



EXPLANATORY NOTE

BY-LAW 2016-71

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

Box Grove Hill Developments Inc. & Box Grove North Inc.

Copper Creek Drive

Lots 14 to 37 65M4496, Block 62 Plan 65M3908 & Block 292 Plan 65M4008

Lands Affected

The proposed by-law amendment applies to a 5.4 hectare (13.3 acre) area of lands located on the north side of Copper Creek Drive, between Ninth Line and Donald Cousens Parkway.

Existing Zoning

The subject lands are zoned “Community Amenity Three *540 (Hold) [CA3*540(H)] Zone”, “Community Amenity Three *540 *541 (Hold) [CA3*540 *541(H)] Zone”, “Residential Two *542 (Hold) [R2*542(H)] Zone”, and “Residential Two *542*543 (Hold) [R2*542*543(H)] Zone” per By-law 177-96, as amended.

Purpose and Effect

The purpose and effect of this by-law is to remove the Holding (H) symbol provision from the zoning of the subject property in order to permit the property to be developed with a total of 124 townhouses and live-work townhouses.



By-law 2016-71

A By-law to amend By-law 177-96 (Removal of Hold Provision)

WHEREAS Section 34 of the Planning Act, R.S.O. 1990, c. P.13, as amended, permits a Council to pass a by-law prohibiting the use of land, buildings or structures within a defined area or areas; and,

WHEREAS Section 36 of the Planning Act, R.S.O. 1990, c. P.13, as amended, permits a Council to pass a by-law to specify the use to which lands, buildings or structures may be put at such time in the future as the holding symbol is removed by amendment to the by-law; and,

WHEREAS Zoning By-law No. 177-96 is the governing By-law of the Corporation of the City of Markham pertaining to the subject lands; and

WHEREAS the Council of the Corporation of the City of Markham has deemed it advisable to amend Zoning By-law No. 177-96 and,

WHEREAS it has been confirmed to Council that all of the conditions required for the removal of the Holding (H) Symbol from the subject lands have been completed to the satisfaction of the City;

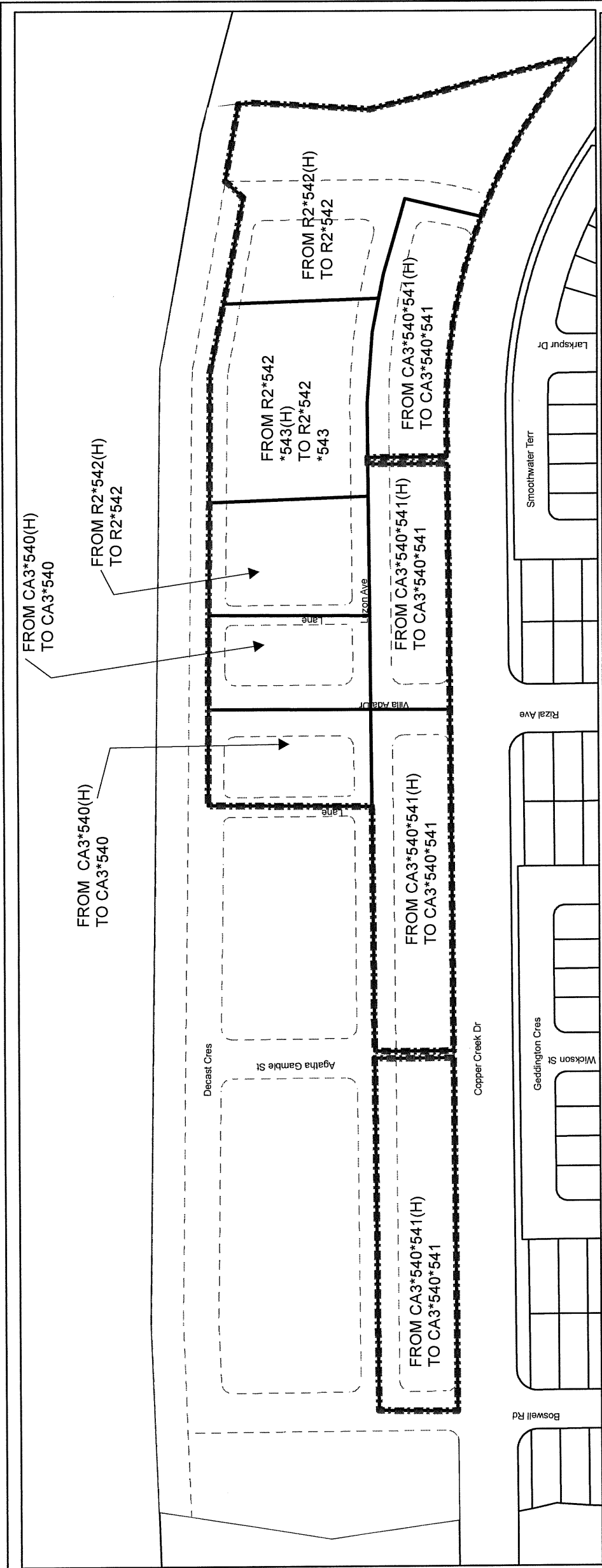
NOW THEREFORE the Council of the Corporation of the City of Markham enacts as follows:

1. THAT By-law 177-96, is hereby further amended as follows:
 - 1.1 By removing the Holding (H) provision from the **Community Amenity Three * 540 (Hold) [CA3*540(H)] Zone, Community Amenity Three *540 *541 (Hold) [CA3*540*541(H)] Zone, Residential Two *542 (Hold) [R2*542(H)] Zone, Residential Two *542 *543 (Hold) [R2*542*543(H)] Zone** for the lands outlined on Schedule 'A' attached hereto.
2. THAT Zoning By-law No. 177-96 is hereby amended to give effect to the foregoing, but shall in all other respects remain in full force and effect.
3. THAT this By-law shall come into effect upon final passing, pursuant to Section 34(21) of the Planning Act, 1990.

Read a first, second, and third time and passed on June 28, 2016.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor



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SCHEDULE "A" TO BY-LAW 2016-71

AMENDING BY-LAW 177-96 DATED June 28, 2016

BOUNDARY OF AREA COVERED BY THIS BY-LAW SCHEDULE

BOUNDARY OF ZONE DESIGNATION(S)

CA3 COMMUNITY AMENITY AREA THREE

R2 RESIDENTIAL TWO

EXCEPTION NUMBER (H) HOLDING PROVISION

MARKHAM DEVELOPMENT SERVICES COMMISSION

Drawn By:DD

Checked By:SM

DATE:06/08/16

NOTE: This Schedule should be read in conjunction with the signed original By-Law filed with the City of Markham Clerk's Office