

## Memorandum to the City of Markham Committee of Adjustment

March 5, 2025

**File:** B/029/24 & B/002/25  
**Address:** 3985, 3987, 3989, 3991, 3993, 3995, 3997 Highway 7 East,  
Markham  
**Agent:** Malone Given Parsons Ltd. (Rohan Sovig)  
**Hearing Date:** Wednesday, March 5, 2025

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

The applicant is requesting provisional consent to:

### **B/029/24 – 3995 and 3997 Highway 7 E**

- a) **sever and convey** a parcel of land with an approximate lot frontage of 66.04 metres and an approximate lot area of 7478.7 square metres (Parts 6, 7, 8, 9, 10);
- b) **retain** a parcel of land with an approximate lot frontage of 90.42 metres and an approximate lot area of 12,053.8 square metres (Part 5); and
- c) **establish an easement** for the purpose of vehicular and pedestrian access over Part 10 in favour of the retained lands (Part 5), and the adjacent lands to the west, being Parts 1, 2, 12, and 13.

### **B/002/25 – 3985 to 3993 Highway 7 E**

- a) **sever and convey** a parcel of land with an approximate lot frontage of 14.12 metres and an approximate lot area of 507.7 square metres (Parts 3, 4 and 11) to be consolidated with the adjacent lands to the east, severed under application B/029/24, being Parts 6, 7, 8, 9, and 10;
- b) **retain** a parcel of land with an approximate lot frontage of 84.02 metres and an approximate lot area of 17,854.4 square metres (Parts 1, 2, 12, and 13); and
- c) **establish an easement** for the purpose of vehicular and pedestrian access over Parts 12 and 13 in favour of Parts 3, 4, 11, and the adjacent lands to the east, being Parts 5, 6, 7, 8, 9, and 10.

These applications relate to the consolidation of a portion of the Subject Lands and to establish easements to facilitate the creation of one new lot for a high-density residential development.

## **BACKGROUND**

### **Property Description**

The Subject Lands are comprised of two contiguous properties located on the southeast corner of Highway 7 and Birchmount Road, with 3985 to 3993 occupying the western portion of the Subject Lands (the “lands on the west”) and 3995 to 3997 Highway 7 E occupying the eastern portion of the Subject Lands (the “lands on the east”). The lands on the west are currently occupied by a retail plaza consisting of tenants including banks, restaurants, and other retailers. The lands on the east are currently occupied by a grocery store (Whole Foods), and the southeast portion of the site, municipally known as 3995 Highway 7 E, was the former location of a retail building (Bed, Bath and Beyond) which is now vacant and will be demolished as part of future development plans (refer to Appendix ‘A’ – Location Map).

### **Proposal**

The Owner proposes to sever 3995 Highway 7 E from 3997 Highway 7 E to facilitate the creation of one new lot for the purposes of a proposed high-density residential development containing affordable rental housing (B/029/24). The Owner also applied for a second consent application (B/002/25) to consolidate a portion of the southerly driveway access at the lands on the west with 3995 Highway 7 E (refer to Appendix ‘B’ – Draft Reference Plan).

A proposed easement on the lands on the east, over Parts 10, will allow tenants of the Subject Lands to access parking and future vehicular access. A proposed easement over 12 and 13 will also facilitate vehicular access to Rougeside Promenade for tenants of the Subject Lands.

### **Official Plan and Zoning**

Official Plan 2014 (partially approved on November 24, 2017, and updated on April 9, 2018)

The 2014 Official Plan (“the OP”) designates the Subject Lands “Mixed Use Mid Rise” and “Mixed Use High Rise”, which supports the greatest levels of residential intensification with a mix of office and commercial uses along Highway 7 East within Markham Centre.

The policies of the 2014 OP state that until an updated Secondary Plan is approved for the Regional Centre – Markham Centre lands, the provisions of the 1987 Town of Markham Official Plan, as amended by OPA 21, shall apply to the Subject Lands.

### Markham Centre Secondary Plan – OPA 21

OPA 21 designates the Subject Lands as “Community Amenity Area – Major Urban Place”, which permits a high concentration and intensity of residential, commercial, employment, and supporting uses.

