

"AMEND 2003-263"

BY-LAW  
177-96

MJC\*187

BY-LAW

88-76

M.I.

HIGHWAY 48

BLOCK 11 (OLD RESERVE)  
REG. PLAN 65M-2505

BLOCK 12 (OLD RESERVE)

REG. PLAN 65M-2505

"AMEND 74-86"

"AMEND 2001-93"

MI

BLOCK 7

BLOCK 6

ANDERSON AVENUE  
REG. PLAN 65M-2505

"AMEND 184-94"

AMEND 19-89

BLOCK D

AMEND 295-90

AMEND 83-89

BLOCK C

BLOCK P (RES.)

BLOCK F

BLOCK G

## AREA CONTEXT /ZONING

APPLICANT: BRUCE N. HUNTLEY CONTRACTING  
HIGHWAY 48 & ANDERSON AVENUE

FILE No: ZA. 05006325 (GD)

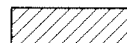


DEVELOPMENT SERVICES COMMISSION

DWN BY: CPW

CHK BY: GD

SCALE 1:



SUBJECT LANDS

DATE: 220305

FIGURE No.2

ZA05006325.DGN 02/06/2006 3:23:03 PM



# AIR PHOTO (2005)

APPLICANT: BRUCE N. HUNTLEY CONTRACTING  
HIGHWAY 48 & ANDERSON AVENUE

FILE No: ZA. 05006325 (GD)

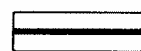


DEVELOPMENT SERVICES COMMISSION

DWN BY: CPW

CHK BY: GD

SCALE 1:

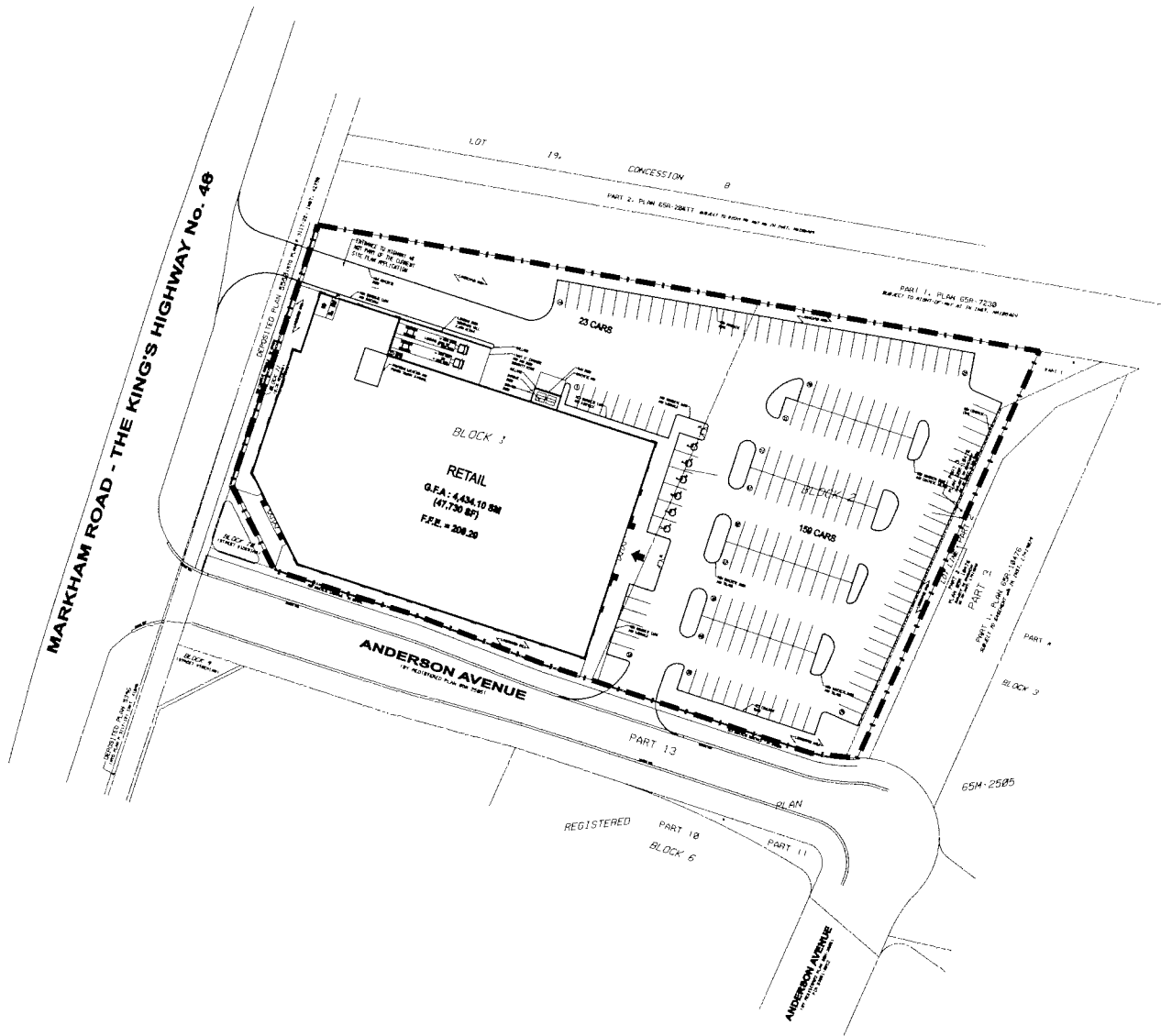


SUBJECT LANDS

DATE: 22/03/05

FIGURE No.3

MARKHAM ROAD - THE KING'S HIGHWAY No. 48



# SITE PLAN

APPLICANT: CEDARDALE CASTLEMORE INC.  
9809 HWY 48

FILE No: ZA05006325;SC05027464(GD)

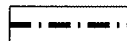


DEVELOPMENT SERVICES COMMISSION

DWN BY: DD

CHK BY: GD

SCALE 1:

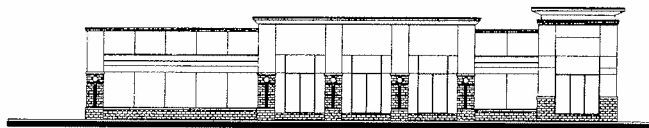


SUBJECT LANDS

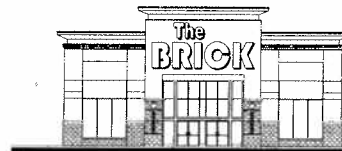
DATE: 060206

FIGURE No.4

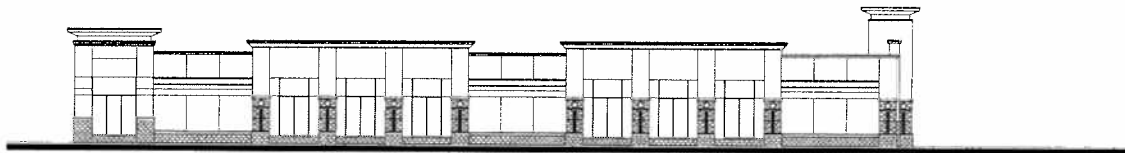




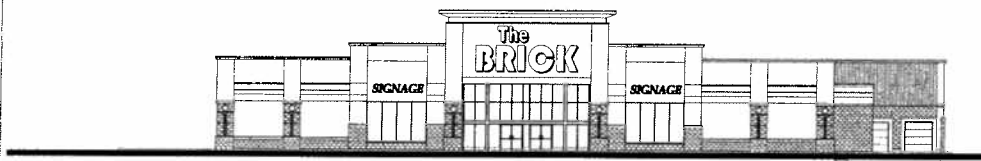
MARKHAM ROAD - WEST ELEVATION  
SCALE: 1" = 10'



