

## EXPLANATORY NOTE

### **BY-LAW NO. 2007-97**

A By-law to amend By-law 2284-68, as amended

Dufferin Concrete.  
7655 Woodbine Avenue

#### LANDS AFFECTED

This by-law applies to a 3 ha (7.4 acre) parcel of land located at the south-east corner of Woodbine Avenue and Riviera Drive. The property is occupied by a concrete batching plant operated by Dufferin Concrete.

#### EXISTING ZONING

The majority of the property is zoned "Rural Industrial" (M4) under By-law 2284-68, as amended. This zoning permits concrete batching plants. The north-east portion of the property is zoned "Agricultural" (A1), which permits only agricultural uses.

#### PURPOSE AND EFFECT

The purpose of this proposed amendment is to:

- rezone the north-east portion of the property to "Rural Industrial" (M4).
- restrict permitted uses on the property to a concrete batching plant and associated open storage.
- incorporate site specific development standards into the by-law reflecting the proposed development.

The effect of this proposed amendment is to permit the modernization and upgrading of the existing concrete batching plant on the property.

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## BY-LAW 2007-97

A by-law to amend Zoning By-law 2284-68, as amended

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

1. THAT By-law 2284-68, as amended, is hereby further amended, as it applies to the lands outlined on Schedule 'A', attached hereto, as follows:

1.1 By rezoning a portion of the lands from A1 – Agricultural to M4 – Rural Industrial, as shown on Schedule 'A'.

1.2 Notwithstanding any other provisions of this by-law, the provisions of this section shall apply to the lands at the south-west corner of Woodbine Avenue and Riviera Drive, municipally known as 7655 Woodbine Avenue, and shown on Schedule 'A':

### 1.2.1 Only Uses Permitted

The following uses are the only uses permitted:

- a) a concrete batching plant and associated open storage

### 1.2.2 Zone Standards

The following specific zone standards apply:

- a) Minimum LOT FRONTAGE - 140 m
- b) Minimum LOT AREA - 2.5 ha
- c) Minimum required FRONT YARD - 25 m
- d) Minimum required south side YARD - 10 m
- e) Minimum required north side YARD - 10 m
- f) Minimum required rear YARD - 10 m
- g) Maximum height of a building or structure 40 m
- h) Minimum landscape open space immediately abutting the street line:
  - i) Woodbine Avenue - 6 m
  - ii) Riviera Drive - 6 m

Access ramps shall be permitted to cross such landscaping provided they are more or less perpendicular to the street line.