The City is currently undertaking an update to the Markham Centre Secondary Plan. The July 2024 Draft Policy Framework proposes the Subject Lands to be designated as “Mixed Use High Rise”, which would permit the future proposed development.

### Consents

The 2014 OP provides direction on the granting of consents in Section 10.3.2 and these policies have been reviewed as part of this application. As noted in this section, consents can be used for boundary adjustments to existing lots and to convey additional lands to an adjacent lot, provided a lot smaller than that otherwise permitted is not created.

### Zoning By-Law 2004-196, as amended

The Subject Lands are zoned “Markham Centre – Downtown Two, Exception 11 (MC-D2\*11\*14) under the Markham Centre Zoning By-law 2004-196, as further amended by By-laws 2010-184 and 2020-145, which permits apartment dwellings and a range of commercial uses.

### **Zoning Preliminary Review (ZPR) Not Undertaken**

The Applicant has confirmed that a Zoning Preliminary Review (ZPR) has not been conducted. It is the Applicant’s responsibility to ensure that the application has accurately identified any variances to the Zoning By-law required for the proposed development. A ZPR is required as a condition of this Consent to ensure the severed and retained lots meet Zoning requirements. If the variance request in this application contains errors, or if the need for additional variances is identified during the Building Permit review process, further variance application(s) may be required to address the non-compliance.

### **COMMENTS**

It is the opinion of Planning Staff that the proposed severance and lot line adjustment to create a new lot for a future high-density residential development are appropriate. Staff find the proposed easements are appropriate for vehicular access to both the severed and retained lots and have no concerns.

### Development Engineering Comments

Development Engineering has no objection to the proposed severance, subject to the Owner providing the following as a condition of approval, in addition to a standard Development Agreement:

- Confirmation that there are no existing easements registered on title that will be impacted by the proposed severance.
- Submission of an updated Draft Reference Plan, showing the access easement required for the severed/retained lots.
- Submission of a Servicing Plan to show how individual water and sewer services will be provided for the Retained and Severed Lot and to show that any and all existing services for the Retained Lot do not traverse the Severed Lot.
- Submission of a Stormwater Management (“SWM”) report to confirm SWM criteria will be met within the retained lot and provide information about the proposed tank in the severed lot.

- Submission of a grading plan to clearly indicate the existing grading will not impact the retained and/or severed lots negatively, and whether or not any improvement is required.

## **EXTERNAL AGENCIES**

### Toronto and Region Conservation Authority (“TRCA”)

TRCA staff has no objections to the consent application. TRCA staff recommends payment of their application review fees as a condition of approval, as noted in their letter dated January 20, 2025, attached as Appendix ‘C’.

## **PUBLIC INPUT SUMMARY**

No written submissions were received as of January 23<sup>rd</sup>, 2024. 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.

## **CONCLUSION**

In concluding that the proposal is appropriate, staff have had regard for the criteria in Section 51 (24) of the *Planning Act*, as amended, and have no objections to the proposed consent, subject to conditions outlines in Appendix ‘D’ and ‘E’ attached to this report.

PREPARED BY:



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Elizabeth Martelluzzi, RPP MCIP  
Senior Planner, Central District

REVIEWED BY:



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Melissa Leung, RPP MCIP, Senior Planner, Central District

