

EXPLANATORY NOTE

BY-LAW 2007-95

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

8787 Woodbine Avenue

LANDS AFFECTED

The by-law applies to a 1.47 ha (3.63 acre) parcel of land municipally known as 8787 Woodbine Avenue.

PURPOSE AND EFFECT

The purpose and effect of this by-law is to amend the provisions of By-law 165-80, as amended, to introduce CLININCS as an additional permitted use on the lands known as 8787 Woodbine Avenue. The By-law includes a total GROSS FLOOR AREA figure as well as maximum GROSS FLOOR AREAS for CLININCS, RESTAURANTS and RETAIL uses and, establishes a minimum amount of required parking to support these uses.



BY-LAW 2007-95

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, is hereby further amended by adding to Section 7- Exceptions the following additional subsection:

“7.108 8787 Woodbine Avenue – Woodbine Business Centre

Notwithstanding any other provision of this By-law, the provisions in this section shall apply to those lands shown on Schedule ‘A’ attached to By-law 2007-95. All other provisions of this by-law, unless specifically modified/amended by this section, continue to apply to the lands subject to this Section.

7.108.1 Additional Permitted Uses

The following additional uses are permitted:

- a) CLINICS

7.108.2 Special Parking Provisions

The following parking provisions apply:

- a) Minimum number of required parking spaces – 216

7.108.3 Special Site Provisions

The following additional provisions apply:

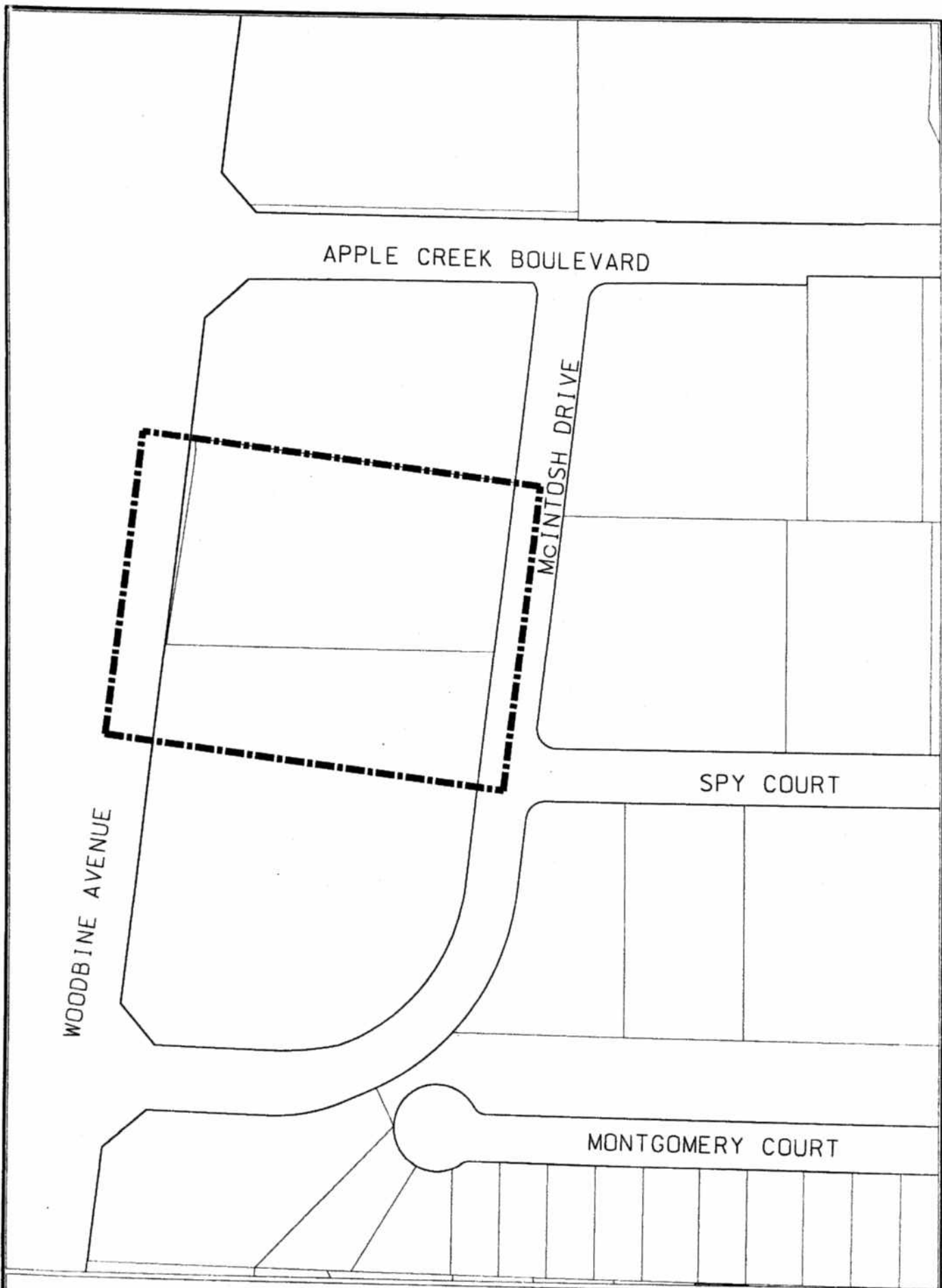
- a) Maximum combined GROSS FLOOR AREA of all BUILDINGS – 6,828 square metres
- b) Maximum combined GROSS FLOOR AREA of all RESTAURANTS, FAST FOOD RESTAURANTS and TAKE-OUT RESTAURANTS – 200 square metres
- c) Maximum combined GROSS FLOOR AREA of all RETAIL STORES – 900 square metres
- d) Maximum combined GROSS FLOOR AREA of all CLINICS – 2,700 square metres

2. All other provisions of By-law, 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
22ND DAY OF MAY, 2007.


SHEILA BIRRELL, TOWN CLERK


FRANK SCARPITTI, MAYOR



DEVELOPMENT SERVICES COMMISSION

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



BOUNDARY OF AREA COVERED BY THIS BY-LAW

THIS IS SCHEDULE 'A' TO BY-LAW 2007-95
PASSED THIS 22nd DAY May, 2007

Frank Scarpitti MAYOR

Phyllis Burrill 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: 2000