

BY-LAW 304-87

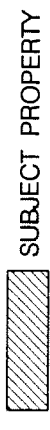
AREA CONTEXT / ZONING

APPLICANT: RICE COMMERCIAL GROUP
11258 WOODBINE AVENUE

FILE No: ZA. 07114298 (SK)



DEVELOPMENT SERVICES COMMISSION



SUBJECT PROPERTY

DATE: 25/05/07

DRAWN BY: CPW CHECKED BY: SKAR SCALE 1:

FIGURE No.2



AREA CONTEXT / ZONING

APPLICANT: RICE COMMERCIAL GROUP
11258 WOODBINE AVENUE

FILE No: ZA 07114298 (SK)



DEVELOPMENT SERVICES COMMISSION



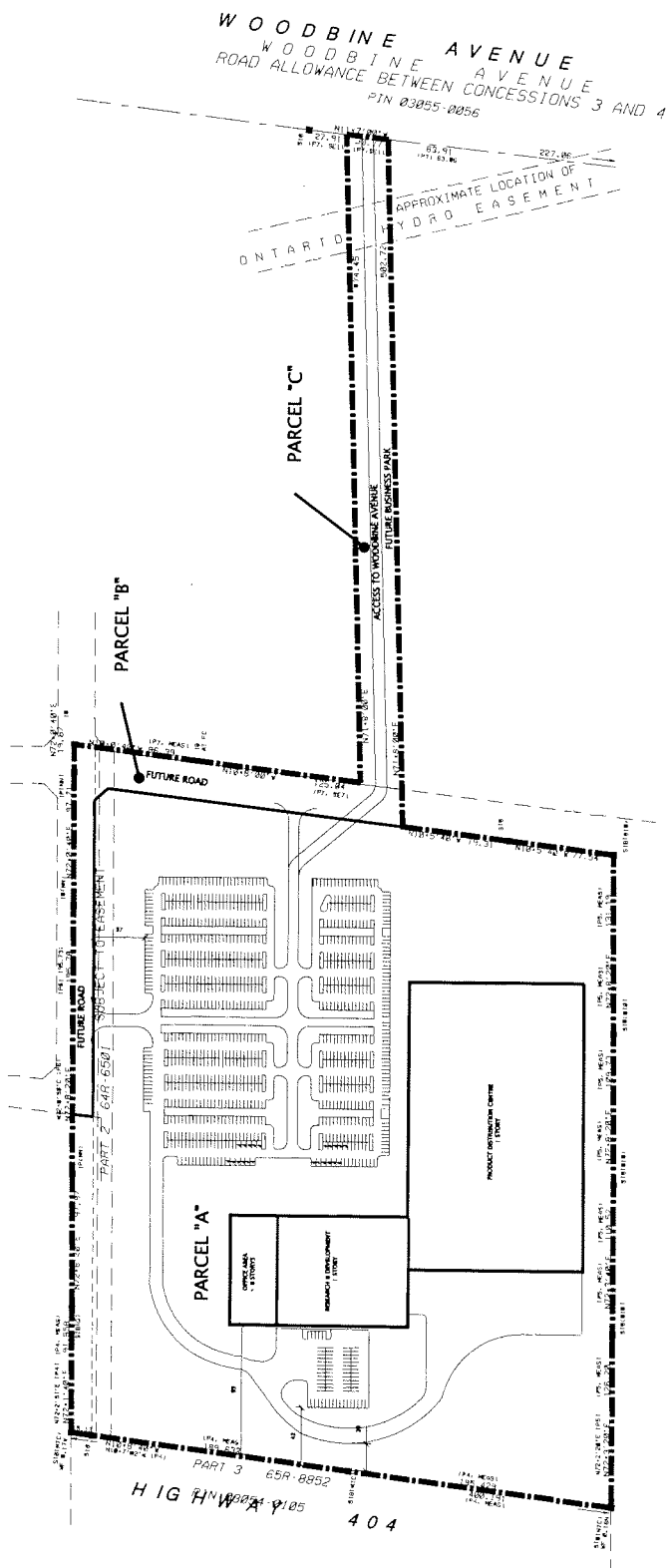
SUBJECT PROPERTY



DATE: 140507

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FIGURE No.3



CONCEPTUAL SITE PLAN

APPLICANT: RICE COMMERCIAL GROUP
 11258 WOODBINE AVENUE

FILE No: ZA. 07114298 (SK)

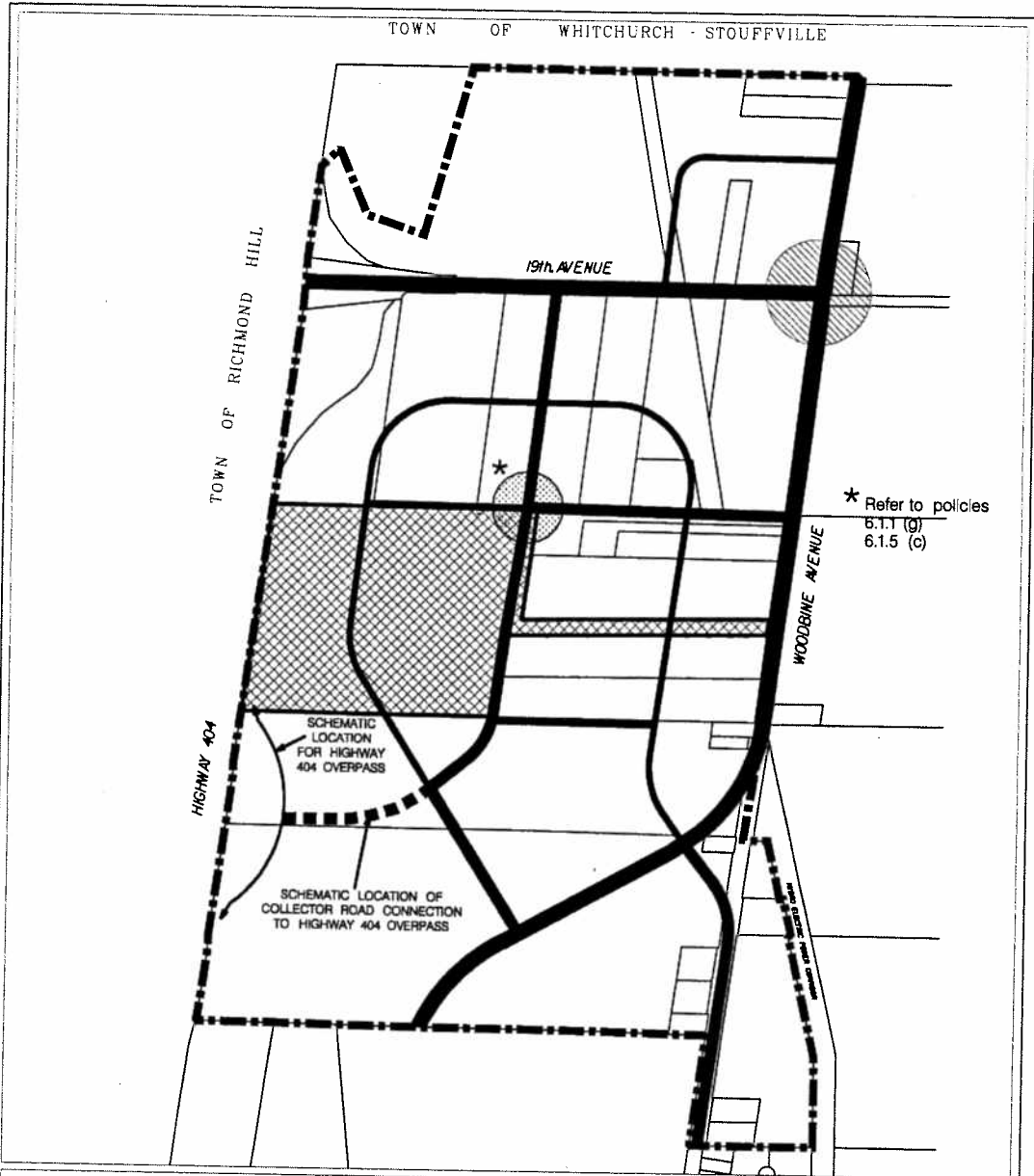


DEVELOPMENT SERVICES COMMISSION

DATE: 25/05/07

FIGURE No.4

DRAWN BY: CPW CHECKED BY: SCALE 1:



OFFICIAL PLAN AMENDMENT No. 149
 TOWN OF MARKHAM OFFICIAL PLAN (REVISED 1987) AS AMENDED
 SCHEDULE BB - TRANSPORTATION

--- BOUNDARY OF AREA COVERED BY THIS AMENDMENT

REGION OF YORK ARTERIAL ROAD	MAJOR COLLECTOR ROAD	INTERSECTION IMPROVEMENT
MAJOR ARTERIAL ROAD (TOWN OF MARKHAM)	INDUSTRIAL COLLECTOR ROAD 23 metre right-of-way	SCHEMATIC LOCATION (see section 6.1.5)

MARKHAM DEVELOPMENT SERVICES COMMISSION SECONDARY PLAN PD 42-1 DRAWN BY: DD SCALE: 1:10 000
 CHECKED BY: TL DATE: 05/12/04

ROAD PATTERN IN SECONDARY PLAN

APPLICANT: RICE COMMERCIAL GROUP
 11258 WOODBINE AVENUE

FILE No: ZA. 07114298 (SK)

SUBJECT PROPERTY
 DATE: 25/05/07

MARKHAM DEVELOPMENT SERVICES COMMISSION

DWN BY: CPW CHK BY: SK SCALE 1:

FIGURE No. 5

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EXPLANATORY NOTE

BY-LAW NO.

A by-law amend By-law 304-87, as amended

Rice Commercial Group

West side of Woodbine Avenue, north of Elgin Mills Road

11258 Woodbine Avenue

LANDS AFFECTED

The by-law applies to a 21 hectares (51.89 ac.) property, located on the west side of Woodbine Avenue, north of Elgin Mills Road, municipally known as 11258 Woodbine Avenue.

EXISTING ZONING

The lands subject to this By-law are presently zoned Agriculture One (A1) and Rural Residential Four (RR4) by By-law 304-87, as amended.

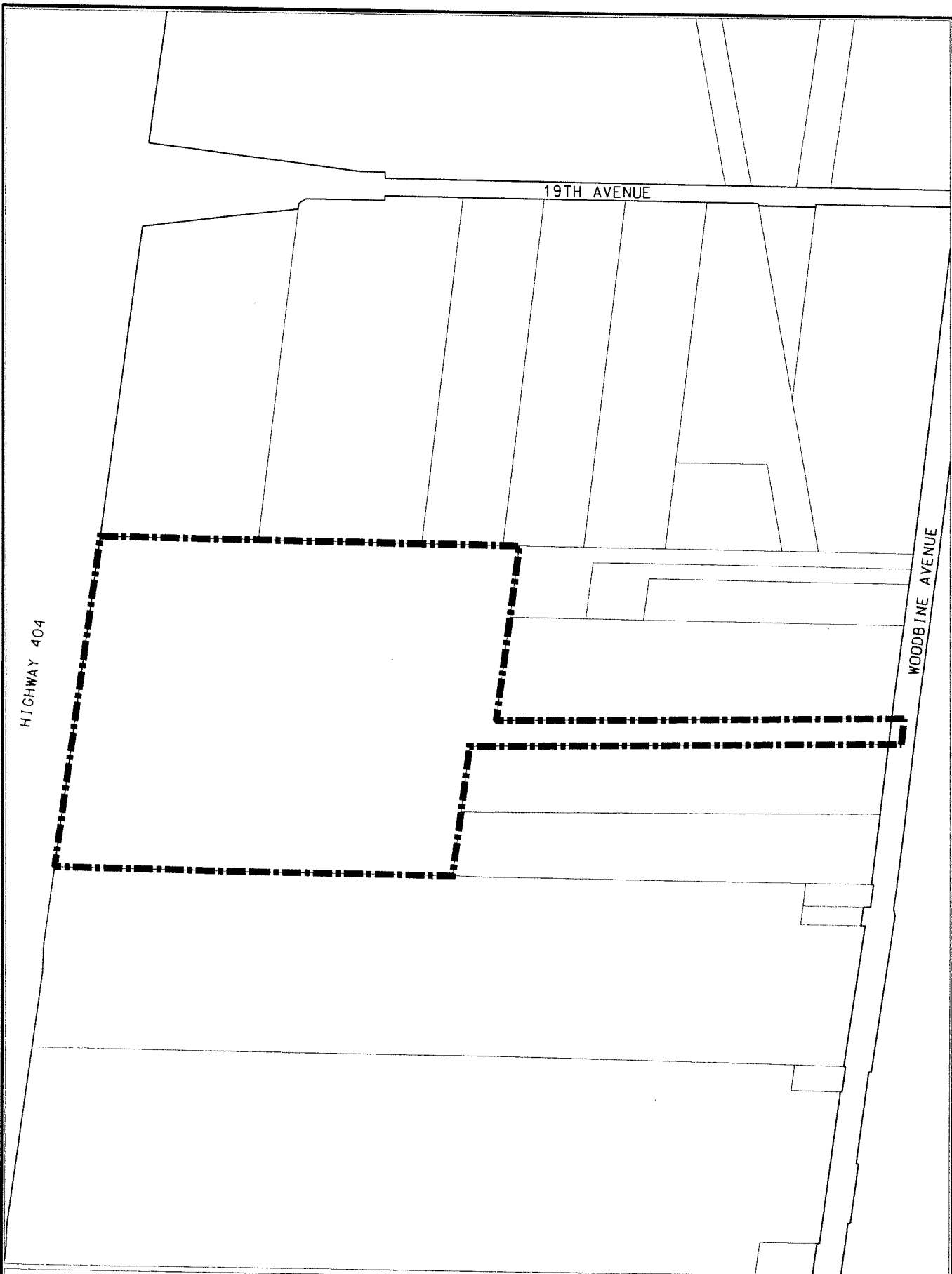
PURPOSE AND EFFECT

The purpose and effect of this amendment is to delete the lands from By-law 304-87, as amended, so that they may be incorporated into By-law 177-96, as amended, and to rezone the lands to Business Park (BP) to permit construction of a new industrial/office building.

A by-law to amend By-law 304-87, as amended

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

1. By-law 304-87 be amended by deleting the lands outlined 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 2007-XX 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.



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, 2007

.....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:

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EXPLANATORY NOTE

BY-LAW NO.

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

Rice Commercial Group

West side of Woodbine Avenue, north of Elgin Mills Road
11258 Woodbine Avenue

LANDS AFFECTED

The by-law applies to a 21 hectares (51.89 ac.) property, located on the west side of Woodbine Avenue, north of Elgin Mills Road, municipally known as 11258 Woodbine Avenue.

EXISTING ZONING

The lands subject to this By-law are presently zoned Agriculture One (A1) and Rural Residential Four (RR4) by By-law 304-87, as amended.

PURPOSE AND EFFECT

The purpose and effect of this amendment is to incorporate the lands into By-law 177-96, as amended and to rezone the lands to Business Park (BP) to permit an industrial/office building.

The Hold (H) provision appended to the zoning will only be removed once the following conditions have been met to the satisfaction of the Town of Markham:

- a) Execution of the site plan agreement;
 - b) Execution of a development agreement which will include provisions ensuring the construction of the north/south major collector road, intersecting with the Woodbine Avenue By-pass;
 - c) Execution of a tri-party agreement (Town, Region and developer) ensuring the completion of the final phase of the Woodbine Avenue By-pass;
 - d) The Owner enters into a developers group agreement to address the sharing of the common costs of development; and,
 - e) Submission of the required studies pertaining to the proposal, including:
 - Site specific Traffic Impact Study
 - Well Monitoring Program
 - Functional Servicing Report
 - Stormwater Management Report
 - Phase 1 Environmental Assessment
 - Noise and Vibration Report
 - Tree Inventory and Conservation Plan
 - Archaeological Assessment
-

A by-law to amend Urban Expansion Area Zoning By-law 177-96, as amended
Rice Commercial Group

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 By-law 177-96, as amended, to include those lands comprising Part of Lot 28, Concession 3 as more particularly outlined on Schedule 'A' attached hereto.
 - 1.2 By zoning the lands

Business Park*343*345 (Hold)	BP*343*345 (H)
Business Corridor*343*345 (Hold)	BC*343*345 (H)
 - 1.3 By adding the following new subsections to Section 7 – EXCEPTIONS to By-law 177-96:
 - 7.343 North side of Elgin Mills Road, west of Woodbine Avenue – Rice Commercial Group

Notwithstanding any other provision of this By-law, the provisions in this section shall apply to those lands denoted by the symbol *343 on the Schedules 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.

 - 7.343.1 Zone Standards

The following specific zone standards apply:

 - a) Minimum *Lot Frontage* – 30 m
 - b) Maximum depth of parking area in *front yard* – Not applicable.
 - c) Maximum depth of parking area in *exterior side yard* – Not applicable.
 - 7.43.2 Special Site Provisions

The following additional provisions apply:

 - a) For the purposes of this by-law, the eastern property line shall be deemed *the front lot line*.
 - a) *Loading spaces* shall be located only in an *interior side yard* – Not applicable
 - 7.345 North side of Elgin Mills Road, west of Woodbine Avenue – Rice Commercial Group

Notwithstanding any other provision of this By-law, the provisions in this section shall apply to those lands denoted by the symbol *345 on the Schedules 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.

 - 7.345.1 Special Site Provisions

The following additional provisions apply:

 - a) Only driveways are allowed.

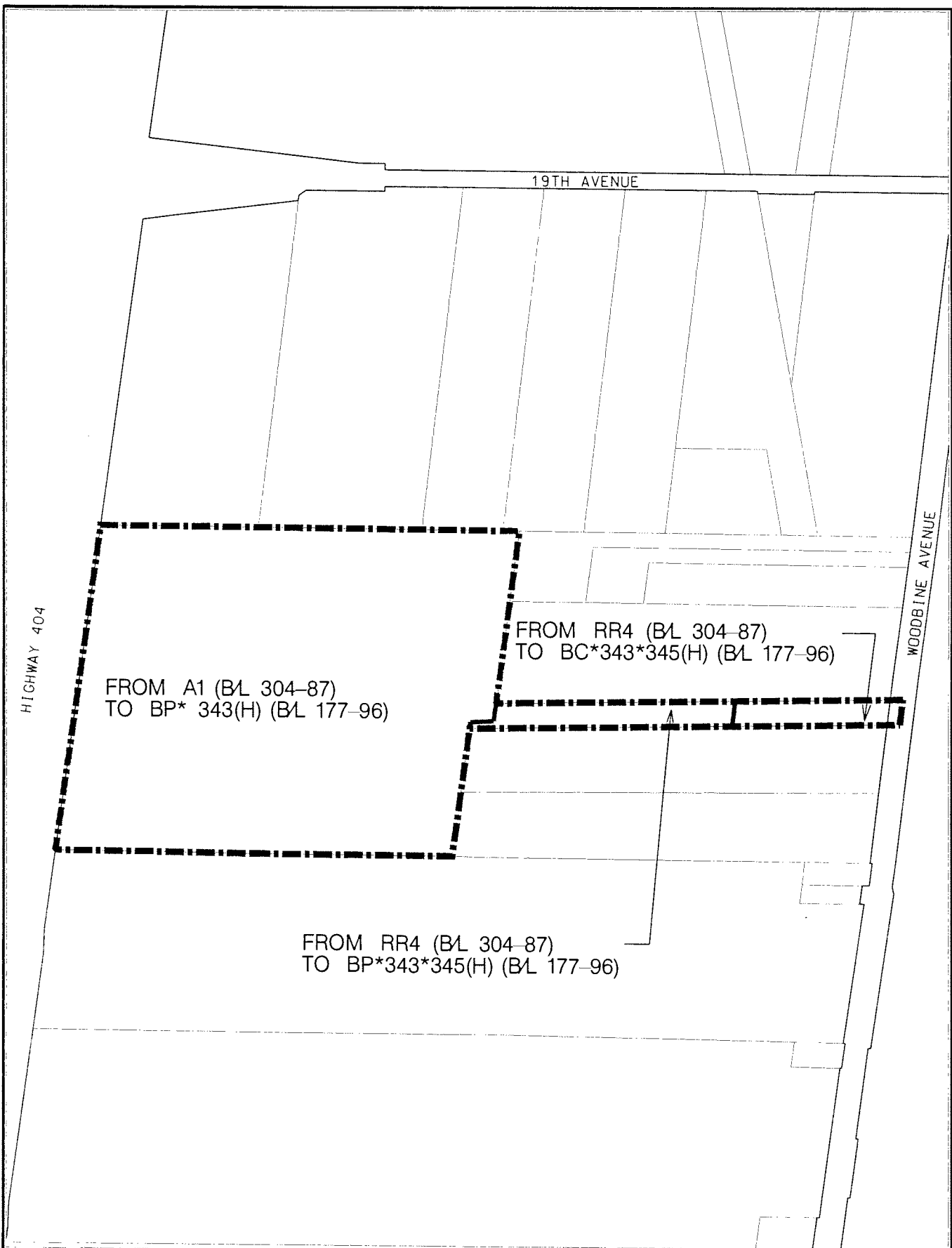
1.4 HOLDING PROVISION

Notwithstanding any other provision in By-law 177-96, as amended, where a *Zone* symbol is followed by the letter (H), no person shall use the land to which the letter (H) applies for any use other than the use which existed on the date this By-law was passed, until the (H) is removed in accordance with the policies of the Official Plan, the provisions of this Zoning By-law and any amendment to By-law 177-96, as amended, and the Planning Act as amended.

The Holding (H) provision shall not be removed until the following conditions have been met to the satisfaction of the Town of Markham:

- a) Execution of the site plan agreement;
- b) Execution of a development agreement which will include provisions ensuring the construction of the north/south major collector road intersecting with the Woodbine Avenue By-pass;
- c) Execution of a tri-party agreement (Town, Region and developer) ensuring the completion of the final phase of the Woodbine Avenue By-pass;
- d) The Owner enters into a developers group agreement to address the sharing of the common costs of development; and,
- e) Submission of the required studies pertaining to the proposal including:
 - Site specific Traffic Impact Study
 - Well Monitoring Program
 - Functional Servicing Report
 - Stormwater Management Report
 - Phase 1 Environmental Assessment
 - Noise and Vibration Report
 - Tree Inventory and Conservation Plan
 - Archaeological Assessment.

2. All other provisions of By-law 177-96, as amended, not inconsistent with the provisions of this by-law shall continue to apply.

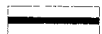


DEVELOPMENT SERVICES COMMISSION

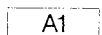
A BY-LAW TO AMEND BY-LAW 177-96



BOUNDARY OF AREA COVERED BY THIS BY-LAW



ZONE BOUNDARY



AGRICULTURE ONE



BUSINESS PARK AREA



BUSSINESS CORRIDOR AREA



RURAL RESIDENTIAL ZONE

THIS IS SCHEDULE 'A' TO BY-LAW
PASSED THIS DAY, 2007

.....MAYOR

..... CLERK

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THE ORIGINAL BY-LAW LODGED IN
THE OFFICE OF THE CLERK