

## EXPLANATORY NOTE

### **BY-LAW NO. 2011-54**

A by-law to amend By-law 108-81, as amended

KENNISON PROPERTIES INC.  
PART OF LOT 6, CONCESSION 5

This zoning by-law amendment applies to a 0.4 hectare property on the west side of Kennedy Road, north of 14th Avenue.

Portions of the property were deleted from the designated area of By-law 193-81, by amending By-law No. 2011-53.

The purpose of this zoning by-law amendment is as follows:

- to incorporate those portions of the property which were deleted from the designated area of By-law 193-81 into the designated area of By-law 108-81, and zone them “Business Corridor” (B.C.).
- to amend the building height, setback and other development standards of By-law 108-81 to permit the proposed development.

The owner proposes to develop the subject property with a 4-storey office building with a restaurant in a portion of the ground floor level.

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

1. By-law 108-81, as amended, is hereby further amended as follows:
  - 1.1 By expanding the designated area of By-law 108-81, as amended, to include the lands outlined on Schedule 'A' attached hereto.
  - 1.2 By zoning the lands:  
  
Business Corridor (B.C.)
  - 1.3 By adding to **Section 8 - Exceptions** the following new subsection:

**"8.96 Kennison Property Inc.  
West side of Kennedy Road, north of 14<sup>th</sup> Avenue  
Office Building**

Notwithstanding any other provisions of By-law 108-81, as amended, the following provisions shall apply to the lands on the west side of Kennedy Road, north of 14<sup>th</sup> Avenue, as outlined on Schedule 'A' to By-law No. 2011-54:

**8.96.1 Only Uses Permitted**

The following are the only uses permitted:

- a) Offices
- b) Clinics
- c) RESTAURANTS, FAST-FOOD  
RESTAURANTS and TAKE-OUT  
RESTAURANTS

**8.96.2 Zone standards**

The following specific zone standards shall apply:

- a) MINIMUM LOT AREA - 0.3 hectares
- b) Minimum YARD adjoining the STREET or provincial highway - 0 metres
- c) Maximum FLOOR AREA RATIO - 90 %
- d) Maximum HEIGHT of BUILDING or STRUCTURE - 20 metres

**8.96.3 Special Site Provisions**

The following additional provisions apply:

- a) Maximum GROSS LEASABLE FLOOR AREA of RESTAURANT(S), FAST-FOOD RESTAURANT(S) or TAKE-OUT RESTAURANT(S) - 200 square metres.
- b) The provisions with respect to landscaping shall not apply.

- 2. All other provisions of By-law 108-81, as amended, not inconsistent with the provisions of this by-law shall continue to apply.

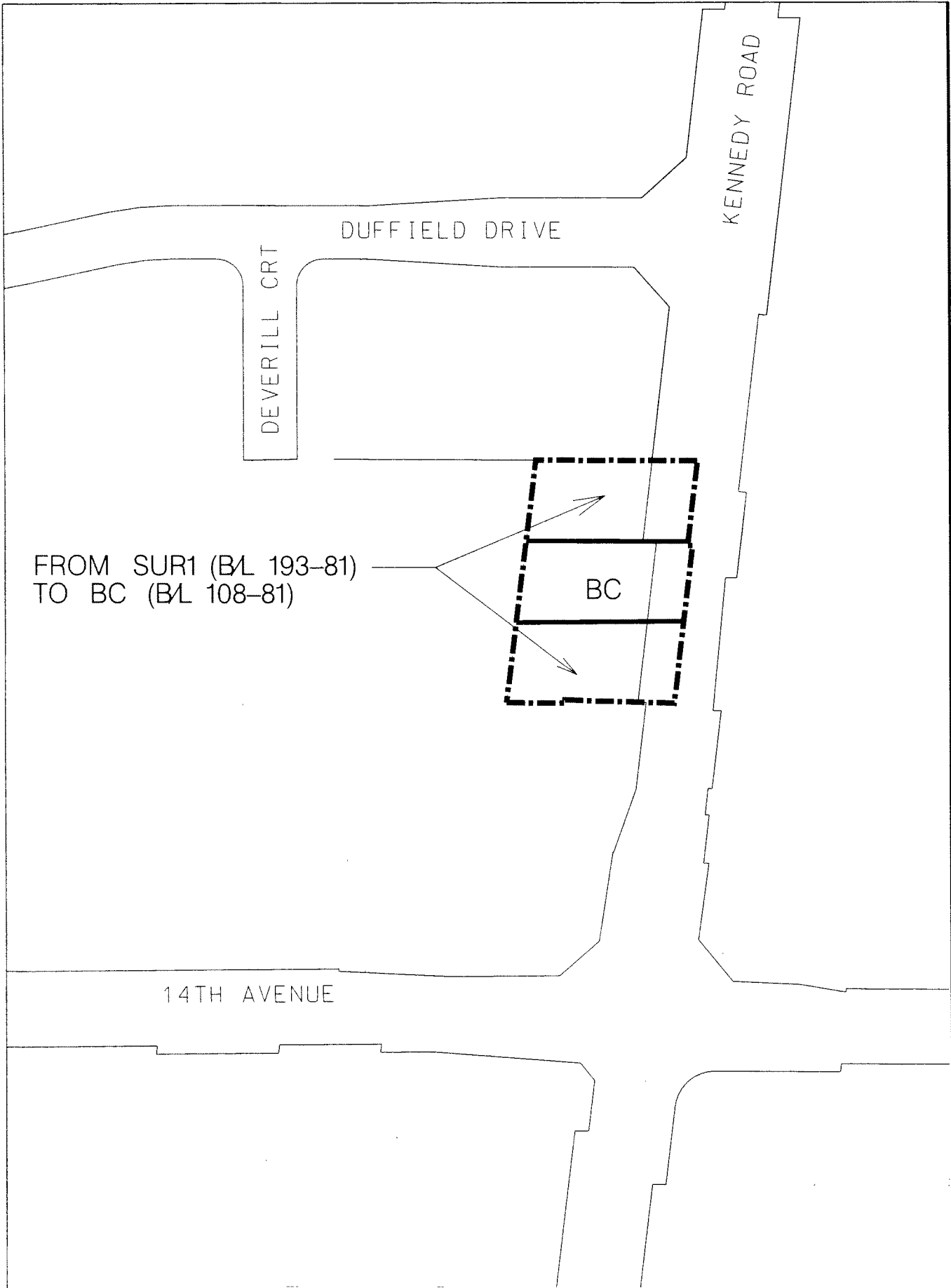
READ A FIRST, SECOND, AND THIRD TIME AND PASSED THIS  
8<sup>TH</sup> DAY OF FEBRUARY, 2011.



KIMBERLEY KITTERINGHAM  
TOWN CLERK



FRANK SCARPITTI  
MAYOR



DEVELOPMENT SERVICES COMMISSION

## A BY-LAW TO AMEND BY-LAW 108-81



BOUNDARY OF AREA COVERED BY THIS BY-LAW  
ZONE BOUNDARY

BC BUSINESS CORRIDOR

SUR1 SUBURBAN RESIDENTIAL FIRST DENSITY

THIS IS SCHEDULE 'A' TO BY-LAW 2011-54  
PASSED THIS 8<sup>TH</sup> DAY FEB, 2011

*Paul Reynolds*  
MAYOR

*[Signature]*  
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: 2000