



## **EXPLANATORY NOTE**

### **BY-LAW 2021-77**

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

**Part of Block 1, 65M4141, Markham**

**East side of Copper Creek Drive, south of 407 Highway**

**PLAN 20 120313**

### **Lands Affected**

The by-law amendment applies to 0.56 hectare (1.39 acres) parcel of land, located on the east side of Copper Creek Drive and north of the east-west private road that connects Copper Creek Drive with Donald Cousens Parkway.

### **Existing Zoning**

The subject lands are zoned "Business Corridor Special Provision \*373 (BC\*373) Zone" by By-law 177-96, as amended.

### **Purpose and Effect**

The purpose of this Bylaw is to permit the development of a 4-storey commercial self-storage facility at the subject property.

### **Note Regarding Further Planning Applications on this Property**

The *Planning Act* provides that no person shall apply for a minor variance from the provisions of this by-law before the second anniversary of the day on which the by-law was amended, unless the Council has declared by resolution that such an application is permitted.



# By-law 2021-77

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

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

1. That By-law 177-96, as amended, is hereby further amended as follows:

1.1 By zoning the land outlined on Schedule “A” attached hereto:

from:  
**Business Corridor Special Provision\*373 (BC\*373) Zone**  
  
to:  
**Business Corridor Special Provision\*684 (BC\*684) Zone**

1.2 By amending the following subsection to Section 7 – Exceptions:

7.373.4 b) Minimum number of parking *spaces* required for all other uses  
- 1 space per 22.5 m2 of gross floor area.

7.373.5 l) Minimum required interior side yard – 1.4 metres abutting the \*684 zone


