



## **EXPLANATORY NOTE**

### **BY-LAW 2016-118**

**A By-law to Amend By-law's 177-96 and 28-97 as amended  
PR 13 128740**

#### **Lands Affected**

The proposed by-law amendment applies to all and various lands within the corporation limits of the City of Markham, that are zoned by the by-laws listed above, as amended.

#### **Purpose and Effect**

The purpose of this By-law is to amend the above-noted zoning by-laws in order to modify the definition of 'Floor Area, Net' in order to provide added clarity.



## By-law 2016-118

### A By-law to amend By-laws 177-96 and 28-97, as amended

---

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

1. The definition of 'Floor Area, Net' in **Section 3.46 of Bylaw 177-96**, as amended, is modified by adding the word 'gross' after the words 'aggregate of the' as follows:

*"Floor Area, Net" means the aggregate of the **gross** floor areas of a building above or below established grade, but excluding:*

- i) motor vehicle parking areas within the building;
- ii) stairways;
- iii) elevator shafts and other service and mechanical shafts;
- iv) service/mechanical rooms and penthouses;
- v) washrooms;
- vi) waste/recycling rooms;
- vii) staff locker and lunch rooms;
- viii) loading areas;,
- ix) any space with a floor to ceiling height of less than 1.8 metres; and,
- x) any part of a basement that is unfinished, is used solely for storage purposes and is not accessible to the public."

2. **Section 6.4 of Bylaw 177-96**, as amended, is modified by adding the word 'gross' after the word 'permitted' as follows:

*"In addition to the above, the maximum height of other detached accessory buildings is 4.5 metres and the maximum permitted **gross** floor area for each is 10 square metres. This Section does not apply to a detached private garage or to any floor above the first storey of a detached private garage."*


3. The definition of 'Floor Area, Net' in **Section 2.0 of Bylaw 28-97**, as amended, is modified by adding the word 'gross' after the words 'aggregate of the' as follows:

*"Floor Area, Net" means the aggregate of the **gross** floor areas of a building above or below established grade, but excluding:*

- i) motor vehicle parking areas within the building;
- ii) stairways;
- iii) elevator shafts and other service and mechanical shafts;
- iv) service/mechanical rooms and penthouses;
- v) washrooms;
- vi) waste/recycling rooms;
- vii) staff locker and lunch rooms;
- viii) loading areas;,
- ix) any space with a floor to ceiling height of less than 1.8 metres; and,
- x) any part of a basement that is unfinished, is used solely for storage purposes and is not accessible to the public."

Read a first, second, and third time and passed on November 1, 2016.

  
Kimberley K. Loringham  
City Clerk

  
Frank Scarpitti  
Mayor