



## MEMORANDUM



**TO:** Heritage Markham Committee

**FROM:** Evan Manning, Senior Heritage Planner

**DATE:** September 11, 2024

**SUBJECT:** Committee of Adjustment Application  
189 & 193 Main Street, Unionville  
Proposed Lot Line Adjustment

**FILE:** B/021/24

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**Building Description/Use:** One-storey buildings with at-grade commercial uses

**Heritage Status:** 189 and 193 Main Street are designated under Part V of the *Ontario Heritage Act* as part of the Unionville Heritage Conservation District (the “UHCD”)

### **Application/Proposal**

- The City has received a Committee of Adjustment application for a lot line adjustment to consolidate a portion of the property at 193 Main Street with the abutting lands to the south at 189 Main Street.
- The northern portion of the commercial building currently containing the Unionville Arms Pub & Grill is bisected by the property line between 189 Main Street and 193 Main Street. This application will adjust the lot line so that the entirety of the building housing the pub will be located on 189 Main Street.
- The consent application is to be considered by the Committee of Adjustment (“COA”) at its meeting on October 9, 2024.

### **Requested Variances to the Zoning By-laws**

The applicant is seeking consent to:

**a) sever and convey** a parcel of land with an approximate lot frontage of 12.50 metres and an approximate lot area of 715.375 square metres (Part 1); and

**b) retain a parcel** of land with an approximate lot frontage of 6.95 metres and an approximate lot area of 378.539 square metres (Part 2).

Refer to Appendix ‘C’ for a copy of the Reference Plan.

## **Staff Comment**

### *Consent Application*

- Heritage Section staff (“Staff”) have reviewed the consent application and find that the proposed lot line adjustment will not adversely impact the character of the UHCD as described in Section 2.1 (“District Character”) of the UHCD Plan. Note that there are no built form changes proposed for either property at this time.

### *Review of Future Minor Variance Applications*

- It is recommended that review of future consent applications that do not involve the creation of a new building lot be delegated to 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.
- It is also recommended that the following other types of consent application be delegated to Heritage Staff with the same noted process: consent for partial discharge of mortgage, consent to mortgage, easement, lease of 21 years or more, validation of title, the 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).
- It is the opinion of Staff that this approach will create efficiencies and allow for the Committee to focus its attention on more significant heritage matters.

## **Suggested Recommendation for Heritage Markham**

THAT Heritage Markham has no objection from a heritage perspective to the consent application for 189 & 193 Main Street;

AND THAT Heritage Markham delegates review of the following future consent applications to Heritage Section staff provided that the Ward Councillor has no objection to the proposal from a heritage perspective:

- 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)

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ATTACHMENTS:

Appendix 'A'	Location Map
Appendix 'B'	Image of 189 & 193 Main Street
Appendix 'C'	Reference Plan

**Appendix 'A'**  
*Location Map*



*A property map showing the relationship between 189 Main Street and 193 Main Street. Note how the current lot line passes through the Unionville Arms Pub & Grill (Source: City of Markham)*

## Appendix 'B'

### *Image of 189 & 193 Main Street*



*Primary (west) elevations of the commercial buildings at 189 Main Street [right] and 193 Main Street [left]. The current lot line severs the smaller portion of the Unionville Arms [centre] from the rest of the business in the larger building immediately to the south (Source: Google)*

**Appendix 'C'**  
*Reference Plan*

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT, PLAN 65R-

RECEIVED AND DEPOSITED :

DATE : MAY 17, 2024 DATE : \_\_\_\_\_, 2024

AZIZ ABDEL SHAHID  
ONTARIO LAND SURVEYOR

REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF TORONTO REGISTRY OFFICE (No. 66)

SCHEDULE

PART	PART OF LOT	CONCESSION	ALL OF PIN	AREA
1	12	5	PIN 02966 -0127 (LT)	715.376 m <sup>2</sup>
2	12			378.539 m <sup>2</sup>

\*PARTS 1 AND 2 COMPRISED ALL OF PIN 02966 -0127 (LT).

PLAN OF SURVEY OF  
PART OF LOT 12  
CONCESSION 5  
TOWN OF MARKHAM  
(REGIONAL MUNICIPALITY OF YORK)



A. AZIZ SURVEYORS INC., O.L.S.  
METRIC: DISTANCES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

BEARING SHOWN HEREON ARE GRID, DERIVED FROM OBSERVED REFERENCE POINTS (ORP'S) A & B, BY REAL TIME NETWORK OBSERVATIONS, UTM ZONE 17, NAD 83 (CSRS V6) (EPOCH 2010.00)

INTEGRATION DATA  
OBSERVED REFERENCE POINTS (ORP'S) DERIVED FROM GPS OBSERVATIONS USING THE SOKKIA GPS (RTK) NETWORK SERVICE AND ARE REFERRED TO UTM ZONE 17, NAD 83 (CSRS V6) (EPOCH 2010.00). COORDINATE VALUES ARE TO URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(2) OF O. REG. 216.10 AND CANNOT IN THEMSELVES BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

POINT ID	NORTHING	EASTING
A	4858582.390	635616.794
B	4858659.484	635604.108

DISTANCE SHOWN ON THE PLAN ARE ADJUSTED GROUND DISTANCE AND CAN BE USED TO COMPUTE GRID DISTANCE BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.9999011

