



Town of Newmarket Council Information Package

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Date: July 3, 2026

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The Corporation of the Municipality of St. Charles
RESOLUTION PAGE



Regular Meeting of Council

Agenda Number: 4.4.2.
Resolution Number 2026-074
Title: Correspondence - South Huron - Ontario Heritage Organization
Development Grant Advocacy
Date: April 15, 2026

Moved by: Councillor Laframboise
Seconded by: Councillor Lachance

BE IT RESOLVED THAT Council for the Corporation of the Municipality of St.-Charles hereby supports Resolution Number 125-2026 passed on March 16, 2026 by the Corporation of the Municipality of South Huron regarding the Ontario Heritage Organization Development Grant Advocacy;
AND BE IT FURTHER RESOLVED THAT a copy of this Resolution be sent to the the Minister of Tourism, Culture and Gaming; our local Member of Provincial Parliament (MPP), the Association of Municipalities of Ontario (AMO); and all Ontario Municipalities.

CARRIED


MAYOR


CORPORATION OF THE MUNICIPALITY OF SOUTH HURON

322 Main Street South P.O. Box 759

Exeter Ontario

N0M 1S6

Phone: 519-235-0310 Fax: 519-235-3304

Toll Free: 1-877-204-0747

www.southhuron.ca

March 24, 2026

Via email: stan.cho@pc.ola.org

Ministry of Tourism, Culture and Gaming
 6th Floor
 438 University Ave.
 Toronto, ON M7A 1N3

Dear Hon. Stan Cho,

Re: Ontario Heritage Organization Development Grant Advocacy

Please be advised that South Huron Council passed the following resolution at their March 16, 2026 Regular Council Meeting:

125-2026

Moved By: Aaron Neeb

Seconded by: Ted Oke

That South Huron Council supports the February 17, 2026 correspondence of the Township of McNab/Braeside regarding Ontario Heritage Organization Development Grant Advocacy; and

That this supporting resolution and the originating correspondence be circulated to the Minister of Tourism, Culture and Gaming, Stan Cho, Lisa Thompson, MPP, AMO, and all municipalities in Ontario.

Result: Carried

Please find attached the originating correspondence for your reference.

Respectfully,

Kendra Webster, Legislative & Licensing Coordinator
 Municipality of South Huron
kwebster@southhuron.ca
 519-235-0310 x. 232

Encl.

cc: MPP Lisa Thompson, lisa.thompson@pc.ola.org; AMO, resolutions@amo.on.ca ; and all municipalities in Ontario.



Regular Council Meeting Resolution Form

Date: February 17, 2026 No: RESOLUTION - 56-2026

Moved by Councillor Kevin Rosien Disposition: CARRIED

Seconded by Deputy Mayor Scott Brum Item No: 14.2

Description: Ontario Heritage Organization Development Grant Advocacy

RESOLUTION:

WHEREAS Ontario municipalities are legislated to preserve records of enduring and historical value, and community archives play a critical role in fulfilling this responsibility, particularly in rural and smaller municipalities; and

WHEREAS The Heritage Organization Development Grant (HODG) is the only provincial operating grant available to grassroots, non-profit heritage organizations, including community archives and historical societies across Ontario; and

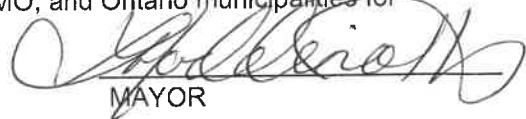
WHEREAS The maximum annual HODG grant of \$1,545 per organization has remained effectively unchanged for more than 15 years, resulting in a significant erosion of its real value due to inflation, such that its current purchasing power is approximately two-thirds of what it was in 2010; and

WHEREAS Rising operating costs related to insurance, utilities, records preservation, digitization, accessibility, and volunteer coordination have increased financial pressure on heritage organizations, often requiring municipalities to absorb additional costs to ensure continuity of service; and

WHEREAS Strengthening HODG would represent a modest but high-impact provincial investment that would help stabilize community archives, reduce pressure on municipal budgets, and safeguard Ontario's public records and local heritage for future generations;

NOW THEREFORE BE IT RESOLVED THAT Council formally support a review and modernization of the Heritage Organization Development Grant, including restoring its real purchasing power through inflationary adjustment and exploring options for increased or multi-year operating stability; and

BE IT FURTHER RESOLVED THAT This resolution be forwarded to the Minister of Tourism, Culture and Gaming, local Members of Provincial Parliament, AMO, and Ontario municipalities for consideration and support.


MAYOR

Recorded Vote Requested by:	Yea	Nay
Mayor Lori Hoddinott	_____	_____
Deputy Mayor Scott Brum	_____	_____
Councillor Kevin Rosien	_____	_____
Councillor Robert Campbell	_____	_____
Councillor Jill Campbell	_____	_____

Declaration of Pecuniary Interest: _____
Disclosed his/her/their interest(s), vacated he/her/their seat(s),
abstained from discussion and did not vote



Hon. Doug Ford
Premier of Ontario
823 Albion Road
Etobicoke, ON
M9V 1A3
VIA EMAIL:
premier@ontario.ca

MPP Joseph Racinsky
Wellington-Halton Hills,
2nd Floor
181 St. Andrew St. E
Fergus, ON N1M 1P9
VIA EMAIL:
joseph.racinsky@pc.ola.org

Township of Puslinch
7404 Wellington Road 34
Puslinch, ON N0B 2J0
www.puslinch.ca

June 22, 2026

RE: 6.8 Township of Stone Mills Opposition to Changes to Ontario's Freedom of Information and Protection of Privacy Act

Please be advised that Township of Puslinch Council, at its meeting held on May 27, 2026, considered the aforementioned topic and subsequent to discussion, the following was resolved:

Resolution No. 2026-171:

Moved by Councillor Hurst and
Seconded by Councillor Goyda

That the Consent Agenda item 6.8 be received for information; and

Whereas Council supports the Township of Stone Mills opposition to the changes to Ontario's Freedom of Information and Protection of Privacy Act;

That Council direct staff to send a support resolution accordingly as well as to MPP Joseph Racinsky.

CARRIED

As per the above resolution, please accept a copy of this correspondence for your information and consideration.

Sincerely,

Justine Brotherston
Municipal Clerk



CC: All Ontario Municipalities and MPP's

**The Corporation of The
Township of Stone Mills**

4504 County Road 4, Centreville, Ontario K0K 1N0

Tel. (613) 378-2475 Fax. (613) 378-0033

Website: www.stonemills.com



May 14, 2026

Sent Via Email Only

Hon. Doug Ford
Premier of Ontario
Legislative Building, Queen's Park
Toronto ON M7A 1A1

Dear Hon. Doug Ford,

Re: Township of Stone Mills opposition to the changes to Ontario's Freedom of
Information and Protection of Privacy Act

Please be advised that during the regular Council meeting of April 13, 2026, Township of
Stone Mills Council passed the following motion,

Resolution 30-706-2026

Whereas the government of Ontario is proposing changes to the Freedom of Information
and Protection of Privacy Act (FIPPA) that would exclude records of the premier, cabinet
ministers and their staff from public access requests;

AND Whereas these changes would apply retroactively and may limit access to records
related to matters of public interest;

AND Whereas the Information and Privacy Commissioner for Ontario has warned that these
changes would reduce transparency and accountability, Freedom of Information laws are an
essential to the public trust and democratic accountability;

Therefore Be It Resolved That Stone Mills Township oppose the proposed changes to
FIPPA;

1. Call on the Province to ensure records related to government business remain
accessible to the public;
2. Urge the Province to consult with the Information and Privacy Commissioner of
Ontario and the public before proceeding;
3. Direct that this motion be circulated to the Premier Doug Ford, appropriate minister,
all MPP's and Ontario municipalities.

Moved By Councillor Woodcock

Seconded By Councillor Milligan

Carried

If you have any questions, please do not hesitate to contact the undersigned.

Sincerely,



Brandi Teeple
Township Clerk
Township of Stone Mills
4504 County Road 4
Centreville, ON, K0K 1N0
Phone: 613 378-2475 ext. 225
Email: bteeple@stonemills.com

cc. All Ontario Municipalities
All MPP's



Hon. Doug Ford
Premier of Ontario
823 Albion Road
Etobicoke, ON
M9V 1A3
VIA EMAIL:
premier@ontario.ca

Hon. Peter Bethlenfalvy
Minister of Finance
VIA EMAIL:
peter.bethlenfalvy@pc.ola.org

Township of Puslinch
7404 Wellington Road 34
Puslinch, ON N0B 2J0
www.puslinch.ca

June 23, 2026

Hon. Rob Flack
Ministry of Municipal
Affairs and Housing
VIA EMAIL:
rob.flack@pc.ola.org

Hon. Kinga Surma
Minister of Infrastructure
VIA EMAIL:
kinga.surma@pc.ola.org

RE: 6.5 Town of Halton Hills Resolution Request for review of Provincial-Municipal Fiscal Framework

Please be advised that Township of Puslinch Council, at its meeting held on May 27, 2026, considered the aforementioned topic and subsequent to discussion, the following was resolved:

Resolution No. 2026-172: Moved by Councillor Sepulis and
Seconded by Councillor Goyda

That the Consent Agenda item 6.5 be received; and

Whereas Council supports the Town of Halton Hills Resolution Request for review of Provincial-Municipal Fiscal Framework resolution that Council direct staff to send a support resolution accordingly.

