

# Memorandum to the City of Markham Committee of Adjustment

October 23, 2025

**File:** B/026/25  
**Address:** 7528 Woodbine Avenue, Markham  
**Applicant:** Glen Schnarr & Associates Inc. (Sarah Clark)  
**Hearing Date:** Wednesday, October 29, 2025

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

Pursuant to the provisions of Section 53 of *The Planning Act*, R.S.O., 1990 c.P.13, as amended, and Ontario Regulation No. 197/96, the applicant is requesting provisional consent to:

- a) **establish an easement** over the retained lands severed under application B/019/24, being Part 4 of Plan 65R-41192, for the purposes of stormwater management in favour of the severed lands, being Parts 1 & 2, Plan 65R-41192.

The purpose of this application is to establish servicing easements for stormwater management. This application is related to previously approved Consent application B/019/24 for a self-storage facility.

## BACKGROUND

### Property Description

The 11,226 m<sup>2</sup> (120,836 ft<sup>2</sup>) Subject Property is located on the west side of Woodbine Avenue and north of John Street within the South Don Mills Employment district. The property is under development as a previous site plan application was approved to permit three commercial buildings on the Subject Lands.

Surrounding land uses include the CN Rail corridor to the north, a multi-unit commercial plaza to the south, an automotive dealership (Don Valley North Hyundai) to the east across Woodbine Avenue, and a place of worship (Yumkwang Korean Presbyterian Church) to the west of the subject property.

### Previous Applications

A Site Plan application was approved to permit the development of multi-unit commercial buildings on the retained parcel under file SC 13 135026.

A Zoning By-law Amendment was approved under file PLAN 23 117840 to add commercial self-storage as a permitted use on the Subject Lands together with a site-specific parking rate (By-law 2024-72).

A Consent application was approved under file B/019/24 (CSNT 24.177552) to sever and convey a parcel of land addressed as 7550 Woodbine Avenue and retain a parcel of land addressed as 7528 & 7530 Woodbine Avenue. In addition, easements for the purposes of pedestrian and vehicular access were also established over the conveyed and retained lands by way of application B/019/24.

**Proposal**

The purpose of this application is to establish servicing easements for the Subject Lands. The easements will be established as Part 4 of Plan 65R-41192. This is required for stormwater management of the severed lands, being Parts 1 & 2, Plan 65R-41192.

**COMMENTS**

**2014 Official Plan:**

The Subject Lands are designated as “Service Employment” under the 2014 Official Plan, which provides for commercial developments consisting of office, retail and service uses. Commercial self-storage facilities are deemed a discretionary use, which is permitted subject to the submission of a site-specific zoning by-law amendment.

**Zoning By-law 108-81:**

The Subject Lands are zoned “Business Corridor” under By-law 108-81, as amended. The Subject Lands permit banks, a day nursery and day care centre, dry cleaning establishments, personal service shops, restaurants, retail stores commercial schools, and a commercial self-storage facility.

**COMMENTS:**

Planning Staff

Planning Staff have no objections to the request to establish the easement over the retained lands. Planning Staff further note that a revised application for Site Plan approval will be required to permit the development of the proposed commercial self-storage building on the severed parcel.

Urban Design Staff

Urban Design Staff have no objections to the approval of the application. As an advisory comment, Urban Design Staff note that confirmation will be required for tree removal within the boundaries of the proposed easement or the municipal right of way.

Parks Staff

Parks Staff have no objections to the approval of the application. As an advisory comment, Parks Staff note that the obligation for parkland dedication has already been fulfilled by the execution of a Site Plan Agreement associated with the subject site (SC 13 135026). The applicant has paid their cash-in-lieu of parkland amount in full. As such, the City will not require the conveyance of land for park purposes and/or cash-in-lieu of parkland as a condition of approval for this application.

**CONCLUSION**

Planning Staff have reviewed the applications with respect to Section 51 (24) of The Planning Act, R.S.O. 1990, c. P.13, as amended, and are of the opinion that the consent requests are supportable given direction as contained within the Act. Staff recommend that the Committee consider public input in reaching a decision should any be provided.

Please refer to Appendix “A” for conditions to be attached to any approval of this application.

