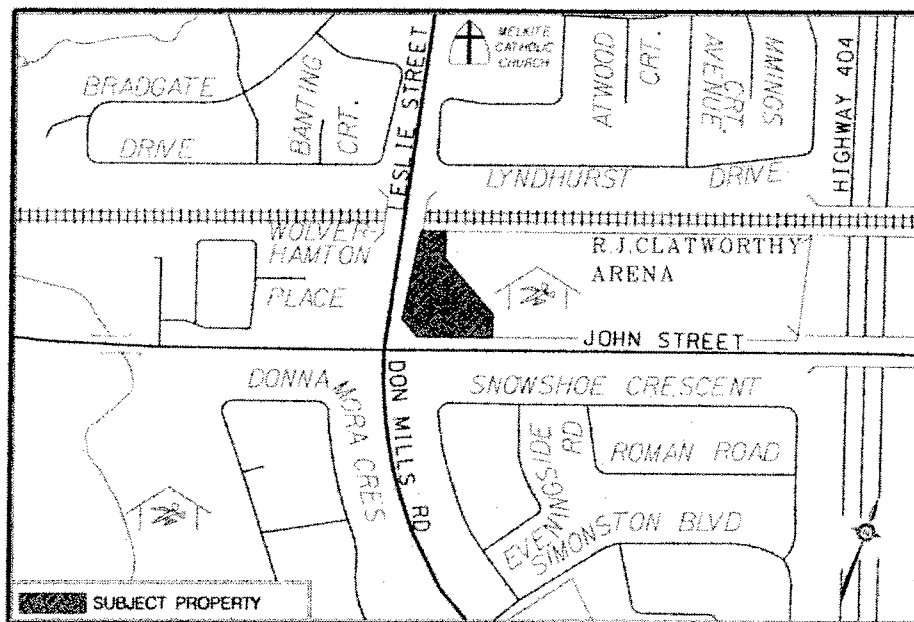


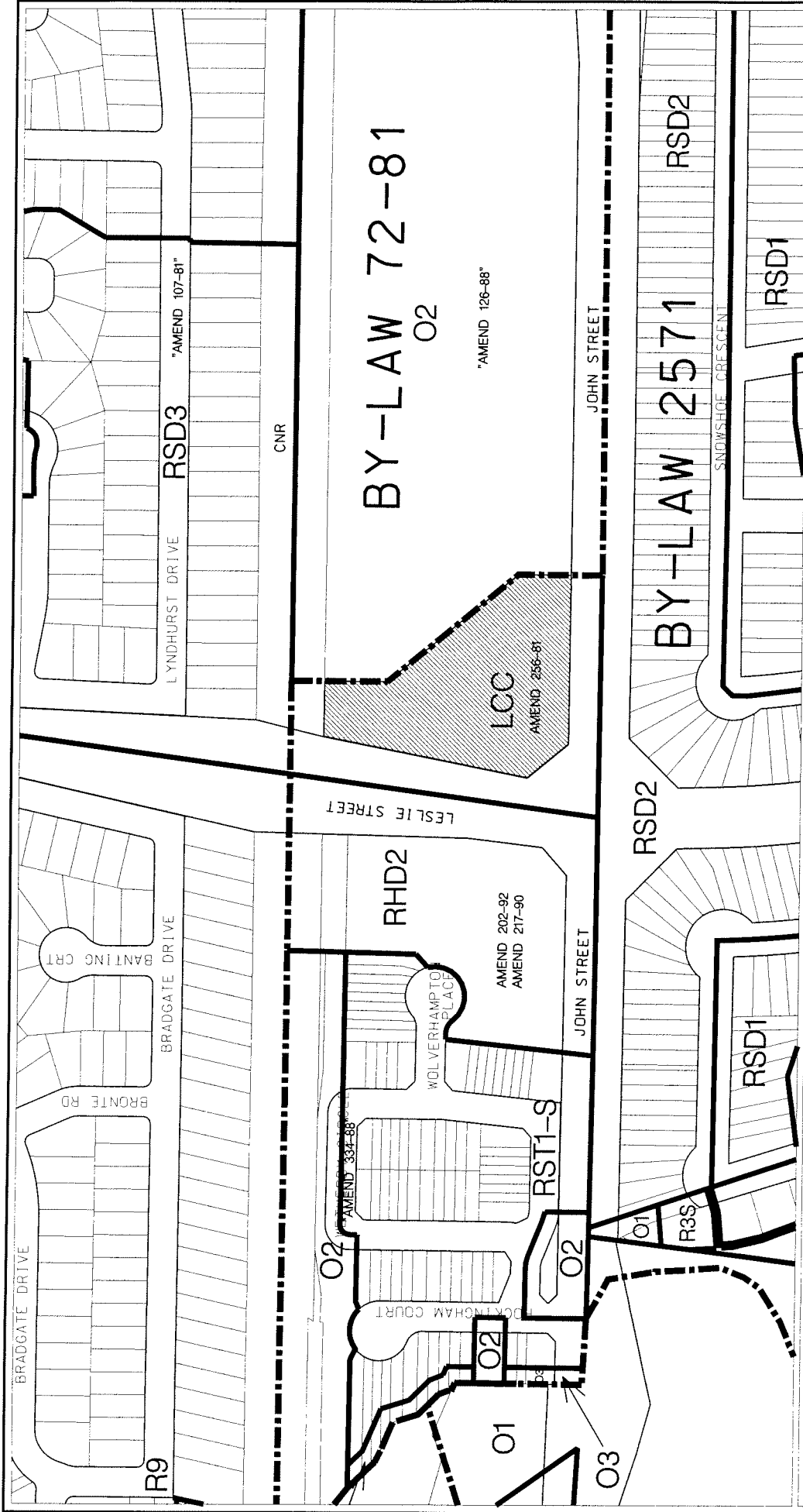
Tel: (905) 274-1047

Fax: (905) 274-1337

File path: Amanda\File 06 121015\Documents\Recommendation Report

Figure 1





AREA CONTEXT /ZONING

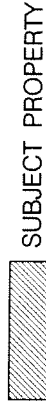
APPLICANT: ROYAL DAVID REALTY INC.
2300 JOHN STREET

NORTH EAST CORNER OF LESLIE STREET & JOHN STREET

FILE No: ZA. 06121015 (SB)



DEVELOPMENT SERVICES COMMISSION



SUBJECT PROPERTY

DATE: 210906

DRAWN BY: CPW CHECKED BY: SB SCALE 1:

FIGURE No.2

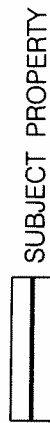


AIR PHOTO (2005)

APPLICANT: ROYAL DAVID REALTY INC.
 2300 JOHN STREET
 NORTH EAST CORNER OF LESLIE STREET & JOHN STREET
 FILE No: ZA. 06121015 (SB)



DEVELOPMENT SERVICES COMMISSION



SUBJECT PROPERTY

DATE: 21/09/06

DRAWN BY: CPW CHECKED BY: SB SCALE 1:

FIGURE No.3

THE CORPORATION OF THE TOWN OF MARKHAM

BY-LAW NO. 256-81

A by-law to amend By-laws 2571 and 2325-68,
as amended.

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

1. THAT By-law 2325-68, as amended, as it applies to lands shown on Schedule 'A' of this by-law, is hereby repealed.
2. THAT By-law 2571, as amended, be and the same is hereby further amended by expanding the designated area thereof to include the lands shown on Schedule 'A' attached hereto.
3. THAT the lands shown on Schedule 'A' attached hereto be designated Local Community Commercial (LCC).
4. The following provisions shall apply to the LOCAL COMMUNITY COMMERCIAL ZONE in the area shown on Schedule 'A':
 - (a) DEFINITIONS

CONVENIENCE FOOD STORE means any building or part thereof primarily engaged in the sale of food, including groceries, produce and fresh meat, cooked meats, candy, confectionary, sundry commodities and toiletries, milk and dairy products, and, as accessory thereto, magazines, newspapers and books, but not including a VARIETY STORE.

RESTAURANT means an establishment for the preparation and sale of meals served by a restaurant employee to a table located in an area inside or outside the building where the food is prepared and, as an accessory use thereto, such establishment may offer a take-out service. Such establishment may include a licensed dining lounge.

RESTAURANT, FAST FOOD means an establishment for the preparation and sale of meals for consumption both inside and outside the building(s) on the premises and as accessory thereto may offer drive-in, take-out, or packaged fast food service.

RESTAURANT, TAKE-OUT means an establishment where food and beverage are prepared and sold, primarily for delivery to or pick-up by customers for consumption off the premises.

SHOPPING CENTRE means a group of retail commercial uses, which have been designed, developed and managed as a unit.

THIS IS AN EXTRACT OF BY-LAW
No. 2571, as amended TO
ENSURE ACCURATE INTERPRETATION,
REFERENCE SHOULD BE MADE IN
CONTEXT WITH THE ENTIRE BY-LAW.

