



BY-LAW 2024-19

A By-law to amend By-law 108-81, as amended
(to rezone the lands and add a site specific exception)

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

1. That By-law 108-81, as amended, is hereby further amended as it applies to the lands shown on Schedule ‘A’ as follows:
- 1.1 By rezoning the lands shown on Schedule ‘A’ attached hereto

From:

SELECT INDUSTRIAL AND LIMITED COMMERCIAL ZONE – M.C.
(40%)

to:

SELECT INDUSTRIAL AND LIMITED COMMERCIAL ZONE – M.C.
(235%) and
SELECT INDUSTRIAL AND LIMITED COMMERCIAL ZONE – M.C.
(55%)
- 1.2 By adding Section 8.104 into the By-law as follows:

Exception 8.104	Denison Self Storage Developments Limited (c/o Vaultra Asset Management) 191 McNabb Street	Parent Zone M.C (235%)
File PLAN 22 120692		Amending By- law 2024- 19
Notwithstanding any other provisions of this By-law, the following provisions shall apply to land outlined on 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.		
8.104.1 Additional Permitted Uses		
The following uses are permitted in addition to uses permitted under Section 7.4.1		
a)	Commercial Self-Storage Facility	
8.104.2 Special Zone Standards		
The following special zone standards shall apply:		
a)	A commercial self-storage facility shall only be permitted within a building containing a minimum of 400 square metres of GROSS FLOOR AREA of BUSINESSSS OFFICE, INDUSTRIAL, or any other permitted uses.	
b)	Minimum Yards: i) FRONT YARD: 25.0 m ii) East SIDE YARD: 6.0 m iii) West SIDE YARD: 6.0 m iv) REAR YARD: 5.6 m	
c)	Canopies shall be permitted to project a distance of not more than 2.2 metres into any required YARD.	
d)	Maximum HEIGHT: 26 m	
e)	LOADING SPACEs, platforms, or overhead vehicular doors are permitted in any YARD or wall of any BUILDING OR STRUCTURE which adjoins or faces a STREET	
f)	LOADING SPACES or platform maybe located within a BUILDING or STRUCTURE	
g)	Minimum number of bicycle parking spaces: 8	

h)	Minimum required parking spaces for a commercial storage facility: 11 spaces
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Read and first, second and third time and passed on January 31, 2024.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor



EXPLANATORY NOTE

BY-LAW 2024-19
A By-law to amend By-law 108-81, as amended

Denison Self Storage Developments Limited (c/o Vaultra Asset Management)
PCL BLK 8-1, SEC M1915, BLK 8, PL M1915, City of Markham, Regional
Municipality of York
191 McNabb Street
PLAN 22 120692

Lands Affected

The proposed by-law amendment applies to a parcel of land with an approximate area of 4.91 hectares (12.13 acres), which is located south of McNabb Street, north of Denison Road and west of Birchmount Road in the Milliken Mills West Community. The subject lands will be severed to facilitate the intended developments. The severance will create a parcel of land with an approximate area of 0.72 hectares (1.78 acres), which is located north of Denison Road and west of Birchmount Road in the Milliken Mills West Community.

Existing Zoning

The subject lands are zoned “SELECT INDUSTRIAL AND LIMITED COMMERCIAL ZONE – M.C. (40%)” under By-law 108-81, as amended.

Purpose and Effect

The purpose and effect of this By-law is to rezone the subject lands under By-law 108-81, as amended as follows:

From:

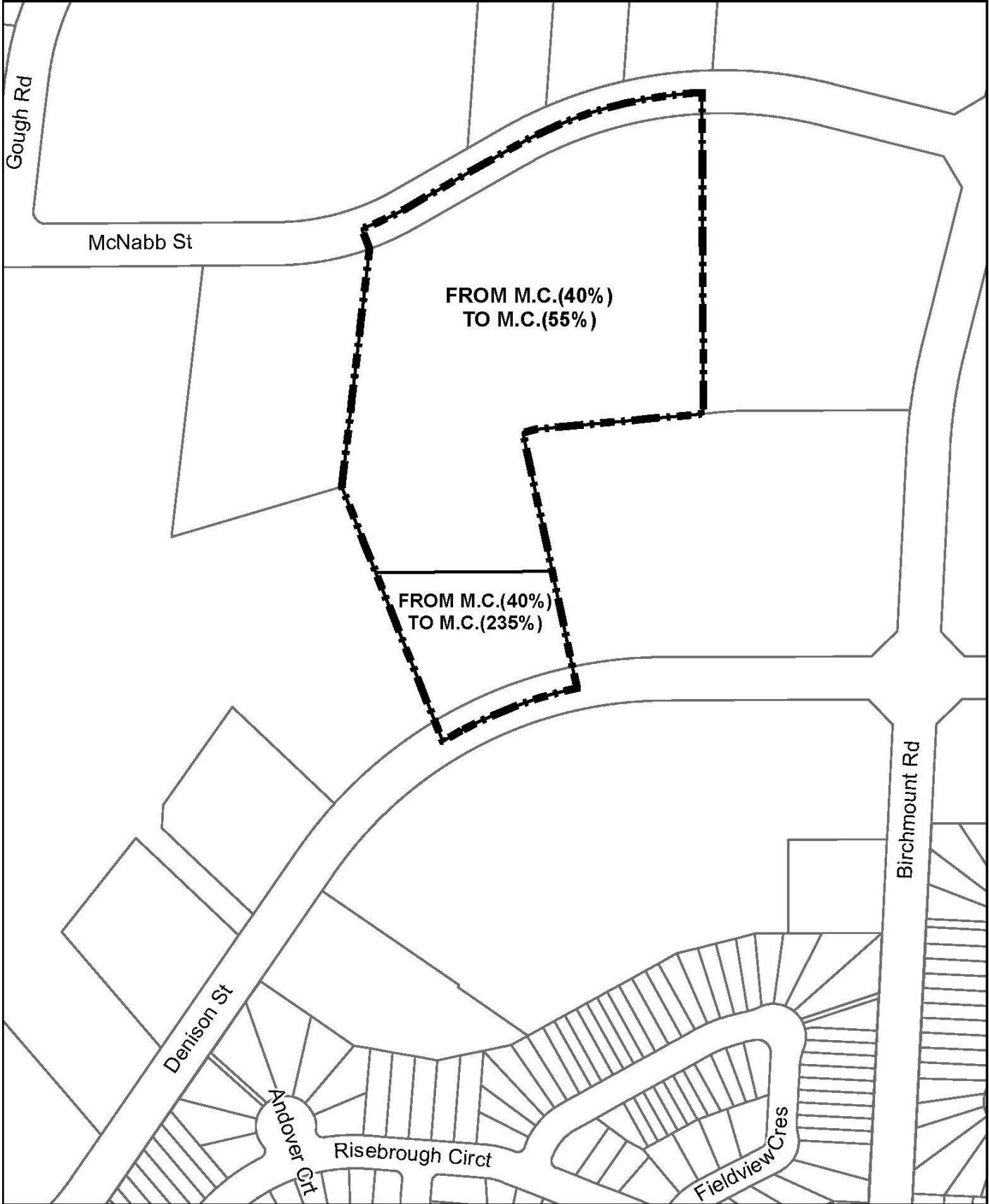
SELECT INDUSTRIAL AND LIMITED COMMERCIAL ZONE – M.C. (40%)

to:

SELECT INDUSTRIAL AND LIMITED COMMERCIAL ZONE – M.C. (235%) and



SELECT INDUSTRIAL AND LIMITED COMMERCIAL ZONE – M.C. (55%)

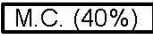
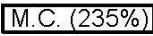
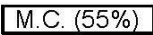
To permit a 6-storey Commercial Self-Storage Facility and office use.



SCHEDULE 'A' TO BY-LAW AMENDING BY-LAW 108-81 DATED



-  BOUNDARY OF AREA COVERED BY THIS SCHEDULE
-  BOUNDARY OF ZONE DESIGNATION(S)

-  SELECT INDUSTRIAL AND LIMITED COMMERCIAL
-  SELECT INDUSTRIAL AND LIMITED COMMERCIAL
-  SELECT INDUSTRIAL AND LIMITED COMMERCIAL

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.

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DEVELOPMENT SERVICES COMMISSION



Drawn By: RT Checked By: BM DATE: 2024-01-09

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