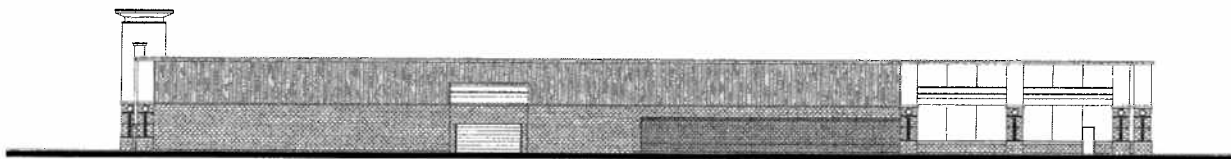
SOUTH - WEST CORNER ELEVATION  
SCALE: 1" = 10'



ANDERSON AVENUE - SOUTH ELEVATION  
SCALE: 1" = 10'



EAST ELEVATION  
SCALE: 1" = 10'



NORTH ELEVATION  
SCALE: 1" = 10'

# ELEVATIONS

APPLICANT: CEDARDALE CASTLEMORE INC.  
9809 HWY 48

FILE No: ZA05006325;SC05027464(GD)

DATE: 06/02/06



DEVELOPMENT SERVICES COMMISSION

DWN BY: DD

CHK BY: GD

SCALE 1:

FIGURE No.5

ZA05006325.DGN 05/06/2006 9:51:42 AM

## **APPENDIX A**

1. That final site plan, building elevation and landscape drawings be submitted to the satisfaction of the Director of Planning and Urban Design, including:
  - a. any revisions required to implement the recommendations of the required stormwater management report, traffic impact study, internal functional traffic study and urban design study;
2. That all remedial works, as identified by the Toronto & Region Conservation Authority that are required between the subject lands and the G.E. lands to the east be completed prior to the issuance of building permits;
3. That the Owner convey to the Town the required land to accommodate the widening of Anderson Avenue on the south side of Anderson Avenue and Highway 48, prior to site plan approval, to the satisfaction of the Director of Planning and Urban Design;
4. That a Landscape and Tree Preservation Plan, prepared by a Landscape Architect having O.A.L.A. membership, be submitted to the satisfaction of the Director of Planning and Urban Design;
5. That the Owner enter into a site plan agreement with the Town containing all the standard and special provisions and requirements of the Town and public agencies including the Toronto & Region Conservation Authority;
6. And that a site plan agreement be executed prior to final site plan approval;
7. And further that this endorsement shall lapse and final approval will not be issued, after a period of three years commencing June 20, 2006 in the event a site plan agreement is not executed within that period.

## **APPENDIX B**

### **EXPLANATORY NOTE**

#### **BY-LAW NO.**

A by-law to amend By-law 88-76, as amended

Blocks 1&2 Registered Plan 65M-2505

#### **LANDS AFFECTED**

This by-law applies to two properties located at the northeast corner of Highway 48 and Anderson Avenue. Block 1 has an area of 0.80 ha (1.98 acres), and Block 2 has an area of 0.61 ha (1.51 acres).

#### **EXISTING ZONING**

The lands subject to this By-law are presently zoned Select Industrial and Warehousing (M.I.)

#### **PURPOSE AND EFFECT**

The purpose and effect of this by-law is to delete the lands from By-law 88-76, as amended, so that it may be incorporated into By-law 177-96, as amended to allow for a commercial development on Blocks 1&2 Registered Plan 65M-2505.

A by-law to amend By-law 88-76, as amended

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

1. That By-law 88-76, as amended, be and the same is hereby amended by deleting the lands outlined on Schedule 'A' attached hereto from the designated area of By-law 88-76, as amended.
2. This by-law shall not come into force until By-law **XXXXXX** , amending By-law 177-96, as amended, comes into force and the subject lands of this by-law become incorporated into the designated area of By-law 177-96, as amended.

READ A FIRST, SECOND, AND THIRD TIME AND PASSED THIS       <sup>TH</sup> DAY OF  
, 2006.

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SHEILA BIRRELL, TOWN CLERK

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DON COUSENS, MAYOR





## EXPLANATORY NOTE

### BY-LAW NO.

A by-law to amend By-law 177-96, as amended  
Blocks 1&2 Registered Plan 65M-2505

### LANDS AFFECTED

This by-law applies to two properties located at the northeast corner of Highway 48 and Anderson Avenue. Block 1 has an area of 0.80 ha (1.98 acres), and Block 2 has an area of 0.61 ha (1.51 acres).

