

EXPLANATORY NOTE

By-law 2010-182

A By-law to amend By-law 90-81

1756845 Ontario Inc.
7475 McCowan Road and 52 Walford Road
Armada Community

LANDS AFFECTED

The proposed rezoning applies to two properties totalling 0.27 hectare (0. acre) at the northeast corner of McCowan Road and Denison Street, municipally addressed as 7475 McCowan Road and 52 Walford Road.

EXISTING ZONING

The lands are currently zoned Third Density (Special) – Single-Detached Residential (R3[S]) and Ninth Density – Single-Detached Residential (R9) under By-law 90-81, as amended.

PURPOSE AND EFFECT OF THE BY-LAW

The purpose and effect of this By-law is to permit business office and medical clinic with ancillary pharmacy and laboratory to be contained within the dwelling existing on site.



BY-LAW 2010-182

A by-law to amend Zoning By-law 90-81, as amended

(To permit to permit business office and medical clinic with ancillary pharmacy and laboratory on lands at the northeast corner of McCowan Road and Denison Street, municipally addressed at 7475 McCowan Road and 52 Walford Road)

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

1. By-law 90-81, as amended, be and the same is hereby further amended as follows:

1.1. By rezoning the lands shown on Schedule 'A' attached hereto, from Ninth Density – Single Family Residential (R9) to Third Density (Special) – Single-Detached Residential (R3[S])

1.2. By addition to Section 7 – EXCEPTIONS, the following new subsection:

7.54 The following provisions shall apply to the lands located at the northeast corner of McCowan Road and Denison Street, zoned Third Density (Special) – Single-Detached Residential (R3[S]) as outlined 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.

Additional Permitted Uses

The following additional uses are permitted:

- a) BUSINESS OFFICES
- b) MEDICAL CLINIC with ancillary pharmacy and laboratory uses

Zone Standards

The following specific standards apply:

- a) Maximum GROSS FLOOR AREA – 810 m²
- b) Minimum LANDSCAPED OPEN SPACE:
 - i) abutting the FRONT LOT LINE – 2.2 metres
 - ii) abutting the INTERIOR SIDE LOT LINE – 3.0 metres
 - iii) abutting the EXTERIOR SIDE LOT LINE – 5.1 metres


Special Site Provisions

The following additional provisions apply:

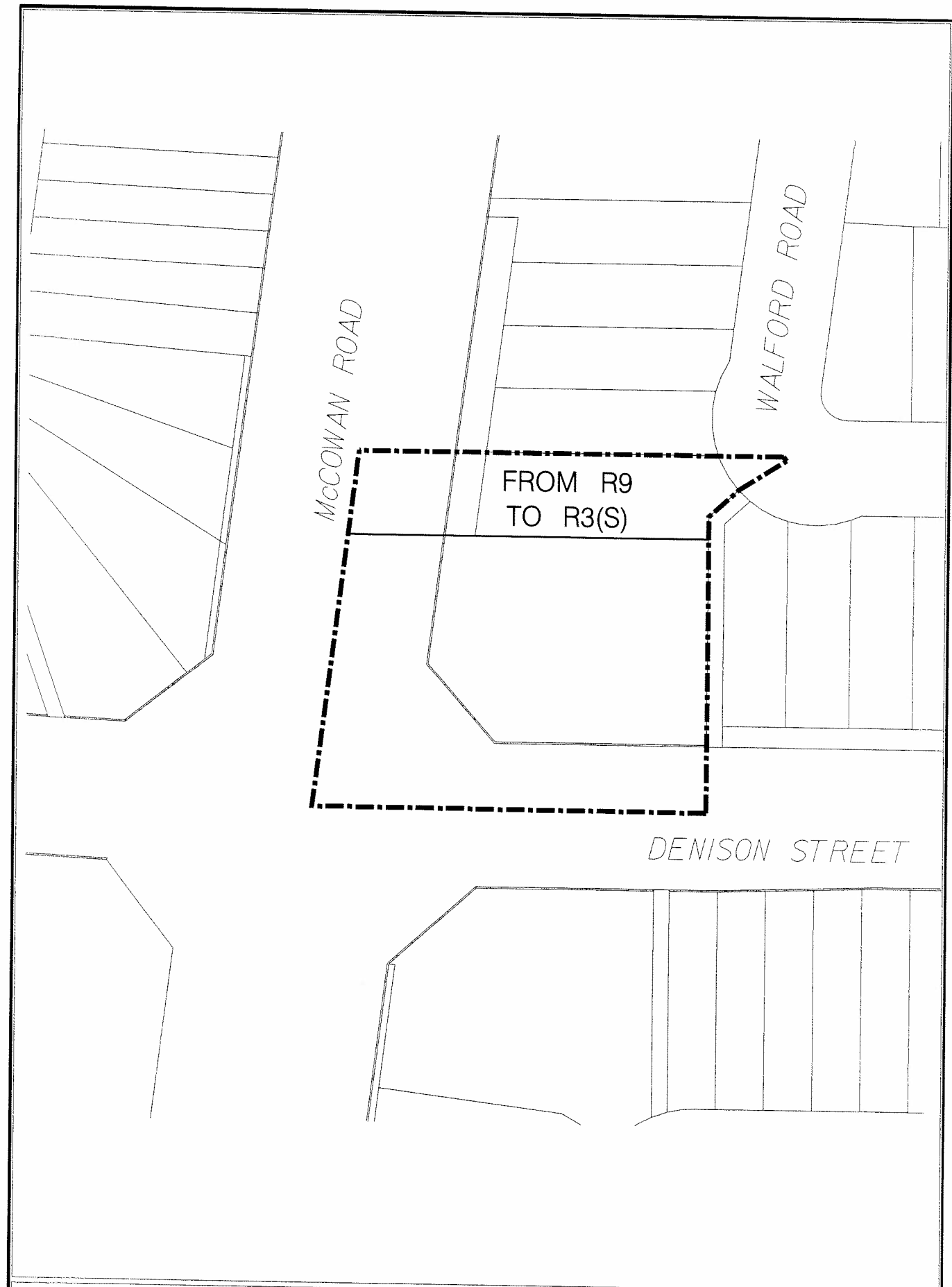
- a) GROSS FLOOR AREA for ancillary pharmacy uses may not exceed 70 m²
 - b) For the purposes of this By-law, the McCowan Road street line shall be deemed the FRONT LOT LINE
 - c) Parking spaces may encroach maximum of 2.1 metres into required landscape strip abutting the EXTERIOR LOT LINE
 - d) Six (6) tandem parking may be provided
 - e) The lands as outlined on Schedule 'A' attached hereto shall be considered as one lot for the purposes of this By-law
2. All other provisions of By-law 90-81, 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
21ST DAY OF SEPTEMBER, 2010.



KIMBERLEY KITTERINGHAM
TOWN CLERK

FRANK SCARPITTI
MAYOR



DEVELOPMENT SERVICES COMMISSION

A BY-LAW TO AMEND BY-LAW



BOUNDARY OF AREA COVERED BY THIS BY-LAW
ZONE BOUNDARY

R9

NINTH DENSITY- SINGLE DETACHED RESIDENTIAL

R3(S)

THIRD DENSITY(SPECIAL)

THIS IS SCHEDULE 'A' TO BY-LAW 2010-182
PASSED THIS 21ST DAY SEPT., 2010

John S. ... 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: