

**From:** Edgar De Souza  
**Sent:** Monday, December 8, 2025 10:24 AM  
**To:** Councillor, Karen Rea - Markham  
**Subject:** 44 Rouge St, Markham

Dear Members of Council,

**I am writing to you as this matter will come up before you. We have dealt with this 3 times at the COA and had many discussions with the city of Markham.**

**We have had at least 40 residents in the Vinegar Hill area sign a petition to oppose the severance of the lot at 44 Rouge Street.**

**These petitions have been submitted to the COA previously, and I am sure that staff can provide you with a copy of the same.**

**We once again oppose the severance of this lot based on the fact that it does not meet the requirements. I have attached the official plan below and highlighted g.**

**None of the lots on the north side of Rouge Street are smaller than the minimum 6600 ft.<sup>2</sup> This application reduces the lot size by almost 25%. The applicant had previously referred to lots on the south side of Rouge Street as a comparable. Those lots were subject to a development application approval.**

**We therefore request you to defend the COA decision at the Ontario Land Tribunal.**

Official Plan –

This is about the creation of new lots:

10.3.2.4 That in addition to the criteria contained in Section 51(24) of the Planning Act, a development application for consent to create new lots shall only be granted where: a) a plan of subdivision or condominium is not necessary; b) the number of resulting lots is three or fewer; c) the lot(s) can be adequately serviced; d) no extension, improvement or assumption of municipal services, public streets, or new street allowance is required; e) the lot(s) will have frontage on a public street;

f) the lot(s) will not restrict the ultimate development of adjacent lands

**g) the size and shape of the lot(s) conform with the requirements of the zoning by-law, is appropriate to the use proposed and is compatible with adjacent lots;**

h) the lot(s) comply with the cultural heritage protection policies in Sections 4.5.3.9 and 4.5.3.10; and i) the consent conforms to all relevant policies of this Plan.

Sent from my iPhone  
Edgar De Souza