



Building Standards

March 10, 2025

87-89 GLEN CAMERON RD
Markham L3T 1N8

RE: **ZONING SEARCH NUMBER: 25 112844 00**
SITE LOCATION: 87 Glen Cameron Rd

NOTE: On September 19, 2024, the Ontario Land Tribunal (OLT) approved the City's Comprehensive Zoning By-law (CZBL) [2024-19](#) on a City-wide basis, save and except for lands associated with remaining site-specific appeals. The OLT has ruled that the CZBL shall be deemed to have come into force on January 31, 2024.

Not all properties within the City are affected by the new Comprehensive Zoning By-law 2024-19. [Please click here to check if your property is affected by this new Zoning By-law](#). Areas that are greyed out on the attached interactive map are not included in the new Comprehensive Zoning By-law 2024-19.

The subject property is zoned **EMP-SE- Employment- Service Employment** under by-law **2024-19** as amended.

The following zoning search contains **zoning information only**. For additional information on approval processes, please refer to our website at www.markham.ca. Additional applicable law information can be found by conducting a property details search here: [Property Details Search](#)

The proposed use **Industrial Use**, or **Food Processing Facilities** as described in your request is permitted, **provided the use does not involve any activity prohibited under Section 4.7** and provided all applicable development standards are maintained.

Note: For on-site parking requirements please refer to Part 5.0 Parking and Loading Standards, By-law 2024-19.

See attached for permitted uses and development standards.

Refer to the Tree Preservation By-Law [2023-164](#), available online at www.markham.ca for additional standards and requirements.

Please note that the establishment of such use or any proposed construction must also comply with the Building Code Act and Ontario Building Code, which may require the issuance of a building permit or change of use permit. If a building permit is required, decisions about whether a proposed use and the related construction complies with zoning and building code requirements can only be provided after reviewing the proposed design plans. If in doubt please retain the services of a qualified professional and/or contact the Building Standards Department at (905) 475-4858.

Any use is subject to compliance with all applicable provisions of the zoning or other by-laws of the City, all regulations or laws of any governmental bodies, as well as the provisions of a site plan agreement, which may or may not be registered on title.

Every effort is made to ensure that our response contained herein is correct, but we do not warrant or certify its accuracy. Opinions should be verified and are subject to any contrary ruling of a court of competent jurisdiction.

Bahar Shoja
Zoning Technician
BShoja@markham.ca
905-477-7000 ext. 3311

NOTE: Personal Information on this form is collected under the authority of the Municipal Act, 2011. The information collected will be used by the City of Markham to respond to requests for zoning information. Questions about the collection can be directed to the Chief Building Official, City of Markham, 101 Town Centre Blvd., Markham, ON, L3R 9W3, Telephone: 905 475 4858.

Process RSN: 7764115

City of Markham, Anthony Roman Centre,
101 Town Centre Blvd., Markham, ON L3R 9W3
905.475.4858 | markham.ca/building





A consolidated copy of By-law 2024-19, as amended, is available online [HERE](#). Please reference **Part 3: Definitions**, **Part 4: General Provisions**, and **Part 5: Parking and Loading Standards**, for additional standards and details.

Industrial Use means an establishment used for the warehousing of goods and materials, the assembly of manufactured goods, the manufacturing of goods, the processing of goods, the repair and servicing of goods and similar [uses](#). An [industrial use](#) shall not include a [commercial storage facility use](#) or [motor vehicle](#) related [uses](#).



EMP-SE (EMPLOYMENT - SERVICE EMPLOYMENT)

9.4.2.1 Permitted Uses

- a) [Artist studio](#)
- b) [Business office](#)
- c) [Cannabis establishment](#)
- d) [Service and repair establishment](#)
- e) [Commercial parking lot or garage](#) (7)
- f) [Commercial school](#)
- g) [Film studio](#)
- h) [Financial institution](#) (8)
- i) [Fitness centre, recreational](#)
- j) [Hotel](#)
- k) [Industrial use](#) (5)**
- l) [Craft brewery](#) (2) (6)
- m) [Motor vehicle repair and body shop](#) (5)
- n) [Motor vehicle maintenance shop](#) (5)
- o) [Personal service establishment](#) (2) (6)
- p) [Pet services establishment](#) (2) (6)
- q) [Retail store](#) (1) (2) (3) (4) (6) (8)
- r) [Retail brewery](#) (2) (6)
- s) [Veterinary clinic](#)
- t) The following [uses](#) that legally existed on the [lot](#) on the date of the passing of this By-law:
 - i) [Industrial use](#) (10)
 - ii) [Banquet hall](#)
 - iii) [Non-profit private club](#)
 - iv) [Trade and convention centre](#)
 - v) [College](#)
 - vi) [University](#)
 - vii) [Child care centre](#)
 - viii) [Funeral establishment](#)
 - ix) [Crematorium](#)
 - x) [Commercial storage facility](#)
 - xi) [Motor vehicle fueling station](#) (10)
 - xii) [Motor vehicle maintenance shop](#) (10)
 - xiii) [Motor vehicle washing establishment](#)
 - xiv) [Motor vehicle repair and body shop](#) (10)
 - xv) [Motor vehicle sales establishment](#) (10)
 - xvi) [Motor vehicle rental establishment](#) (10)
 - xvii) [Nightclub](#) integrated within a [hotel](#);
 - xviii) [Place of worship](#)