## **APPENDICES**

Appendix “A” – Location Map

Appendix “B” – Draft Reference Plan

Appendix “C” – Memo from the TRCA dated January 20<sup>th</sup>, 2025

Appendix “D” – Conditions for B/029/24

Appendix “E” – Conditions for B/002/25

Verclaire Gate

Tenbury Dr

Teasel Way

William Saville St

Buchanan Dr

Village Pky

Brian Way

Alfredo St

Lane

American Elm Way

Ferrah St



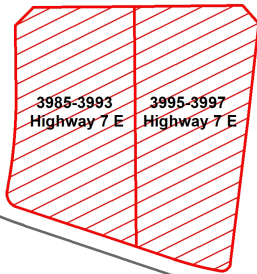
Hwy 7 E

Verdale Cross

Water Walk Dr

Uptown Dr

Rougeside Prom



3985-3993  
Highway 7 E

3995-3997  
Highway 7 E

Birchmount Rd



**SUBJECT LANDS**

Y:\Geomatics\New Operation\2025 Agenda\B\B02\_924\location\_map.mxd

**APPENDIX A**

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

# Appendix B

File: 24.195274.000.00.CSNT

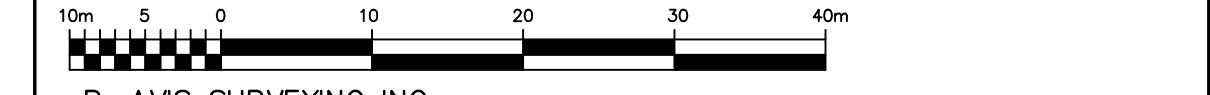
Date: 2/24/2025

MM/DD/YYYY

| PART | DESCRIPTION     | REGISTERED PLAN | P.I.N.                      | AREA (sq. m.) |
|------|-----------------|-----------------|-----------------------------|---------------|
| 1    |                 |                 |                             | 17345.7       |
| 2    | PART OF BLOCK 2 |                 | PART OF PIN 02988-0681 (LT) | 174.2         |
| 3    |                 |                 |                             | 298.4         |
| 4    |                 |                 |                             | 28.1          |
| 5    |                 |                 |                             | 12053.8       |
| 6    |                 |                 |                             | 4892.9        |
| 7    | PART OF BLOCK 3 | 65M-4294        | PART OF PIN 02988-0682 (LT) | 27.4          |
| 8    |                 |                 |                             | 9.4           |
| 9    |                 |                 |                             | 144.2         |
| 10   |                 |                 |                             | 2404.8        |
| 11   |                 |                 |                             | 181.2         |
| 12   | PART OF BLOCK 2 |                 | PART OF PIN 02988-0681 (LT) | 318.9         |
| 13   |                 |                 |                             | 15.6          |

PARTS 1, 2, 3, 4, 11, 12 & 13: ALL OF P.I.N. 02988-0681 (LT)  
PARTS 5, 6, 7, 8, 9 & 10: ALL OF P.I.N. 02988-0682 (LT)  
PARTS 2, 4 & 13: SUBJECT TO AN EASEMENT AS IN INST. No. YR1743263  
PARTS 8 & 9: SUBJECT TO AN EASEMENT AS IN INST. No. YR1743263

PLAN OF SURVEY OF  
**BLOCKS 2 AND 3**  
**REGISTERED PLAN 65M-4294**  
**CITY OF MARKHAM**  
REGIONAL MUNICIPALITY OF YORK  
SCALE 1 : 500



R. AVIS SURVEYING INC.  
METRIC : DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

### NOTES AND LEGEND

BEARINGS SHOWN HEREON ARE GRID BEARINGS AND ARE DERIVED FROM MARKHAM HORIZONTAL CONTROL MONUMENTS No. 092063056 AND No. 09206357, ZONE 10, CENTRAL MERIDIAN 79° 30' WEST LONGITUDE.  
(3° MODIFIED TRANSVERSE MERCATOR PROJECTION, NAD 83 (CSRS-1997))

HCM No. 092063056 N 4857428.951 E 318428.531  
HCM No. 092063057 N 4857633.527 E 318429.206

DISTANCES SHOWN HEREON ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.9999305.

- DENOTES SURVEY MONUMENT FOUND
- SIB DENOTES SURVEY MONUMENT PLANTED
- SIB DENOTES STANDARD IRON BAR
- SIB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- CC DENOTES CUT CROSS
- WT DENOTES WITNESS
- MEAS DENOTES MEASURED
- N,S,E,W DENOTES NORTH, SOUTH, EAST, WEST
- P DENOTES PLAN 65M-4294
- P1 DENOTES PLAN OF SURVEY BY R. AVIS SURVEYING INC., DATED OCTOBER 20, 2021.
- P2 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY R. AVIS SURVEYING INC., DATED AUGUST 28, 2012.
- P3 DENOTES PLAN 65R-33341
- (1525) DENOTES R.AVIS SURVEYING INC.

### 3° MTM ZONE 10 COORDINATES

NAD83(CSRS-2010) (CENTRAL MERIDIAN 79°30' WEST LONGITUDE)

|   | NORTHING   | EASTING   |
|---|------------|-----------|
| 1 | 4857553.26 | 318940.25 |
| 2 | 4857606.97 | 319106.21 |
| 3 | 4857615.47 | 319131.50 |
| 4 | 4857596.78 | 319123.33 |
| 5 | 4857399.07 | 319161.09 |
| 6 | 4857390.26 | 319154.65 |
| 7 | 4857390.22 | 318977.08 |
| 8 | 4857400.79 | 318965.36 |
| 9 | 4857534.17 | 318930.50 |

(1) THE MTM COORDINATES LISTED ABOVE ARE TO AN URBAN ACCURACY, PER SUBSECTION 14(2) OF ONTARIO REGULATION 216/10 FILED UNDER THE SURVEYORS ACT

(2) THE MTM COORDINATES LISTED ABOVE ARE TO BE USED FOR GEOGRAPHIC INFORMATION SYSTEM INTEGRATION ONLY AND CANNOT BE USED TO RE-ESTABLISH THE PROPERTY CORNERS OR BOUNDARIES SHOWN HEREON

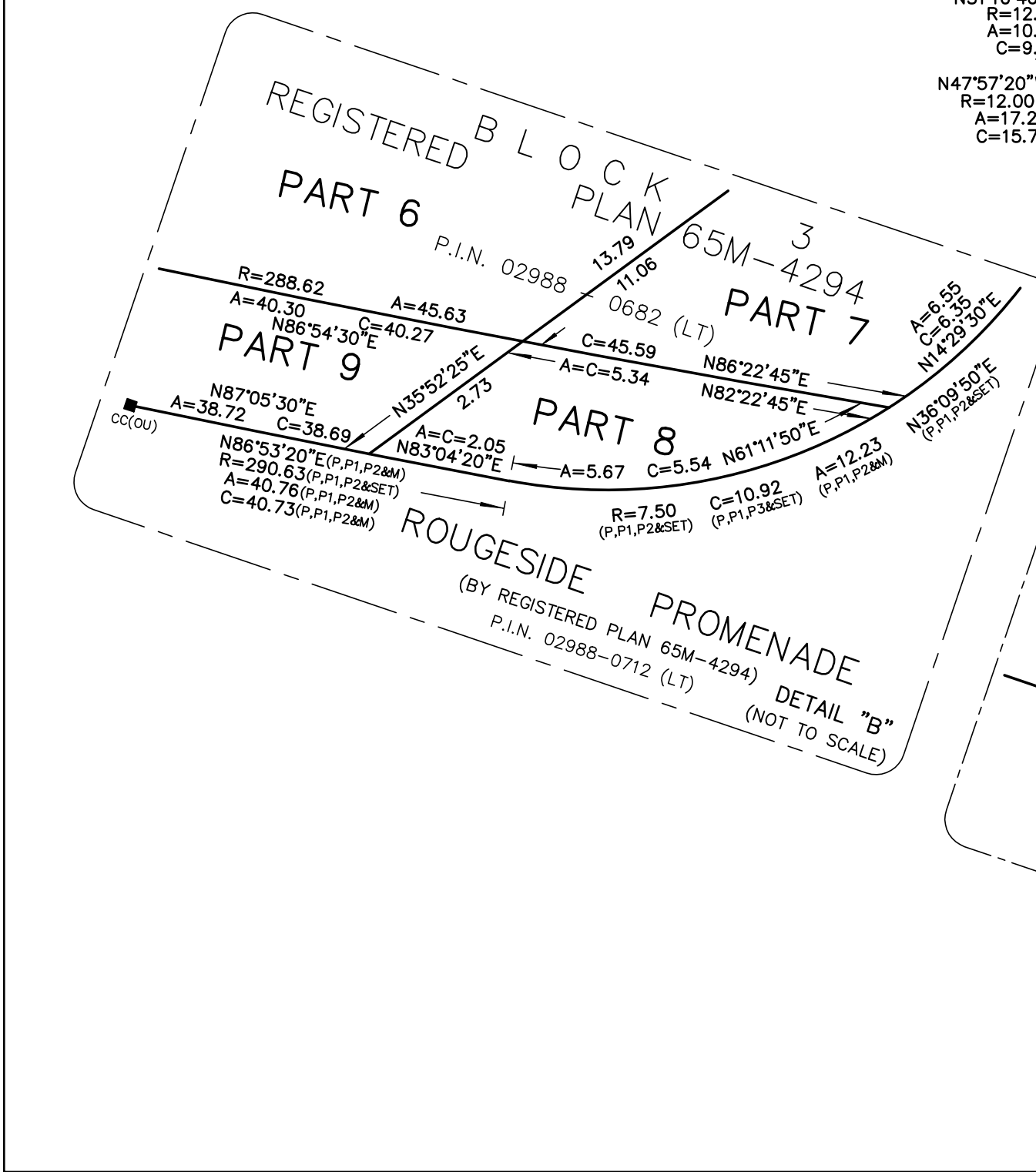
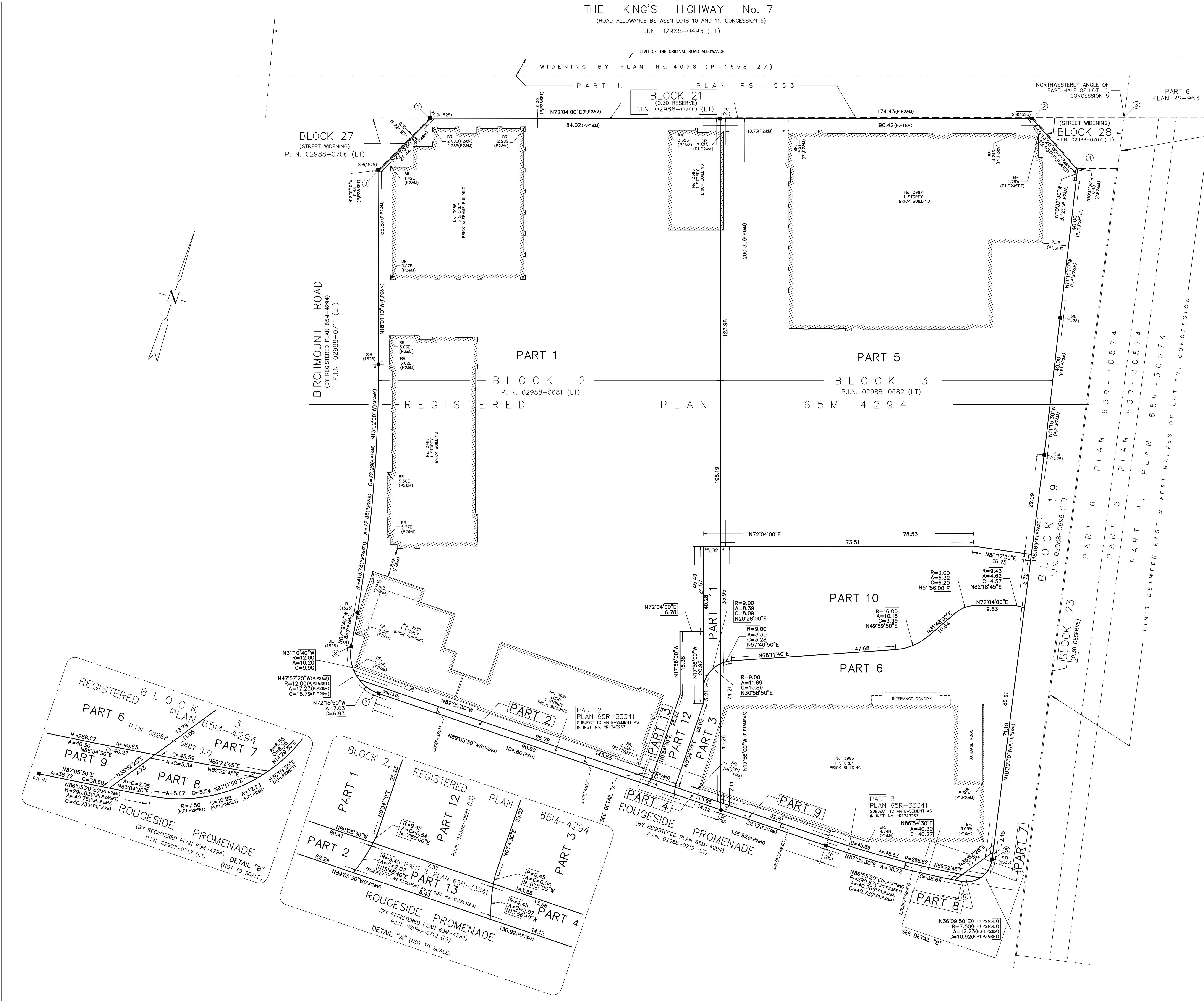
### SURVEYOR'S CERTIFICATE

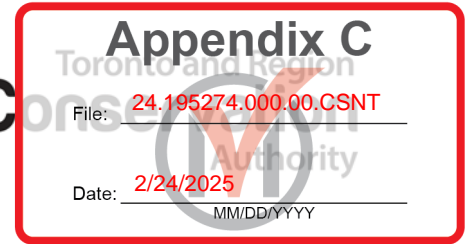
I CERTIFY THAT  
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.  
2. THE SURVEY WAS COMPLETED ON THE 23th DAY OF JULY, 2024.

AUGUST 21, 2024  
DATE  
PIRATHEEPAN RAMACHANDRAN  
Ontario Land Surveyor

**R. AVIS SURVEYING INC.**  
SUITE 203  
235 YORKLAND BOULEVARD  
TORONTO, ONTARIO  
M2J 4Y8  
TEL: (416) 490-8352 www.ravissurveying.com FAX: (416) 491-6206

CHECKED BY : P.R., O.L.S.  
CALCULATED BY : H.T./F.M.  
DRAWN BY : H.T./F.M.  
PROJECT No. : 2566-85  
DRAWING No. : 2566-85R.DWG





January 20, 2025

CFN PAR-DPP-2025-00510

**BY E-MAIL ONLY (EMartelluzzi@markham.ca)**

Dear Elizabeth Martelluzzi,

**Re: Consent Application – (B/021/24)  
3985 Highway 7 East  
65M-4294 (Blocks 2 and 3)  
(Highway 7 & Warden Ave)  
Applicant: Lincoln Lo (Malone Given Parsons Ltd.)  
Owner: 1826997 Ontario Inc.**

Toronto and Region Conservation Authority (TRCA) staff provide the following comments in response to the referenced application, received by TRCA on December 16<sup>th</sup>, 2024. A list of materials reviewed by TRCA staff has been included in Appendix A. We provide the following in accordance with TRCA’s commenting role under the Planning Act and regulatory role under the Conservation Authorities Act (CA Act). For additional information, please see [TRCA Role in the Plan Input and Review Process](#).

**Purpose of the Application**

TRCA staff understand that the purpose of this application is to request the consent of the Committee of Adjustment to sever the subject lands to facilitate the creation of one (1) new lot for a high-density residential development.

**Application Specific Comments**

Based on an initial review of available mapping, the subject lands and the proposed new lot were potentially identified as being within the floodplain associated with a tributary of the Rouge River watershed and its adjacent regulated allowance.

However, a Floodplain Assessment Letter prepared by SCS Consulting Group Ltd., dated December 19, 2024, was submitted to the satisfaction of TRCA. This letter demonstrates that the existing ground levels in the area are higher than the regional floodplain elevation.

Based on this assessment, TRCA has no concerns regarding the floodplain impacts of the proposed land division at 3985 Highway 7. Given the findings of the Assessment, the regional floodplain and its 15-meter regulatory setback do not extend to the subject property. As such, a permit from TRCA is not required pursuant to the Conservation Authorities Act for this land division and associated development.

**TRCA Review Fee**

By copy of this letter, the applicant is advised that TRCA have implemented a fee schedule for its planning application review services in accordance with applicable provincial regulations. This Land Division application is subject to a fee of \$2500 (Consent/ Severance/ Land Division - Standard). The applicant is responsible for fee payment within 60 days of the Land Division Committee hearing date. Please contact the Planner noted below for an electronic invoice to facilitate payment.

**Recommendations**

Based on the comments provided above, TRCA staff have **no objection** to the approval **B/029/24** subject to the **conditions** identified in Appendix B.

Should you have any questions or comments, please contact the undersigned.

Regards,



Matthew Pereira

Planning 1

Development Planning and Permits | Development and Engineering Services

437-880-2416

Matthew.pereira@trca.ca

Attached: Appendix A: Materials Reviewed by TRCA  
Appendix B: TRCA Conditions of Approval



## **Appendix A: Materials Reviewed by TRCA**

The following materials were received by TRCA on December 16<sup>th</sup>, 2024:

- A100 Context Plan, prepared by ICKE BROCHU Architects Inc, November 2021.
- A101 Site Plan, prepared by ICKE BROCHU Architects Inc, November 2021.
- V100 Survey, prepared by R. Avis Surveying Inc., March 22, 2013.
- V101 Draft Reference Plan, prepared by R. Avis Surveying Inc., July 23, 2024.

**Appendix B: TRCA Conditions of Approval**

| # | TRCA Conditions  |
|---|--|
| 1 | The applicant submits the TRCA plan review fee of \$2,500.00 within 60 days of the committee hearing date. |

## **APPENDIX “D”**

### **CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF B/029/24**

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/029/24, 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 of a deposited reference plan showing the subject land, which conforms substantially to the application as submitted.
4. Subsection 50(3) or 50(5) of the *Planning Act* shall apply to any subsequent conveyance of or transaction involving the parcel of land that is the subject of this consent.
5. Payment of the required Conveyance Fee for the creation of residential lots per City of Markham Fee By-law 211-83, as amended.
6. Provide confirmation from an Ontario Land Surveyor that the severed and retained parcels, in their final configuration, meet all the requirements of the applicable Zoning By-law, including any development standards for building and structures on the subject lands, and that the Secretary-Treasurer receives written confirmation that this condition has been satisfied to the satisfaction of the Zoning Supervisor or designate.
7. Submission of a Tree Assessment and Preservation Plan, prepared by a qualified arborist in accordance with the City's Trees for Tomorrow Streetscape Manual, to the satisfaction of the Director of Planning and Urban Design, or their designate, through the future Site Plan Approval process.
8. That tree replacements be provided and/or tree replacement fees be paid to the City where required, in accordance with the City's Trees for Tomorrow Streetscape Manual and Accepted Tree Assessment and Preservation Plan, through the future Site Plan Approval process.
9. That prior to the commencement of construction, demolition and/or issuance of building permit, tree protection be erected and maintained around all trees on site, including City of Markham street trees, in accordance with the City's Trees for Tomorrow Streetscape Manual, Accepted Tree Assessment and Preservation Plan, and conditions of the site plan agreement, to be inspected by City staff to the satisfaction of the Director of Planning and Urban Design, or their designate.