PREPARED BY:



---

Theo Ako-Manieson, Planner I, West District

REVIEWED BY:



---

Rick Cefaratti, MCIP, RPP, Acting-Development Manager, West District

File Path: Amanda\File\25 135719\Documents\District Team Comments Memo

**APPENDIX "A"**

**CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF B/026/25**

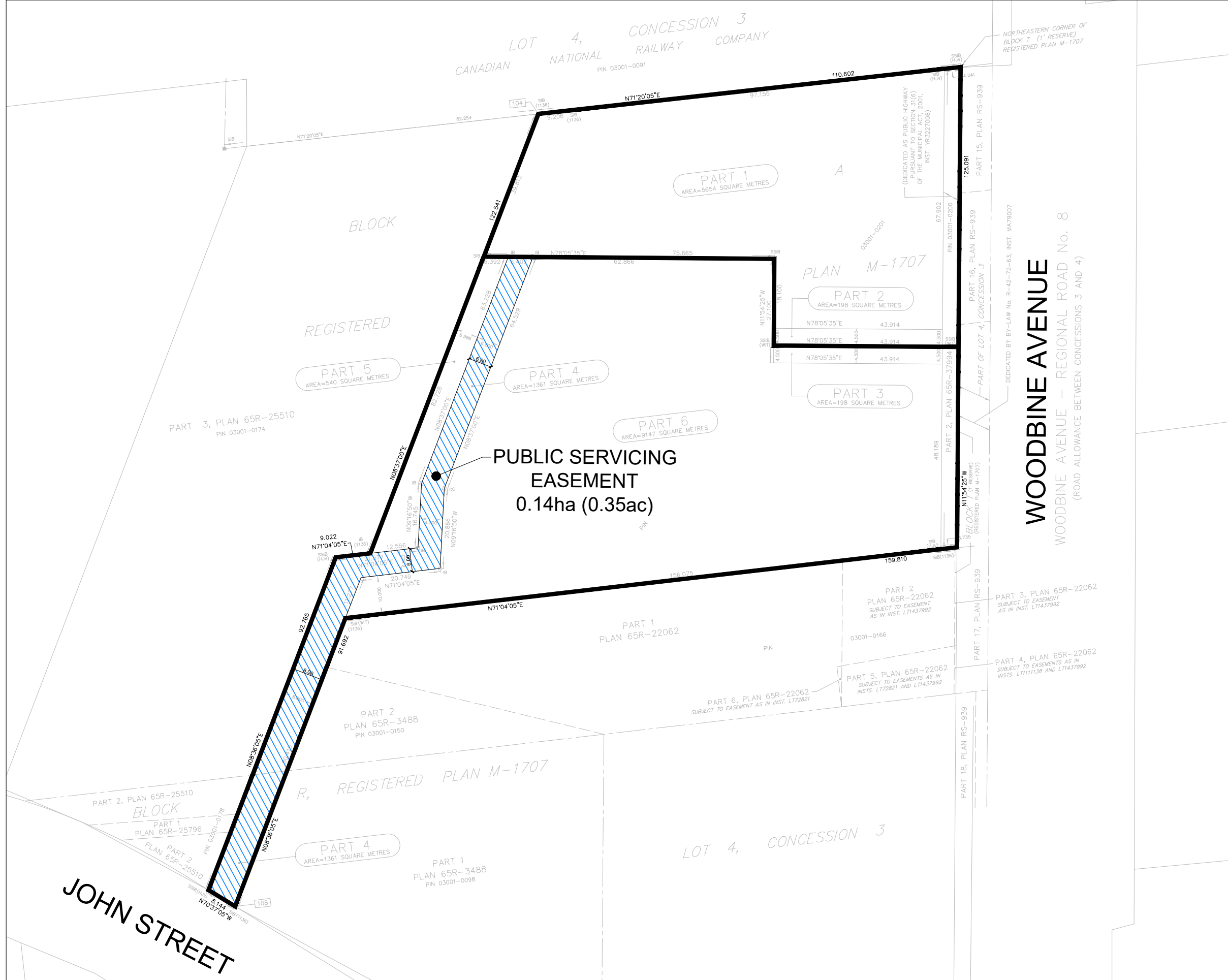
1. Payment of all outstanding realty taxes and local improvements charges owing to date against both the subject and retained parcels, and that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled.
2. Submission to the Secretary-Treasurer of the required transfers to effect the severances applied for under Files B/026/25, 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 deposited reference plan showing the subject lands, which conforms substantially to the application as submitted.
4. 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.

CONDITONS PREPARED BY:



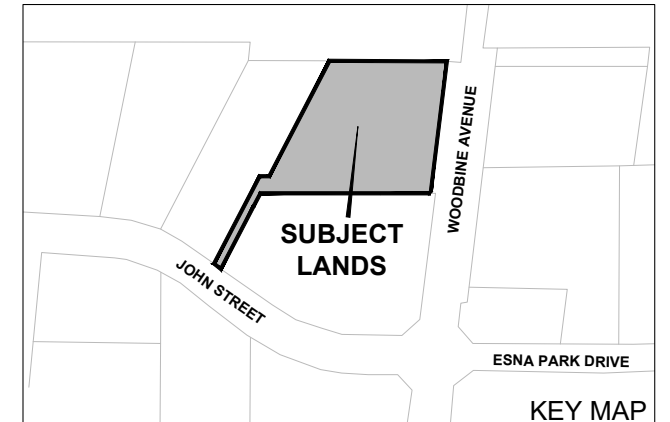
---

Theo Ako-Manieson, Planner I, West District



**Appendix B**

File: \_\_\_\_\_  
 Date: **10/23/2025**  
 MM/DD/YYYY



**CONSENT SKETCH  
 TRIMON MANAGEMENT INC.**

7528-7550 WOODBINE ROAD  
 PART BLOCKS A, R & T PLAN M1707,  
 CITY OF MARKHAM,  
 REGIONAL MUNICIPALITY OF YORK

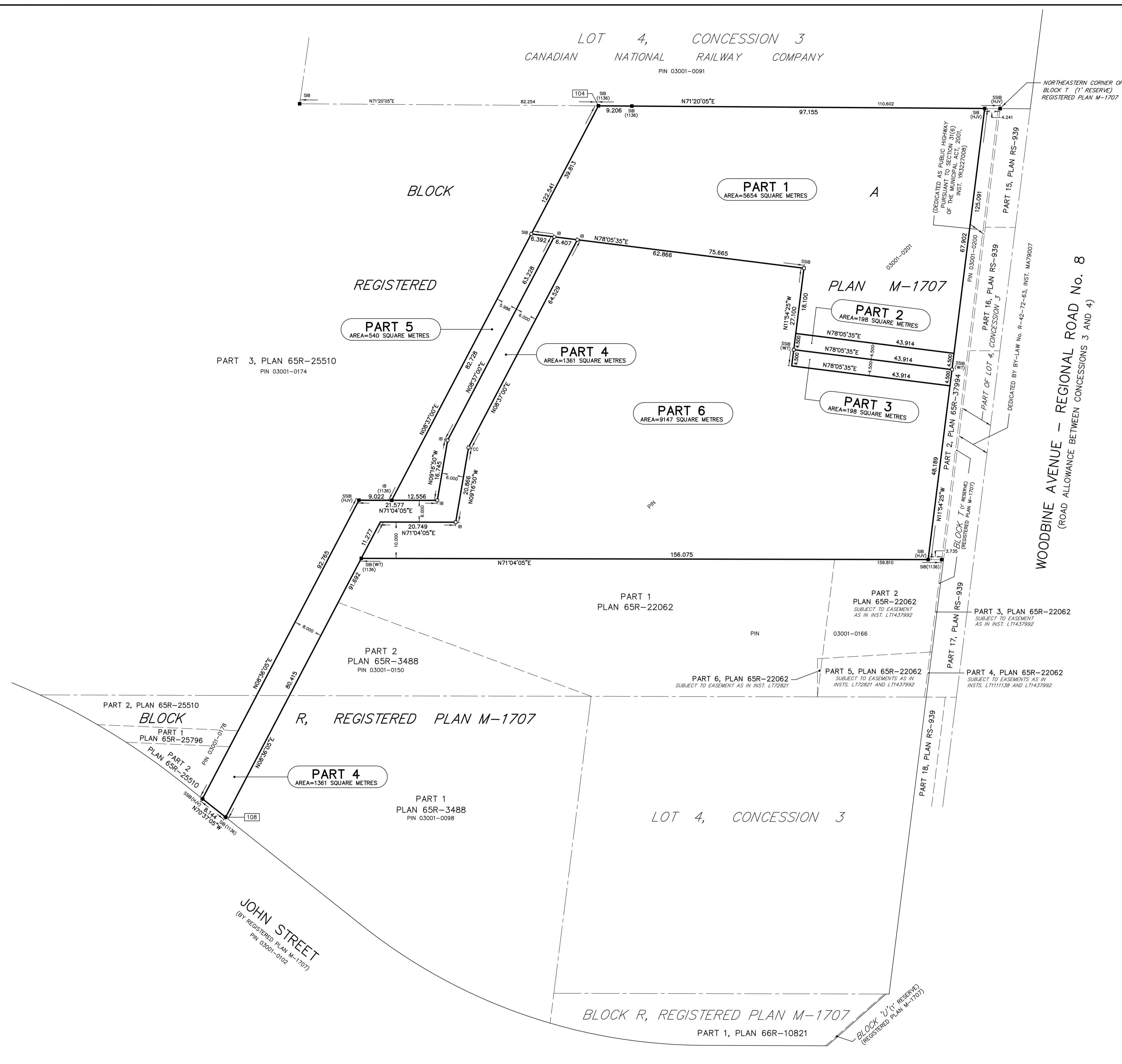
**LEGEND**

- SUBJECT LANDS
- PUBLIC SERVICING EASEMENT - 0.14ha (0.35ac)