- LEGEND:
- DENOTES SURVEY MONUMENT FOUND
  - DENOTES SURVEY MONUMENT SET
  - SIB = STANDARD IRON BAR
  - IB = IRON BAR
  - N.E.S.W = NORTH, EAST, SOUTH, WEST
  - OU = ORIGIN UNKNOWN
  - MS = MEASURED
  - BF = BOARD FENCE
  - CLF = CHAIN LINK FENCE
  - MF = METAL FENCE
  - RP = REGISTERED PLAN 1887
  - P = SURVEY BY SPEIGHT, VAN NOSTRAND & GIBSON LTD.
  - P1 = PLAN 65R-14734
  - SVNG = SPEIGHT, VAN NOSTRAND & GIBSON O.L.S.
  - 1137 = R.G.McGIBBON O.L.S.
  - 1370 = VACARBAR O.L.S.
  - N/S = NOT TO SCALE
  - CALC = CALCULATED
  - PRODN = PRODUCTION

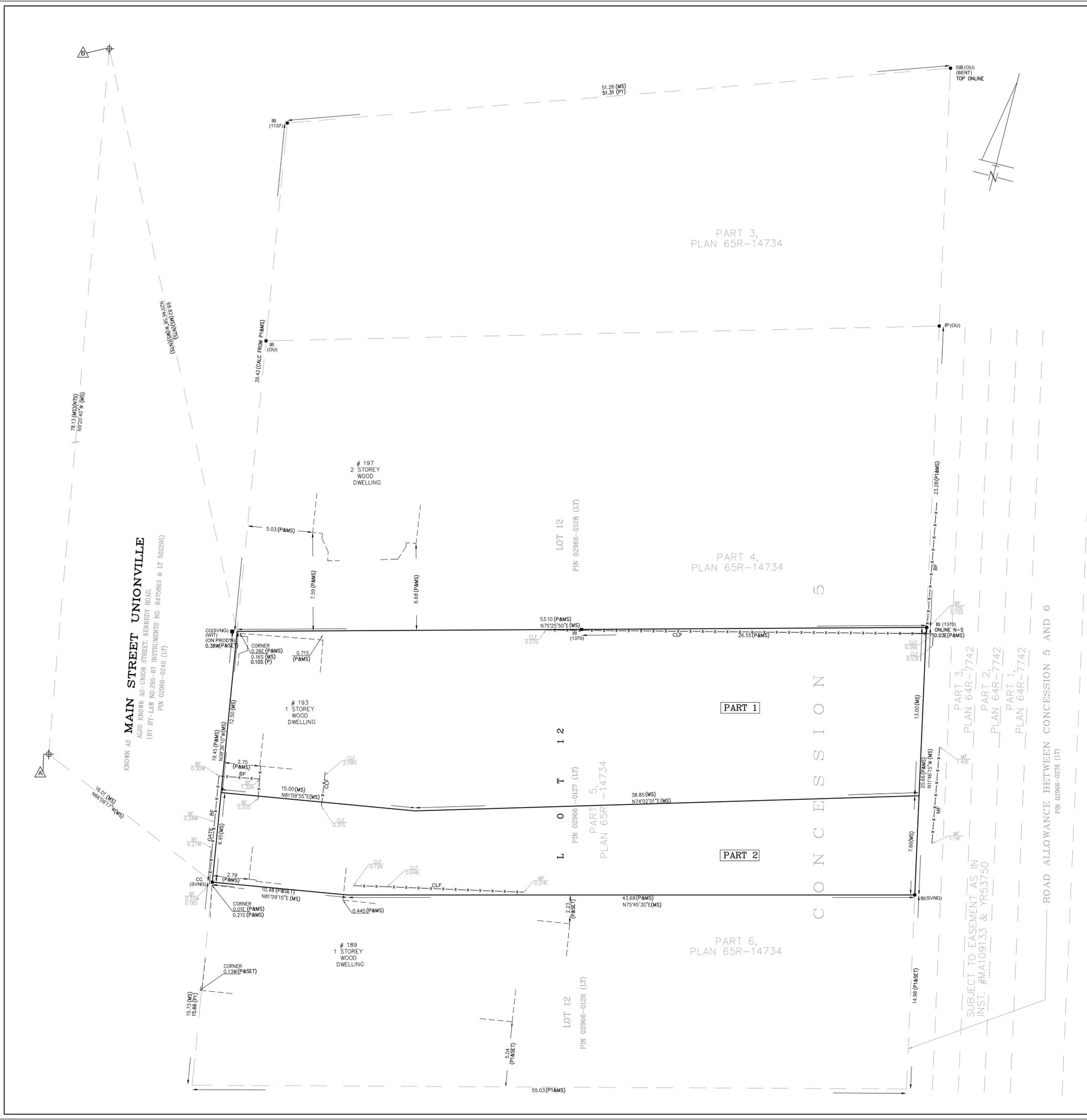
SURVEYOR'S CERTIFICATE  
I CERTIFY THAT:  
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYORS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.  
2. THE SURVEY WAS COMPLETED ON THE 6th DAY OF MAY, 2024.

DATE: MAY 22, 2024

A. ABDEL SHAHID  
ONTARIO LAND SURVEYOR

A. AZIZ SURVEYORS INC  
ONTARIO LAND SURVEYORS  
120 NEWKIRK ROAD- #31, RICHMOND HILL, ONT. L4C-9S7  
Tel. (905) 237-8224 Fax: (416) 477-5465  
Website: M-Azizsurveyors.ca  
E-Mail: aziz@m-azizsurveyors.ca

PROJECT NUMBER	PROJECT
24-077	193 MAIN STREET (SR-PR)
DRAWN BY: E.M	CHECKED BY: A.A



KNOWN AS MAIN STREET UNIONVILLE  
ALSO KNOWN AS UNION STREET, KENNEDY ROAD,  
(BY BY-LAW NO 295-87 INSTRUMENTS NO. R475063 & LT 502295)  
PIN 02966-0240 (LT)

SUBJECT TO EASEMENT AS IN  
INST. #M109133 & YR53750