



DEVELOPMENT SERVICES COMMISSION

ZA07109982.dgn 04/05/2007 10:09:07 AM

DRAWN BY: DD CHECKED BY: SB SCALE: 1"

DATE: 050307

FIGURE No.2



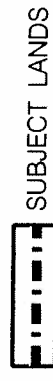
AIR PHOTO 2005

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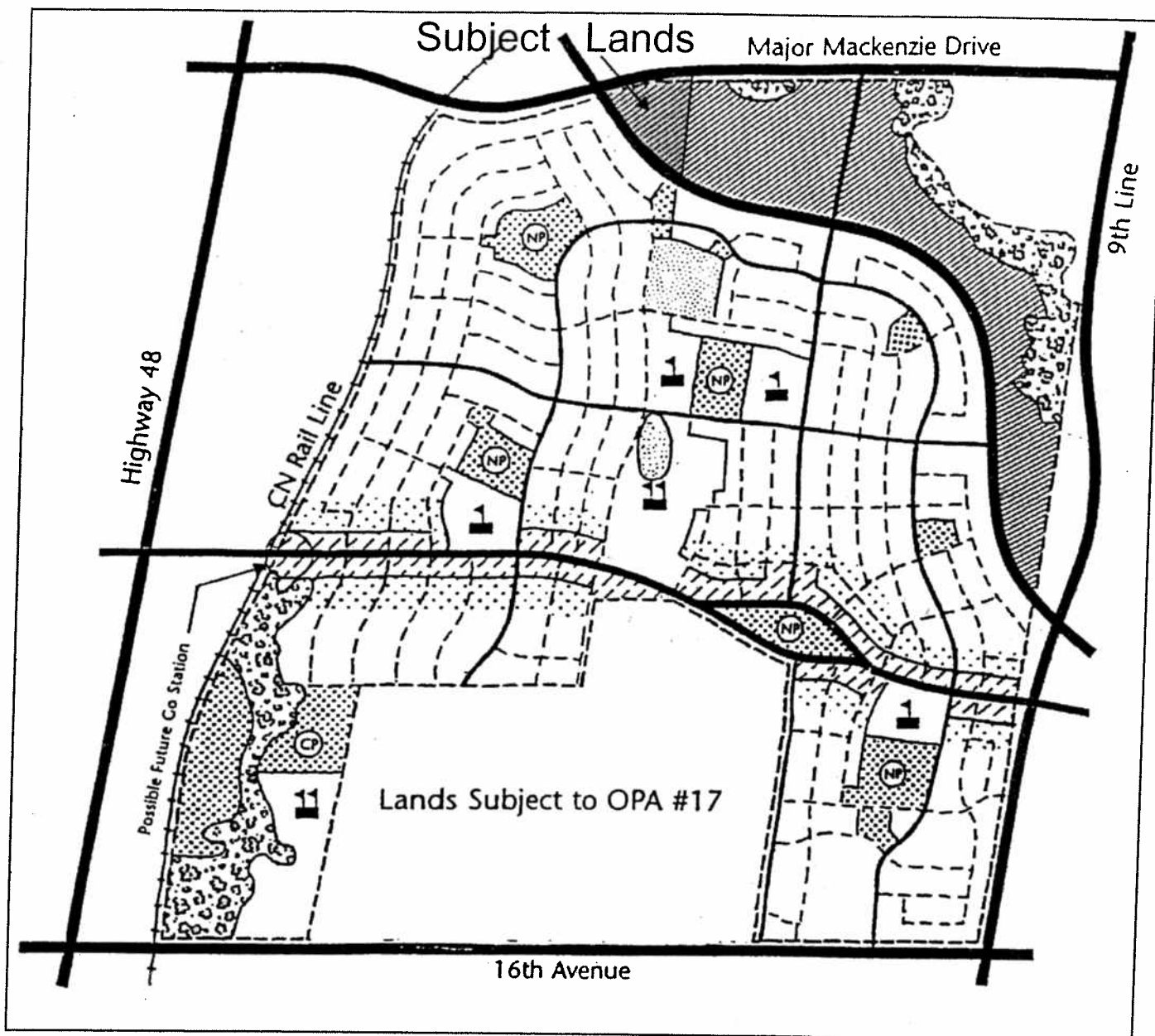
DEVELOPMENT SERVICES COMMISSION



DATE: 05/03/07

DRAWN BY: DD CHECKED BY: SB SCALE 1"

FIGURE No.3



Schedule 'AA' - Detailed Land Use Plan
**Secondary Plan for the
 Cornerstone Planning District**

Figure 4



UPPER GREENSBOROUGH COMMUNITY CONCEPT PLAN

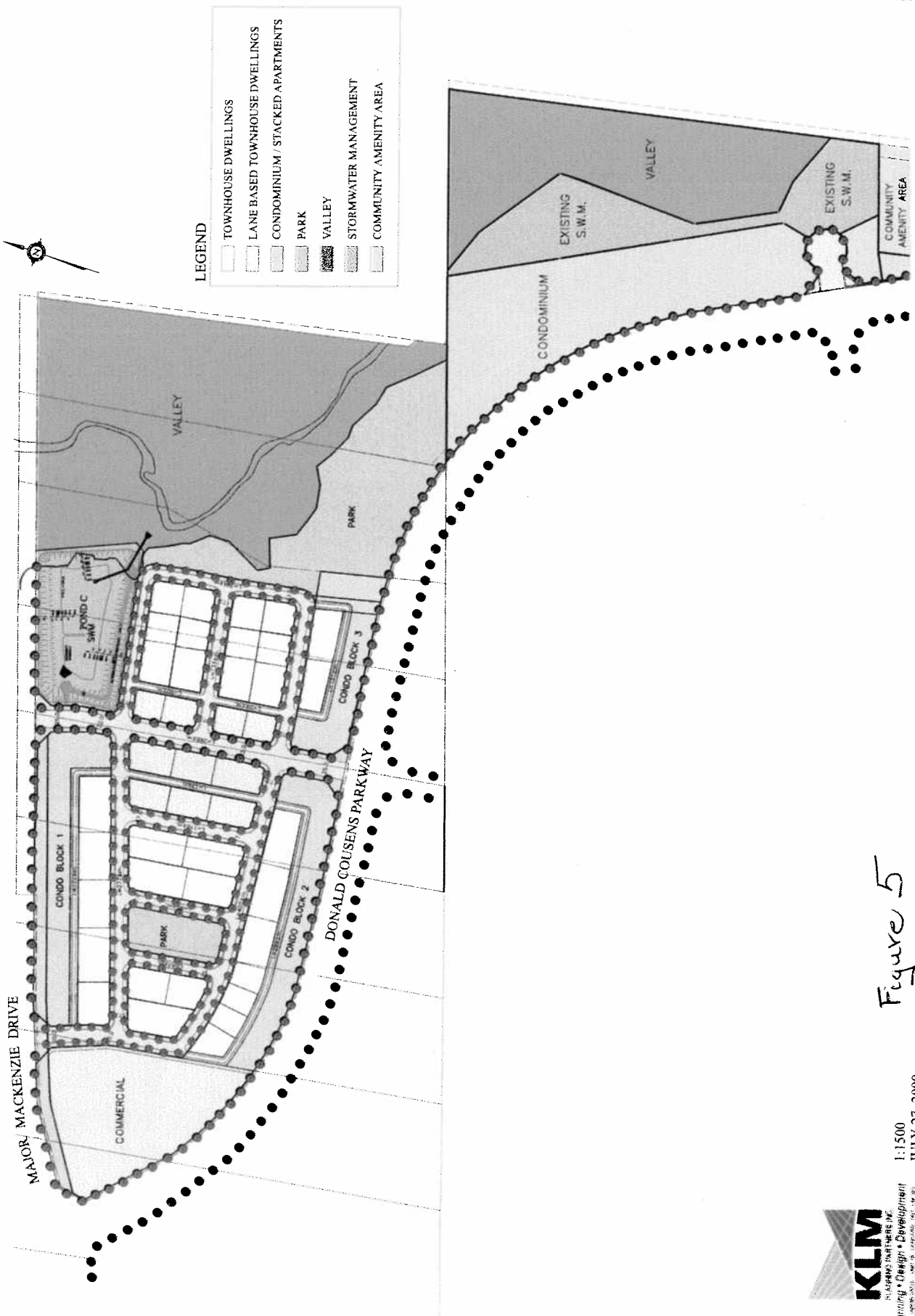


Figure 5

CONCEPTUAL SITE PLAN

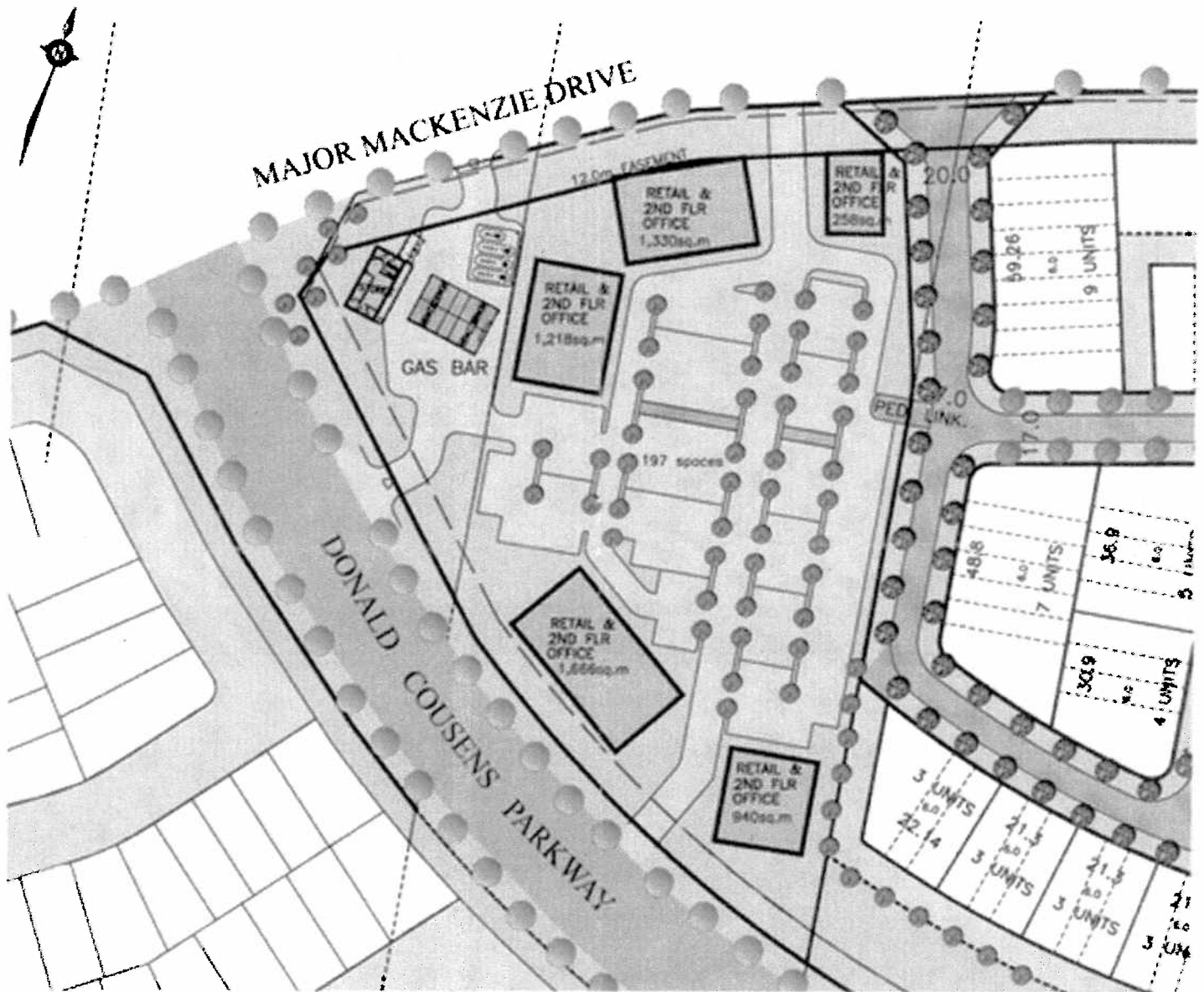


Figure 6

ZA 07109982

APRIL 7, 2009

A by-law to amend Rural Area Zoning By-law 304-87, as amended
(To delete lands from the designated area of this By-law)

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

1. THAT By-law 304-87, as amended, is hereby further amended by deleting the lands in Lot 20, Concession 8, as shown on Schedule 'A' attached hereto, from the designated area of By-law 304-87, as amended.
2. This by-law shall not come into effect until By-law **XXXXX** amending By-law 177-96, as amended comes into effect and the lands, as shown on Schedule 'A' attached hereto, are incorporated into the designated area of By-law 177-96, as amended.
3. All other provisions of By-law 304-87, as amended, not inconsistent with the provisions of this by-law shall continue to apply

