

EXPLANATORY NOTE

BY-LAW 2006 -

A by-law to amend By-law 177-96, as amended

Box Grove Hill Developments Inc.
19TM030012
Part of Lots 6, 7 and 8, Concession 9

LANDS AFFECTED

The by-law applies to a 54.689 hectares (135.13 acres) property, located north of 14th Avenue, east of 9th Line, in the Box Grove Secondary Plan Area.

EXISTING ZONING

The lands subject to this By-law are presently zoned Agricultural One (A1) and Institutional (INST) by By-law 304-87, as amended.

PURPOSE AND EFFECT

The purpose and effect of this by-law is to incorporate the lands into appropriate residential zone category within By-law 177-96, as amended. The proposed zoning designation is Residential Two (R2), with exceptions, Residential Two (Hold) (R2(H)) with exceptions, Business Corridor (BC) and Business Park (BP) which will permit the proposed 527 residential units and employment uses.

BY-LAW 2006-XXX

A by-law to amend Urban Expansion Area Zoning By-law 177-96, as amended
(To incorporate Draft Plan 19TM030012 into the Box Grove Community)

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

1. By-law # 177-96, as amended, is hereby further amended as follows:

1.1 By expanding the designated area of the By-law to include those lands comprising Part of Lots 6,7 and 8, Concession 9 as more particularly outlined on Schedule 'A' hereto;

1.2 By zoning the lands;

Residential Two*222*224*XXX	R2*222*224*XXX
Residential Two*222*224*XXX (Hold1)	R2*222*224*XXX (H1)
Residential Two*222*224*XXX (Hold2)	R2*222*224*XXX (H2)
Open Space One	OS1
Business Park	BP
Business Park (Hold)	BP(H)
Business Corridor	BC

As shown on Schedule 'A' hereto;

1.3 By adding subsection 7.XXX to Section 7 – EXCEPTIONS;

7.XXX.1 Location of the First Storey of the Main Building or Porch Facing the Front Lot Line and Garage

Notwithstanding Special Provision 2 of Table B2. the wall of the first storey of the main building or porch facing the front lot line shall not be located more than 3.0 metres farther from the front lot line than the wall of the attached garage facing the front lot line.

7.XXX.2 Window Bay Encroachments into required Interior Side Yard or Rear Yard

Notwithstanding Section 6.6.1 (c) window bays are not required to be cantilevered.

1.4 HOLDING PROVISIONS:

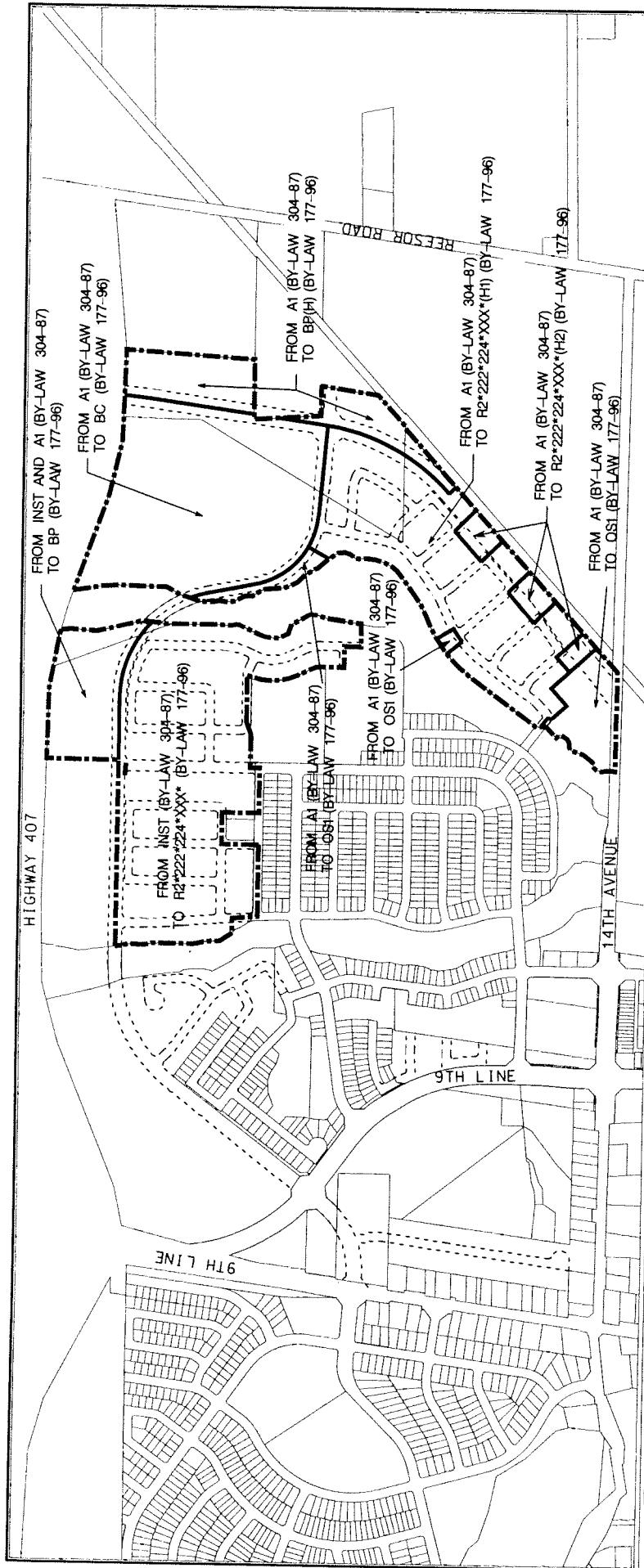
The following Holding provisions shall apply to the lands zoned Residential Two*222 (Hold One) - R2*222(H1), Residential Two*222 (Hold Two) - R2*222(H2) and Business Park (H) – BP(H) as more particularly outlined on Schedule 'A' hereto;

a) The Holding provision (H) shall not be lifted until a comprehensive development plan for the Regional Gateway in the area has been developed to the satisfaction of the Town.

a) The Holding provision (H1) shall not be lifted until the Markham By-pass link has been constructed to the satisfaction of the Town;

b) The Holding provision (H2) shall not be lifted until the following conditions have been addressed to the satisfaction of the Region of York:

- i) the detailed design for the Markham By-pass (including the completion of the Reference Plan) has been completed; and,
 - ii) a revised draft plan, if required, has been approved by the Town of Markham in consultation with York Region, which incorporates the detailed design of the Markham By-pass, as surveyed
- 2. All other provisions of By-law 177-96, as amended, not inconsistent with the provisions of this by-law shall continue to apply.



DEVELOPMENT SERVICES COMMISSION

A BY-LAW TO AMEND BY-LAW 177-96

THIS IS SCHEDULE A' TO BY-LAW
 PASSED THIS DAY
 MAYOR
 CLERK

BOUNDARY OF AREA COVERED BY THIS BY-LAW



ZONE BOUNDARY

☐ R2 RESIDENTIAL TWO
☐ BP BUSINESS PARK
☐ BC BUSINESS CORRIDOR

☐ OSI OPEN SPACE ONE

☐ *No. EXCEPTION SECTION NUMBER

☐ (H) HOLDING PROVISION

☐ (H1)(H2) HOLDING PROVISION 1 & 2

NOTE: 1) DIMENSIONS ARE IN METRES
 2) REFERENCE SHOULD BE MADE TO THE ORIGINAL BY-LAW LODGED IN THE OFFICE OF THE CLERK
 SCALE NS

EXPLANATORY NOTE

BY-LAW 2006 -

A by-law to amend By-law 304-87, as amended

Box Grove Hill Developments Inc.
19TM030012
Part of Lots 6, 7 and 8, Concession 9

LANDS AFFECTED

The by-law applies to a 54.689 hectares (135.13 acres) property, located north of 14th Avenue, east of 9th Line, in the Box Grove Secondary Plan Area.

EXISTING ZONING

The lands subject to this By-law are presently zoned Agricultural One (A1) and Institutional (INST) by By-law 304-87, as amended.

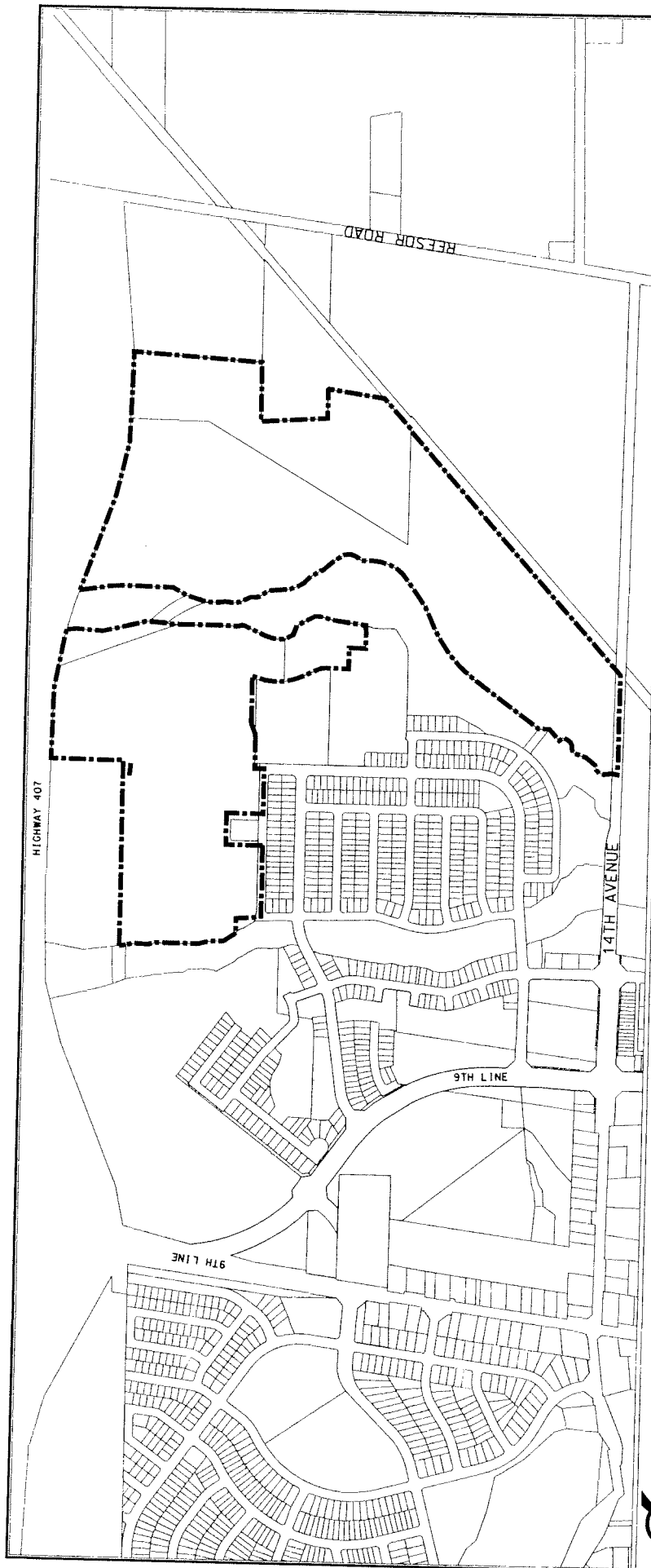
PURPOSE AND EFFECT

The purpose and effect of this by-law is to delete the lands from By-law 304-87, as amended, so that they may be incorporated into By-law 177-96, as amended, to permit 527 residential units and employment uses. A hold provision will be applied to approximately 237 units, which will require the completion of the Markham By-pass link, prior to being released. By-law 304-87 is the Town's rural area by-law. By-law 177-96 is the Town's expansion area by-law.

A by-law to amend By-law 304-87, as amended

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

1. By-law 304-87, as amended, be and the same is hereby further amended by deleting the lands outlined on Schedule 'A' hereto from the designated area of By-law 304-87, as amended.
2. This by-law shall not come into force until By-law 2006-XX, amending By-law 177-96, as amended, comes into force and the subject lands of this by-law become incorporated into the designated area of By-law 177-96, as amended.
3. All other provisions of By-law 304-87, as amended, not inconsistent with the provisions of this by-law shall continue to apply.



DEVELOPMENT SERVICES COMMISSION

A BY-LAW TO AMEND BY-LAW 304-87

THIS IS SCHEDULE 'A' TO BY-LAW
 PASSED THIS DAY
 MAYOR
 CLERK

--- BOUNDARY OF AREA COVERED BY THIS BY-LAW

NOTE: 1) DIMENSIONS ARE IN METRES
 2) REFERENCE SHOULD BE MADE TO
 THE ORIGINAL BY-LAW LODGED IN
 THE OFFICE OF THE CLERK
 SCALE NS