

## EXPLANATORY NOTE

### **BY-LAW NO. 2007-14**

A By-law to amend By-law 177-76, as amended

Box Grove Centre Inc., Box Grove Hill Developments Inc. and Box Grove North Inc.  
110 Copper Creek Drive.

#### LANDS AFFECTED

This By-law Amendment applies to the lands located at the northeast corner of 9<sup>th</sup> Line and Copper Creek Drive, immediately south of Highway 407. The subject lands include two blocks on a registered plan of subdivision and are approximately 7.5 ha (18.5 acres) in size.

#### EXISTING ZONING

The westerly portion of the subject lands are currently zoned Business Corridor (BC\*229) and the easterly portion of the subject lands are presently zoned Business Park (BP\*229).

#### PURPOSE AND EFFECT

The purpose of the proposed Zoning By-law Amendment is to make certain changes to the Zoning By-law provisions pertaining to the subject lands.

The effect of the proposed Zoning By-law Amendment is to reduce the minimum net floor area for individual retail premises from 300 m<sup>2</sup> to 93 m<sup>2</sup>. In addition, the total combined net floor area of all individual retail premises with net floor area less than 300 m<sup>2</sup> will be limited to a maximum of 15% of the total net floor area of all buildings within the lands zoned Business Corridor. The proposed By-law Amendment will also permit restaurants and take-out restaurants within any building on the lands zoned Business Corridor and one free standing financial institutional use within the lands zoned Business Park.

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## BY-LAW 2007-14

A By-law to amend the Urban Expansion Area Zoning  
By-law 177-76, as amended  
*To amend certain special provisions applied to the employment lands  
located in the Box Grove Community*

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

1. By-law 177-76, as amended, be and the same is hereby further amended as follows:

1.1 By adding to Exception No. 7.229, the following new subsection:

“7.229.3 Special Site Provisions

The following additional provisions shall apply:

- a) The minimum NET FLOOR AREA for individual RETAIL STORE PREMISES SHALL BE 93m<sup>2</sup> on the lands zoned Business Corridor.
- b) The total combined STORE FLOOR AREA of all individual RETAIL STORE PREMISES with NET FLOOR AREAS less than 300m<sup>2</sup> shall not exceed 15% of the total NET FLOOR AREA of all buildings on the lands zoned Business Corridor.
- c) Free standing RESTAURANTS and TAKE-OUT RESTAURANTS shall be permitted within any BUILDING on the lands zoned Business Corridor.
- d) One (1) free standing FINANCIAL INSTITUTION shall be permitted on the lands zoned Business Park.”

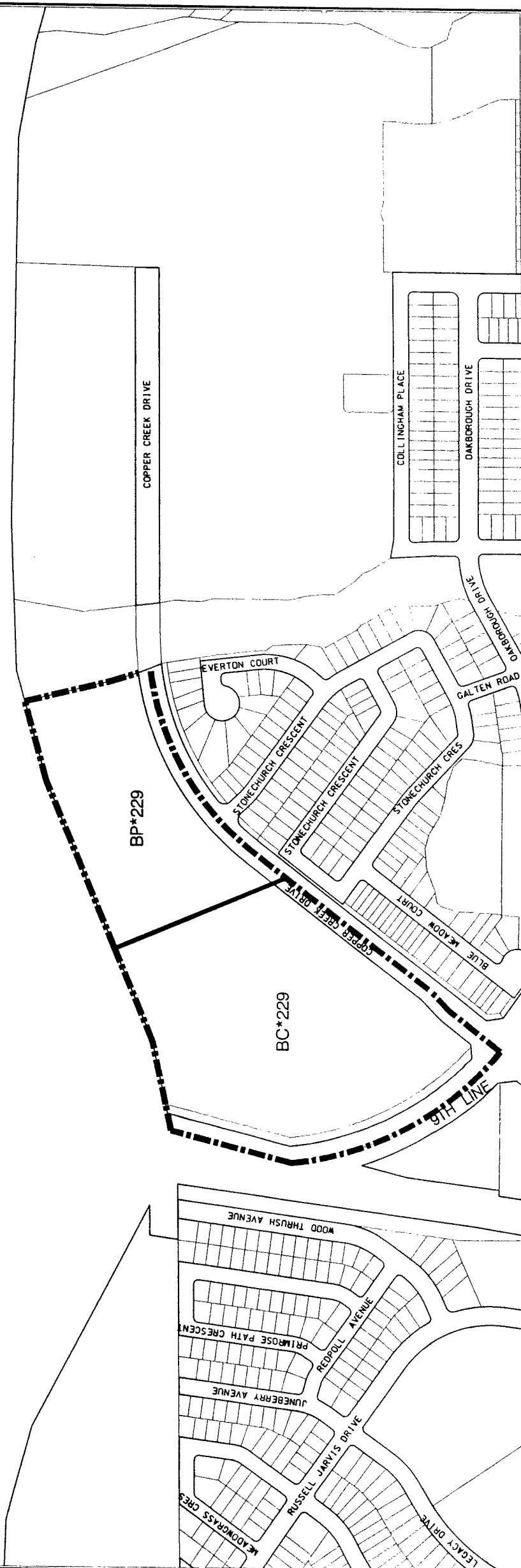
2. All other provisions of By-law 177-76, as amended, not inconsistent with the provisions of this by-law shall continue to apply.

READ A FIRST, SECOND, AND THIRD TIME AND PASSED THIS  
23<sup>RD</sup> DAY OF JANUARY, 2007.

  
SHEILA BIRRELL, TOWN CLERK

  
FRANK SCARPITTI, MAYOR

HIGHWAY 407



DEVELOPMENT SERVICES COMMISSION

## A BY-LAW TO AMEND BY-LAW 177—96

THIS IS SCHEDULE 'A' TO BY-LAW 2007-14  
PASSED THIS 23RD DAY OF JAN., 2007

*Fred Sanyal* MAYOR

CLERK

BOUNDARY OF AREA COVERED BY THIS BY-LAW

ZONE BOUNDARY

BC BUSINESS CORRIDOR

BP BUSINESS PARK

\*No EXCEPTION SECTION NUMBER

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: 5200