### EXISTING ZONING

Both properties are presently zoned Select Industrial and Warehousing (M.I.) under By-law 88-76, as amended.

### PURPOSE AND EFFECT

The purpose of this By-law is to:

1. incorporate Blocks 1&2 Registered Plan 65M-2505 into By-law 177-96, as amended;
2. zone both properties to Major Commercial Area under By-law 177-96 as amended;

The effect will be to allow Major Commercial uses on the subject lands.

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

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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 a) By expanding the designated area of By-law 177-96 to include those lands comprising Blocks 1&2 Registered Plan 65M-2505, shown on Schedule 'A' attached hereto.
  - b) By zoning the lands:

Major Commercial Area \*303 [MJC \*303]
  - 1.2 By adding the following new subsections to Section 7 – EXCEPTIONS, to By-law 177-96:

“7.303 Blocks 1&2 Registered Plan 65M-2505 – northeast corner of Highway 48 & Anderson Avenue.

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the lands denoted by the symbol \*303 on the schedules to this by-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.

**7.303.1 Additional Permitted Uses**

The following additional uses are permitted:

- a) *Apartment Dwellings*
- b) *Multiple Dwellings*

**7.303.2 Zone Standards**

The following specific zone standards apply:

- a) Minimum *Lot Area* – 1.4 ha;
- b) Minimum *Lot Frontage* – 75.0 m.
- c) Minimum required *front yard* – 3.0 m;
- d) Maximum required *front yard* for buildings abutting Highway 48, – 5.5 m;
- e) Minimum required *exterior side yard* – 1.5 m;

- f) Maximum required *exterior side yard* – 4.5 m;
- g) Minimum width of *landscaping* adjacent to the *front* and *exterior side lot lines* – 3.0 m, except that any part of the *main wall* may encroach up to 1.5 m into the required *landscaping*;

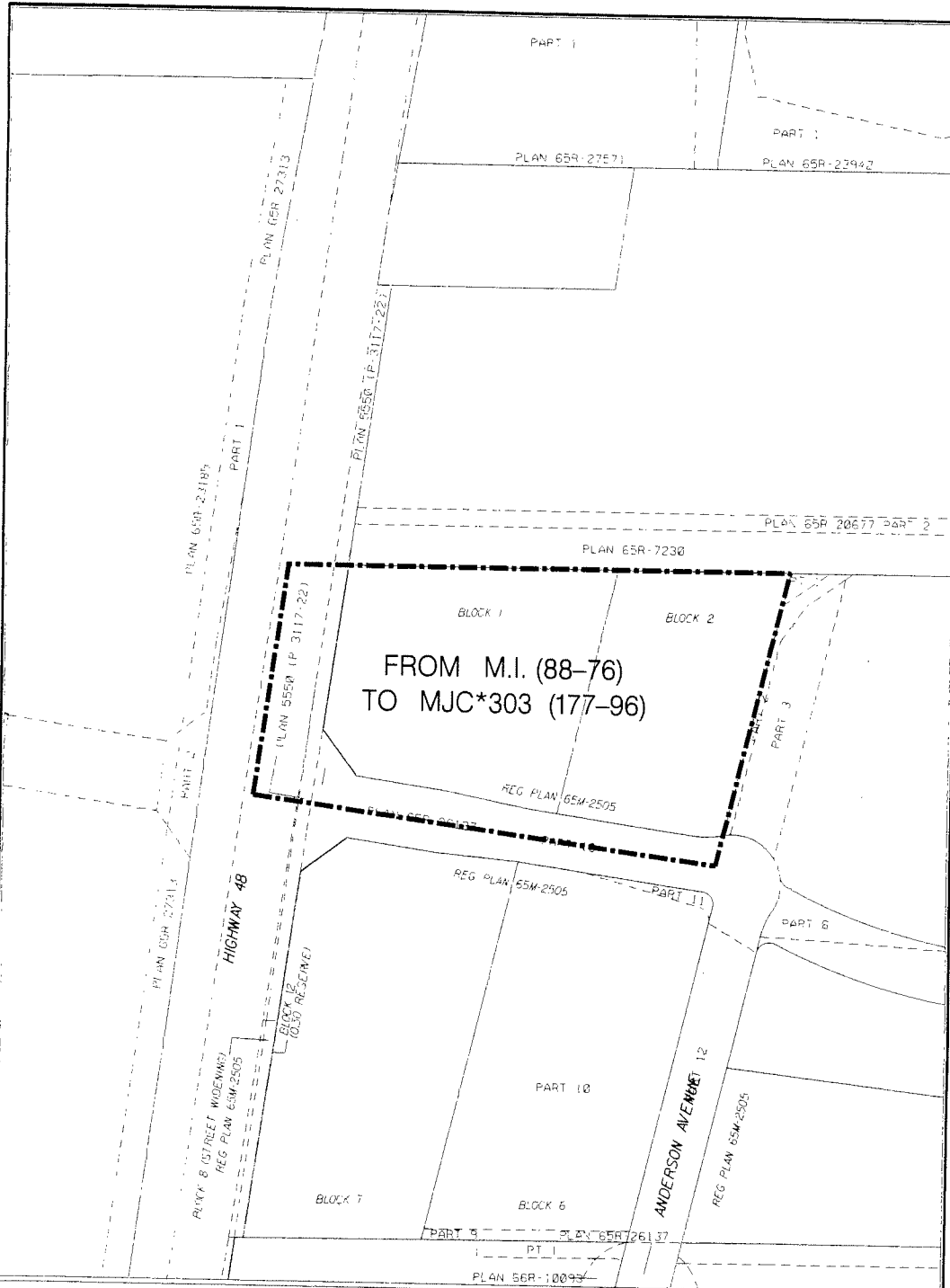
#### **7.303.2 Special Site Provisions**

- a) Maximum required *front yard* provisions shall not apply to the daylighting triangle.”
2. This By-law shall not come into force and effect until By-law No. XXXXX amending By-law 88-76, as amended, comes into force and effect, and the subject lands of this By-law become incorporated into the designated area of By-law 177-96, as amended.
3. All other provisions of By-law 177-96, 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       <sup>TH</sup> DAY OF  
, 2006.

\_\_\_\_\_  
SHEILA BIRRELL, TOWN CLERK

\_\_\_\_\_  
DON COUSENS, MAYOR



DEVELOPMENT SERVICES COMMISSION

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

BOUNDARY OF AREA COVERED BY THIS BY-LAW

☐ MJC MAJOR COMMERCIAL ZONE ☐ M.I. SELECT INDUSTRIAL AND WAREHOUSING  
☐ \*No. EXCEPTION SECTION NUMBER

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

..... 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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## APPENDIX C

A by-law to deem certain lands not to be a  
registered plan of subdivision for the purposes of  
subsection 50(3) of the *Planning Act*  
(Cederdale Castlemore Inc.)

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WHEREAS subsection 50(4) of the Planning Act permits a local municipality to designate any plan of subdivision, or part thereof, that has been registered for eight years or more, and deem it not to be a registered plan of subdivision for the purpose of subsection 50(3) of the Planning Act;

AND WHEREAS Blocks 1 and 2, Registered Plan 65M-2505, Town of Markham, Regional Municipality of York are within a plan of subdivision registered for more than eight years;

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

That the following lands are designated and deemed not to be a registered plan of subdivision for the purpose of Subsection 50(3) of the Planning Act:

Blocks 1 and 2, Registered Plan 65M-2505, Town of Markham, Regional Municipality of York

READ A FIRST, SECOND, AND THRID TIME AND PASSED THIS \_\_\_<sup>TH</sup> DAY OF \_\_\_\_\_, 2006.

\_\_\_\_\_  
SHEILA BIRRELL, TOWN CLERK

\_\_\_\_\_  
DON COUSENS, MAYOR