

EXPLANATORY NOTE

BY-LAW No. 2008-153

On the south side of 14th Avenue, west of the CP Railway tracks.
Part of 4 and 5, Concession 9
Box Grove Planning District

LANDS AFFECTED

This proposed By-law Amendment applies to an 8.62 hectares (21.3 acres) parcel of land legally described as Part of 4 and 5, Concession 9 located on the south side of 14th Avenue west of the CP Railway tracks within the Box Grove community.

EXISTING ZONING

The lands are zoned Agriculture One (A1) under By-law 304-87, as amended. The subject lands are to be deleted from the designated area of By-law 304-87, as amended.

PURPOSE OF THIS BY-LAW

The purpose of this By-law is to:

1. expand the designated area of By-law 177-96, as amended, to include those lands as outlined on Schedule 'A' to this By-law; and
2. zone the lands to Residential Two*224 (R2*224), Residential Two*224*362 (R2*224*362), and Open Space One (OS1) as outlined on Schedule 'A' to this By-law

EFFECT OF THIS BY-LAW

The effect of this By-law is to permit the development of the subject lands for 58 townhouse units and 2 single-detached lots.



BY-LAW 2008-153

A By-law to amend Urban Expansion Area
Zoning By-law 177-96, as amended
(Draft Plan 19TM-0800001)

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

1. By-law No. 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 4 and 5, Concession 9, as shown on Schedule 'A' attached hereto.
 - 1.2 By zoning the lands

Residential Two *224 (R2*224) zone
Residential Two *224*362 (R2*224*362) zone
Open Space One (OS1) zone
 - 1.3 By-law adding the following new subsection to Section – EXCEPTIONS to By-law 177-96, as amended:

“7.362 Part of Lots 4 and 5, Concession 9

Notwithstanding any other provision of this By-law, the provisions in this section shall apply to those lands denoted by the symbol *362 on Schedules to this By-law. All other provisions of this By-law, unless specifically modified/amended by this section. Continue to apply to the lands subject to this Section.

7.362.1 Zoning Standards

The following specific zone standards apply:
 - a) Minimum FRONT YARD setback – 2 metres
 - b) Maximum FRONT YARD setback – 3 metres
7.362.2 Special Provisions

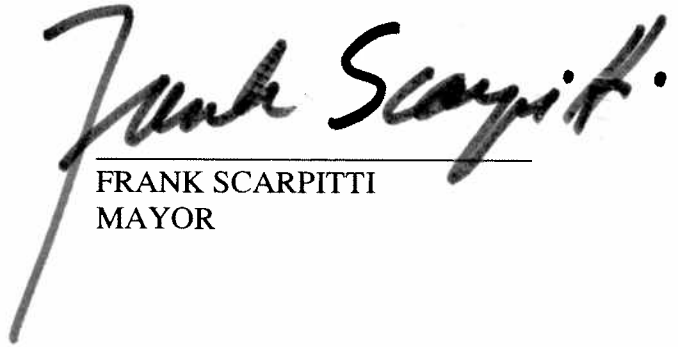
The following additional provisions apply:
 - a) For the purposes of this Section, the LOT LINE that abuts Donald Cousens Parkway shall be deemed the FRONT LOT LINE.
 - b) Townhouse dwelling shall only have detached PRIVATE GARAGES.
 - c) Minimum distance between the detached PRIVATE GARAGE and the main rear wall of the MAIN BUILDING shall be a minimum of 6 metres

2. All other provisions of By-law 177-96, as amended, not consistent with the provisions of this By-law shall continue to apply.

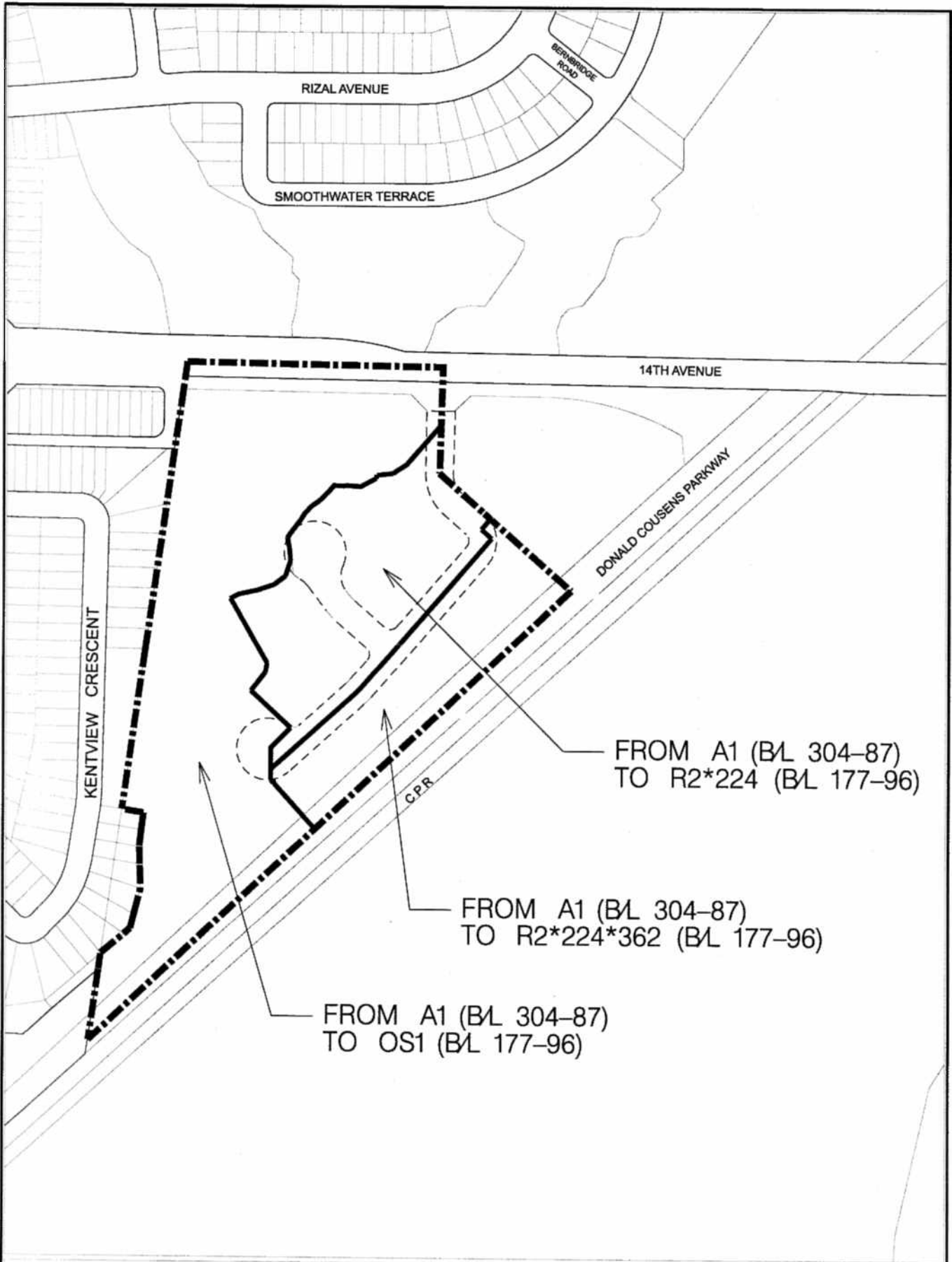
READ A FIRST, SECOND, AND THIRD TIME AND PASSED THIS
24TH DAY OF JUNE, 2008.



KIMBERLEY KITTINGHAM
DEPUTY CLERK



FRANK SCARPITTI
MAYOR

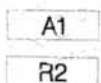


DEVELOPMENT SERVICES COMMISSION

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



BOUNDARY OF AREA COVERED BY THIS BY-LAW
ZONE BOUNDARY



A1 AGRICULTURE ONE
R2 RESIDENTIAL TWO



OS1 OPEN SPACE ONE
*No EXCEPTION SECTION NUMBER

THIS IS SCHEDULE 'A' TO BY-LAW 2008-153
PASSED THIS 24TH DAY JUNE, 2008

Paul Sargis
MAYOR
[Signature]
DEPUTY 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: