

## EXPLANATORY NOTE

### **TO BY-LAW 2008-66**

A by-law to amend Zoning By-law 165-80, as amended

Woodjane Corporation  
Concession 4, Part of Lot 9

### LANDS AFFECTED

This by-law amendment applies to a 0.7 hectare (1.73 acre) property, municipally known as 8241 Woodbine Avenue, located north of Highway 407, on the east side of Woodbine Avenue.

### EXISTING ZONING

The lands are presently zoned Rural Industrial (M4) by By-law 2284-68, as amended.

### PURPOSE AND EFFECT OF BY-LAW

The purpose and effect of the zoning by-law amendment is to add the lands to the designated area of Zoning By-law 165-80, as amended, and to zone the lands Special Commercial One (SC1), to permit a two storey commercial plaza comprising of retail, restaurant and office uses.

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## BY-LAW 2008-66

A by-law to amend Zoning By-law 165-80, as amended

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

1. That By-law 165-80, as amended, be and the same is hereby further amended as follows:

1.1 By extending the designated area of By-law 165-80, as amended, to include the lands outlined on Schedule "A" attached hereto.

1.2 By zoning the lands identified on Schedule "A" attached hereto Special Commercial One (SC1).

1.3 By adding to Section 7-Exceptions the following new subsection:

7.109 Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to Concession 4, Part of Lot 9, municipally known as 8241 Woodbine Avenue, as shown on Schedule 'A' attached to By-law 2008-66. All other provisions of this By-law, unless specifically modified/amended by this section, continue to apply to the lands subject to this Section.

### **7.109.1 Permitted Uses**

Only the following uses are permitted:

- a) BUSINESS OR PROFESSIONAL OFFICES
- b) RESTAURANTS
- c) RETAIL STORES
- d) BANKS OR FINANCIAL INSTITUTIONS
- e) PERSONAL SERVICE SHOPS
- f) PHOTOCOPYING SERVICE AND PRINTING ESTABLISHMENTS
- g) PHOTOGRAPHY STUDIO

### **7.109.2 Special Site Provisions**

The following additional provisions shall apply:

- a) The GROSS FLOOR AREA devoted to retail uses, banks or financial institutions, personal service shops, photocopying service and printing establishments and photography studios shall not exceed 49% of the total GROSS FLOOR AREA of the BUILDING;

- b) The GROSS FLOOR AREA devoted to restaurants uses shall not exceed 20% of the total GROSS FLOOR AREA of the BUILDING;
- c) The GROSS FLOOR AREA devoted to office uses shall not be less than the 31% of the total GROSS FLOOR AREA of the BUILDING.
- d) The maximum GROSS FLOOR AREA of the BUILDING shall not exceed 5,500 square metres.

#### **7.109.3 Zone Standards**

The following specific zone standards apply:

- a) Minimum LOT FRONTAGE:
  - i) abutting an arterial road or Provincial Highway- 44 metres
  - ii) abutting all other STREETS- 44 metres
- b) Minimum required LOT AREA:
  - i) abutting an arterial road or Provincial Highway- 0.7 hectares
- c) Minimum required north SIDE YARD SETBACK- 1.5 metres.
  - i) the second storey balcony may encroach a maximum of 1.4 metres into the required north SIDE YARD SETBACK.
- d) Maximum HEIGHT of BUILDING or STRUCTURE- 16 metres.
- e) Maximum number of STOREYS- 2
- f) Minimum required LANDSCAPED OPEN SPACE:
  - i) Minimum required LANDSCAPED OPEN SPACE adjoining any other street - 3 metres.
  - ii) Minimum required LANDSCAPED OPEN SPACE adjoining the south property line - 3 metres.

#### **7.109.4 Special Parking Provisions**

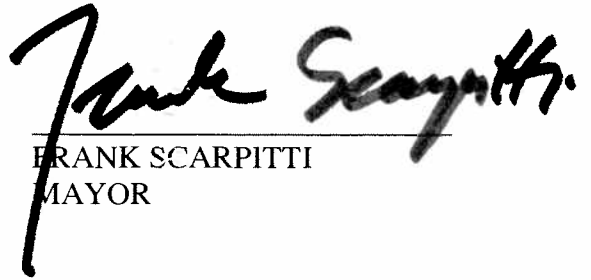
- a) Minimum number of PARKING SPACES – 221
- b) Minimum number of LOADING SPACES- 1
- c) Section 4.5.3 shall not apply.

2. All other provisions of By-law 165-80, as amended, not inconsistent with the provisions of this By-law shall continue to apply.

