

## **EXPLANATORY NORTH**

### **BY-LAW NO. 2008-72**

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

Box Grove Hill Developments Inc.

Application for Hold Removal

Box Grove Community.

South of Copper Creek Drive, west of Donald Cousens Parkway

### **LANDS AFFECTED**

The proposed by-law amendment applies to certain lands located on the south side of Copper Creek Drive, west of Donald Cousens Parkway, within the Box Grove Community.

### **EXISTING ZONING**

The subject lands are zoned Residential Two \*222\*224\*322 (Hold 1) [R2\*222\*224\*322(H1)] and Residential Two \*222\*224\*322 (Hold 2) [R2\*222\*224\*322(H2)] by By-law 177-96, as amended.

### **PURPOSE OF THE BY-LAW**

The purpose of the by-law amendment is to remove the Hold One (H1) and Hold Two (H2) provisions to permit the lands to be developed in accordance with the applicable zone standards. The lands were zoned with a Hold provision to address the following matters:

- a) completion of the Markham By-pass Link (Donald Cousens Parkway) to the satisfaction of the Town and
- b) completion of the following to the satisfaction of the Region of York:
  - i. detailed design for the Markham By-pass Link (including the completion of the Reference Plan); and
  - ii. 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 Link, as surveyed.

The Town, the Region of York and the developers in Box Grove have executed a Memorandum of Understanding to address the above matters and ensure the construction of the Markham By-pass Link (Donald Cousens Parkway). The Region of York has submitted a letter dated April 7, 2008 indicating that they have no objection to the lifting of the noted Hold provisions.

Consequently, Town staff have no objections to the removal of the Holding provisions from the By-law.

### **EFFECT OF THE BY-LAW**

The effect of the proposed amendment is to permit the construction of 144 semi-detached units and 92 single detached dwellings.

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## BY-LAW 2008-72

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

*Removing the holding provision on certain lots on the south side of Copper Creek Drive west of Donald Cousens Parkway within the Box Grove Community*

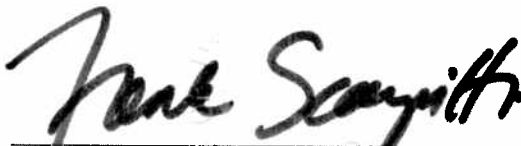
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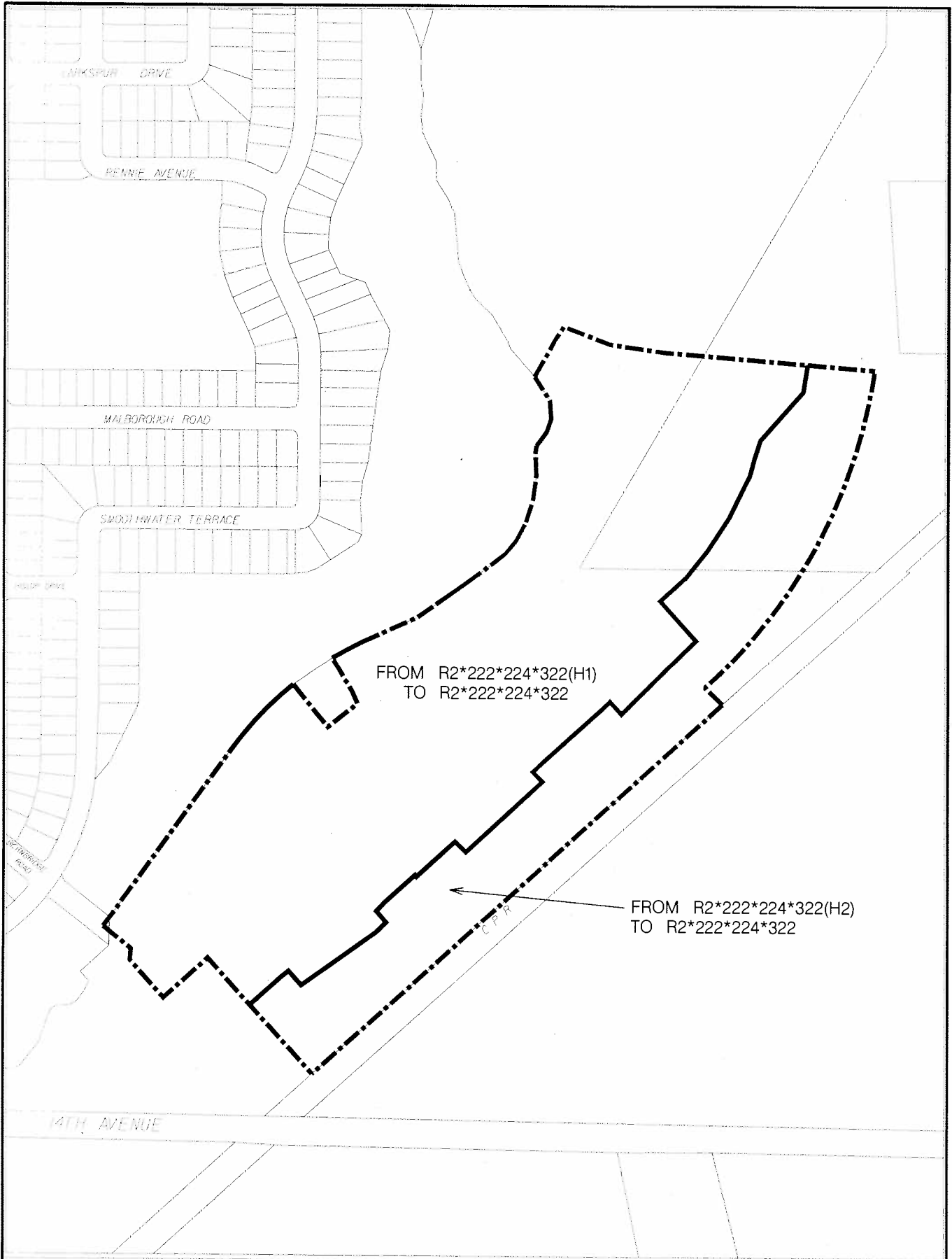
THE COUNCIL OF THE CORPORATION OF THE TOWN OF MARKHAM  
HEREBY ENACTS AS FOLLOWS:

1. Zoning By-law 177-96, as amended, is hereby further amended as follows:
  - 1.1 By rezoning the lands as outlined on Schedule 'A' attached hereto, from:  
  
Residential Two \*222\*224\*322 (Hold 1) [R2\*222\*224\*322(H1)] to  
Residential Two \*222\*224\*322 (R2\*222\*224\*322); and  
  
Residential Two \*222\*224\*322 (Hold 2) [R2\*222\*224\*322(H2)] to  
Residential Two \*222\*224\*322 (R2\*222\*224\*322)
2. All other provisions of By-law 177-96, 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  
15<sup>TH</sup> DAY OF APRIL, 2008.

  
SHEILA BIRRELL, TOWN CLERK

  
FRANK SCARPITTI, MAYOR



DEVELOPMENT SERVICES COMMISSION

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



BOUNDARY OF AREA COVERED BY THIS BY-LAW  
ZONE BOUNDARY

R2

RESIDENTIAL TWO

(H1)(H2)

HOLDING PROVISION

\*(No.)

EXCEPTION NUMBER

THIS IS SCHEDULE 'A' TO BY-LAW 2008-72  
PASSED THIS 15TH DAY APRIL, 2008

*Mark Scapellato*

MAYOR

*Debra Burrell*

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: