

Memorandum to the City of Markham Committee of Adjustment

February 16, 2017

File: B/02/19
Address: 175, 201, 203, 205 Langstaff Rd & 3, 5, 11, 17, 21 Essex Rd
Applicant: Langstaff Land Holdings Ltd.
Agent: Fasken Martineau Dumoulin LLP, Barristers & Solicitors\
Hearing Date: Wednesday, March 13th, 2019

The applicant is requesting provisional consent to:

- a) sever and convey a parcel of land with an approximate area of 4,050.40 sq. m and lot frontage of 33.2 m (Lot 61);
- b) retain a parcel of land with an approximate area of 34,752 sq. m and lot frontage of 99.67 m (Lots 85 to 89).

The subject lands are located between Essex Avenue and Langstaff Road East, south of Highway 407 and west of Bayview Avenue, within the Langstaff Gateway area. Existing uses on the subject lands include business office, outdoor storage of automobiles and single detached dwellings at 3 & 5 Essex Avenue. The surrounding lands are predominately occupied by various industrial uses such as warehouse, outdoor storage and auto repair.

The subject lands were previously nine separately conveyable parcels. They were inadvertently merged in title as a result of being under the same ownership. The applicant is requesting provisional consent to reinstate the original lot fabric of 175 Langstaff Road for it to be conveyed (See Appendix B). No developments are being proposed on any of the subject lands.

PUBLIC INPUT SUMMARY

No written submissions were received as of March 1st, 2019. It is noted that additional information may be received after the writing of the report, and the Secretary-Treasurer will provide information on this at the meeting.

COMMENTS/DISCUSSION

The proposed lots will comply with the minimum lot area and lot frontage requirements of the zoning by-law. Staff have had regard for the infill development criteria as outlined in section 8.2.3.5 of the City's new 2014 Official Plan and Section 51 (24) of the Planning Act, and have no objections to the approval of the application.

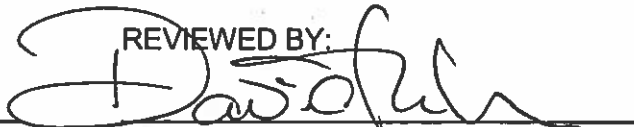
Please see Appendix "A" for conditions to be attached to any approval of this application.

PREPARED BY:



Carlson Tsang, Planner II, West District

REVIEWED BY:



David Miller, Manager, West District

APPENDIX "A"

CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF B/02/19

1. Payment of all outstanding realty taxes and local improvements charges owing to date against both the subject and retained parcels, and that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled.
2. Submission to the Secretary-Treasurer of the required transfers to effect the severances applied for under Files B/02/19, in duplicate, conveying the subject lands, and issuance by the Secretary Treasurer of the certificate required under subsection 53(42) of the Planning Act.
3. Submission to the Secretary-Treasurer a plan showing the subject land, which conforms substantially to the application as submitted.
4. Payment of the required Conveyance Fee for the creation of residential lots per City of Markham Fee By-law 211-83, as amended.
5. Fulfillment of all of the above conditions within one (1) year of the date that notice of the decision was given under Section 50(17) or 50(24) of the Planning Act, R.S.O. 1990, c.P.13.

CONDITONS PREPARED BY:



Carlson Tsang, Planner, Zoning and Special Projects

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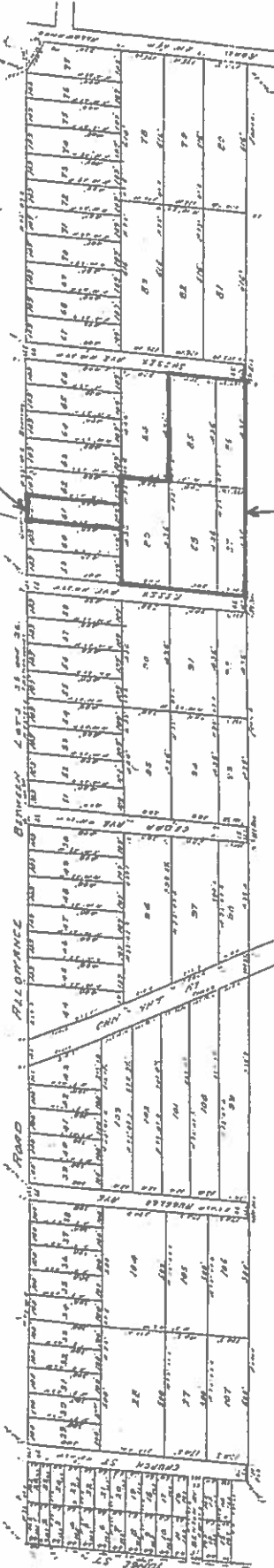
THE STATE WILL GRANT TO THE
PLANNING BOARD THE RIGHT TO
REVOKE THIS PLAN AT ANY TIME
IF THE BOARD IS NOT SATISFIED
WITH THE PLAN.

COMMISSION OF THE
REGISTRY OFFICE

SEVERED LOT

RETAINED LOT

PLAN OF SUBDIVISION OF
PART OF LOT 35 - CONCLUSION I
TOWNSHIP OF ANNEAPOLIS



NOTE: - Lots are shown partial when owned in common
- Lots are shown whole when owned in fee simple
- All lots shown are subject to the provisions of the
- Maryland Subdivision Control Act, Chapter 44, of the
- Code of Maryland Annotated, Article 41, and the
- Regulations thereunder.

CHANGES CERTIFICATE
I, the undersigned, hereby certify that the
above plan and all other related plans
shown on this plat are correct and
true to the original survey and
plans thereon.

WITNESSED by me this 1st day of
November 1913.

By John S. McManis
Registrar

On behalf of the Township of the Township
of Anneapolis, Maryland, to hereby approve of this plan

John S. McManis
Registrar

By John S. McManis
Registrar



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SUBDIVISION CERTIFICATE
I, the undersigned, hereby certify that the
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