CARRIED

As per the above resolution, please accept a copy of this correspondence for your information and consideration.



Sincerely,

Justine Brotherston
Municipal Clerk

CC: Association of Municipalities of Ontario (AMO)
Federation of Canadian Municipalities (FCM)
Region of Halton MPPs
Region of Halton
City of Burlington
Town of Milton
Town of Oakville
All Ontario municipalities



1 Halton Hills Drive, Halton Hills, L7G 5G2
 905-873-2600 | 1-877-712-2205
 haltonhills.ca

April 28, 2026

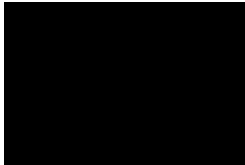
Honourable Doug Ford, Premier of Ontario
 Via Email

Re: Request for review of Provincial-Municipal Fiscal Framework

Please be advised that Council of the Town of Halton Hills at its meeting of Monday April 20, 2026, adopted Resolution No. 2026-0071 regarding Request for review of Provincial-Municipal Fiscal Framework.

Attached for your information is a copy of Resolution No. 2026-0071.

Respectfully,



Melissa Lawr, AMP, Dipl.M.A.
 Deputy Clerk – Legislation

cc. The Honourable Rob Flack, Minister of Municipal Affairs and Housing
 The Honourable Peter Bethlenfalvy, Minister of Finance
 The Honourable Kinga Surma, Minister of Infrastructure
 Association of Municipalities of Ontario (AMO)
 Federation of Canadian Municipalities (FCM)
 Region of Halton MPPs
 Region of Halton
 City of Burlington
 Town of Milton
 Town of Oakville
 All Ontario municipalities



THE CORPORATION
OF
THE TOWN OF HALTON HILLS

Resolution No.: 2026-0071

Title: Request for review of Provincial-Municipal Fiscal Framework

Date: April 20, 2026

Moved by: Councillor J. Brass

Seconded by: Councillor C. Somerville

Item No. 12.2

WHEREAS municipalities, including the Town of Halton Hills, play a critical role in delivering essential services and infrastructure that support growing and evolving communities;

AND WHEREAS municipalities are increasingly contributing to areas that intersect with provincial responsibilities, such as housing, social services, and certain capital obligations, placing additional pressure on property tax-based revenue systems;

AND WHEREAS municipal revenue tools, particularly property taxes, are limited in their ability to keep pace with growth, inflation, and the expanding expectations placed on local governments;

AND WHEREAS the Town of Halton Hills continues to invest in critical infrastructure, including roads, water, stormwater, emergency services, and recreation, to support both existing residents and future growth;

AND WHEREAS the Association of Municipalities of Ontario and the Federation of Canadian Municipalities have identified opportunities to better align municipal funding tools with the realities of modern service delivery and growth pressures;

AND WHEREAS ensuring long-term financial sustainability for municipalities is essential to maintaining service levels, supporting housing targets, and protecting affordability for residents;

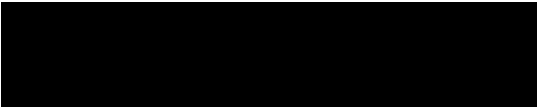
NOW THEREFORE BE IT RESOLVED THAT Council of the Town of Halton Hills respectfully requests that the Province of Ontario, in collaboration with AMO, FCM and other municipal partners, undertake a comprehensive review of the provincial–municipal fiscal framework, with a view to strengthening long-term sustainability and alignment of responsibilities;

AND FURTHER THAT this review considers opportunities to:

- better align funding responsibilities with service delivery expectations;
- explore sustainable, growth-related revenue tools that reflect the demands placed on municipalities; and
- support a funding framework that enables municipalities to accommodate growth while protecting affordability for residents;

AND FURTHER THAT the Province be encouraged to continue working collaboratively with municipalities to ensure that funding frameworks become responsive to community needs and evolving growth pressures;

AND FURTHER THAT a copy of this resolution be forwarded to The Honourable Doug Ford, Premier of Ontario; The Honourable Minister of Municipal Affairs and Housing; The Honourable Minister of Finance; The Honourable Minister of Infrastructure; AMO; FCM; The Region of Halton MPP's and MP's; Halton area Municipalities and all Ontario municipalities.



Mayor Ann Lawlor



June 24, 2026

To: Ontario municipalities affected by the Heads and Beds Payment-in-Lieu of Taxes Program

RE: Heads and Beds Payment-in-Lieu of Taxes Program – Municipal Collaboration Opportunity

On behalf of the Town of Penetanguishene, I am writing to share the enclosed Council resolution regarding the Heads and Beds Payment-in-Lieu of Taxes (PILT) program and to invite your municipality to participate in a collective discussion on this matter.

The Heads and Beds PILT program, originally established in 1970 and last updated in 1987, to \$75 per head/bed for provincially owned institutional facilities. As you may be aware, this rate has remained unchanged for nearly four decades and has not kept pace with inflation, municipal service responsibilities, or other Provincial PILT programs.

As a result, municipalities hosting these facilities continue to experience growing financial pressures, as the funding received does not reflect the true cost of providing essential municipal services.

The Town of Penetanguishene has made continuous efforts over several years to seek a fair and reasonable resolution to this matter, including multiple delegations with the Ministry of Finance. Despite these efforts, the current system remains, in our view, both outdated and inequitable.

We recognize that Penetanguishene is not alone in facing these challenges. Other municipalities across Ontario may be experiencing similar financial impacts as a result of this outdated program. As part of our ongoing advocacy efforts, we are reaching out to municipalities that receive Heads and Beds PILT funding to gauge interest in participating in a collective discussion. The intent is to determine whether there is a shared municipal interest in pursuing a collaborative advocacy approach with the Provincial Government to seek a complete review of the program and a fair and equitable solution.

If your municipality is interested in taking part in a joint discussion, or if you wish to share your experience on this issue, we welcome the opportunity to connect. Please confirm your municipalities interest by emailing our Executive Assistant, Emily Dermott-Simpson at edermott-simpson@penetanguishene.ca.

Thank you for your time and consideration. We appreciate your leadership and look forward to hearing from you.





Sincerely,

THE CORPORATION OF THE TOWN OF PENETANGUISHENE

Doug Rawson, Mayor
Town of Penetanguishene





COUNCIL RESOLUTION FORM

Date: May 5, 2026 **Disposition:** CARRIED

Moved by: Deputy Mayor D. La Rose **Item No.:** 10 vi.

Seconded by: Councillor G. Vadeboncoeur

Description: Resolution – Heads and Beds In-Lieu of Taxes

RESOLUTION:

WHEREAS the Heads and Beds Payment-in-Lieu of Taxes program was established in 1970 at a fixed rate of \$25 per full-time university student, increased to \$50 in 1973 when hospitals and provincial correctional facilities were included, and last increased in 1987 to \$75 per head/bed; and

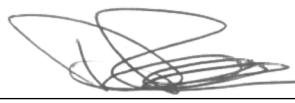
WHEREAS the fixed rate has remained unchanged for nearly four decades and has not kept pace with inflation, which would place the rate at approximately \$180 today; and

WHEREAS the Heads and Beds Payment-in-Lieu of Taxes has also not kept pace with provincially mandated municipal service responsibilities or other Provincial payment-in-lieu programs that are based on property assessment and municipal tax rates; and

WHEREAS the Town of Penetanguishene has formally requested regulatory amendments through multiple delegations with the Ministry of Finance, seeking a fair and reasonable resolution to the current situation, which the Town considers to be unfair and unreasonable; and

WHEREAS the Town is of the opinion that a complete and thorough review of the Heads and Beds Payment-in-Lieu of Taxes program is necessary to ensure municipalities and

Recorded Vote Requested by:		
.....		
	Yea	Nay
S. Marchand		
B. Waters		
G. Vadeboncoeur		
D. La Rose		
B. Desroches		
D. Leroux		
D. Rawson		


MAYOR

Declaration of Pecuniary Interest:

.....
 Disclosed his/her/their interest(s), vacated
 he/her/their seat(s) abstained from
 discussion and did not vote.



local taxpayers are treated fairly and equitably in relation to the costs associated with provincially owned facilities;

NOW THEREFORE BE IT RESOLVED that the Council of the Town of Penetanguishene direct staff to circulate this resolution to affected municipalities across the Province of Ontario to gauge interest in participating in a collective lobbying initiative regarding the Heads and Beds Payment-in-Lieu of Taxes;

AND BE IT FURTHER RESOLVED that the purpose of this outreach is to determine whether there is shared municipal interest in pursuing collaborative advocacy with the Provincial Government to seek a fair and equitable approach to the Heads and Beds Payment-in-Lieu of Taxes program.

Recorded Vote Requested by:		
.....		
	Yea	Nay
S. Marchand		
B. Waters		
G. Vadeboncoeur		
D. La Rose		
B. Desroches		
D. Leroux		
D. Rawson		


MAYOR

Declaration of Pecuniary Interest:

.....
 Disclosed his/her/their interest(s), vacated
 he/her/their seat(s) abstained from
 discussion and did not vote.



June 22, 2026

The Honorable Doug Ford
Premier of Ontario
Legislative Building, Queen's Park
Toronto ON M7A 1A1

Sent by Email

Dear: Honorable Doug Ford,

RE: Prince Edward County: Resolution No. 2026-208 Regarding Reinstating the Requirements for Compliance with the Freedom of Information and Protection of Privacy Act.

The Council of the Corporation of Tay Valley Township at its meeting held on June 16th, 2026, adopted the following resolution:

RESOLUTION #C-2026-06-16

MOVED BY: Keith Kerr

SECONDED BY: Greg Hallam

“WHEREAS, all residents of Ontario have the right to fair, open and democratic government;

AND WHEREAS, all elected representatives, municipal and provincial alike, in Ontario have a duty to faithfully execute the powers and trust placed in them and willingly swear an oath to this effect and are subject to fair public scrutiny;

AND WHEREAS, the Freedom of Information and Protection of Privacy Act (FIPPA) and the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA) are essential tools to protect Ontarians against privacy breaches, and abuses of power;

AND WHEREAS, the Province of Ontario enacted Bill 97, the Plan to Protect Ontario Act (Budget Measures), 2026, which received Royal Assent on April 24, 2026, and introduced significant amendments to both FIPPA and MFIPPA to alter statutory timelines and privacy governance frameworks;



AND WHEREAS, the amendments introduced via Bill 97 have created a jurisdictional imbalance by excluding records held by provincial Ministers, their offices, and staff from the application of FIPPA, while maintaining the statutory responsibilities and administrative burdens for municipal elected officials and staff under MFIPPA, thereby establishing higher standards for transparency and personal record accountability for municipal governments;

AND WHEREAS, excluding members of the highest offices and their staff from reasonable public access requests and records retention creates security concerns, reinforces the appearance of self-dealing and is contrary to the public interest;

NOW THEREFORE BE IT RESOLVED THAT, Tay Valley Township Council call on the Province to reinstate requirements for compliance with FIPPA to ensure that the Premier, Ministers, and their staff are subject to proper and fair public scrutiny like all other elected representatives in Ontario;

THAT, the Government of Ontario implement recommendations of the Information and Privacy Commissioner of Ontario to increase and ensure proper security, record keeping and democratic accountability;

AND THAT, this resolution be circulated to Premier Doug Ford, Minister of Finance Bethlenfalvy, MPP John Jordan, the Association of Municipalities of Ontario (AMO), the Federation of Canadian Municipalities (FCM) and the 444 municipalities of Ontario."

ADOPTED

If you require any further information, please do not hesitate to contact the undersigned at (613) 267-5353 ext. 130 or deputyclerk@tayvalleytwp.ca

Sincerely,

 A handwritten signature in black ink, appearing to be "MR" followed by a long horizontal line and a stylized flourish.

Mary Remmig, Deputy Clerk

cc: Minister of Finance, Peter Bethlenfalvy;
MPP John Jordan;
Association of Municipalities of Ontario;
Federation of Canadian Municipalities;
All Municipalities of Ontario."



TOWNSHIP OF ASSIGINACK

REGULAR MEETING OF COUNCIL

IN CHAMBERS

Tuesday, June 16, 2026 07:00 PM

Moved BY: Councillor Elliott

Resolution # **269-06-2026**

Seconded BY: Councillor Hooper

Carried

BE IT RESOLVED THAT Council supports the Township of Armour in their call to the Government of Ontario and Canada to prioritize the development of new and upgraded highway rest stops and traveler infrastructure along Highways 11 and 17 across Northern Ontario and they be so told.

Mayor

Brenda Reid

Clerk

Stasia Carr



June 25, 2026

Please be advised that at the **June 23, 2026** Township of Cramahe Council Meeting the following resolution was passed:

Resolution Number: 2026-165

Moved: Councillor Hamilton

Seconded: Councilor Schriver

WHEREAS amendments to the Ontario Heritage Act established timelines requiring municipalities to issue Notices of Intention to Designate for properties listed on municipal heritage registers as of December 31, 2022, with the current deadline set for January 1, 2027; and

WHEREAS municipalities require additional time and resources to evaluate listed properties and determine whether designation is warranted under the Ontario Heritage Act; and

WHEREAS the Township of Cramahe Heritage Advisory Committee, at its meeting of May 29, 2026, recommended that Council advocate for a further extension of the current deadline;

NOW THEREFORE BE IT RESOLVED THAT Council of the Township of Cramahe endorse the recommendation of the Heritage Advisory Committee and respectfully request that the Province of Ontario further amend the Ontario Heritage Act to extend the January 1, 2027 deadline for issuing Notices of Intention to Designate for properties listed on municipal heritage registers as of December 31, 2022; and

THAT the Province consider extending the deadline to January 1, 2030, or another reasonable timeframe that would provide municipalities with adequate time to complete heritage evaluations and make informed designation decisions; and

THAT this resolution be circulated to the Minister of Citizenship and Multiculturalism, the Minister of Municipal Affairs and Housing, the local Member of Provincial Parliament, the Association of Municipalities of Ontario, the Ontario Municipal Heritage Committee Association, and all Ontario municipalities for their information and consideration.

Result: **CARRIED**

Sincerely,

Nicole Newton
Municipal Deputy Clerk
Township of Cramahe
nnewton@cramahe.ca

The Corporation of the Township of Cramahe

1 Toronto Street, P.O. Box 357, ON K0K 1S0 • Tel 905-355-2821 • www.visitcramahe.ca



ASSIGINACK™
At The Heart Of Nature

TOWNSHIP OF ASSIGINACK

REGULAR MEETING OF COUNCIL

IN CHAMBERS

Tuesday, June 16, 2026 07:00 PM

Moved BY: Councillor Hooper

Resolution # **270-06-2026**

Seconded BY: Councillor Elliott

Carried

WHEREAS the Town of Northeastern Manitoulin and the Islands (NEMI) has passed a resolution calling on the Province of Ontario to fix the severe underfunding of community and rural hospitals;

AND WHEREAS inadequate provincial funding has caused compromised patient care across Ontario;

THEREFORE BE IT RESOLVED that the Assiginack Township supports NEMI's resolution requesting that the Province of Ontario immediately inject \$3.2 billion into hospital funding, followed by annual increases of 6% thereafter;

BE IT FURTHER RESOLVED that this resolution be forwarded to the Premier of Ontario, the Minister of Health, and the Town of NEMI.

Mayor

Brenda Reid

Clerk

Stasia Carr

Town of Whitby
575 Rossland Road East,
Whitby, ON L1N 2M8
905.430.4300
whitby.ca



June 25, 2026

Via Email

The Honourable Doug Ford
Premier of Ontario
premier@ontario.ca

Re: Review of the Ontario Land Tribunal and Enhancing Deference to Municipal Planning Decisions

Please be advised that at its meeting held on June 22, 2026, the Council of the Town of Whitby adopted the following as Resolution # 166-26:

Whereas local councils are elected by residents to make planning decisions that reflect the needs and priorities of their communities;

Whereas municipalities rely on extensive public consultation, professional planning advice, engineering studies, and technical reports when making land-use decisions;

Whereas the Ontario Land Tribunal (OLT) has the authority to overturn municipal planning decisions, often requiring municipalities to spend significant taxpayer dollars defending decisions that have already undergone a thorough local review process;

Whereas lengthy and costly appeals can delay housing projects, consume municipal resources, and reduce the ability of municipalities to focus on delivering services to residents; and,

Whereas local governments should have greater certainty and authority when decisions are consistent with approved Official Plans, provincial policies, and sound planning principles.

Now Therefore be it Resolved:

1. That the Government of Ontario be requested to review the role and mandate of the Ontario Land Tribunal to ensure greater respect for municipal planning decisions that are supported by evidence, public consultation, and approved planning policies;

2. That the Province consider amendments to the Planning Act and Ontario Land Tribunal Act to provide stronger deference to municipal decisions that align with provincial planning frameworks and Official Plans;
3. That the Province improve transparency and accountability within the Ontario Land Tribunal by requiring clear and detailed reasoning when municipal decisions are overturned;
4. That the Province explore measures to reduce the financial burden on municipalities defending planning decisions before the OLT, helping to protect taxpayer dollars and improve the efficiency of the planning process; and,
5. That Staff be directed to circulate this resolution to the Premier of Ontario, the Minister of Municipal Affairs and Housing, Local Members of Provincial Parliament, the Association of Municipalities of Ontario (AMO), and all Ontario municipalities for consideration and support.

Should you require further information, please do not hesitate to contact the Office of the Town Clerk at 905-430-4300.



Kathryn Douglas
Supervisor, Legislative Services
clerk@whitby.ca

Copy: C. Harris, Director of Legislative Services/Town Clerk - clerk@whitby.ca

The Honourable Rob Flack, Minister of Municipal Affairs and Housing - minister.mah@ontario.ca
 Peter Bethlenfalvy, MPP, Pickering-Uxbridge - peter.bethlenfalvy@pc.ola.org
 Lorne Coe, MPP, Whitby - lorne.coe@pc.ola.org
 Jennifer K. French, MPP, Oshawa - jfrench-co@ndp.on.ca
 Todd J. McCarthy, MPP, Durham - todd.mccarthy@pc.ola.org
 Rob Cerjanec, MPP, Ajax - rcerjanec.mpp.co@liberal.ola.org
 Laurie Scott, MPP, Haliburton-Kawartha Lakes-Brock - laurie.scott@pc.ola.org
 Robin Jones, President, Association of Municipalities of Ontario - amopresident@amo.on.ca
 All Ontario Municipalities



June 25, 2026

Re: Request for Provincial Action on the Accuracy of Municipal Voters Lists

Please be advised that at its regular County Council meeting held Wednesday, June 24, 2026, the Council of the County of Peterborough passed the following Resolution:

Resolution No. 129-2026

Moved by Councillor Carolyn Amyotte

Seconded by Councillor Carol Armstrong

Whereas the Province of Ontario shifted responsibility of the municipal election voters list from MPAC to Elections Ontario by amending the Municipal Elections Act, 1996, through the Helping Tenants and Small Businesses Act, 2020, effective after the 2022 municipal election; and

Whereas many of the eight lower-tier Township elector lists presented by Elections Ontario have discrepancies in voter counts from the 2022 municipal election, specifically in the number of eligible non-resident property owners which are significantly lower than the 2022 numbers; and

Whereas Elections Ontario has acknowledged the discrepancies and is planning to address them;

Now therefore be it resolved that the Corporation of the County of Peterborough urges the Province of Ontario to immediately encourage prioritization of the review of data specifically related to non-resident property owners to ensure voter lists are as accurate as possible prior to August 14, 2026; and

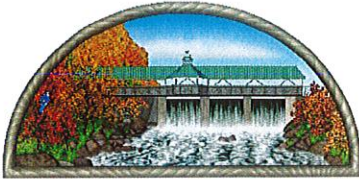
That this resolution be forwarded to the Premier, the Minister of Municipal Affairs and Housing, the local MPPs, AMO, ROMA, AMCTO, EOWC, FOCA, all Ontario municipalities and the eight lower-tier Township Clerks for support.

Sincerely,

Kari Stevenson

Director of Legislative Services/Clerk





The Municipality of the
VILLAGE OF BURK'S FALLS

Moved By: A.B. Date: June 16, 2026

Seconded By: N.K. Resolution # 2026- 168

Be it resolved;

THAT the Council of The Village of Burk's Falls receives the presentation from Austin Toth;

AND FURTHER THAT Council supports the retention of the Cancer/Oncology Clinic at the Huntsville Memorial Hospital site;

AND FURTHER THAT Council directs staff to allow the collection of signatures via a copy of the available petition to the public at the municipal office.

AND FURTHER THAT Council directs staff to distribute this resolution to all municipalities.

Recorded Vote requested by: _____

Ryan Baptiste	for / opposed
Ashley Brandt	for / opposed
Sean Cotton	for / opposed
Chris Hope	for / opposed
Nancy Kyte	for / opposed

10
 Carried

 Defeated

 Deferred

Pecuniary Interest declared by:

[Signature]
 Mayor

Cancer Clinic Petition Huntsville

Petition Mission Statement - We the undersigned would like to ensure the Cancer Clinic remains in the Huntsville District Memorial Site. We affirm the strategic and equitable treatment option of the Huntsville cancer clinic and its continuing operation".

A person diagnosed with cancer is assessed at a major cancer treatment centre located in Barrie or Sudbury, and provided certain criteria are met can be referred for ongoing treatment at home or if required, to an oncology treatment centre staffed by registered nurses such as is in Huntsville Memorial Hospital Site. For the Almaguin Area, most patients attend Royal Victoria Hospital – Hutson Regional Cancer Centre in Barrie, Ontario, which has an association with Huntsville Memorial Hospital. The type of cancer, treatment required, available resources and individual patient needs as it relates to the need for treatment closer to home to maximize results are the criteria for admission into the satellite programs.

The East Parry Sound Area (including Almaguin Highlands) is in a unique position depending on your address. People diagnosed with cancer are typically referred to Royal Victoria Hospital in Barrie, located 146 to 187 km away, for assessment and initial treatment. If the patient is fortunate they can receive treatment at an Oncology treatment centre like the one located in Huntsville. These centres require specialized staff and resources to meet the treatment needs of Cancer patients. Huntsville Memorial Site has that kind of specialized, dedicated medical staff and services which Cancer Patients consider as excellent.

For those residing in the Almaguin Area, attending the Huntsville Oncology Clinic can be from 26 km to 80 km from their residence.

We have heard with concern of the possibility of the Cancer Clinic being moved to Bracebridge. For those residing in the Almaguin Area this would be a significant increase driving for treatment. The extra distance would have more impact during winter months.

It should be noted that the Cancer Clinic was originally located in the Bracebridge Hospital location many years ago. At that time, it was decided to move it Huntsville due to location being one of the rationales.

A further obstacle for many Cancer patients is that they should not drive right after treatment, and someone needs to attend with them.

Cancer Patients in Bracebridge have access to both the Orillia Cancer Clinic (56 km) and the Huntsville Clinic (37km).

While there is apparent discussion of providing "public transportation" from Huntsville to Bracebridge, there are concerns which include but are not limited to:

- 1) Having compromised immunity system (Cancer patients) being on public transportation is risky
- 2) The side effects of treatment include nausea and Gastrointestinal issues, which would put patients at further risk on public transportation, not to mention the embarrassment for the patients involved.
- 3) Having to wait around for public transport would be difficult for the same reasons listed above.

In Summary, the current situation is working well and equitably for cancer patients. It would be unfortunate to change that.



MISSISSAUGA

RESOLUTION 0147-2026
adopted by the Council of
The Corporation of the City of Mississauga
at its meeting on June 24, 2026

0147-2026 Moved by: Councillor N. Hart

Seconded by: Councillor C. Fonseca

WHEREAS women and children experiencing intimate partner violence rely on emergency shelters as a critical component of their safety, recovery, and transition to stable housing;

WHEREAS adequate lengths of stay in emergency shelters are often necessary to support safety planning, access to social services, legal supports, mental health resources, and housing stabilization;

WHEREAS funding formulas and service benchmarks directly influence shelter capacity, operations, and the ability of service providers to meet community needs;

Whereas The City of Mississauga declared Intimate Partner Violence an epidemic on September 13th 2023;

WHEREAS municipalities across Ontario utilize varying approaches to shelter funding and length-of-stay expectations, providing opportunities for benchmarking and best-practice review;

WHEREAS any reductions to funding based on the formulas may have unintended consequences on service levels and the availability of supports for individuals fleeing intimate partner violence;

THEREFORE BE IT FURTHER RESOLVED THAT the Mayor, on behalf of Council, write to the Premier of Ontario, the Minister of Children, Community and Social Services, the Minister of Municipal Affairs and Housing, and the local Members of Provincial Parliament requesting a provincial review of benchmarking, funding formulas, and length-of-stay standards for emergency shelters serving women and children experiencing intimate partner violence, with a view to ensuring adequate shelter stays and preventing reductions in funding that could negatively impact service delivery and client outcomes;

AND BE IT FURTHER RESOLVED THAT a copy of this resolution be forwarded to the Premier of Ontario, the Minister of Children, Community and Social Services, the Minister of Municipal Affairs and Housing, local MPPs, the Association of Municipalities of Ontario (AMO), and all Ontario municipalities for their information and consideration.

Recorded Vote	YES	NO	ABSENT	ABSTAIN
Mayor C. Parrish				
Councillor S. Dasko	X			
Councillor A. Tedjo	X			
Councillor C. Fonseca	X			
Councillor J. Kovac	X			
Councillor N. Hart	X			
Councillor J. Horneck	X			
Councillor D. Damerla	X			
Councillor M. Mahoney	X			
Councillor M. Reid	X			
Councillor S. McFadden	X			
Councillor B. Butt	X			

Carried (11, 0)

Proposed Planning Act Changes (Schedule 7 of Bill 119, the Proposed Protecting Ontario's Streets and Communities Act, 2026)

ERO (Environmental Registry of Ontario) number	026-0558
Notice type	Act
Act	Planning Act, R.S.O. 1990
Posted by	Ministry of Municipal Affairs and Housing
Notice stage	Proposal
Proposal posted	May 26, 2026
Comment period	May 26, 2026 - June 25, 2026 (30 days) Open
Last updated	May 26, 2026

This consultation closes at 11:59 p.m. on:

June 25, 2026

Proposal summary

The government is seeking feedback on proposed legislative changes to the Planning Act regarding zoning by-law contraventions that relate to land uses that are not permitted that would be made by Bill 119, the proposed Protecting Ontario's Streets and Communities Act, 2026.

Proposal details

The government is seeking public feedback on proposed legislative changes to the *Planning Act* under the Protecting Ontario's Streets and Communities Act, 2026 that would enable municipalities to use an administrative monetary penalty (AMP) system for zoning by-law contraventions that relate to land uses that are not permitted.

We welcome your thoughts on the following changes proposed in Bill 119, the proposed Protecting Ontario's Streets and Communities Act, 2026.

Proposed Planning Act changes

Schedule 7 of Bill 119 proposes amendments to the *Planning Act* to provide local municipalities with a new tool to enforce certain zoning by-law contraventions. If passed, proposed changes would enable local municipalities to implement an AMP system for zoning by-law contraventions that relate to land uses that are not permitted. This is similar to the system many municipalities currently use for enforcement of certain by-laws under the *Municipal Act, 2001* such as those for parking, fences, clean yards and noise and for property standards violations under the *Building Code Act, 1992*.

Currently, the *Planning Act* provides for maximum financial penalties for individuals and corporations on conviction of an offence for contravention of a zoning by-law. The actual amount of the fine imposed in any instance is determined by Provincial Offences Court following a conviction (on a finding that the offence has been committed). The Act does not currently permit local municipalities to levy AMPs for zoning by-law contraventions. Municipalities have expressed concerns that the current enforcement system for zoning by-law contraventions is challenging, time consuming and costly to implement.