VARIETY STORE means any building or part thereof engaged in the sale of a variety of items, including but not limited to, toiletries, linens and domestics, smallwares and notions, china and glassware, small items of home furniture, toys and games, small hardware items, stationery, books, magazines, and tobacco and smokers' supplies, but not including a CONVENIENCE FOOD STORE, a hardware store, a drug store, a card and gift store, a book store, a shoe store, or a clothing store.

All other definitions in Section 2 of By-law 2571, as amended, not inconsistent with those listed above, shall continue to apply.

(b) ZONE AND SYMBOL

The zone is referred to by name and symbol as follows:

LOCAL COMMUNITY COMMERCIAL (LCC) ZONE.

(c) PERMITTED USES

The land shown on Schedule 'A' shall not be used for any purpose other than a SHOPPING CENTRE, containing any of the following:

hardware store
drug store
card and gift store
book store
florist
shoe store
beauty salon
barber shop
dry cleaners
photo shop
RESTAURANT
FAST FOOD RESTAURANT
bank or trust company
business and professional offices
CONVENIENCE FOOD STORE, with a gross floor area not greater than 500 m²
delicatessen
retail specialty food stores
private health club
clothing store
retail sales and service of home entertainment goods (T.V. and stereo)

(d) PROHIBITED USES

amusement centre
bowling alley
billiard hall
automobile and motorcycle sales and/or repair
boat and snowmobile sales and/or repair
pet store
day care centre
cinema
beer store
liquor store
TAKE-OUT RESTAURANT
tavern
VARIETY STORE

THIS IS AN EXTRACT OF BY-LAW
No. 2571, as amended, TO
ENSURE ACCURATE INTERPRETATION.
REFERENCE SHOULD BE MADE IN
CONTEXT WITH THE ENTIRE BY-LAW.

(e) ZONE REQUIREMENTS

In the (LCC) Local Community Commercial zone shown on Schedule 'A' attached hereto, the following requirements apply:


- (i) MINIMUM LOT FRONTAGE - 60 m
- (ii) MINIMUM LOT AREA - 1 ha
- (iii) MINIMUM YARDS
 - FRONT - 36 m from the centre line of John Street
 - SIDE - 6 m
 - REAR - 12 m
- (iv) MAXIMUM HEIGHT - one storey
- (v) PARKING - one space per 18.5 m² gross floor area.
- (vi) The minimum setback of any FAST FOOD RESTAURANT shall be 75 metres from John Street.
- (vii) The minimum setback of any CONVENIENCE FOOD STORE shall be 50 metres from John Street.
- (viii) LANDSCAPING - A minimum 6 m landscaping strip abutting John Street and Don Mills Road.
 - A minimum 3 m landscaping strip abutting all other property lines.

5. THAT all other provisions of By-law 2571, as amended, not inconsistent with the provisions of this by-law shall continue to apply.

