



EXPLANATORY NOTE

BY-LAW NO: 2021-76

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.



By-law 2021-76

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	Parent Zone M
File PLAN 20 106216	Part of Lot 11, Concession 7 Registered Plan R463926	Amending By-law 2021- 76
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 2021-76. 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)	<i>Commercial self-storage facility</i>	
12.46.2 Special Zone Standards		
The following specific Zone Standards shall apply:		
a)	The following definition applies to the “ <i>Commercial Self-Storage Facility</i> ” means a <i>premises</i> 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 <i>Front Lot Line</i>	
c)	Minimum required yards: i) <i>Front Yard</i> – 4 metres ii) <i>Rear Yard</i> – 2.5 metres iii) <i>Interior Side Yard</i> a) North - 2.5 metres b) South – 6.09 metres	
d)	Maximum <i>lot coverage</i> : 55%	
e)	Maximum <i>Height</i> : 27.0 metres	
f)	Minimum <i>landscaped open space</i> 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 <i>parking space</i> per 1,000 m ² of <i>Net Floor Area</i> Minimum required <i>parking space</i> – 15 parking spaces i. Maximum permitted <i>Net Floor Area</i> for Commercial self-storage facility – 14,200 m ² ; and ii. Maximum permitted <i>Net Floor Area</i> for Business Office – 215 m ²	
i)	Minimum <i>Gross Floor Area</i> of all Business Office – 120 m ²	

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 October 13, 2021.



Kimberley Kitteringham
City Clerk



Frank Scarpitti
Mayor



SCHEDULE "A" TO BY-LAW 2021-76

AMENDING BY-LAW 1229 DATED OCTOBER 13, 2021

 BOUNDARY OF AREA COVERED BY THIS SCHEDULE



THIS IS NOT A PLAN OF SURVEY. Zoning information presented in this Schedule is a representation sourced from Geographic Information Systems. In the event of a discrepancy between the zoning information contained on this Schedule and the text of zoning by -law, the information contained in the text of the zoning by -law of the municipality shall be deemed accurate.