The proposed changes would allow local municipalities to implement an AMP system to set an administrative penalty amount for zoning by-law contraventions regarding land uses that are not permitted. The penalty could not be punitive in nature and could not exceed an amount reasonably required to promote compliance with the by-law. A person could not be charged with an offence if they had already paid an administrative penalty for the same by-law contravention.

Unpaid fines and administrative penalties would generally be able to be added to the tax roll for any property owned by the same persons responsible for paying the AMP and could be collected in the same manner as municipal taxes. The proposed changes to enable municipalities to use an AMP system, if passed could not be used for other types of zoning by-law contraventions (e.g., prohibited uses of buildings or performance standards such as minimum or maximum heights and densities).

Impact on the Environment

The proposed legislative changes, which would enable municipalities to implement an AMP system for certain types of zoning by-law contraventions, are anticipated to have a neutral to positive impact on the environment. If passed, municipalities would be able to more quickly enforce zoning by-law contraventions regarding land uses that are not permitted, some of which may have direct environmental impacts (e.g. drainage issues, noise, odour). As a result of changes to enable AMPs, there may be indirect but positive impacts on the environment, if, for example, as a result of staff realignments municipalities have more time to address other types of by-law contraventions that could impact the environment.

Analysis of Regulatory Impact

The initiatives are anticipated to streamline the processes to address zoning by-law contraventions that relate to land uses that are not permitted.

Costs

The proposed legislative changes would result in additional costs related to municipal staff learning about the changes. For local municipalities that currently use an AMP system and choose to use it for zoning by-law contraventions, there would be incremental cost increases associated with expanding their AMP system to also enforce zoning by-law contraventions regarding land uses that are not permitted (e.g., software updates, equipment, amendments to by-laws, website updates). There would be additional costs for local municipalities that do not currently use an AMP system for by-law enforcement and that choose to set up an AMP system to enforce zoning by-law contraventions.

There are no direct compliance cost implications to other parties, including consumers, businesses, and the government, arising from these proposed legislative changes.

Benefits

The changes would benefit Ontarians broadly, as they are intended to make the process to enforce certain types of zoning by-law contraventions easier and faster. This could result in time and cost savings for local municipalities and cost savings to government as a result of a reduction in the volume of cases involving zoning by-law contraventions that are prosecuted through the court

Planning Act (<https://www.ontario.ca/laws/statute/90p13>)

Municipal Act, 2001 (<https://www.ontario.ca/laws/statute/01m25>)

Bill 119, Protecting Ontario's Streets and Communities Act, 2026
(<https://www.ola.org/en/legislative-business/bills/parliament-44/session-1/bill-119>)

Some supporting materials may not be available online. If this is the case, you can request to view the materials in person.

Get in touch with the office listed below to find out if materials are available.

Planning and Housing Policy Branch
13th Flr, 777 Bay St
Toronto, ON
M7A 2J3
Canada

Let us know what you think of our proposal.

Have questions? Get in touch with the contact person below. Please include the ERO (Environmental Registry of Ontario) number for this notice in your email or letter to the contact.

[Read our commenting and privacy policies. \(/page/commenting-privacy\)](/page/commenting-privacy)

Supporting materials

Comment

Submit by mail

PlanningConsultation@ontario
.ca

Connect with
US

Contact

PlanningConsultation@ontari
o.ca



PlanningConsultation@ontario.ca



Planning and Housing Policy
Branch
Address
13th Flr, 777 Bay St
Toronto, ON
M7A 2J3
Canada

Township of Puslinch
7404 Wellington Road 34
Puslinch, ON N0B 2J0
www.puslinch.ca

June 19, 2026

RE: 10.5 Proposed Planning Act Changes Schedule 7 of Bill 119, the Proposed Protecting Ontario Streets and Communities Act

Please be advised that Township of Puslinch Council, at its meeting held on June 17, 2026 considered the aforementioned topic and subsequent to discussion, the following was resolved:

Resolution No. 2026-212:

Moved by Councillor Goyda and
Seconded by Councillor Sepulis

That Correspondence Item 10.5 Proposed Planning Act Changes Schedule 7 of Bill 119, the Proposed Protecting Ontario Streets and Communities Act be received for information; and,

Whereas the Province of Ontario has proposed amendments to the Planning Act through Schedule 7 of Bill 119, the Protecting Ontario's Streets and Communities Act, 2026, to authorize municipalities to utilize Administrative Monetary Penalties (AMPs) for zoning by-law contraventions related to prohibited land uses; and

And Whereas the current enforcement process for zoning by-law violations requires prosecution through the Provincial Offences Court system, which can be time-consuming, costly, resource-intensive, and result in lengthy delays before compliance is achieved; and

And Whereas rural municipalities often face unique challenges in enforcing zoning by-laws due to limited staffing resources, large geographic areas, and increasing complexity of land use issues; and



And Whereas the proposed AMP framework would provide municipalities with a more efficient and responsive compliance tool while maintaining procedural fairness through administrative review and appeal mechanisms; and

And Whereas the proposed changes would reduce pressure on the Provincial Offences Court system by resolving appropriate zoning enforcement matters through an administrative process rather than requiring formal court proceedings; and

And Whereas a streamlined administrative process would provide greater certainty and timelier outcomes for both municipalities and property owners, encouraging voluntary compliance and reducing enforcement costs; and

Now Therefore Be It Resolved That the Council of the Township of Puslinch supports the Province's proposed amendments to the Planning Act under Schedule 7 of Bill 119 permitting the use of Administrative Monetary Penalties for zoning by-law contraventions relating to prohibited land uses; and,

That Council recognizes these amendments as providing municipalities, particularly rural municipalities, with a practical, efficient, and cost-effective enforcement tool that will improve compliance outcomes while reducing administrative and legal burdens; and,

That a copy of this resolution be forwarded to the Premier, Honourable Minister of Municipal Affairs and Housing, the Association of Municipalities of Ontario (AMO), the Rural Ontario Municipal Association (ROMA), MPP Joseph Racinsky, and all Ontario municipalities for consideration and support.

CARRIED

As per the above resolution, please accept a copy of this correspondence for your information and consideration.

Sincerely,

Justine Brotherston
Municipal Clerk



File number:	PLAN.26.112050
Applicant:	St. Mark's Koinonia Housing
Property Address/Location:	455 Ferrier Street
Date of decision:	June 23, 2026
Date of notice:	June 30, 2026
Last date to appeal:	July 20, 2026

TAKE NOTICE that the Council of The Corporation of the City of Markham passed By-law 2026-81 on the 23rd day of March, 2026, under Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended. Council has considered the written and oral submissions from the public on this matter.

PURPOSE AND EFFECT OF THIS ZONING BY-LAW AMENDMENT

The purpose of this Zoning By-law Amendment is to rezone the subject lands from a Mixed-Use Future Development (MU-FD Zone) under By-law 2024-19, as amended to following zones under By-law 2024-19, as amended:

- Mixed Use - High Rise One Zone Exception 138 (MU-HR1*138) Zone
- Mixed Use - High Rise One Zone Exception 139 (Hold 18) (MU-HR1*139(H18)) Zone

The effect of this Zoning By-law Amendment is to permit a mixed-use 33-storey apartment building, continue to permit the existing place of worship and the future development of associated uses including a day-care, museum, community center and banquet hall on the Subject Lands.

LOCATION

The Zoning By-law Amendment applies to a parcel of land with an approximate area of 4.8 ha hectares (11.9 acres), which is located on the north side of Steeles Avenue East, east side of Ferrier Street and south and west sides of Acadia Avenue, as shown on the attached Location Map below.

APPEAL INFORMATION

Any appeals to the Ontario Land Tribunal ("OLT") in respect to the Zoning By-law Amendment must be made filed with the City Clerk of The Corporation of the City of Markham, **no later than 4:30 p.m. on July 20, 2026**, shown above as the last date to appeal. Notice of Appeal may be mailed or hand delivered to the City Clerk at the address noted below, or submitted via the OLT e-file service at [E-File Portal | Ontario Land Tribunal \(gov.on.ca\)](https://e-file.ontario.ca) by selecting Markham as the Approval Authority. If the E-file portal is down, you may send an email to notifications@markham.ca.

The Notice of Appeal must:

- (1) set out reasons for the appeal and specific part of the Zoning By-law Amendment to which the appeal applies,



- (2) be accompanied by the fee required by the [Ontario Land Tribunal \(gov.on.ca\)](http://gov.on.ca) which can be paid by certified cheque/money order addressed to the Minister of Finance or through [E-file](#), and
- (3) be accompanied by the fee of \$310.19, payable by certified cheque/money order to the City of Markham.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the Council or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

The public may view planning documents at the Development Services Commission front counter during regular office hours, 8:30 a.m. to 4:30 p.m. Monday to Friday. Questions may be directed to Stephen Corr, Senior Planner, Planning and Urban Design Department, at (905) 477-7000, ext. 2532 or at scorr@markham.ca.

DATED at the City of Markham this 30th day of June, 2026.

Kimberley Kitteringham City Clerk
The Corporation of the City of Markham,
101 Town Centre Boulevard
Markham, Ontario L3R 9W3

EXPLANATORY NOTE

In consideration of the Official Plan and Zoning By-law Amendment applications, a Statutory Public Meeting was held on April 21, 2026. Six written submissions were received, and three deputations were made, both in support and objection to the Proposed Development.

Support was based on the need for affordable housing units and rental options included in the Proposed Development. Concerns related to the proposed height, density, local traffic function, increased congestion, and potential impacts to the local school and community services. Staff and the Applicant's responded to questions how these concerns were being mitigated, including that Traffic Impact Study is acceptable, the scale of development is appropriate and that the school boards have no concern with the proposal and impact to school capacity. It was also confirmed that the City of Toronto, which has jurisdiction over Steeles Avenue East, had no concerns with the proposal. Comments raised, both in support and non-support of the Proposed Development, were considered in Council's decision to approve the Official Plan and Zoning By-law Amendment applications.





File number:	PLAN 26 112050
Applicant:	St. Mark's Koinonia Housing
Property Address/Location:	455 Ferrier Street (the "Subject Lands")
Date of decision:	June 23, 2026
Date of notice:	June 30, 2026
Last date to appeal:	July 20, 2026

TAKE NOTICE that the Council of The Corporation of the City of Markham approved By-law 2026-80 to adopt Official Plan Amendment No. 78 on the 23rd day of June, 2026, under Section 17 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended. The Council, in making its decision, took into consideration all written and oral submissions received from the public on this matter.

This proposed Official Plan Amendment is exempt from approval by the Ministry of Municipal Affairs and Housing. The decision of the Council is final if a notice of appeal is not received before or on the last day for filing a notice of appeal.

PURPOSE AND EFFECT

The purpose of this Official Plan Amendment to the City of Markham Official Plan, 2014, is to redesignate the Subject Lands from the 'Mixed Use Mid Rise' designation to a 'Mixed Use High Rise' designation. The effect of this Official Plan Amendment is to permit a mixed-use 33-storey apartment building, continue to permit the existing place of worship and the future development of associated uses including a day-care, museum, community center and banquet hall on the Subject Lands.

LOCATION

The Official Plan Amendment applies to a parcel of land with an approximate area of 4.8 ha hectares (11.9 acres), which is located on the north side of Steeles Avenue East, east side of Ferrier Street and south and west sides of Acadia Avenue, as shown on the attached Location Map below.

APPEAL INFORMATION

Any appeals to the Ontario Land Tribunal ("OLT") of the Official Plan Amendment must be made by filing a written notice of appeal with the City Clerk of The Corporation of the City of Markham, **no later than 4:30 p.m. on July 20, 2026**, shown above as the last date to appeal. Notice of Appeal may be mailed or hand delivered to the City Clerk at the address noted below, or submitted via the OLT e-file service at [E-File Portal | Ontario Land Tribunal \(gov.on.ca\)](#) by selecting Markham as the Approval Authority. If the E-file portal is down, you may send an email to notifications@markham.ca.



The Notice of Appeal must:

- (1) set out reasons for the appeal and specific part of the proposed Official Plan Amendment to which the appeal applies,
- (2) be accompanied by the fee required by the [Ontario Land Tribunal \(gov.on.ca\)](https://www.ontario.ca/gov/land-tribunal) which can be paid by certified cheque/money order addressed to the Minister of Finance or through [E-file](#), and
- (3) be accompanied by the fee of \$310.19, payable by certified cheque/money order to the City of Markham.

No person or public body shall be added as a party to the hearing of the appeal unless, before the plan was adopted, the person or public body made oral submissions at a public meeting or written submissions to the Council or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

The public may view planning documents at the Development Services Commission front counter during regular office hours, 8:30 a.m. to 4:30 p.m. Monday to Friday. Questions may be directed to Stephen Corr, Senior Planner, Planning and Urban Design Department, at (905) 477-7000, ext. 2532 or at scorr@markham.ca.

DATED at the City of Markham this 30th day of June, 2026.

Kimberley Kitteringham City Clerk
The Corporation of the City of Markham,
101 Town Centre Boulevard
Markham, Ontario L3R 9W3

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Support was based on the need for affordable housing units and rental options included in the Proposed Development. Concerns related to the proposed height, density, local traffic function, increased congestion, and potential impacts to the local school and community services. Staff and the Applicant's responded to questions how these concerns were being mitigated, including that Traffic Impact Study is acceptable, the scale of development is appropriate and that the school boards have no concern with the proposal and impact to school capacity. It was also confirmed that the City of Toronto, which has jurisdiction over Steeles Avenue East, had no concerns with the proposal. Comments raised, both in support and non-support of the Proposed Development, were considered in Council's decision to approve the Official Plan and Zoning By-law Amendment applications.





BY-LAW 2026-81

A By-law to amend By-law 2024-19, as amended

The Council of The Corporation of the City of Markham hereby enacts as follows:

1. That By-law 2024-19, as amended, is hereby further amended as it applies to the lands outlined on Schedule “A” as follows:

1.1 By rezoning the lands outlined on Schedule “A” attached hereto

from:

Mixed Use – Future Development Zone (MU-FD) zone

to:

Mixed Use - High Rise One Zone Exception 138 (MU-HR1*138) zone; and,

Mixed Use - High Rise One Zone Exception 139 (Hold 18) (MU-HR1*139(H18)) zone
2. By adding the following subsections to Section 18 – EXCEPTIONS:

Exception 18.138	ST. MARKS KOINONIA HOUSING 455 FERRIER STREET	Parent Zone MU-HR1
File Number Plan 26 112050		Amending By-law 2026-81
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *138 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.		

18.138.1 Additional Permitted Uses
The following additional use is permitted:
a) Home Child Care

18.138.2 Uses not permitted
a) Entertainment Centre, Major Regional
b) Motor vehicle sales establishment
c) Motor vehicle fueling station
d) Motor vehicle maintenance shop
e) Motor vehicle rental establishment
f) Motor vehicle washing establishment

18.138.3 Special Zone Standards
The following special zone standards shall apply:
a) The lot line abutting the east lot line is deemed to be the front lot line
b) Maximum height – 113.0 metres
c) The following shall be permitted to project a maximum of 8.0 metres above the height of a building: i) In addition to the items listed in 4.8.4, equipment used for the functional operation of a building such as elevator overruns, vents, and associated architectural screens or enclosures, lightning rods, air intakes, garbage chutes, green roof elements, window washing equipment and maintenance equipment storage, and structures associated with wind protection or mitigation

18.138.3 Special Zone Standards	
ii)	A mechanical penthouse
d)	Maximum number of storeys - 33
e)	Maximum front yard setback – 8.0 metres
f)	Minimum interior yard setback – 1.8 metres
g)	Minimum interior yard setback and rear yard setback to an underground garage and building canopies – 0.0 metres.
h)	7.2.4.2 H), I) and O) shall not apply
i)	Maximum gross floor area of each floor plate of a residential point tower – 925 square metres
j)	Minimum stepback of a point tower from a podium : i) Front yard and exterior side yard – 0.0 metres ii) Interior side yard and rear yard – 1.8 metres
k)	Maximum gross floor area – 35,000 square metres
l)	Maximum number of dwelling units - 425
m)	Minimum non-residential gross floor area on the first storey of a building - 800 square metres
n)	The provisions of 5.2.9 shall not apply to portions of a building abutting south and west facades, and on the east building façade within 20 metres of the southern lot line .
o)	Minimum Required Parking: i) Residential - 0.7 parking spaces per dwelling unit , plus 0.15 parking space per dwelling unit for visitors. ii) Non-Residential – 1.0 parking space per 60 square metres up to a maximum of 1100 square metres of non-residential gross floor area
p)	Non-residential and visitor parking spaces may be shared
q)	Stacked bicycle parking spaces may be provided in accordance with the following minimum dimensions for each stacked bicycle parking space : i) Width - 0.35 metres ii) Length – 1.2 metres iii) Vertical clearance – 1.2 metres
r)	Notwithstanding 5.8.1 and 5.8.2 two loading spaces are required in accordance with the following: i) vertical clearance – 6.1 metres ii) width - 3.5 metres iii) length – One at 10 metres and one at 5.8 metres
s)	5.8.3 c) shall not apply.

Exception 18.139	St. Marks Koinonia Housing 455 Ferrier Street	Parent Zone MU-HR1
File Number Plan 26 112050		Amending By-law 2026-81
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *139 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.		

18.139.1 Additional Permitted Uses
The following additional uses are permitted:
a) Place of Worship
b) Banquet hall
c) Community centre
d) Museum

18.139.2 Uses not permitted
a) Entertainment Centre, Major Regional
b) Motor vehicle sales establishment
c) Motor vehicle fueling station
d) Motor vehicle maintenance shop
e) Motor vehicle rental establishment
f) Motor vehicle washing establishment

18.139.3 Special Use Provisions
The following special use provisions shall apply:
a) A dwelling unit is permitted, accessory to a place of worship

18.139.4 Special Zone Standards
The following special zone standards shall apply:
a) The lot line abutting the east lot line is deemed to be the front lot line
b) Minimum number of parking spaces including provisions for accessible parking spaces for an existing place of worship shall be 450 parking spaces and 12 accessible parking spaces.

3. HOLDING PROVISION

- 3.1 For the purpose of this By-law, a Holding (H18) provision is hereby established on lands zoned MU-HR*139 as identified on Schedule "A" attached hereto by the letter (H18) in parenthesis following the zoning symbols.

Hold Provision 17.18	St. Marks Koinonia Housing 455 Ferrier Street	Parent Zone MU-HR1
File Number Plan 25 112050		Amending By-law 2026-81
A Zoning By-law Amendment to remove the Holding (H18) symbol from the lands shown on Schedule "A" shall not be passed until the following conditions have been met:		
17.018.1 Hold Removal Conditions		
a) With the exception of the existing place of worship, no person shall hereafter erect or alter any building or structure on lands subject to the Holding (H18) provision permitted under this By-law until amendment(s) to this By-law to remove the letter (H18) have come into effect pursuant to the provisions of Section 36 of the Planning Act.		
b) A Transportation Impact Assessment, Phasing Assessment, Functional Traffic Design Study and Transportation Demand Management (TDM) Plan shall be submitted to the satisfaction of the Director of Engineering.		
c) The Owner shall submit the revised Functional Servicing Report (FSR) and Stormwater Management Report (SWM) for review and approval by the City, to the satisfaction of the Director of Engineering.		
d) Water Supply:		
i) The Owner shall prepare and submit a Watermain Analysis and digital water model to determine what is required to provide water services for the development of the lands without causing adverse impacts in the City's water supply system, to the satisfaction of the Director of Engineering.		
ii) The Owner shall identify in the Watermain Analysis the water capacity constraints, if any, for the Lands. If constraints are identified, the Owner shall evaluate and recommend the appropriate water capacity solutions.		
iii) The Owner shall fulfill or implement the recommendations and the necessary works to mitigate any impacts identified in the Watermain Analysis. If the Watermain Analysis recommends additional water infrastructure(s) necessary to provide municipal services to the development of the Lands, then the Owner shall execute an agreement with the City, at no cost to the City, to secure the provision of additional water infrastructure(s) as identified by the Watermain Analysis and other matters, including but not limited to: provision of any financial securities, detailed engineering drawings, fees required in accordance with the City's Fees By-Law, insurance, to the satisfaction of the Director of Engineering.		
e) Sanitary Capacity:		
i) The Owner shall prepare and submit a Sanitary Capacity Analysis, accounting for existing and approved developments and current applications within the same sewershed, to the satisfaction of the City, to determine what is required to provide sanitary services for the development of the Lands without causing adverse impacts in the City's sanitary sewer system.		
ii) The Owner shall identify in the Sanitary Capacity Analysis the sanitary capacity constraints, if any, for the Lands. If constraints are identified, the		

Owner shall evaluate and recommend the appropriate sanitary capacity solutions.

- iii) The Owner shall fulfill or implement the recommendations and the necessary works to mitigate any impacts identified in the Sanitary Capacity Analysis. If the Sanitary Capacity Analysis recommends additional sanitary infrastructure(s) necessary to provide municipal services to the development of the Lands, then the Owner shall execute an agreement with the City, at no cost to the City, to secure the provision of additional sanitary infrastructure(s) as identified by the Sanitary Capacity Analysis and other matters, including but not limited to: provision of any financial securities, detailed engineering drawings, fees required in accordance with the City's Fees By-Law, insurance, to the satisfaction of the Director of Engineering.

Read a first, second and third time and passed on June 23, 2026.



Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor

Amanda File No. PLAN 26 112050



EXPLANATORY NOTE

BY-LAW 2026-81

A By-law to amend By-law 2024-19, as amended

St. Mark's Koinonia Housing

Blocks 5-7, Plan 65M-2316 and Part 1, Plan 65R-8906

455 Ferrier Street

PLAN 26 112050

Lands Affected

The proposed by-law amendment applies to a parcel of land with an approximate area of 4.82 ha (11.93 ac), which is located on the north side of Steeles Avenue East, east side of Ferrier Street and south and west sides of Acadia Avenue.

Existing Zoning

The subject lands are zoned Mixed Use Future Development (MU-FD) Zone under By-law 2024-19, as amended.

Purpose and Effect

The purpose and effect of this By-law is to rezone the subject lands under By-law 2024-19, as amended, to permit a mixed used high rise residential development on the lands, as follows:

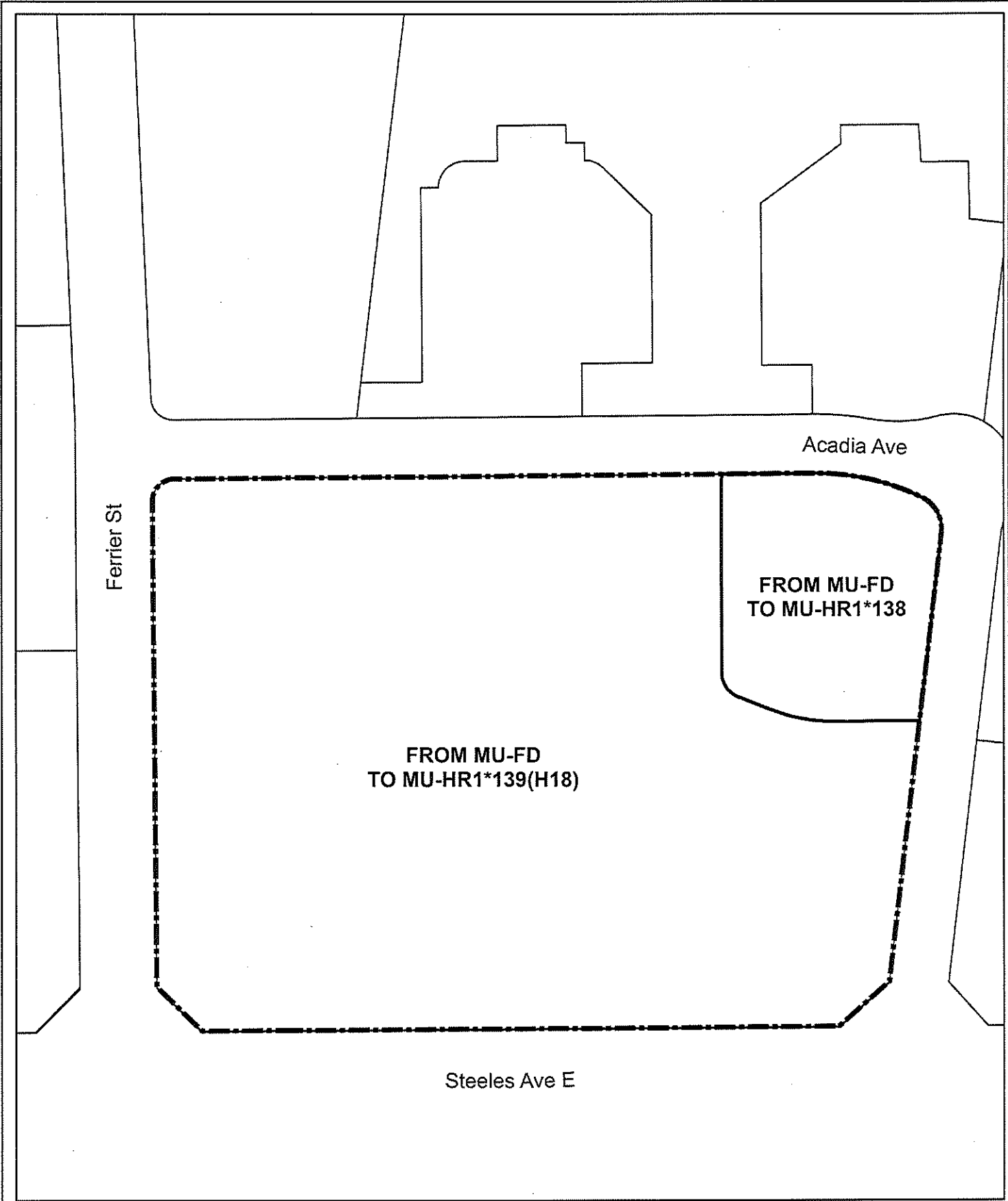
from:

Mixed Use – Future Development Zone (MU-FD) zone

to:

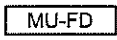
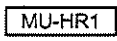
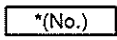
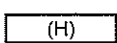
Mixed Use - High Rise One Zone Exception 138 (MU-HR1*138) zone; and,

Mixed Use - High Rise One Zone Exception 139 (Hold 18) (MU-HR1*139(H18)) zone



**SCHEDULE 'A' TO BY-LAW
AMENDING BY-LAW 2024-19**

By-law 2026-81 June 23 2026

	BOUNDARY OF AREA COVERED BY THIS AMENDMENT
	BOUNDARY OF ZONE DESIGNATION(S)
	MIXED USE - FUTURE DEVELOPMENT
	MIXED USE - HIGH RISE ONE
	EXCEPTION NUMBER
	HOLDING PROVISION

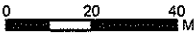


THIS IS NOT A PLAN OF SURVEY. Zoning information presented in this Schedule is a representation sourced from Geographic Information Systems. In the event of a discrepancy between the zoning information contained on this Schedule and the text of zoning by-law, the information contained in the text of the zoning by-law of the municipality shall be deemed accurate.

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DEVELOPMENT SERVICES COMMISSION



Drawn By: BE Checked By: SC DATE: 5/25/2026

NOTE: This Schedule should be read in conjunction with the signed original By-Law filed with the City of Markham Clerk's Office

**NOTICE OF DECISION TO APPROVE
DRAFT PLAN OF SUBDIVISION 19TM-24007**

File number:	PLAN 24 198207
Applicant:	TH (Markham) Developments (BT) Corp.
Property Address/Location:	10231 & 10233 Warden Avenue
Date of decision:	June 23, 2026
Date of notice:	June 30, 2026
Last date to appeal:	July 20, 2026

TAKE NOTICE that the Council of The Corporation of the City of Markham approved an application for a Draft Plan of Subdivision, pursuant to Section 51 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, submitted by TH (Markham) Developments (BT) Corp.

