

Memorandum to the City of Markham Committee of Adjustment

February 19, 2025

File: B/029/24
Address: 3985 – 3997 Highway 7 East, Markham
Agent: Malone Given Parsons Ltd. (Rohan Sovig)
Hearing Date: Wednesday, February 19, 2025

The following comments are provided on behalf of the Central Team:

The Applicant is requesting provisional consent to:

- a) **sever and convey** a parcel of land with an approximate lot frontage of 80 metres and an approximate lot area of 7,688 square metres (Parts 3, 4, 6, 7, 8, 9, 10, and 11);
- b) **establish an easement** over Parts 10 and 11 in favour of the retained lands;
- c) **retain** a parcel of land with an approximate lot frontage of 174.43 metres and an approximate lot area of 29,908.2 square metres (Parts 1, 2, 5, 12, and 13); and
- d) **establish an easement** over Parts 12 and 13 in favour of the conveyed lands;

as it relates to the creation of one new lot and to establish easements for a future high-density residential development.

COMMENTS

As it relates to the proposed request for provisional consent, Staff have identified that the proposed severance will require a lot line adjustment and subsequently, a second application and public notice for Consent to Sever is required to sever and convey the necessary lands from the westerly property with the future severance. The Applicant has requested that both applications be heard at the same Committee of Adjustment hearing. Staff recommended the application be deferred sine die by the Committee of Adjustment to allow the notice of hearing to capture the additional requests for provisional consent in accordance with the notification requirements of the *Planning Act*.

PREPARED BY:



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