10. To satisfy the following conditions to the satisfaction of the Director of Engineering, or their designate:
- a) Confirm that there are no existing easements registered on title that will be impacted by the proposed severance, to the satisfaction of the Director of Eng
  - b) Submit an updated Draft Reference Plan, showing access easements required for the severed/retained lots.
  - c) Provide a Servicing Plan, prepared and stamped by a Professional Engineer, to show how individual water and sewer services will be provided for the Retained and Severed Lot and to show that any and all existing services for the Retained Lot do not traverse the Severed Lot. The Servicing Plan shall address the following:
    - i) The location and size of the existing Stormwater Management tank to be relocated;
    - ii) Resolve Waterworks comments provided in the Engineering Comment memo, dated January 27, 2025.
  - d) Provide a Stormwater Management Report to confirm Stormwater Management (SWM) criteria will be met within the retained lot and provide information about the proposed tank in the severed lot.
  - e) Provide a Grading Plan to clearly indicate the existing grading with not impact the retained and/or severed lots negatively, and whether or not any improvement is required. The servicing plan shall be prepared and stamped by a Professional Engineer, and the site must be self-contained.
11. The Owner shall enter into a Development Agreement with the City to the satisfaction of the City Solicitor, Director of Planning and Urban Design, Director of Operations, and/or the Director of Engineering, or their designates, which Development Agreement shall be registered on title to the lands in priority to all mortgages, charges, liens and other encumbrances, and the Owner shall procure and cause to be executed and registered at its own cost and expense such discharges, postponements, and subordination agreements as may be required by the City in order to provide for the priority of registration for the Development Agreement on title to the Lands. The Development Agreement shall specifically provide for matters including but not limited to:
- a) To pay for and construct any improvement to the municipal infrastructure, should it be determined that improvement to such infrastructure is required to support this severance.
  - b) To construct the required servicing, grading and stormwater management for the severance, to the satisfaction of the Director of Engineering.

- c) To construct and or implement any required removal, relocation, restoration and/or improvement of any above or below ground municipal services or utilities that may be necessary for this severance, to the satisfaction of the Director of Engineering.
- d) To obtain a plumbing permit from the Building Department for the internal works prior to commencement of the internal servicing works.
- e) Payment of all applicable fees in accordance with the City's fee by-law;
- f) Submission of securities respecting any works to be provided in accordance with the Development Agreement;
- g) Payment of cash-in-lieu of Parkland Dedication in accordance with By-law 195-90, as amended, upon execution of the development agreement. The applicant shall submit an Appraisal report prepared by a member of the Appraisal Institute of Canada in accordance with the City's terms of reference respecting the proposed new lot, to be reviewed and approved by the City. Prior to issuance of a building permit, a cash-in-lieu of parkland dedication be provided based on the Appraisal report.
- h) Notice that the lands may not be connected to the City's water system, sewage system and/or drainage system (the "Municipal Services"), and that in order to connect to the Municipal Services, the Owner must submit an application to the City and pay for the connections to the Municipal Services, which shall be installed by the City.

12. That the applicant satisfies the requirements of the Toronto and Region Conservation Authority, financial or otherwise, as indicated in their letter to the Secretary-Treasurer attached as Appendix "C" to this Staff Report, to the satisfaction of the TRCA and that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled to the satisfaction of the TRCA.

13. Fulfillment of all of the above conditions within two years of the date that notice of the decision was given under Section 53(17) or 53(24) of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended.

CONDITIONS PREPARED BY:



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Elizabeth Martelluzzi, RPP MCIP  
Senior Planner, Central District

## APPENDIX "E"

### CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF B/002/25

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 File B/002/225, 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 of a deposited reference plan showing the subject land, which conforms substantially to the application as submitted.
4. Subsection 50(3) or 50(5) of the *Planning Act* shall apply to any subsequent conveyance of or transaction involving the parcel of land that is the subject of this consent.
5. Payment of all outstanding application fees associated with B/002/25,
6. Submission of a Solicitor's Certificate certifying that upon registration of the required transfers to effect the severance applied for under File B/029/24, title to Parts 3, 4 and 11 on the Draft Reference Plan submitted with File B/002/25 will merge with title to the lands to the east (Parts 6, 7, 8, 9, and 10) municipally known as 3995 Highway 7 East, and legally described as Block 3, on Plan 65M-4294, all to the satisfaction of the Director of Planning and Urban Design or designate.
7. Provide confirmation from an Ontario Land Surveyor that the severed and retained parcels, in their final configuration, meet all the requirements of the applicable Zoning By-law, including any development standards for building and structures on the subject lands, and that the Secretary-Treasurer receives written confirmation that this condition has been satisfied to the satisfaction of the Zoning Supervisor or designate.
8. Fulfillment of all of the above conditions within two years of the date that notice of the decision was given under Section 53(17) or 53(24) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended.

CONDITIONS PREPARED BY:



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Elizabeth Martelluzzi, RPP MCIP  
Senior Planner, Central District