



Notice of Public Hearing

Consent and Minor Variance

(Section 45 and Section 53 of the *Planning Act*)

COMMITTEE OF ADJUSTMENT

MEETING DATE AND TIME: Wednesday, November 12, 2025 at 7:00 p.m.

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

File Numbers: B/023/25, A/093/25, and A/101/25
Agent: Kagan Shastri DeMelo Winer Park LLP
Property Address: 200 Bentley Street, Markham
380 Bentley Street, Markham
400 Bentley Street, Markham
Legal Description: PLAN 65M2438 BLK 6
Zoning: By-law 2024-19, as amended; General Employment
Ward: 8

PURPOSE OF THE APPLICATION:

B/023/25

The Owner is requesting provisional consent to:

- a) sever and convey** a parcel of land having an approximate lot frontage 61.06 metres and an approximate lot area of 10,444.1 square metres (Parts 1, 5, and 6);
- b) retain** a parcel of land having an approximate lot frontage of 64.51 metres and an approximate lot area of 19,132 square metres (Parts 2, 3, and 4);
- c) establish an easement** over Parts 1, 5 and 6 for the purposes of access and maintenance of utilities and services; drainage and overland flow; and emergency egress in favour of the retained land (Parts 2, 3, and 4);
- d) establish an easement** over Parts 2, 3 and 4 for the purposes of access and maintenance of utilities and services; drainage and overland flow; and emergency egress in favour of the conveyed land (Parts 1, 5, and 6);
- e) establish an easement** over Part 3 and 4 for the purposes of general pedestrian, vehicular, and emergency services ingress and egress over designated at-grade driveway in favour of the conveyed lands (Part 1, 5 and 6);
- f) establish an easement** over Part 4 for the purposes of pedestrian, vehicular, and emergency services ingress and egress over designated at-grade driveway for maintenance of services in favour of conveyed lands (Part 1, 5 and 6);
- g) establish an easement** over Part 5 for the purposes of general pedestrian, vehicular, and emergency services ingress and egress over designated at-grade driveway in favour of the retained lands (Part 2, 3 and 4);
- h) establish an easement** over Part 5 for the purpose pedestrian, vehicular, and emergency services ingress and egress over designated at-grade driveway for maintenance services in favour of retained lands (Parts 2, 3 and 4); and
- i) establish an easement** over Part 6 for the purpose of pedestrian, vehicular, and emergency services ingress and egress over designated at-grade truck sweep path for access to loading bays in favour of retained lands (Parts 2, 3 and 4).

The purpose of this application is to sever the Subject Lands to facilitate the creation of one new lot. This application is related to Minor Variance applications A/093/25 and A/101/25 which are under review concurrently.

A/093/25 – Severed Lot

The applicant is requesting relief from the requirements of By-law 2024-19, as amended, to permit the following:

- a) By-law 2024-19, Section 9.3.4(a)(ii):** a minimum landscape strip width of 0 metres abutting the east and west interior side lot lines and the north rear lot line, whereas the by-law requires a minimum landscape strip of 3 metres;



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as it relates to two buildings with warehouse and office uses.

This application is related to Consent application B/023/25 and Minor Variance application A/101/25. The applications are under review concurrently.

A/101/25 – Retained Lot

The applicant is requesting relief from the requirements of By-law 2024-19, as amended, to permit the following:

- a) **By-law 2024-19, Section 9.3.4(a)(ii)**: a minimum landscape strip width of 0 metres abutting the east interior side lot line and the north rear lot line, whereas the By-law requires a minimum landscape strip of 3 metres;

as it relates to two buildings with warehouse and office uses.

This application is related to Consent application B/023/25 and Minor Variance application A/093/25. The applications are under review concurrently.

NOTICE REQUIREMENTS FOR LANDLORDS AND CONDOMINIUM CORPORATIONS:

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

THE COMMITTEE OF ADJUSTMENT (THE “COMMITTEE”) 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.

THE COMMITTEE OF ADJUSTMENT (THE “COMMITTEE”) AND MINOR VARIANCES:

The Committee's role offers flexibility in dealing with minor adjustments to Zoning By-law permissions. The Committee 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. After hearing the Applicant and every person who desires to be heard in respect to this application, the Committee may approve, refuse, modify, or otherwise alter the application at the hearing without further notice provided.

