



## BY-LAW 2024-202

### A By-law to amend By-law 1229, as amended (to add a site specific exception)

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' as follows:

#### 1.1. By adding Exception 12.84 under subsection 12- EXCEPTIONS

<b>Exception 12.84</b>	<b>Northeast corner of Heritage Road and McCowan Road</b>	<b>Parent Zone M</b>
File PLAN 24-182359	Part of Lot 11, Concession 7 Registered Plan R463926	Amending By-law 2024-202
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by exception 12.84 on the schedule 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>12.84.1 Additional Permitted Uses</b>		
The following additional uses are permitted:		
a)	MOTOR VEHICLE SALES ESTABLISHMENT	
b)	Motor vehicle repair garage	
<b>12.84.2 Special Zone Standards</b>		
The following specific Zone Standards shall apply:		
a)	For the purposes of this By-law, the LOT LINE abutting McCowan Road shall be deemed the FRONT LOT LINE.	
b)	Minimum required yards:	
	i) FRONT YARD – 4.0 metres.	
	ii) EXTERIOR SIDE YARD – 2.5 metres.	
c)	Motor vehicle repair garage is only permitted accessory to a MOTOR VEHICLE SALES ESTABLISHMENT.	
d)	A minimum of one (1) loading space shall be required.	
e)	Accessory outdoor storage and/or display of merchandise or motor vehicles is prohibited:	
	i) Within 2.5 metres of the southern lot line.	
	ii) Within 4.0 metres of the front lot line.	
	iii) Between the main wall of the building and the front or southern lot line.	
f)	If parking spaces are provided, the following provisions apply:	
	i) A minimum of 1 parking space shall be provided as accessible.	
	ii) A minimum of 3% of the spaces shall be provided as accessible.	

Read and first, second and third time and passed on November 20, 2024.

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Kimberley Kitteringham  
City Clerk

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Frank Scarpitti  
Mayor

Schedule "A" to By-law

## **EXPLANATORY NOTE**

### **BY-LAW NO. 2024-202**

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

**30 Heritage Holdings LTD.  
229 Steeles Avenue West,  
Vaughan, Ontario L4J1A1**

### **LANDS AFFECTED**

The lands have an area of approximately 0.72 ha (1.78 ac), located at the north-east corner of McCowan Road and Heritage Road, north of Highway 7 East. The lands are municipally known as 30 Heritage Road.

### **EXISTING ZONING**

The lands are currently zoned Industrial Zone 'M' in By-law 1229, as amended.

### **PURPOSE AND EFFECT**

The purpose and effect of this By-law is to add 'Motor Vehicle Establishment' and 'Motor Vehicle Repair Garage' as additional permitted uses under the current Industrial 'M' Zone, to facilitate the development of a new three storey commercial building for a Motor Vehicle Sales and Service establishment.