

EXPLANATORY NOTE

TO BY-LAW 2007-20

A by-law to amend By-law 2571, as amended.

ROYAL DAVID REALTY INC.

2300 John St.

Part of lot 4, Concession 3

LANDS AFFECTED

The proposed by-law amendment applies to an approximately 1.13 ha (2.79 ac) property, located at the northeast corner of Leslie and John Streets. The property contains a single-storey multi-tenant local commercial plaza.

EXISTING ZONING

The lands subject to this by-law are presently zoned Local Community Commercial (LCC) by By-law 2571, as amended.

PURPOSE AND EFFECT

The purpose and effect of this by-law amendment is to amend the Zoning By-law to provide for a more general range of retail and personal service uses, as well as permit commercial schools, medical offices, take-out restaurants and one veterinary clinic (which may also include ancillary boarding of pets) within the existing multi-tenant local commercial plaza.



BY-LAW 2007-20

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

1. That By-law 2571, as amended by By-law 256-81, be amended as follows:

1.1 By deleting the definitions for “CONVENIENCE FOOD STORE” and
“VARIETY STORE” from Subsection 4 (a).

1.2 By deleting Subsection 4 (c) in its entirety and replacing it with a new
Subsection 4 (c) as follows:

“(c) PERMITTED USES

The lands shown on Schedule ‘A’ attached hereto shall not be used
for any purpose other than a SHOPPING CENTRE, containing any
of the following:

- banks and financial institutions
- business and professional offices
- commercial schools
- medical offices
- personal service shops
- commercial fitness centres
- RESTAURANTS
- FAST FOOD RESTAURANTS
- TAKE OUT RESTAURANTS
- retail stores
- one veterinary clinic, which may also include ancillary
boarding of pets”

1.3 By deleting Subsection 4 (d) in its entirety and replacing it with a new
Subsection 4 (d) as follows:

“(d) PROHIBITED USES

- amusement centres
- bowling alley
- billiard halls
- automobile and motorcycle sales and/or repair
- boat and snowmobile sales and/or repair
- day care centres
- cinema”

1.4 By deleting Subsection 4 (e) (vii) in its entirety and renumbering all other
provisions accordingly.

2. All other provisions of By-law 2571, 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
23RD DAY OF JANUARY, 2007.

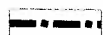

SHEILA BIRRELL, TOWN CLERK


FRANK SCARPITTI, MAYOR



DEVELOPMENT SERVICES COMMISSION

A BY-LAW TO AMEND BY-LAW 2571



BOUNDARY OF AREA COVERED BY THIS BY-LAW

THIS IS SCHEDULE 'A' TO BY-LAW2007-20
PASSED THIS23RD DAY JAN....., 2007

Frank Scarpitta MAYOR

John B. Burt 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