HOW TO ATTEND AND PARTICIPATE AT THE MEETING

As required by the *Planning Act*, you are provided written notice to ensure that you may make your views known by either of the two following options:

1. Watch via live stream at <https://www.markham.ca>.
2. Request to attend the ZOOM meeting in writing, along with a completed Interested Party Comment and Deputation Form 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.

OR

Deliver a letter in person to the DROP BOX at the Civic Centre (Thornhill Entrance), or by mail or email to the undersigned.

Written comments must be received no later than 4:00 pm, two days prior to the Hearing date to ensure the Committee members can review all written comments prior to the hearing.



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NOTE: 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>

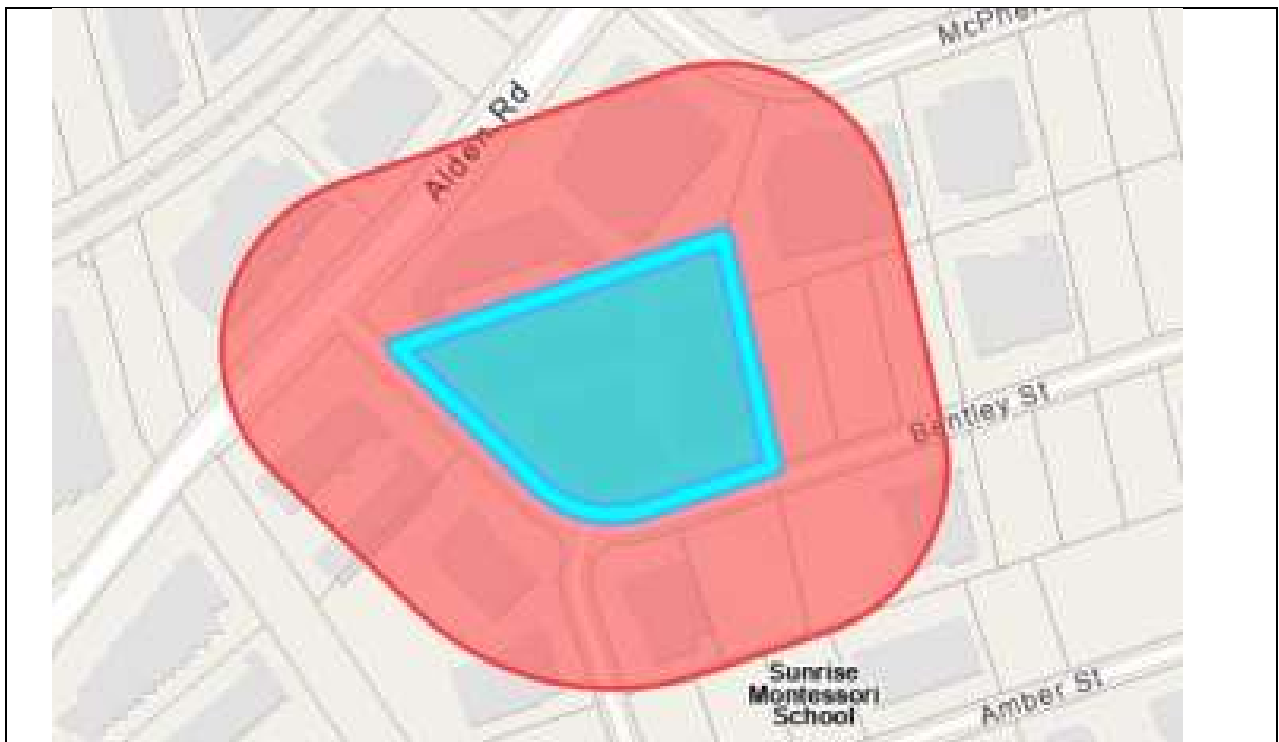
NOTICE OF DECISION and ONTARIO LAND TRIBUNAL PROCEEDINGS

Any person wishing to comment on this application, but who is unable to attend, 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 would not be 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. Failure to appear would result in dismissal of this application.



Shawna Houser
Secretary-Treasurer, Committee of Adjustment

For more information about this matter, contact:

☎ 905.475.4721



905.479.7768



COA@markham.ca