

EXPLANATORY NORTH

BY-LAW NO. 2008-73

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

Winter Garden Estates Inc.
Application for Hold Removal
Box Grove Community.
East of Ninth Line south of Riverwalk Drive

LANDS AFFECTED

The proposed by-law amendment applies to certain lands located on the east side of 9th line, south of Riverwalk Drive, within the Box Grove Community.

EXISTING ZONING

The subject lands are zoned Residential Two *224*323 (Hold 1) [R2*224*323(H1)] 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) provision to permit the lands to be developed in accordance with the applicable zone standards. The Holding provision relates to the construction of the Markham By-pass Link (Donald Cousens Parkway). The Town, the Region of York and the developers in Box Grove have executed a Memorandum of Understanding to address this matter and ensure the construction of the Markham By-pass Link (Donald Cousens Parkway).

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

EFFECT OF THE BY-LAW

The effect of the proposed amendment is to permit the construction of 136 single detached units.



BY-LAW 2008-73

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

Removing the holding provision on certain lots on the east side of Ninth Line south of Riverwalk Drive within the Box Grove Community

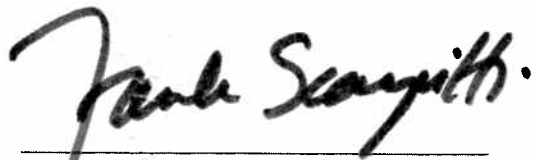
THE COUNCIL OF THE CORPORATION OF THE TOWN OF MARKHAM
HEREBY ENACTS AS FOLLOWS:

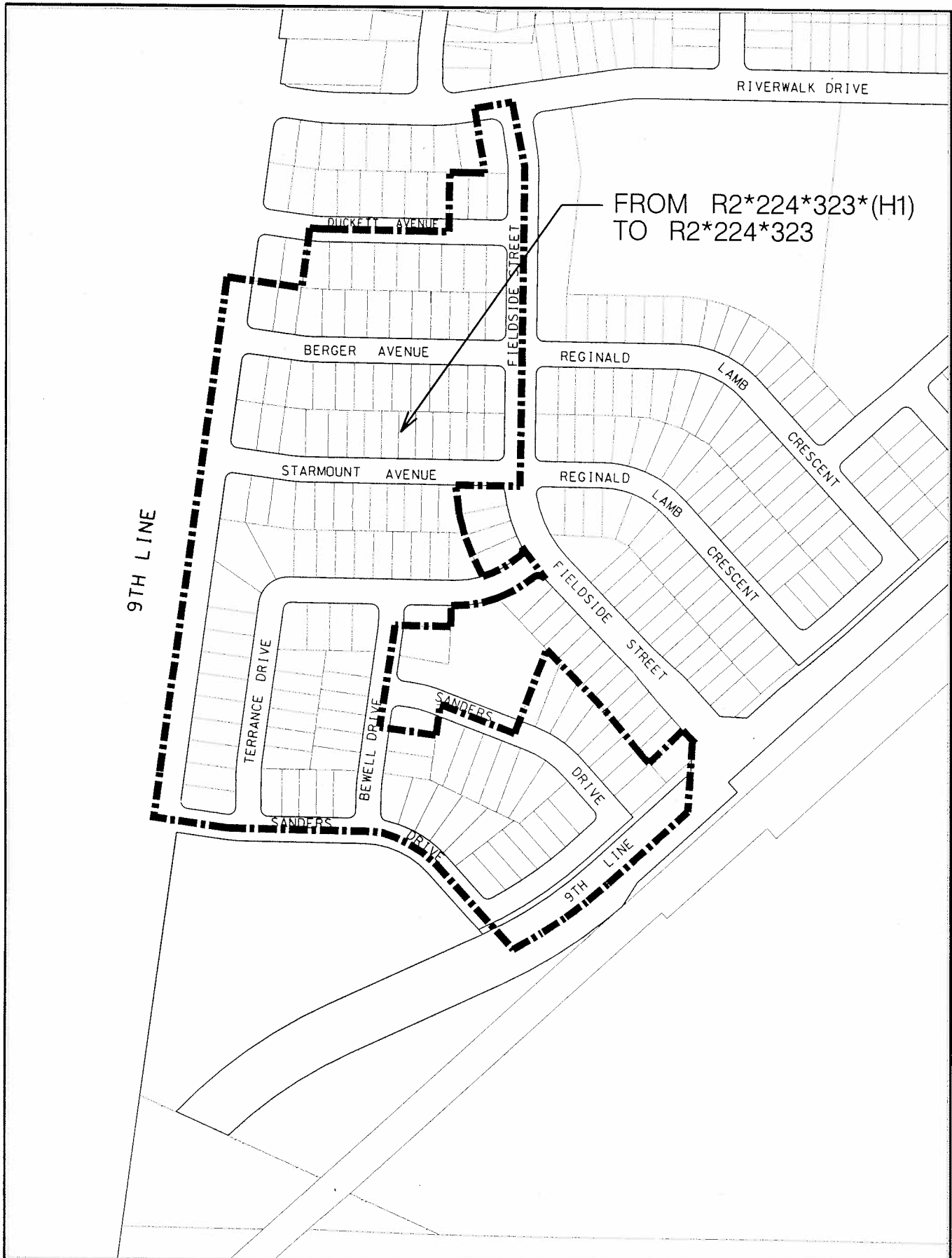
1. Zoning By-law 177-96, as amended, is hereby further amended as follows:
 - 1.1 By rezoning the lands as outlined on Schedule 'A' attached hereto, from:

Residential Two *224*323 (Hold 1) [R2*224*323(H1)] to
Residential Two *224*323 (R2*224*323)
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
15TH 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

*No.

EXCEPTION SECTION NUMBER

(H1)

HOLDING PROVISION

THIS IS SCHEDULE 'A' TO BY-LAW 2008-73
PASSED THIS 15TH DAY APRIL, 2008

Paul S. Layzell MAYOR

Spencer B. Buehler 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: