



REVISED Notice of Public Hearing

Consent and Minor Variance/Permission

(Section 45 & Section 53 of the *Planning Act*)

COMMITTEE OF ADJUSTMENT

MEETING DATE AND TIME: Wednesday, May 06, 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/002/26, A/013/26 and A/014/26
Agent: Bousfields Inc.
Property Address: 2695 Elgin Mills Road East, Markham
Legal Description: CON 3 PT LT 25 65R24213 PTS 5 AND 9
Zoning: By-law 177-96, as amended; Business Park Employment
Ward: 2

PURPOSE OF THE APPLICATIONS:

B/002/26

The applicant is requesting provisional consent to:

- a) **sever and convey** a parcel of land (Part 1) with an approximate lot frontage of 35 metres and an approximate lot area of 0.4428 hectares;
- b) **sever and convey** parcels of land (Parts 3 and 4) to the City of Markham with an approximate lot area of 1.3861 hectares;
- c) **retain** a parcel of land (Part 2) with an approximate lot frontage of 47 metres and an approximate lot area of 0.8995 hectares; and
- d) **establish** an easement over Part 2 for the purposes of shared access in favour of Part 1;
- e) **establish an easement over Part 1 for the purposes of shared access in favour of Part 2**

The purpose of this application is to create a total of two lots for the next phase of development and establish an easement for shared access. Parts 3 and 4 will be conveyed to the City of Markham for a cul-de-sac inclusion to a public road and long-term natural heritage protection.

A/013/26 – Severed Lands (Part 1)

The applicant is requesting relief from the requirements of By-law 1229, as amended, to permit the following:

- a) **By-law 177-96, Table B8, BP Zone, A:** a minimum lot area of 0.4428 hectares, whereas the by-law requires a minimum lot area of 0.8 hectares; and
- b) **By-law 177-96, Table B8, BP Zone, B:** a minimum lot frontage of 35.0 metres, whereas the by-law requires a minimum lot frontage of 60.0 metres;

as it relates to the severance of the property to facilitate the next development phase.

A/014/26 – Retained Lands (Part 2)

The applicant is requesting relief from the requirements of By-law 1229, as amended, to permit the following:

- a) **By-law 177-96, Table B8, BC Zone, B:** a minimum lot frontage of 47.0 metres, whereas the by-law requires a minimum lot frontage of 60.0 metres;

as it relates to the severance of the property to facilitate the next development phase.

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.



REVISED Notice of Public Hearing

Consent and Minor Variance/Permission

(Section 45 & Section 53 of the *Planning Act*)

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.

THE COMMITTEE OF ADJUSTMENT (THE “COMMITTEE”) AND MINOR VARIANCES:

The Committee’s role offers flexibility in dealing with minor adjustments to Zoning By-law permissions. The Committee 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. After hearing the Applicant and every person who desires to be heard in respect to this application, the Committee may approve, refuse, modify, or otherwise alter the application at the hearing without further notice provided.

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%2BParty%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%2BParty%2BComment%2Band%2BDeputation%2BForm%2Bno%2Bsubmit%20(1).pdf)) to COA@markham.ca.

OR

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