



## **EXPLANATORY NOTE**

### **BY-LAW 2016-53**

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

**189 Bullock Partnership Limited  
189 Bullock Drive, east of McCowan Road**

#### **Lands Affected**

The proposed by-law amendment applies to 1.17 ha (2.89 ac) of land that is located on the south side of Bullock Drive, which is east of McCowan Road and north of Highway 7 East.

#### **Existing Zoning**

The subject lands are zoned Industrial (M) under By-law 1229, as amended.

#### **Purpose and Effect**

The purpose and effect of this By-law is to amend By-law 1229, as amended, to rezone the subject lands in order to permit restaurants, retail stores and one commercial self storage facility as additional uses within the existing building on the subject property.



## BY-LAW 2016-53

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

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

1.0 By-law 1229, as amended, is hereby further amended as follows:

1.1 By adding to Section 12 – EXCEPTIONS, the following:

“12.39 Notwithstanding any other provisions of By-law 1229, the provisions in this Section shall apply to those lands subject to By-law 2016-53, as shown on Schedule ‘A’ of this By-law.

12.39.1 **Additional Uses Permitted**

The following additional uses are permitted:

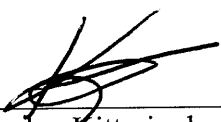
- a) *Retail Store*;
- b) *Restaurant, Full Service*;
- c) *Restaurant, Self Service*;
- d) *Restaurant, Take-out*; and
- e) One (1) Commercial Self Storage Warehouse Facility.


12.39.2 **Special Zone Provisions**

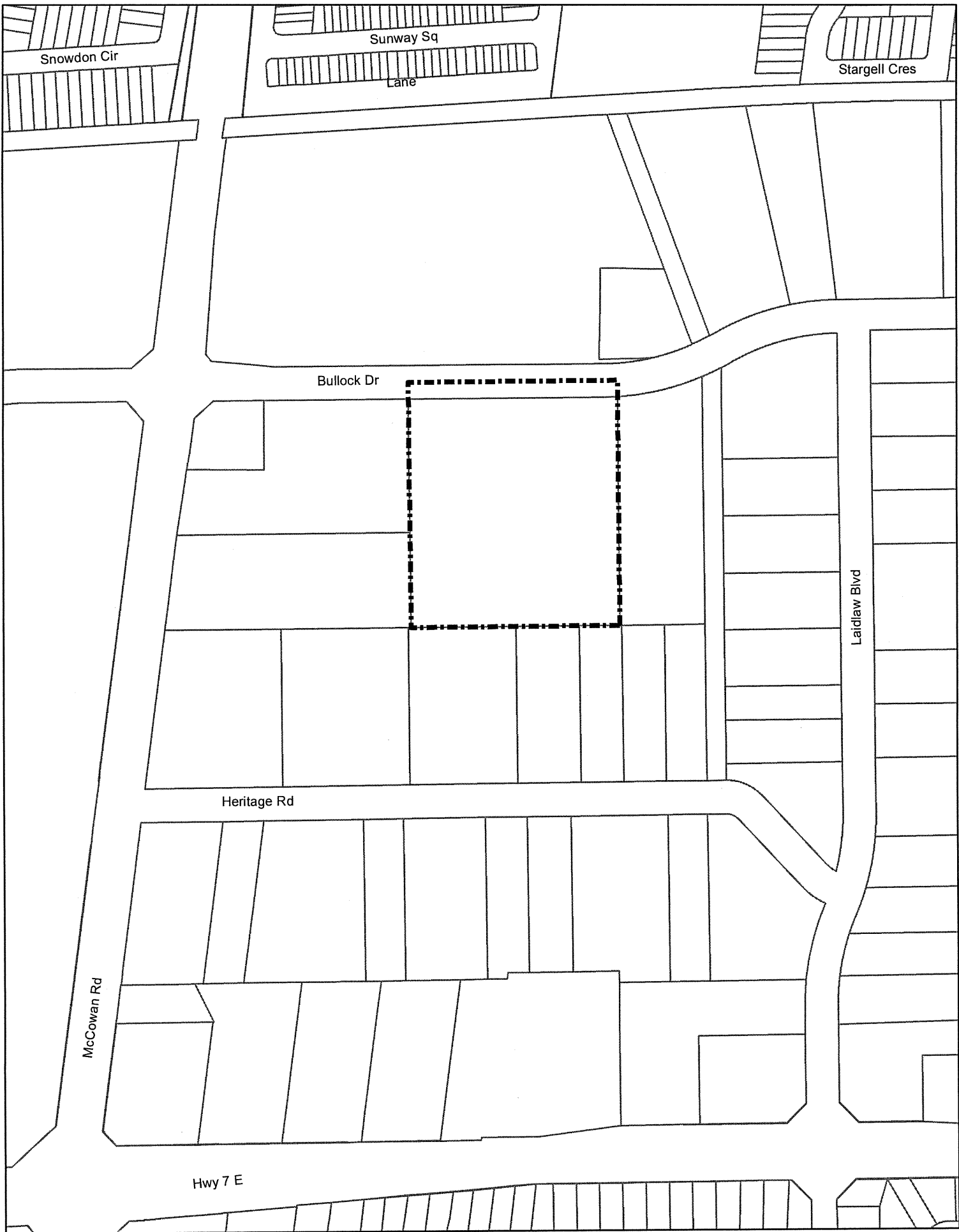
The following additional provisions apply:

- a) Maximum combined *Gross Floor Area* of all *Retail Stores* and *Restaurants* – 2600 m<sup>2</sup>;
- b) Maximum combined total *Leasable Floor Area* of all *Retail Stores* and *Restaurants*, where *Restaurants* occupy any portion of the *premises* – 2096 m<sup>2</sup>;
- c) Maximum *Gross Floor Area* of an individual *Retail Store* – 1000 m<sup>2</sup>;
- d) Maximum combined *Gross Floor Area* of all *Restaurants* – 1300 m<sup>2</sup>; and
- e) Maximum combined total *Leasable Floor Area* of all *Restaurants* – 1048 m<sup>2</sup>
- f) Minimum required parking for a Commercial Self Storage Warehouse Facility – one *parking space* per 200 m<sup>2</sup> of *Net Floor Area*.”

Read a first, second, and third time and passed on May 17, 2016.

  
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Kimberley Kitteringham  
City Clerk

  
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Frank Scarpitti  
Mayor



# SCHEDULE "A " TO BY-LAW 2016-53

## AMENDING BY-LAW 1229 DATED May 17, 2016

 BOUNDARY OF AREA COVERED BY THIS SCHEDULE

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