



Community Notice Development Services Committee

Notice of Complete Application & Public Meeting

A change in zoning is proposed for 30 Heritage Rd. The City of Markham received a complete Zoning By-Law Amendment Application, submitted by The Planning Partnership on August 13, 2024. You are receiving this notice because you live within 200 metres of the property and are being invited to participate in the review process.

Tell us what you think

A Public Meeting to consider the applicant’s proposal for the subject lands will take place on:

- Date:** Tuesday, September 24, 2024
- Time:** 7:00 p.m.
- Place:** Members of the Development Services Committee and the public have the option to attend either in-person in the Council Chambers at the Civic Centre or remotely via Zoom.

All meetings are video and audio streamed on the City’s website at: <https://pub-markham.escribemeetings.com/>.

Property Description

The 7,019.19 m² (1.73 ac) subject lands are located on the north side of Heritage Road, east of McCowan Road and north of Highway 7 East. An existing industrial building is located on the subject lands.

The 2014 Official Plan Map 3 – Land Use designates the subject lands as ‘Mixed Use Mid Rise’. The subject lands fall under the proposed Markville Secondary Plan area. Section 9.14.4.3 of the 2014 Official



Plan states that the Official Plan (Revised 1987), shall apply until a new secondary plan is approved. The Official Plan (Revised 1987) designates the subject lands as “Major Commercial” which allows the proposed development and therefore the proposed development conforms to the Official Plan. Zoning By-Law 1229 zones the subject lands ‘Industrial (M)’ which does not permit the proposed development. The subject lands are not subject to Comprehensive Zoning By-Law 2014-19, as amended.



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Applicant's Proposal

The applicant is proposing to amend the Zoning By-law to permit a three-storey commercial building for a new motor vehicle sales and service establishment with a total gross floor area of 7,207.83 m² (77,584.44 ft²), including a total of 128 parking spaces.



Additional Information

For public viewing, the application can be accessed on MappiT at <http://www.markham.ca/MappiT> or by contacting the Planner.

If you wish to provide comments or speak with the Planner, please contact:

Aaron Chau, Planner
Planning & Urban Design Department
achau@markham.ca
(905) 477-7000 ext. 3279
Refer to application number PLAN 24 182359

Written submissions may be mailed or personally delivered to the Clerk's Department at the address noted below, or by e-mail to notifications@markham.ca by quoting file number PLAN 24 182359.

The City of Markham
101 Town Centre Boulevard
Markham, Ontario, L3R 9W3

Future Notification

If you wish to be notified of the decision of the City of Markham, or approval authority, on the proposed Zoning By-Law Amendment, you must make a written request to the Clerk's Department at the address noted above or by email to notifications@markham.ca.

Information about the Public Meeting and Appeals



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Prior to the passing of a Zoning By-Law Amendment, there will be at least one Public Meeting to give the public an opportunity to comment on the proposal. The date of the Public Meeting is on Sept. 24, 2024, as noted above. This letter serves as the Public Meeting notice, sent 20 days prior to the date of the meeting as directed by s 34(14.1) of the *Planning Act*.

i. If a person or public body would otherwise have an ability to appeal the decision of the Council of the City of Markham, or the approval authority, to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Markham before the by-law is passed, the person or public body is not entitled to appeal the decision.

ii. If a person or public body does not make oral submissions at a public meeting, or make written submissions to the City of Markham before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

That means if this by-law is appealed to the Local Planning Appeal Tribunal and you would like to participate in the appeal in some form, you **must** make an oral submission at a public meeting, or submit written comments to the City Clerk, before the by-law is passed by Markham City Council.

Notice to Landlord

If you are a landlord of lands containing seven (7) or more residential units, please post a copy of this notice in a location that is visible to all of the residents.

Personal Information

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 made public.

Date of Notice: Sept. 4, 2024

Arvin Prasad, MCIP, RPP
Commissioner of Development Services

Jim Jones
Chair
Development Services Committee



**Suggested Draft Resolutions
for Consideration of the Development Services Committee**

Resolution if the applications are to be referred back to staff for a report and recommendation

1. That the “PUBLIC MEETING INFORMATION REPORT – Zoning By-law Amendment application to permit a three-storey commercial building for a Motor Vehicle Sales and Service establishment, with a total Gross Floor Area of 7,210 m² (77,608 ft²) at 30 Heritage Road (File No. PLAN 24 182359), submitted by The Planning Partnership be received;
2. That the Record of the Public Meeting held on September 24, 2024, with respect to the proposed application for Zoning By-law Amendment submitted by The Planning Partnership for 30 Heritage Road (File No. PLAN 24 182359), be received;
3. That the application by The Planning Partnership for the proposed Zoning By-law Amendment (File No. PLAN 24 182359), be referred back to staff for a report and a recommendation;
4. And that staff be authorized and directed to do all things necessary to give effect to this resolution.

Resolution if the proposed Zoning By-law Amendment is to be enacted without further notice

1. That the “PUBLIC MEETING INFORMATION REPORT – Zoning By-law Amendment application to permit a three-storey commercial building for a Motor Vehicle Sales and Service establishment, with a total Gross Floor Area of 7,210 m² (77,608 ft²) at 30 Heritage Road (File No. PLAN 24 182359), submitted by The Planning Partnership be received;
2. That the Record of the Public Meeting held on September 24, 2024, with respect to the proposed application for Zoning By-law Amendment submitted by The Planning Partnership for 30 Heritage Road (File No. PLAN 24 182359), be received;
3. That the application by The Planning Partnership. for the proposed Zoning By-law Amendment (File No. PLAN 24 182359), be approved without further notice;
4. And that staff be authorized and directed to do all things necessary to give effect to this resolution.