

EXPLANATORY NOTE

BY-LAW NO. 2010-199

A By-law to amend By-law 108-81, as amended.
Sunrise Montessori School
180 Amber Street
Markham, ON

LANDS AFFECTED

This By-law applies to the lands (as outlined in Schedule A of this By-law), municipally known as 180 Amber Street, located on the north side of Amber Street, west of Warden Avenue, south of 14th Avenue and north of Denison Street.

EXISTING ZONING

The subject lands are zoned Select Industrial (Hold) [M (H)] under By-law 108-81, as amended.

PURPOSE OF THE BY-LAW

The purpose of this zoning by-law amendment is to remove the Holding (H) provision from the zoning of the subject lands to permit a private school and daycare.

EFFECT OF THE BY-LAW

The Zoning By-law for the subject lands includes a holding provision to ensure the following:

- site plan approval and execution of a site plan agreement with the Town
- submission of traffic, noise and functional servicing studies for review and approval by staff, to the satisfaction of the Director of Engineering;
- submission of an air quality assessment examining air quality levels in the building and general vicinity (including air quality sampling and submission of sampling to an accredited laboratory), consistent with any applicable Ministry of the Environment guidelines/requirements, Ontario Ambient Air Quality Criteria, ASHRAE and/or Health Canada guidelines/requirements, for staff review and approval, to the satisfaction of the Town; and,
- submission of a study addressing the potential impact of the proposed use on the ability of nearby industrial businesses to obtain certificates of approval from the Ministry of the Environment, for staff review and approval, to the satisfaction of the Town.

These conditions have been met to the satisfaction of the Town.

The removal of the holding provision from the zoning by-law will permit the operation of a private school and daycare within the existing building at the subject property.



BY-LAW 2010-199

A by-law to amend By-law 108-81, as amended
(To remove the Holding (H) zoning provision)

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 zoning the lands:

Select Industrial (Hold)[M (H)] to
Select Industrial (M)

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

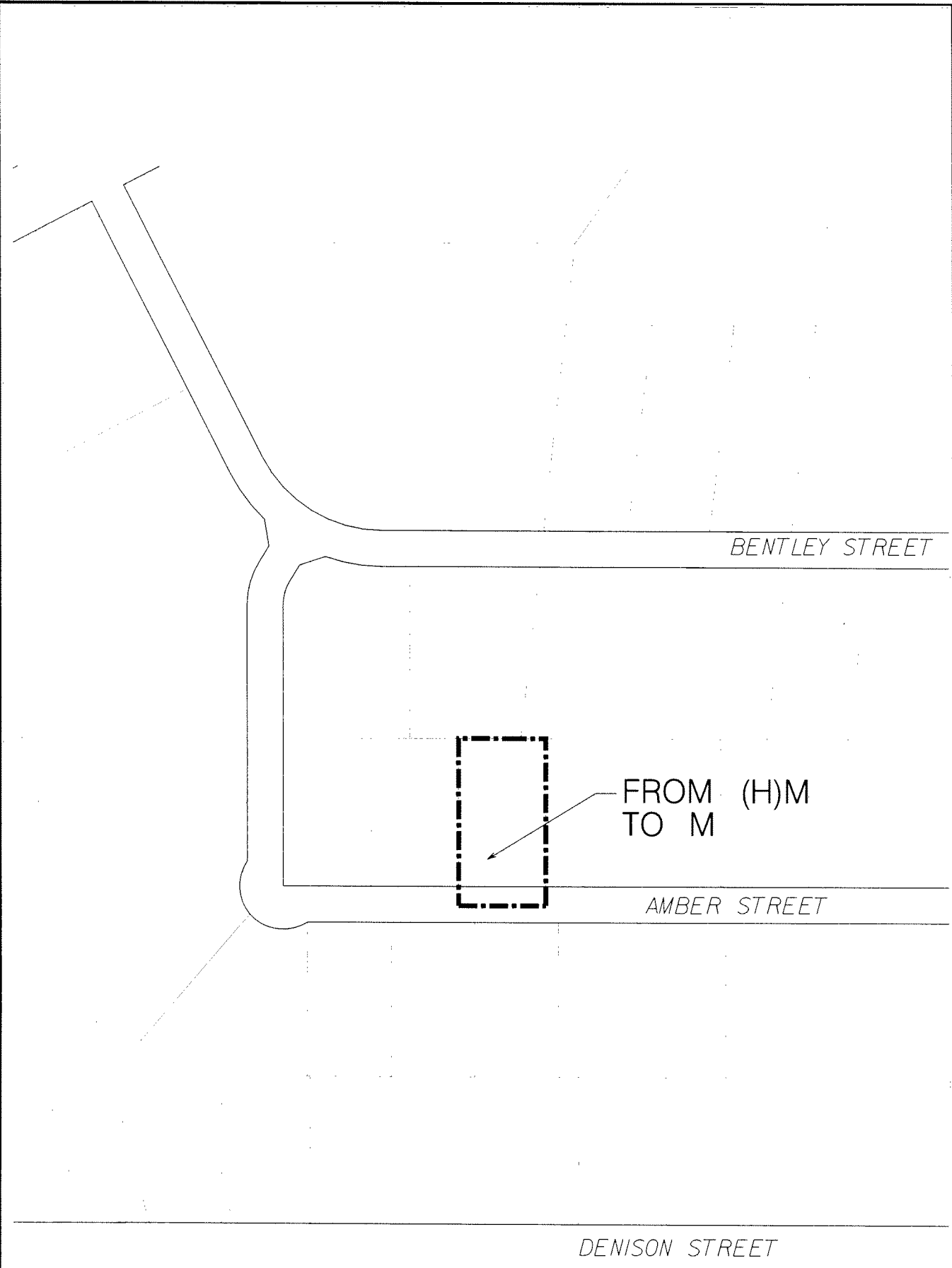
READ A FIRST, SECOND, AND THIRD TIME AND PASSED THIS
24TH DAY OF NOVEMBER, 2010.



ANDREW BROUWER
DEPUTY 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

M SELECT INDUSTRIAL

(H) HOLDING PROVISION

THIS IS SCHEDULE 'A' TO BY-LAW 2010-199
PASSED THIS 24TH DAY Nov., 2010

NOTE: 1) DIMENSIONS ARE IN METRES
2) REFERENCE SHOULD BE MADE TO
THE ORIGINAL BY-LAW LODGED IN
THE OFFICE OF THE CLERK

Paul Scarpitta MAYOR
Jack Brown DEPUTY CLERK

SCALE 1: 3000