The Employment - Service Employment (EMP-SE) [zone](#) applies to lands within the 'Service Employment' designation shown on [Map 3](#) of the [Official Plan](#).

Lands zoned Service Employment (EMP-SE) are intended to accommodate [uses](#) that serve and support other business [uses](#) and also applies to lands in older employment areas that have been transitioning from [industrial uses](#) to small-scale office and service employment [uses](#). Service employment [uses](#) are typically suited to locations in shared multiple unit [buildings](#). These [uses](#) provide goods and services to the businesses in Markham's employment areas, but may also serve residents' needs.

In order to implement the [Official Plan](#), the EMP-SE [zone](#) permits a wide range of business [uses](#) in multiple [building](#) types.





	<p>xix) Entertainment centre, minor local</p> <p>xx) Restaurant</p> <p>xxi) Respite day program establishment</p> <p>u) Any use not listed above that legally existed on the date this By-law was enacted by Council (9)</p>			
Special Use Provisions				
	<p>(1) Shall be located in the same building as an industrial use and not exceed 1,000 square metres of gross floor area</p> <p>(2) Shall not exceed 1,000 square metres of gross floor area per establishment, except if use is an office supply or computer retail store, in which case the maximum gross floor area is 3,000 square metres.</p> <p>(3) No more than 50% of a building with two or more uses, or 3,000 square metres of gross floor area, whichever is less, can be used for retail stores</p> <p>(4) The maximum gross floor area permitted on a lot is 3,000 square metres</p> <p>(5) Accessory outdoor storage is not permitted</p> <p>(6) Outdoor display and sales area is not permitted</p> <p>(7) Stepback of this use to any other portion of a building - 3.0 metres</p> <p>(8) Drive-Through Service Establishments are not permitted</p> <p>(9) The expansion of an existing building, structure or use by no more than 10% of the total gross floor area may be permitted subject to complying with Parts 4.0 and 5.0 of this By-law and the standards below</p> <p>(10) Accessory outdoor storage is permitted</p>			
9.4.2.2 Standards		Other Requirements	Refer to Section Number	
A)	Minimum lot frontage	60.0 metres	Barrier-free access	Section 4.1
B)	Minimum lot area	0.4 hectares	Frontage on street	Section 4.2
C)	Minimum front yard	3.0 metres	Phased Condominium Development	Section 4.3



D)	Minimum rear yard	3.0 metres(i)	Measurement of setbacks and yards	Section 4.4
E)	Minimum exterior side yard	3.0 metres	Sight triangles	Section 4.5
F)	Minimum interior side yard	3.0 metres (i) (ii)	Public Uses , activities, or Infrastructure permitted in all zones	Section 4.6
G)	Minimum height within 12 metres of any lot line that serves as the boundary of a street	6.0 metres	Uses prohibited in all zones	Section 4.7
H)	Maximum height	46.0 metres	Exceptions to height requirements all zones	Section 4.8.4
Special Standards			Outdoor display and sales area	Section 4.8.7
(i)	Increased to 15.0 metres if yard abuts Residential or Mixed Use zone boundary		Encroachments into required yards	Section 4.8.8
(ii)	Can be reduced to 0.0 metres if the building shares a dividing wall(s) with a building on an abutting lot , or if access is shared between neighbouring lots by a drive aisle or parking aisle .		Temporary Tents	Section 4.9.3
			Accessory waste disposal areas	Section 4.9.4
			Motor Vehicle Maintenance Shop and Motor Vehicle Repair and Body Shop	Section 4.9.8
			General parking provisions	Section 5.2
			Non-residential parking requirements	Section 5.4
			Accessible parking space requirements	Section 5.6
			Electric Vehicle parking requirements	Section 5.7
			Regulations for loading spaces	Section 5.8
			Bicycle parking space requirements	Section 5.9
			Accessory outdoor storage	Section 9.3.1
Accessory buildings or structures	Section 9.3.2			
Accessory Industrial Equipment	Section 9.3.3			
			Landscaping strip requirements	Section 9.3.4