

From: SS Kertesz

Sent: Monday, December 8, 2025 3:03 PM

To: Councillor, Karen Rea - Markham; Whitfield, Greg;

OLT.General.Inquiry@ontario.ca; Committee of Adjustment <COA@markham.ca>;

Melvyn.hiew@ontario.ca

Subject: Town of Markham 44 Rouge St -severance HERITAGE CONSERVATION DISTRICT

Hello Karen Rea & Greg Whitfield & OLT
And Melvyn from OLT.

Thank you thus far.

This 44 Rouge st severance is not in keeping with the neighbourhood of the HERITAGE CONSERVATION DISTRICT

in the town of Markham, We believe if the developer wants to build two homes and sever the lot, he must buy the neighbouring property (46 rouges st).

So he can have a double lot and sever like 60 Rouge st was able to do, as this is a mirror image lot senecio.

The current lot is too small to be severed based on the Town of Markham bylaws.

Storm water sewers are not present currently on

(Magill st & Nelson st) to manage water and to avoid more Conservation embankment eroding, leading to more extreme Armor stone walls like currently being constructed along Mill st and the rouge River, directly related to new development.

Side walks are not currently present on

(Magill st & Nelson st) and the narrow turing radius of these two streets will requires sidewalks, for the safety of the neighbourhoods pedestrian, cars will not be able to see and turn safely with two overly massing large homes. This is a Major safety concern.

This is a special historic area of The town of Markham know as Vinegar Hill, we must maintain its character and a severance must be in keeping with the area, two home on this lot has proven to not be in keeping with The Town of Markhams by-laws and the massing and scale of the home are to out of scale for the lot size, it do not add up based on the Town of Markhams By laws.

As told to the developer at the very first meeting at the Village library, keeping the lot as one lot and building a secondary dwelling know as a garden suite is the ideal solution for this situation.

Over 40 residents oppose the severance of 44 rouge street including the Town of Markhams denial decision. We the residents now need the Town of Markham to support and defend the decision to Deny the severance of 44 rouge st to the OLT.



https://en.wikipedia.org/wiki/Vinegar_Hill,_Ontario

Please advise

2405006 ONTARIO INC
Stephen Kertesz