



By-law 2021-xx

A By-law to amend By-law 1229, as amended

The Council of the Corporation of the City of Markham hereby enacts as follows:

1. That By-law 1229, as amended, is hereby further amended as it applies to the lands shown on Schedule ‘A’ attached hereto as follows:

- 1.1 By adding the following subsection to Section 12- EXCEPTIONS

Exception 12.46	Northeast corner of Heritage Road and McCowan Road Part of Lot 11, Concession 7 Registered Plan R463926	Parent Zone M
File PLAN 20 106216		Amending By-law 0000- 000
Notwithstanding any other provisions of By-law 1229, as amended, the following provisions shall apply to the land shown on Schedule “A” attached to this By-law_____. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.		
12.46.1 Additional Permitted Use		
The following additional use is permitted:		
a)	Commercial self-storage facility	
12.46.2 Special Zone Standards		
The following specific Zone Standards shall apply:		
a)	The following definition applies to the “Commercial Self-Storage Facility” means a premises used for the temporary storage of household items and secured storage areas or lockers which are generally accessible by means of individual loading doors.	
b)	For the purposes of this By-law, the McCowan Road lot line shall be deemed the Front Lot Line	
c)	Minimum required yards: i) Front Yard – 4 metres ii) Rear Yard – 2.5 metrsers iii) Interior Side Yard a) North - 2.5 metres b) South – 6.09 metres	
d)	Maximum lot coverage: 55%	
e)	Maximum Height: 27.0 metres	
f)	Minimum landscaped open space abutting lot lines: i) Front Yard, North interior yard, and rear yard – 2.5 m ii) South interior side yard – 0.0 m	
g)	Three (3) loading spaces shall be required	
h)	Minimum required parking for a Commercial self-storage facility – one parking space per 1,000 m² of Net Floor Area Minimum required parking space – 15 parking spaces i. Maximum permitted Net Floor Area for Commercial self-storage facility – 14,200 m²; and ii. Maximum permitted Net Floor Area for Business Office – 215 m²	
i)	Minimum Gross Floor Area of all Business Office – 120 m²	

2. All other provisions of By-law 1229, as amended, not inconsistent with the foregoing, shall continue to apply to the lands shown on Schedule “A” attached hereto.

Read a first, second, and third time and passed on -----.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor



EXPLANATORY NOTE

BY-LAW NO: 2021-xxxxxxxxxx

A By-law to amend By-law 1229, as amended

North side of Heritage Road, East of McCowan Road

Part Lot 11, Concession 7

Registered Plan R463926

File No. PLAN 20 106216

Lands Affected

The Subject Lands are 1.22 hectares (3.01 acres) in size and are located on the north side of Heritage Road, east of McCowan Road in the City of Markham. A Consent application has been submitted to sever a portion of the Subject Lands to form a new lot. The proposed by-law amendment applies to the severed portion of the Subject Lands, which measures 0.48 hectares (1.19 acres) in size.

Existing Zoning

By-law 1229, as amended, currently zoned the subject lands as M (Industrial).

Purpose and Effect

The purpose and effect of this By-law is to amend the permitted uses in the M zone to include “Commercial self-storage facility” and to provide for site specific exceptions for the Subject Lands under Zoning By-law 1229, as amended, to permit the development of a 6-storey commercial self-storage facility.