1.3 By adding the following subsections to Section 7 – EXCEPTIONS:

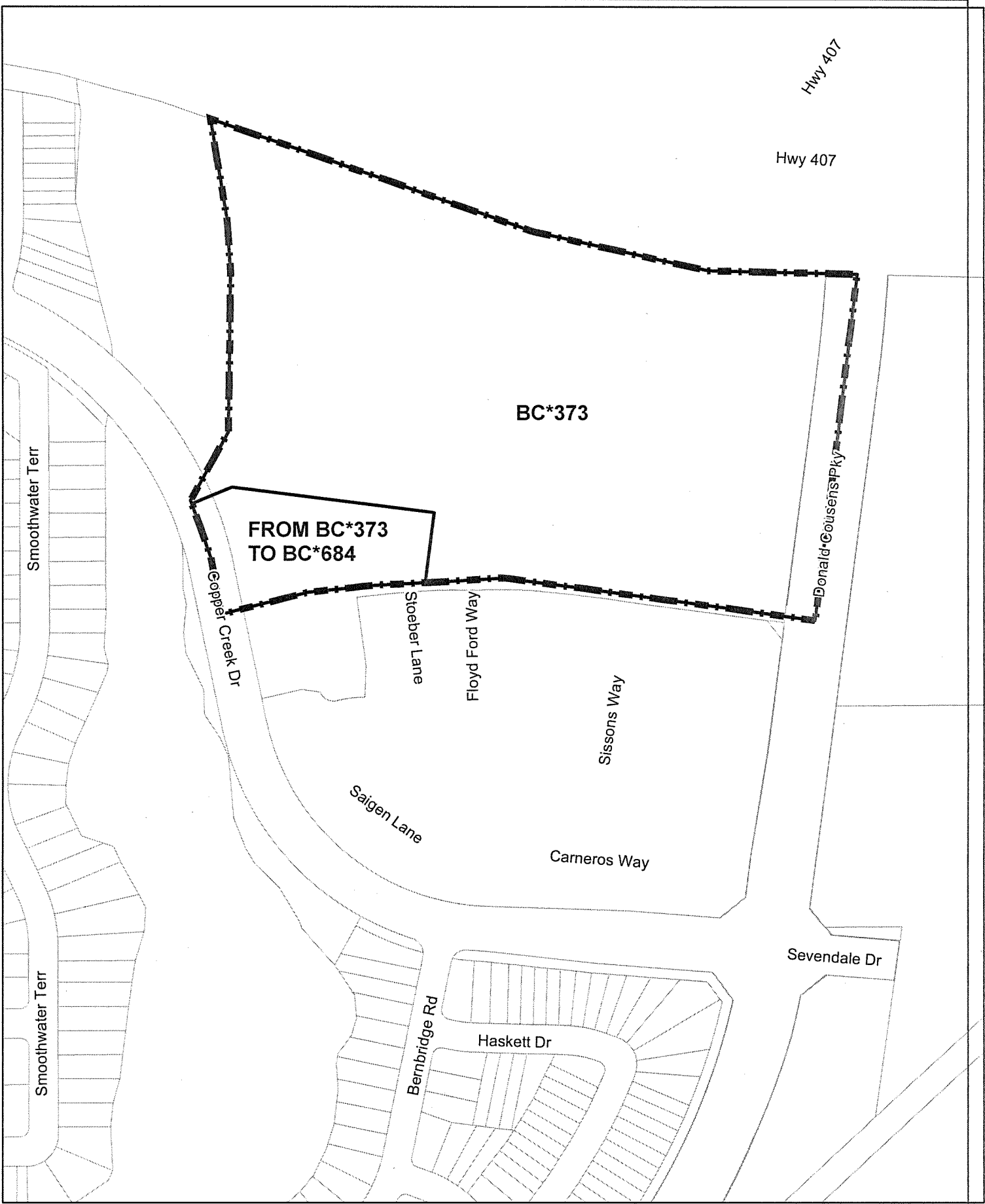
Exception 7.684	Boxgrove Commercial East Inc. North-east corner of Copper Creek Drive and the private east-west driveway that connects Copper Creek Drive with Donald Cousens Parkway	Parent Zone BC
File ZA 20 120313		Amending By-law 2021-77
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *684 on the Schedule ‘A’ to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.		
<b>7.684.1 Additional Permitted Uses</b>		
The following are additional permitted uses:		
a)	<i>Commercial self-storage facility</i>	
b)	<i>Restaurant</i>	
c)	<i>Restaurant – take out</i>	
d)	<i>Supermarket</i>	
e)	<i>Child Care Centre</i>	

7.684.2 Special Zone Standards	
The following special zone standards shall apply to all uses:	
a)	The south <i>lot line</i> shall be deemed to be the front lot line
b)	Maximum <i>Gross Floor Area</i> of a <i>commercial self-storage facility</i> – 12,500 m2
d)	The provisions of table B8, E, J, K and L shall not apply
e)	Minimum <i>required front yard</i> – 0.8 m
f)	Minimum <i>required rear yard</i> – 3.5 m
g)	Notwithstanding f) above, the minimum <i>setback</i> for canopies and retaining walls in the <i>rear yard</i> – 0 metres
h)	Minimum number of <i>parking spaces</i> for <i>commercial self-storage facility</i> use – 15 <i>parking spaces</i>
I)	Special provision 6 of table A4 shall not apply

Read and first, second and third time and passed on October 13, 2021.


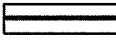
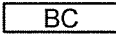

  
\_\_\_\_\_  
Kimberley Kitteringham  
City Clerk

  
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Frank Scarpitti  
Mayor



# SCHEDULE "A" TO BY-LAW 2021- 77

## AMENDING BY-LAW 177-96 DATED OCTOBER 13, 2021

-  BOUNDARY OF AREA COVERED BY THIS SCHEDULE
-  BOUNDARY OF ZONE DESIGNATION(S)
-  BC BUSINESS CORRIDOR
-  \*(No) EXCEPTION NUMBER



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.

Q:\Geomatics\New Operation\By-Laws\PLAN\PLAN20\_120313\Schedule A.mxd

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