### 1.2.3 Special Site Provisions

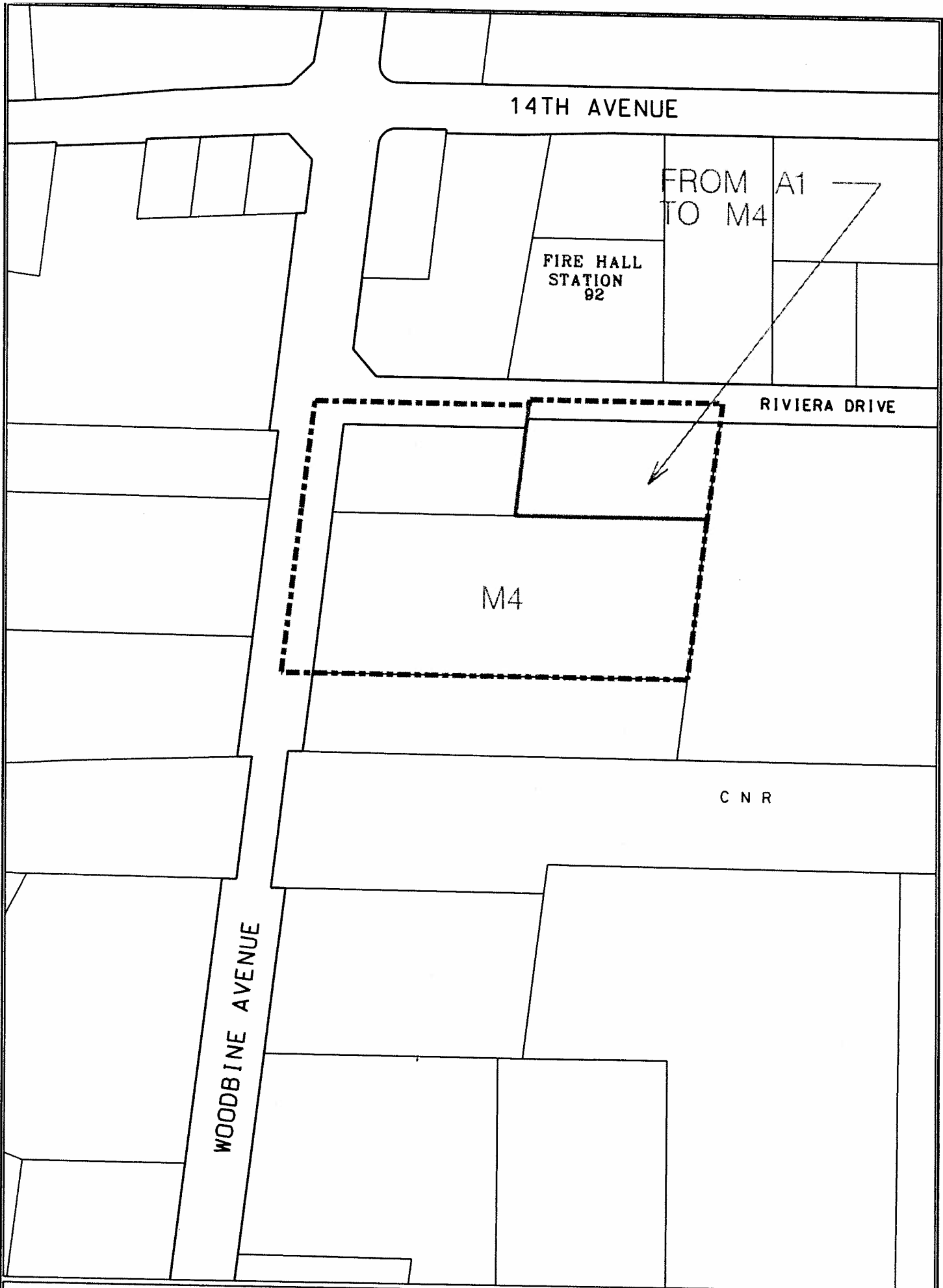
The following additional provisions shall apply:

- a) Special provisions for open storage:
  - i. An open storage area shall be permitted only in a rear yard and not closer than 6 metres to any street line.
  - ii. An open storage area shall be screened from all adjoining streets and properties with a solid fence of not less than 1.8 metres in height.
  - iii. An open storage area shall be used only for the temporary storage of concrete products produced by the concrete batching plant on the lands.
  - iv. The height of stored materials shall not exceed:
    - a) 3 metres within 15 metres of any street line.
    - b) 12 metres over the remainder of the lands.
- 2. All other provisions of By-law 2284-68, 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  
22<sup>ND</sup> DAY OF MAY, 2007.

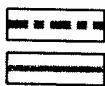
  
SHEILA BIRRELL, TOWN CLERK

  
FRANK SCARPITTI, MAYOR



DEVELOPMENT SERVICES COMMISSION

# A BY-LAW TO AMEND BY-LAW 2284-68



BOUNDARY OF AREA COVERED BY THIS BY-LAW

ZONE BOUNDARY

A1

AGRICULTURE ONE

M4

RURAL INDUSTRIAL

THIS IS SCHEDULE 'A' TO BY-LAW .2007.-97  
PASSED THIS ...22ND... DAY MAY....., 2007

*Frank Scarpitta* MAYOR

*John Burdell* 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: 3000