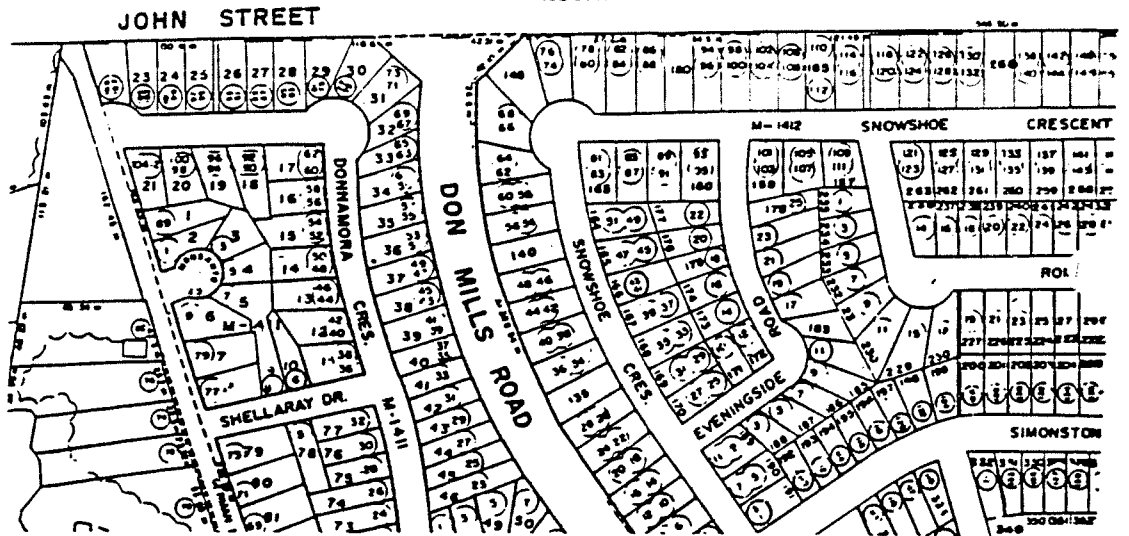
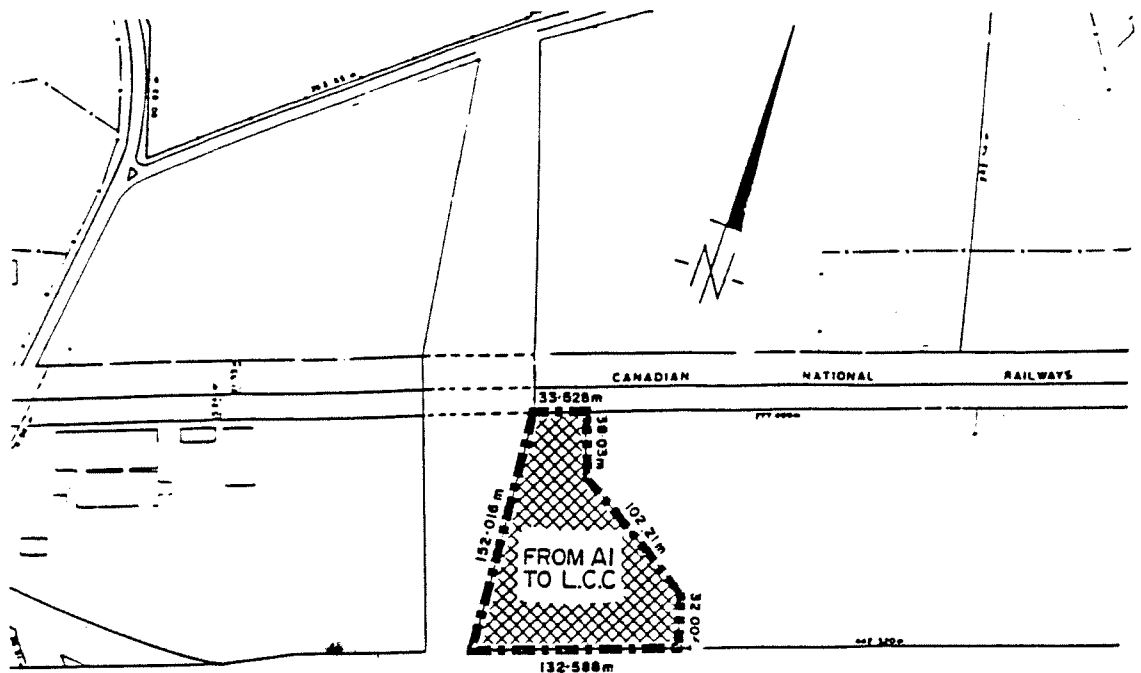
READ a first and second time this 22nd day of July, 1981

READ a third time and passed this 22nd day of July, 1981

THIS IS AN EXTRACT OF BY-LAW
No. 2571, as amended TO
ENSURE ACCURATE INTERPRETATION.
REFERENCE SHOULD BE MADE IN
CONTEXT WITH THE ENTIRE BY-LAW.


Mayor


Clerk



THIS IS AN EXTRACT OF BY-LAW
No. 2571 as amended TO
ENSURE ACCURATE INTERPRETATION.
REFERENCE SHOULD BE MADE IN
CONTEXT WITH THE ENTIRE BY-LAW.

TOWN OF MARKHAM

A BY-LAW TO AMEND BY-LAW NO. 2325-68 and
BY-LAW 2571



AREA COVERED BY THIS BY-LAW

L.C.C. - LOCAL COMMUNITY COMMERCIAL

THIS IS SCHEDULE 'A' TO BY LAW
PASSED THE 2ND DAY OF July 1981.

William Brown
MAYOR
Barry F. ...
CLERK

NOTE 1) DIMENSIONS IN METRES

2) FOR ACCURACY,
REFERENCE SHOULD BE MADE
TO THE ORIGINAL BY-LAW LOGGED
IN THE OFFICE OF THE CLERK

DATE 81/07/07

Appendix 'B'
Definitions of "*Personal service shop*" and "*Retail store*"
from By-law 177-96, as amended

"Personal service shop" means a premises in which services involving the care of persons or their apparel are offered and includes a barber shop, a hair dressing shop, a beauty shop, a shoe repair establishment, a dry cleaning depot, a dry cleaning establishment or similar service establishments.

"Retail store" means a premises in which goods, wares, merchandise, substances, articles or things are displayed, rented or sold directly to the general public.