SCALE 1:1,000  
 SEPTEMBER 9, 2025

**GSAI**  
 Glen Schnarr & Associates Inc.



SCHEDULE				
PART	BLOCK	PLAN	ALL OF PIN	AREA (m <sup>2</sup> )
1	PART OF BLOCK A	M-1707	03001-0201	1361
2	PART OF BLOCK A		1361	1361
3	PART OF BLOCK A		1361	1361
4	PART OF BLOCK A AND BLOCK R		1361	1361
5	PART OF BLOCK A		1361	1361
6	PART OF BLOCK A		1361	1361

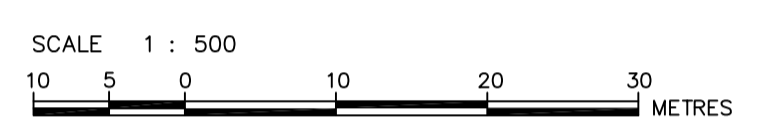
## Appendix B

Received and deposited  
December 3<sup>rd</sup>, 2024  
Kelly Cochrane-nott  
Representative for the  
Land Registrar for the  
Titles Division of the  
York Region (No. 65)

File: 10/23/2025

Date: 10/23/2025

PLAN OF SURVEY OF  
PART OF BLOCKS A AND R  
REGISTERED PLAN M-1707  
CITY OF MARKHAM  
THE REGIONAL MUNICIPALITY OF YORK



THE INTENDED PLOT SIZE OF THIS PLAN IS 870 MM IN WIDTH BY 613 MM IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:500.  
HOLDING JONES VANDERVEEN INC.  
ONTARIO LAND SURVEYORS

**NOTES**

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	IRON BAR SET
SB	DENOTES	STANDARD IRON BAR
SSIB	DENOTES	SHORT STANDARD IRON BAR
IB	DENOTES	IRON BAR
CC	DENOTES	CUT CROSS
WT	DENOTES	WITNESS
1136	DENOTES	I. M. PASTUSHAK LIMITED, O.L.S.
HJV	DENOTES	HOLDING JONES VANDERVEEN INC., O.L.S.
SCP	DENOTES	SPECIFIED CONTROL POINT

**BEARING, DISTANCE AND CO-ORDINATE NOTES**

BEARINGS AND CO-ORDINATES ARE GRID AND ARE DERIVED FROM SPECIFIED CONTROL POINTS No. 092003044 AND No. 092901523 AND ARE REFERRED TO THE 6° UNIVERSAL TRANSVERSE MERCATOR GRID PROJECTION, ZONE 17, CENTRAL MERIDIAN 81°00' WEST LONGITUDE, NAD83 (ORIGINAL).

CO-ORDINATES TO URBAN ACCURACY PER SEC. 14(2) OF O. REG. 216/10.

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999786.

AREAS SHOWN HEREON ARE CALCULATED FROM GROUND DISTANCES.

POINT ID	EASTING	NORTHING
SCP 092003044	632471.279	4854058.544
SCP 092901523	632437.513	4853749.792
104	632363.806	4854021.615
10B	632330.729	4853803.152

CO-ORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

DISTANCES AND CO-ORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:

- 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.
- THE SURVEY WAS COMPLETED ON NOVEMBER 08, 2024.

NOVEMBER 08, 2024  
DATE

*S. Kosmachuk*  
STEPHEN KOSMACHUK  
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-67763.

**HOLDING JONES VANDERVEEN INC.**  
ONTARIO LAND SURVEYORS

1700 LANGSTAFF ROAD, SUITE 1002  
VAUGHAN, ON L4K 3S3  
PHONE: 905-660-4000, 416-445-3800 EMAIL: hjv@hjn-ols.ca

SCALE: 1:500	DRAWN BY: B.U.	CHKD. BY: S.K.	JOB NO: 12-2181 REF2
--------------	----------------	----------------	----------------------