



MEMORANDUM

TO: Heritage Markham Committee

FROM: Evan Manning, Senior Heritage Planner

DATE: April 8, 2026

SUBJECT: Delegated Approval
Committee of Adjustment Applications
2695 Elgin Mills Road
4355 Highway 7

Files: B/002/26, A/013/26, A/014/26 & A/010/26

The following Committee of Adjustment applications were addressed by Heritage Section staff under the delegated approval process:

Address	Permit Number	Proposed Variance or Consent
2695 Elgin Mills Road East (adjacent to 2716 and 2730 Elgin Mills Road)	B/002/26, A/013/26, A/014/26	Consent to sever the property into two separate lots which will allow the owner to proceed with phased construction as well as facilitate the conveyance of a public street and open space blocks to the City
4355 Highway 7 (within the UHCD)	A/010/26	Variance to allow for a minimum of 28 parking spaces whereas the by-law requires a minimum of 34 parking spaces

Background

The review by Heritage Markham Committee of the following Committee of Adjustment applications have been delegated to Heritage Staff provided that the Ward Councillor is consulted and has no objection to the proposal. If Staff or the Ward Councillor has any concerns from a heritage perspective, the matter will be forwarded to Heritage Markham for comment as a separate memo:

- **Minor Variance Applications** on lands considered *adjacent* (i.e within 60m) to *cultural heritage resources* (February 8, 2023).
- **Minor Variance Applications** that do not involve building envelope expansion (September 11, 2024).
- **Specific Consent Applications** (September 11, 2024):

- Lot line adjustments that do not involve the creation of new building lots;
 - Partial discharge of mortgage;
 - Consent related to mortgage, easement, lease of 21 years or more;
 - Validation of title;
 - Re-establishment of a previously existing lot line; and
 - Re-Application of Provisionally approved Consent without completion of conditions within statutory timeframe (Proposed lot configuration and development must be identical to the lapsed application receiving provisional consent).
- ** for those situations where the application is not adjacent to a HCD but is adjacent to a stand-alone cultural heritage resource, all three Heritage Markham Councillors are consulted regarding whether the matter should be delegated to staff.

Suggested Recommendation for Heritage Markham

THAT Heritage Markham receive the information on the Committee of Adjustment applications reviewed by Heritage Section staff on behalf of Heritage Markham under the delegated approval process.