

EXPLANATORY NOTE

BY-LAW NO. 2007-205

A By-law to amend By-law 2237, as amended.

Hunster Corp.

107-111 Glen Cameron Road

Registered Composite Plan 10327 Lot 15, Part of Lot 3, Concession 1

LANDS AFFECTED

This By-law applies to the 0.13 ha (0.32 acre) parcel of land located on the south side of Glen Cameron Road, east of Yonge Street, Registered Composite Plan 10327 Lot 15, Part of Lot 3, Concession 1, municipally known as 107-111 Glen Cameron Road.

EXISTING ZONING

The lands shown as Part 1 on Schedule 'A' to this By-law are not zoned. They are a surplus portion of the CN Rail corridor. The lands shown as Part 2 on Schedule 'A' to this By-law are currently zoned Industrial Use (M) by By-law 2237, as amended.

PURPOSE AND EFFECT

The purpose of this By-law amendment is to incorporate the lands shown as Part 1 on Schedule 'A' into the boundaries of By-law 2237, as amended, and to zone the lands Neighbourhood Commercial (NC). This By-law also rezones the lands shown as Part 2 on Schedule 'A' from Industrial Use (M) to Neighbourhood Commercial (NC).

This By-law Amendment will permit the construction of a 3-storey business and professional office building.



BY-LAW 2007-205

A By-law to amend By-law 2237, as amended
(Lands comprising Registered Composite Plan 10327 Lot 15, Part of Lot 3, Concession 1)

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

1. By-law 2237, as amended, is hereby further amended as follows:
 - 1.1 By expanding the designated area of By-law 2237, as amended, to include the lands shown as Part 1 on Schedule 'A' attached hereto.
 - 1.2 By zoning the lands shown as Part 1 on Schedule 'A' attached hereto to Neighbourhood Commercial (NC).
 - 1.3 By rezoning the lands shown as Part 2 on Schedule 'A' attached hereto from:

Industrial (M)

to

Neighbourhood Commercial (NC)
 - 1.4 Notwithstanding any other provision of this By-law, the provisions in this section shall apply to the lands located on the south side of Glen Cameron Road, east of Yonge Street, as shown as Parts 1 and 2 on Schedule 'A' attached to By-law 2007-205. All other provisions of this By-law, unless specifically modified/amended by this section, continue to apply to the lands subject to this Section:
 1. Only Uses Permitted

The following use is the only use permitted:
 - a) Professional and business offices
 2. Prohibited Uses

The following uses are prohibited:
 - a) Medical offices, medical clinics, medical services
 - b) Animal hospitals or veterinary establishments
 - c) Outdoor storage
 3. Special Site Provisions

The following additional provisions apply:
 - a) Loading spaces are not required for professional and business offices.
 - 2 All other provisions of By-law 2237, as amended, not consistent with the provisions of this By-law shall continue to apply.

READ A FIRST, SECOND, AND THIRD TIME AND PASSED THIS
25TH DAY OF SEPTEMBER, 2007.


SHEILA BIRRELL, TOWN CLERK


FRANK SCARPITTI, MAYOR

