

BY-LAW 2011-5

EXPLANATORY NOTE

A By-law to amend By-law 83-73, as amended

Cesaroni Holdings Limited
10757, 10759 and 10761 Woodbine Avenue

LANDS AFFECTED

The By-law applies to lands located on the east side of Woodbine Avenue and north of Elgin Mills municipally known as 10757, 10759 and 10761 Woodbine Avenue in the Town of Markham.

EXISTING ZONING

The lands subject to this By-law are presently zoned Single Family Rural Residential (RRH) by By-law 83-73, as amended.

PURPOSE AND EFFECT

The purpose and effect of this By-law is to rezone the subject site to the General Commercial (C1) zone to permit a small scale commercial/office building, consisting of a new two storey commercial addition for business and professional office uses and includes restoration and re-use of the existing residential dwelling. A site specific exception also forms part of the proposed Zoning By-law amendment relating to the General Commercial (C1) performance standards. The site specific exception would reduce the minimum front yard setback, reduce the minimum side yard setbacks, and reduce the minimum lot area within the General Commercial (C1) zone performance standards to meet the existing conditions on site with the existing heritage dwelling.

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*A By-law to amend By-law 83-73, as amended
To rezone the lands at 10757, 10759 and 10761 Woodbine Avenue to permit a small scale
commercial and office development*

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

1. That By-law 83-73, as amended is hereby further amended as it applies to the lands outlined on Schedule 'A' attached hereto as follows:
 - 1.1 By re-zoning the lands from Single Family Rural Residential (RRH) to General Commercial (C1).
2. Notwithstanding any other provision of By-law 83-73, as amended, the provisions in this Section shall apply to only those lands denoted on Schedule 'A' attached hereto. All other provisions of this By-law unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

2.1 Only Uses Permitted

The following uses are the only uses permitted:

- a) Bake Shops
- b) Business and Professional Offices
- c) Medical Offices
- d) Personal Service Shops
- e) Repair Shops
- f) Retail Stores
- g) Institutional Uses
- h) Convenience Retail Store

2.2 Zone Standards

The following specific zone standards apply:

- | | |
|--|---------------------|
| a) Minimum Front Yard Setback | 1.65 metres |
| b) Minimum Side Yard Setback (north) | 0.75 metres |
| c) Minimum Side Yard Setback (south) | 6.0 metres |
| d) Minimum Lot Area | 2,300 square metres |
| e) Minimum Front Yard Landscape Buffer | 1.65 metres |
| f) Minimum Landscape Buffer (north) | 0.75 metres |

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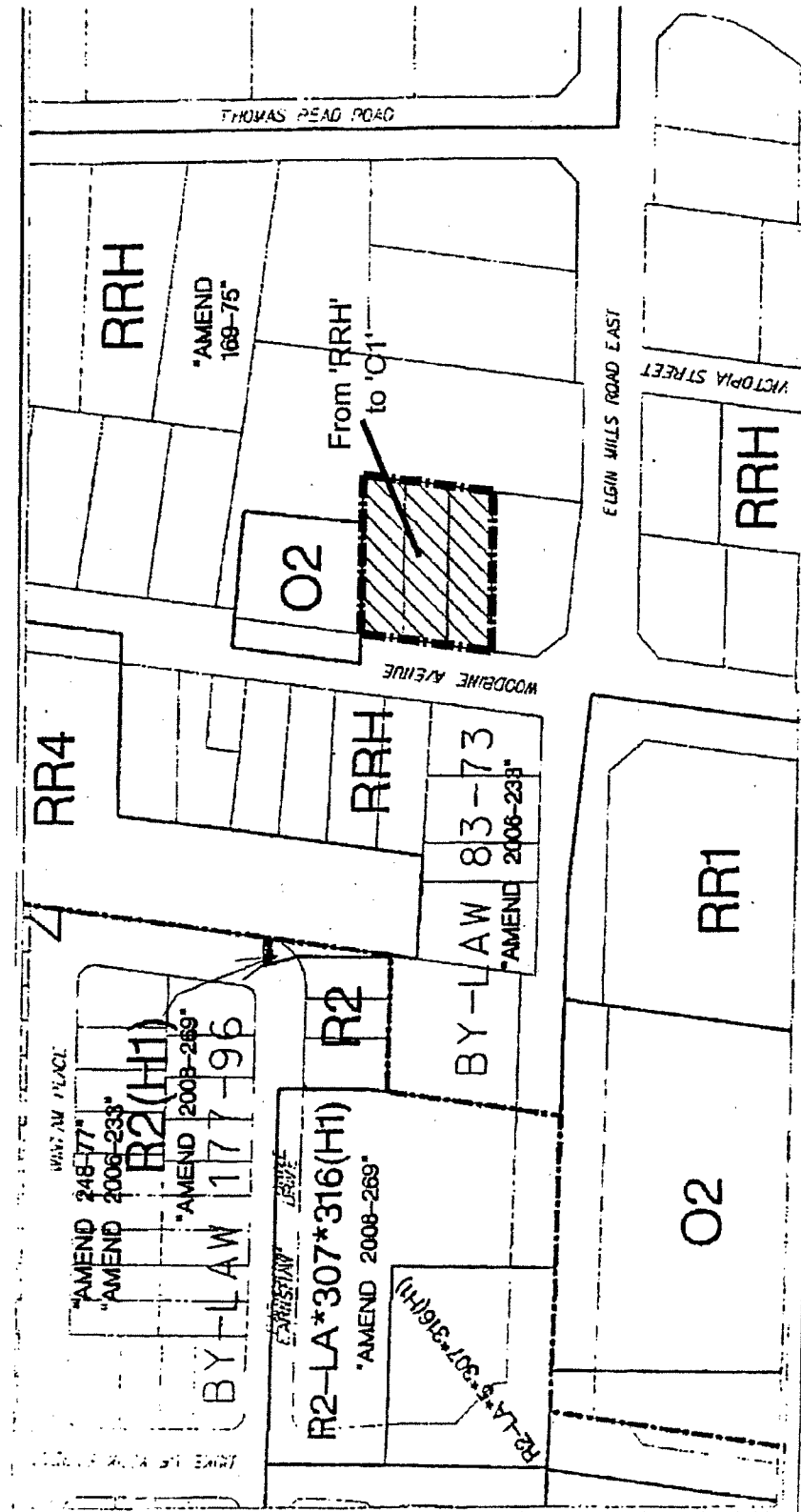
2.3 Special Site Provisions

The following additional provisions apply:

- a) Maximum gross floor area for Bake Shops, Personal Service Shops, Repair Shops, Retail Stores and Institutional Uses – 300 square metres
 - b) Maximum gross floor area for Medical Offices – 300 square metres per office
3. All other provisions of By-law 83-73, as amended, not inconsistent with the provisions of this by-law shall continue to apply.

APPROVED BY ONTARIO MUNICIPAL BOARD ON OCTOBER 25, 2010.

Schedule 'A'



DEVELOPMENT SERVICES COMMISSION

A BY-LAW TO AMEND BY-LAW 83-73

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