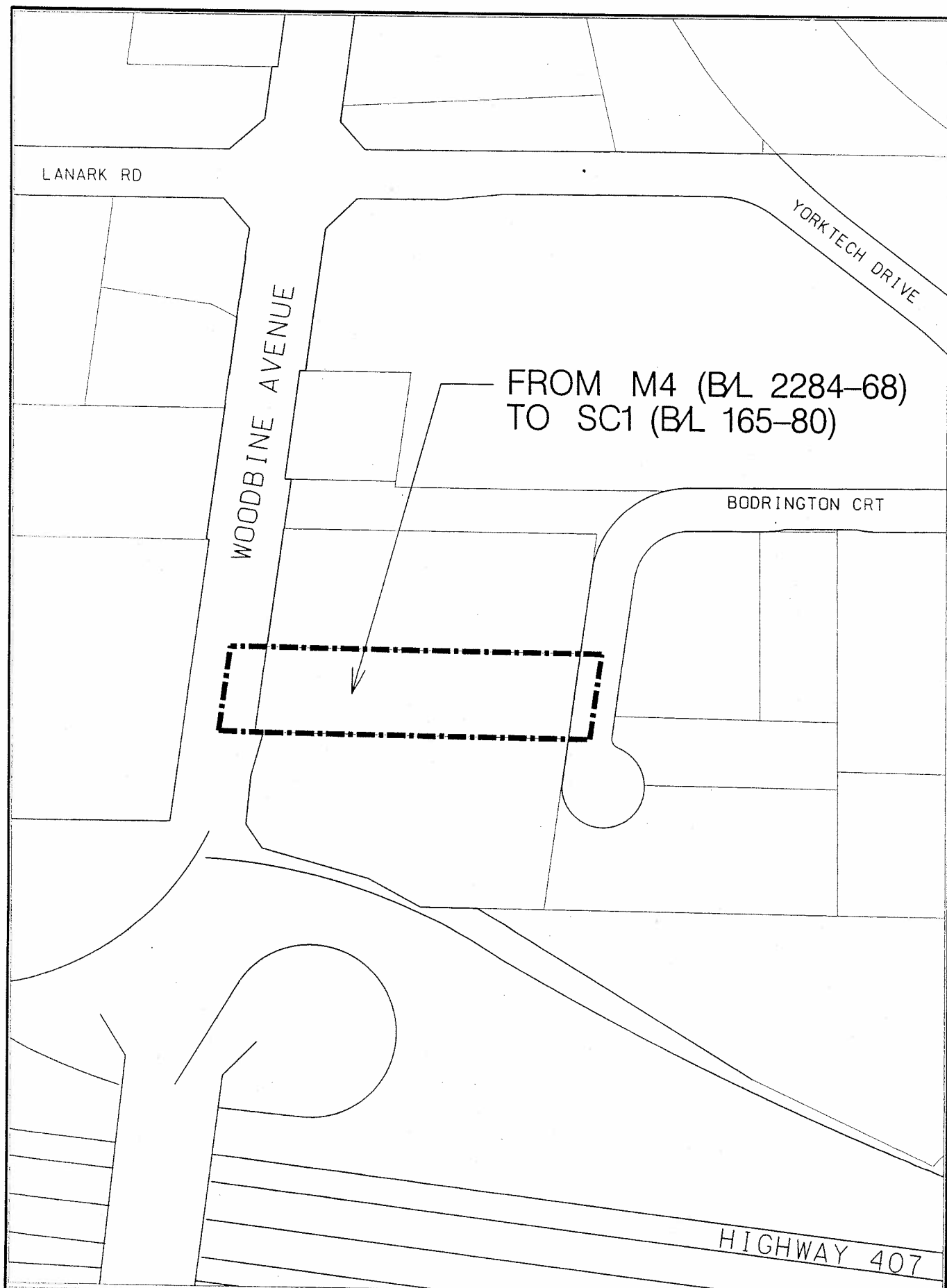
READ A FIRST, SECOND, AND THIRD TIME AND PASSED THIS  
25<sup>TH</sup> DAY OF MARCH, 2008.



KIMBERLEY KITTERINGHAM  
DEPUTY CLERK

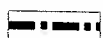


FRANK SCARPITTI  
MAYOR

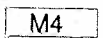


DEVELOPMENT SERVICES COMMISSION

## A BY-LAW TO AMEND BY-LAW 165-80



BOUNDARY OF AREA COVERED BY THIS BY-LAW



RURAL INDUSTRIAL



SPECIAL COMMERCIAL ONE

THIS IS SCHEDULE 'A' TO BY-LAW 2008-65  
PASSED THIS 25TH DAY MARCH, 2008

*Paul Seayith* MAYOR  
*[Signature]* DEPUTY 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: 2800

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