



Notice of Public Hearing

Consent

(Section 53 of the *Planning Act*)

COMMITTEE OF ADJUSTMENT

MEETING DATE AND TIME: Wednesday, April 22, 2026 at 7:00 p.m.

LOCATION: This Public Meeting will be held digitally. Participants or attendees are required to email COA@markham.ca to obtain an access link.

File Number: B/004/26
Agent: JKO Planning Services Inc.
Property Address: 10 River Bend Road, Markham
Legal Description: PLAN 3684 PT LOT 24 CONCESSION 6 PART LOT 10
Zoning: By-law 2024-19, as amended; Residential Low Rise and Greenway
Ward: 3

PURPOSE OF THE APPLICATION:

The Owner is requesting provisional consent to:

- a) **sever and convey** a parcel of land (Part 2) with an approximate lot frontage of 15.75 metres, and an approximate lot area of 685.7 square metres;
- b) **sever and convey** a parcel of land (Part 3) with an approximate lot frontage 16.91 metres, and an approximate lot area of 700.4 square metres;
- c) **sever and convey** a parcel of land (Part 4) with an approximate lot frontage of 16.13 metres, and an approximate lot area of 751.8 square metres;
- d) **sever and convey** a parcel of land (Part 5) to the City of Markham with an approximate width of 75.16 metres, and an approximate lot area of 3013.3 square metres; and
- e) **retain** a parcel of land (Part 1) with an approximate lot frontage of 15.24 metres, and an approximate lot area of 709.3 square metres;

The purpose of this application is to sever the subject lands to facilitate the creation of three new residential lots, and one new greenway lot to be conveyed to the City of Markham.

This application is related to PLAN 24 189460 which has been previously approved.

NOTICE REQUIREMENTS FOR LANDLORDS AND CONDOMINIUM CORPORATIONS:

A copy of this notice must be posted by the Owner(s) of any land that contains seven or more residential units in a location that is visible to all the residents.

THE COMMITTEE OF ADJUSTMENT (THE "COMMITTEE") AND CONSENTS:

The Committee of Adjustment has the authority to grant consent to sever land and for other related property transactions. To approve a consent request, the Committee of Adjustment must have considered the provisions of Section 51(24) of *The Planning Act* and be satisfied that a plan of subdivision is not necessary.

The Committee of Adjustment forms its opinions through its detailed review of all material filed with an application, letters received, deputations made at the public hearing and results of site inspections.

HOW TO ATTEND AND PARTICIPATE AT THE MEETING

As required by the *Planning Act*, you are provided written notice to ensure that you may make your views known by either of the two following options:

1. Watch via live stream at <https://www.markham.ca>.
2. Request to attend the ZOOM meeting in writing, along with a completed Interested Party Comment and Deputation Form at ([https://www.markham.ca/sites/default/files/economic-development-business/What%20to%20Expect%20at%20a%20COA%20Hearing/COA%2BInterested%2BPart%2BComment%2Band%2BDeputation%2BForm%2Bno%2Bsubmit%20\(1\).pdf](https://www.markham.ca/sites/default/files/economic-development-business/What%20to%20Expect%20at%20a%20COA%20Hearing/COA%2BInterested%2BPart%2BComment%2Band%2BDeputation%2BForm%2Bno%2Bsubmit%20(1).pdf)) to COA@markham.ca.

OR



Notice of Public Hearing

Consent

(Section 53 of the *Planning Act*)

Deliver a letter in person to the DROP BOX at the Civic Centre (Thornhill Entrance), or by mail or email to the undersigned.

Written comments must be received no later than 4:00 pm, two days prior to the Hearing date to ensure the Committee members can review all written comments prior to the hearing.

NOTE: Under The Municipal Freedom of Information Act: personal information collected in response to this planning notice will be used to assist City staff and Council to process this application and will be a part of the public record.

TO VIEW THE MATERIALS IN THE APPLICATION FILE:

Materials will be posted on the link below prior to the scheduled meeting date.

<https://www.markham.ca/economic-development-business/planning-development-services/committee-adjustment/meeting-agendas-minutes-and-staff-reports>

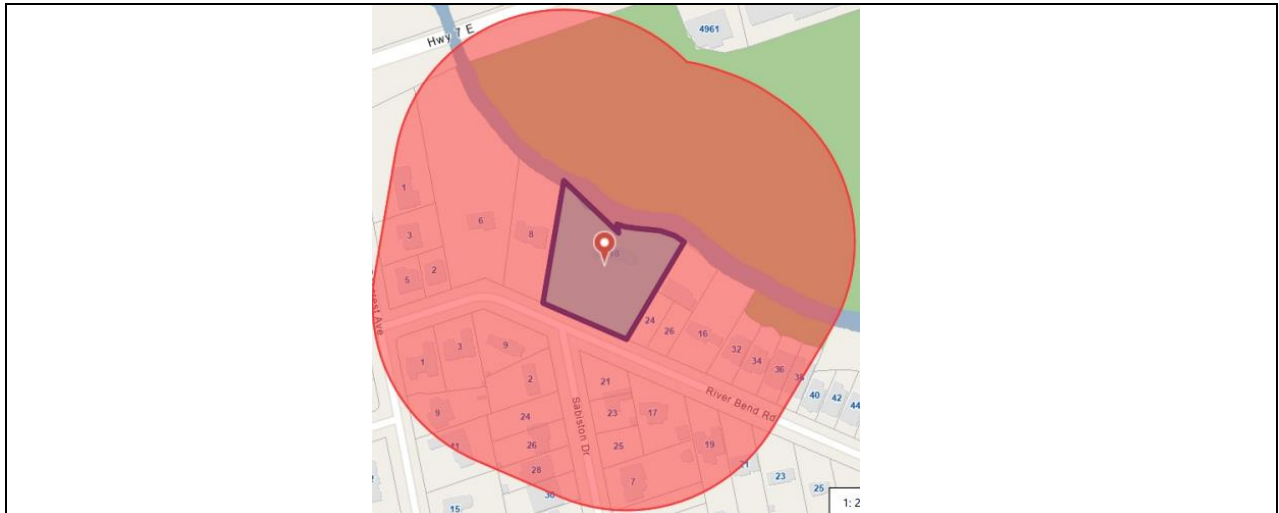
NOTICE OF DECISION and ONTARIO LAND TRIBUNAL PROCEEDINGS

Any person wishing to comment on this application, but who is unable to attend, may send a signed written submission to the Secretary Treasurer prior to the Hearing. A submission received prior to the Hearing is not considered a Notice of Appeal.

A copy of the decision will be sent to the Applicant and Agent. Any other person or agency wishing to receive a copy of the decision, or any notice of relevant Ontario Land Tribunal hearings, must submit a written request for a copy of the decision, or you would not be entitled to receive notice of any further proceedings.

IMPORTANT NOTICE TO OWNERS AND/OR AGENTS:

The Applicant or representative for the Applicant **MUST** appear at the hearing in support of the application. Failure to appear would result in dismissal of this application.



Shawna Houser
Secretary-Treasurer, Committee of Adjustment

For more information about this matter, contact:

☎ 905.475.4721 🖨 905.479.7768 ✉ COA@markham.ca