

EXPLANATORY NOTE

By-law 2010-33

A By-law to amend By-law 1229

Embee Properties Limited
8675 McCowan Road

LANDS AFFECTED

The proposed rezoning applies to lands municipally known as 8675 McCowan Road located on the east side of McCowan Road, south side of Bullock Drive.

EXISTING ZONING

The lands subject to this amendment are currently zoned Special Commercial One (SC1) under By-law 1229 as amended.

PURPOSE AND EFFECT OF THE BY-LAW

The purpose and effect of this By-law is to rezone the subject lands to Major Commercial (MJC) Zone to provide for an expanded range of commercial uses. The development standards for the lands would also be amended to recognize the existing site conditions.



BY-LAW 2010-33

A By-law to amend By-law 1229, as amended
(To expand the permitted commercial uses on the
property municipally known as 8675 McCowan Road)

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

1. That By-law 55-83 being a By-law to amend By-law 1229 is hereby repealed in its entirety as it relates to the lands outlined in Schedule 'A' attached hereto.
2. By-law 1229, as amended, be and the same is hereby further amended as follows:
 - 2.1 By zoning the lands within the designated area of this by-law as outlined in Schedule 'A' attached hereto as 'Major Commercial Zone' (MJC).
 - 2.2 By adding to Section 12 – EXCEPTIONS TO STANDARDS AND PERMITTED USES, the following new subsection:
 - 12.29 Notwithstanding any other provisions of By-law 1229, the following provisions shall apply to those lands subject to By-law 2010-33 as shown on Schedule 'A' attached thereto. All other provisions of By-law 1229, as amended, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.
 - 12.29.1 Additional Uses Permitted

In addition to the uses permitted in Section 7.3.1, the following uses shall also be permitted:

 - i) ART GALLERY, PUBLIC or PRIVATE
 - ii) BAKE SHOP
 - iii) CLUB, PRIVATE
 - iv) COMMUNITY CENTRES
 - v) CONVENIENCE RETAIL STORES
 - vi) HOME FURNISHING STORES
 - vii) LIBRARIES
 - viii) MEDICAL OFFICES
 - ix) municipal PARKING LOTS
 - x) MUSEUMS
 - xi) newspaper offices and printing establishments
 - xii) PARKING GARAGES
 - xiii) PLACES OF AMUSEMENT
 - xiv) SHOPPING CENTRES
 - xv) SUPERMARKETS
 - xvi) veterinary clinics

12.29.2 Zone Standards

Notwithstanding the provisions of Section 11.1, the following zone standards apply:

- a) Minimum LOT AREA – 0.4 ha
- b) Minimum LOT FRONTAGE – 50 metres
- c) Maximum exterior SIDE YARD setback shall not apply.


12.29.3 Special Site Provisions

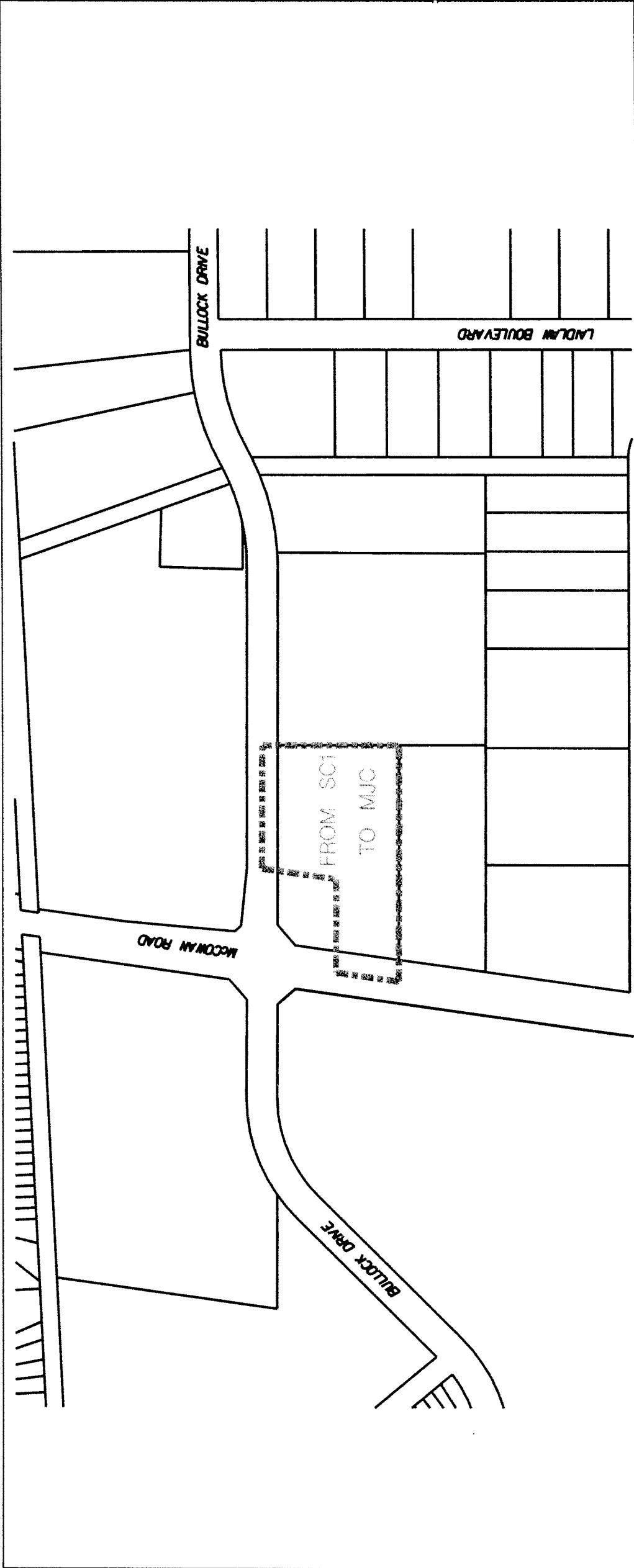
- a) Outdoor storage, display and sale of goods are prohibited.
- b) For the purposes of this by-law, the McCowan Road lot line shall be deemed to be the front lot line.

3. All other provisions of By-law 1229, 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 MARCH, 2010.


KIMBERLEY KITTERINGHAM
TOWN CLERK


FRANK SCARPITTI
MAYOR



DEVELOPMENT SERVICES COMMISSION

A BY-LAW TO AMEND BY-LAW 1229

THIS IS SCHEDULE 'A' TO BY-LAW 2010-33
PASSED THIS 24TH DAY MARCH 2010

Paul Scapellato
MAYOR

CLERK

BOUNDARY OF AREA COVERED BY THIS BY-LAW



SPECIAL COMMERCIAL 1



MAJOR COMMERCIAL

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: