



**COMMITTEE OF ADJUSTMENT**

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**MEETING DATE AND TIME:** Wednesday, December 04, 2024 at 7:00 p.m.

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

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File Number:	B/016/24
Agent:	JKO Planning Services Inc.
Property Address:	28 Kirk Drive, Thornhill
Legal Description:	PLAN 4184 LOT 36
Zoning:	By-law 2024-19 & 177-96, as amended; Residential Low Rise
Ward:	1

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**THE CONSENT REQUESTED:**

The applicant is requesting provisional consent to:

- a) sever and convey** a parcel of land with an approximate lot frontage of 15.24 metres and an approximate lot area of 696.456 square metres (Part 1); and
- b) retain** a parcel of land with an approximate lot frontage of 15.24 metres and an approximate lot area of 696.456 metres (Part 2).

The purpose of this application is to sever the subject lands to facilitate the creation of one new residential lot. This application is associated with Zoning By-law Amendment Application PLAN 2024 161084 000 00.

**NOTICE REQUIREMENTS FOR LANDLORDS & CONDOMINIUM CORPORATIONS**

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

**THE COMMITTEE OF ADJUSTMENT 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 with written notice, to ensure that you may make your views known by either:

There are two options to attend the Digital Public Hearing:

1. Watch via live stream at <https://www.markham.ca/>
2. Request to attend the ZOOM meeting by written request, along with a completed [Interested Party Comment and Deputation Form](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) 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](mailto:COA@markham.ca).

OR

Deliver a Letter in Person to the DROP BOX at the Thornhill Entrance, or by Mail or Email to the Undersigned

Written comments must be received no later than 4:00 p.m. two (2) days prior to the hearing date, to ensure Committee Members can review all written comments prior to the hearing,  
*\*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>

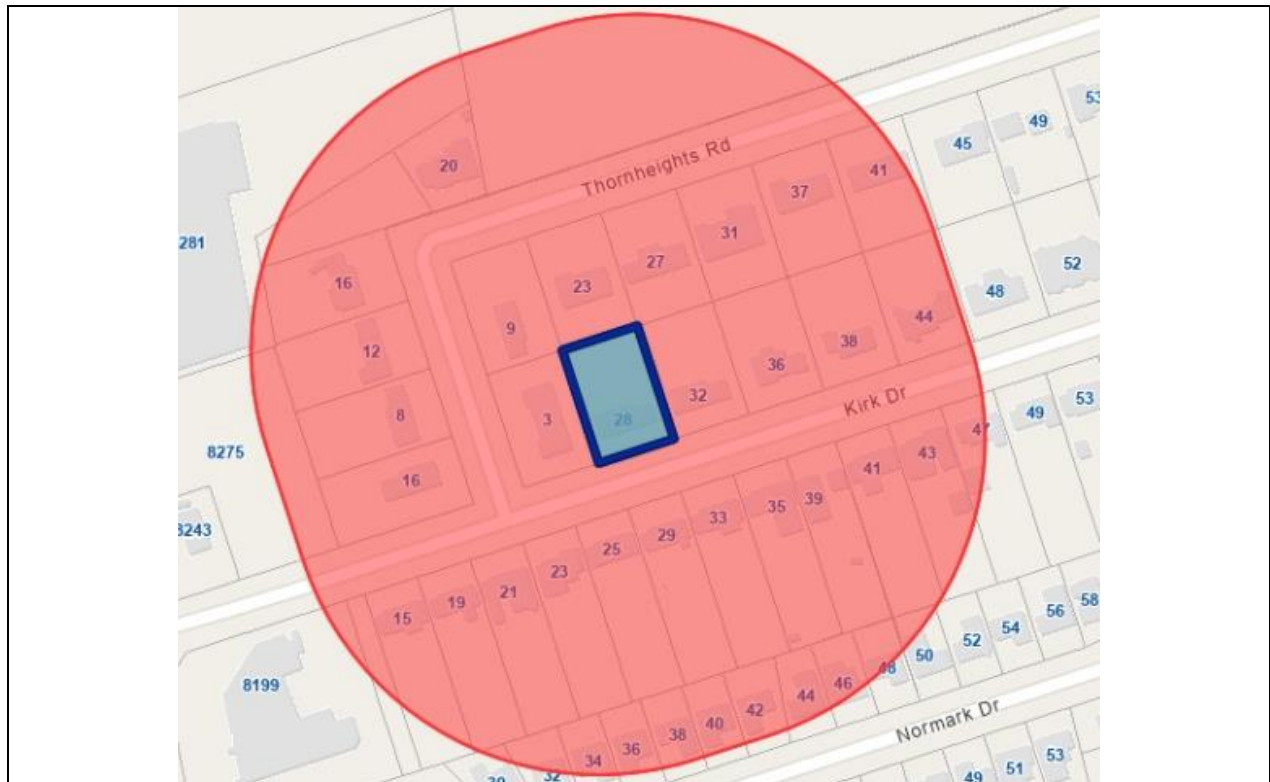
**NOTICE OF DECISION and ONTARIO LAND TRIBUNAL PROCEEDINGS**

Any person wishing to comment on this application but who is unable to attend the hearing 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 will be not 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, failing which this application may be dismissed.



Shawna Houser  
Secretary-Treasurer  
Committee of Adjustment

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

**For more information about this matter, contact:**

(tel) 905-475-4721 (fax) 905-479-7768 [COA@markham.ca](mailto:COA@markham.ca)