MAJOR MacKENZIE DRIVE EAST

DONALD COUSENS
PKWY



DEVELOPMENT SERVICES COMMISSION

A BY-LAW TO AMEND BY-LAW 304-87



BOUNDARY OF AREA COVERED BY THIS BY-LAW

THIS IS SCHEDULE 'A' TO BY-LAW
PASSED THIS DAY 2009

..... MAYOR

..... CLERK

NOTE: 1) DIMENSIONS ARE IN METRES
2) REFERENCE SHOULD BE MADE TO
THE ORIGINAL BY-LAW LODGED IN
THE OFFICE OF THE CLERK

SCALE 1: 2200

A by-law to amend Urban Expansion Area Zoning By-law 177-96, as amended
(*To incorporate lands into the designated area of this By-law*)

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

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

1.1 By expanding the designated area of By-law 177-96, as amended, to include the lands in Lot 20, Concession 8, as shown on Schedule 'A' attached hereto.

1.2 By zoning the lands:

Neighbourhood Commercial One*____ (H) [NC1*____(H)]

as shown on Schedule 'A' attached hereto.

1.3 By adding the following Subsection 7.____ to Section 7 – EXCEPTIONS:

“7.____ Neighbourhood Commercial

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

7.____.1 Zone Standards

The following specific Zone Standards apply:

- a) Maximum *lot area* – 2.0 hectares;
- b) Minimum required *front yard* – 9.0 metres;
- c) Maximum *front yard* – not applicable
- d) Minimum required *exterior side yards* – 3.0 metres
- e) Minimum required *interior side yard* – 6.0 metres

7.____.2 Special Site Provisions

The following additional provisions apply:

- a) Minimum setback of parking spaces from lot lines – 6.0 metres
- b) Table 2 (Special Provision 4) is applicable for a Gas Bar
- c) Minimum setback of a Gas Bar and Motor vehicle service station from the eastern property line – 45 metres

7.____.3 Additional Permitted Uses

The following additional uses are permitted:

- a) Gas Bar;
- b) Restaurant; and
- c) Motor vehicle service station

7.____.4 Uses Not Permitted

The following uses are not permitted:

- a) Outdoor storage

1.4 HOLDING PROVISION:

For the purpose of this By-law, a Holding (H) *zone* is hereby established and is identified on Schedule ‘A’ attached hereto by the letters (H) in parenthesis following the zoning symbol.

No person shall hereafter *erect* or *alter* any *building* or *structure* on lands subject to the ‘(H)’ provision for the purpose permitted under this By-law until an amendment to this By-law to remove the letter ‘(H)’ has come into effect pursuant to the provisions of Section 36 of the Planning Act.

Prior to removing the ‘(H)’ Holding provision, the following conditions must be met to the satisfaction of the Town of Markham:

- That the Owner obtain Site Plan Approval in compliance with the provisions of the Greensborough North Community Design Plan, to the satisfaction of the Town

- That the Owner enter into the Greensborough Developers' Group Agreement(s) to ensure the provision of community and common facilities such as municipal services, parks and public roads in the Greensborough Secondary Plan area, to the satisfaction of the Town (Commissioner of Development Services and Town Solicitor), and that the Trustee of the Greensborough Developers' Group shall deliver a release to the Town indicating the Owner has satisfied all conditions of the Group agreement.
 - That the Owner submit a Traffic Impact Study prepared by a qualified transportation engineer for review and approval, to the satisfaction of the Town and the Region of York
2. All other provisions of By-law 177-96, as amended, not inconsistent with the provisions of this by-law shall continue to apply.

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FROM RR4(B/L 304-87)
TO NC1*__ (H)(B/L 177-96)

MAJOR MacKENZIE DRIVE EAST

DONALD COUSENS PKWY



DEVELOPMENT SERVICES COMMISSION

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

--- BOUNDARY OF AREA COVERED BY THIS BY-LAW

RR4 RURAL RESIDENTIAL FOUR
NC1 NEIGHBOURHOOD COMMERCIAL ONE

(H) HOLDING PROVISION
*No EXCEPTION SECTION NUMBER

THIS IS SCHEDULE 'A' TO BY-LAW
PASSED THIS DAY 2009

..... MAYOR

..... CLERK

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SCALE 1: 2200