The conditions of draft plan are attached for your information. The Draft Plan of Subdivision is available for inspection at the Development Services Commission front counter during regular office hours, 8:30 a.m. to 4:30 p.m., Monday to Friday.

APPEAL INFORMATION

Any appeals to the Ontario Land Tribunal (“OLT”) in respect to the approved draft plan of subdivision must be made by filing a written notice of appeal with the City Clerk of The Corporation of the City of Markham, **no later than 4:30 p.m. on July 20, 2026**, shown above as the last date to appeal. Notice of Appeal may be mailed or hand delivered to the City Clerk at the address noted below, or submitted via the OLT e-file service at [E-File Portal | Ontario Land Tribunal \(gov.on.ca\)](https://e-file.ontario.ca/) by selecting Markham as the Approval Authority. If the E-file portal is down, you may send an email to notifications@markham.ca.

The Notice of Appeal must:

- (1) set out reasons for the appeal and specific part of the proposed draft plan of subdivision to which the appeal applies,
- (2) be accompanied by the fee required by the [Ontario Land Tribunal \(gov.on.ca\)](https://ontario.ca/gov/ontario-land-tribunal), which can be paid by certified cheque/money order addressed to the Minister of Finance or through [E-file](#), and
- (3) be accompanied by the fee of \$310.19, payable by certified cheque/money order to the City of Markham.

Any of the following may, at any time before the approval of the final plan of subdivision, appeal any of the conditions imposed by the City to the OLT by filing a notice of appeal with the approval authority:

- (1) the applicant,
- (2) any public body that, before the approval authority made its decision, made oral submissions at a public meeting, if one was held, or written submissions to the City,
- (3) the Minister, and
- (4) the City.



You will be entitled to receive notice of any changes to the conditions of approval of the proposed plan of subdivision if you have made a written request to be notified of changes to the conditions.

No person or public body shall be added as a party to the hearing of the appeal of the decision of the approval authority, including the lapsing provisions or the conditions, unless the person or public body, before the decision of the approval authority, made oral submissions at a public meeting, if one was held, or written submissions to the council, or made a written request to be notified of the changes to the conditions or, in the Tribunal's opinion, there are reasonable grounds to add the person or public body as a party.

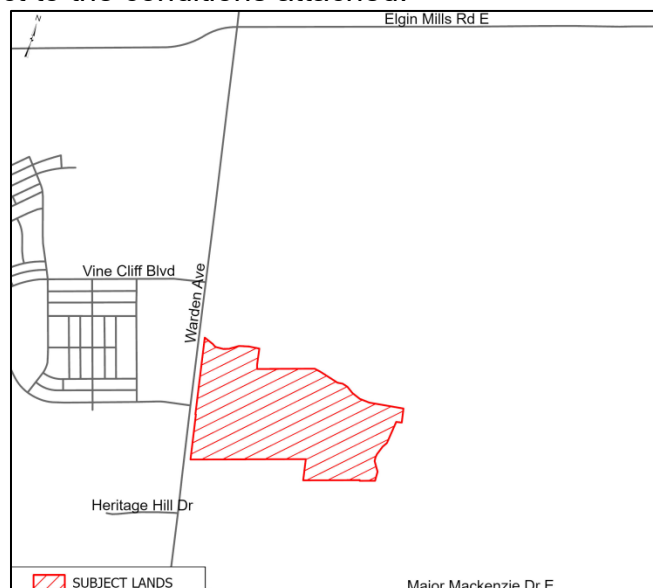
For more information, questions may be directed to Brendan Chiu, Planner I, Planning and Urban Design Department, at (905) 477-4000 ext. 2062 or at bchiu@markham.ca.

DATED at the City of Markham this 30th day of June, 2026

Kimberley Kitteringham City Clerk
The Corporation of the City of Markham,
101 Town Centre Boulevard
Markham, Ontario L3R 9W3

EXPLANATORY NOTE

As per Bill 23, Statutory Public Meetings are no longer required for Draft Plan of Subdivision applications. As such, a staff recommendation report for the Application was brought to the June 2, 2026 Development Services Meeting recommending approval and how technical comments were addressed. The Draft Plan of Subdivision was approved subject to the conditions attached.



Appendix B: Conditions of Draft Plan of Subdivision Approval

THE CONDITIONS OF THE CITY OF MARKHAM TO BE SATISFIED PRIOR TO RELEASE FOR REGISTRATION OF PLAN OF SUBDIVISION 19TM-24007 TH (Markham) Developments (BT) Corp. ARE AS FOLLOWS:

1.0 General

- 1.1 Approval shall relate to a draft plan of subdivision prepared by R-PE Surveying Ltd. identified as MGP File No.23-3350, dated March 6, 2025 subject to outstanding City comments being addressed. The draft Plan of Subdivision may be further redlined revised, if necessary, in order to meet the City's requirements.
- 1.2 This draft approval shall apply for a maximum period of three (3) years from date of issuance by the City, and shall accordingly lapse on June, 23, 2029 unless extended by the City upon application by the Owner.
- 1.3 The Owner acknowledges and understands that prior to final approval of this Plan of Subdivision, an amendment to the city's Official Plan and land zoning by-laws to implement the plan shall have come into effect in accordance with the provisions of the Planning Act.
- 1.4 The Owner shall enter into a Subdivision Agreement with the City with terms and conditions satisfactory to the City of Markham.
- 1.5 The Owner agrees to obtain required approvals from York Region, Toronto and Region Conservation Authority (TRCA) and any other applicable public agencies to the satisfaction of the Director of Engineering.
- 1.6 Prior to the release for registration of any phase within this Draft Plan of Subdivision, the Owner shall prepare and submit to the satisfaction of the City of Markham, all technical reports, studies, and drawings, including but not limited to the MESP, transportation impact assessment studies, functional traffic designs, transportation demand management plans ("TDM"), stormwater management reports, functional servicing reports, design briefs, detailed design drawings, noise studies, servicing and infrastructure phasing plan, etc., to address all outstanding comments to the satisfaction of the Director of Engineering, to support the draft Plan of Subdivision. The Owner agrees to revise the draft Plan of Subdivision, as necessary, to incorporate the design and recommendations of the accepted technical reports, studies, and drawings.
- 1.7 The Owner agrees to design the watermain system to service the development will have a minimum of two independent water supply points to provide for adequate system redundancy and looping for domestic and fire protection purposes, to the satisfaction of the Director of Engineering.
- 1.8 The Owner shall agree in the subdivision agreement to design and construct all required relocations of, and modifications to existing infrastructure, including but not limited to, watermains, light standards, utilities, stormwater management facilities and roads to the satisfaction of, and at no cost to, the City of Markham.
- 1.9 The Owner agrees not to apply for any building permits until the City is satisfied that adequate road access, municipal water supply, sanitary sewers, and storm drainage facilities are available to service the proposed development as required by the City's By-law 2005-104, as amended.

- 1.10 Prior to execution of the subdivision agreement the Owner shall agree in the Subdivision Agreement to pay to the City, all required fees, in accordance with the City's Fee By-Law 211-83, as amended by Council from time to time.
- 1.11 Prior to the construction of municipal infrastructure required to service any phase of development, the Owner shall agree in the Subdivision Agreement or Pre-Servicing Agreement, whichever comes first, to submit financial security for each phase of the draft Plan of Subdivision as required by the City of Markham prior to the construction of municipal infrastructure required to service that phase of development.
- 1.12 The Owner shall agree in the Subdivision Agreement to enter into a construction agreement and/or an encroachment agreement and/or any other agreement deemed necessary to permit the construction of municipal services, roads, stormwater management facilities or any other services external to the draft Plan of Subdivision and that are required to service the proposed subdivision phase to the satisfaction of the Director of Engineering and the City Solicitor (the "External Works").
- 1.13 The Owner agrees to obtain a road occupancy permit if required and/or permission or license to enter, from the external landowners prior to commencing the External Works to the satisfaction of the Director of Engineering, Director of Operations and City Solicitor. The Owner shall further agree in the Subdivision Agreement to pay all costs associated with the construction of the External Works to the satisfaction of the Director of Engineering.
- 1.14 The Owner shall implement the designs and recommendations of the accepted technical reports/studies submitted in support of the Draft Plans of Subdivision including but not limited to, traffic studies, functional traffic design study, stormwater management reports, functional servicing reports, design briefs, detailed design drawings, noise studies, to the satisfaction of the City of Markham, and at no cost to the City.

2.0 Transportation Engineering - Roads

- 2.1 The road allowances within the Plan of Subdivision shall be named to the satisfaction of the City and Regional Municipality of York ("Region").
- 2.2 The Owner agrees to design and construct all municipal roads in accordance with City standards and specifications.
- 2.3 The Owner acknowledges that the Block Transportation Impact Assessment (TIA) and the Spine Functional Traffic Design Study (FTDS) for the Angus Glen Block are currently being undertaken by the Angus Glen Landowners' Group Inc. as part of Spine Servicing Agreement (City File No. 25.135895.000.00.TEC). The Owner agrees that prior to registration, the Block TIA and Spine FTDS have been completed and accepted to the satisfaction of the Director of Engineering and York Region. The Owner covenants and agrees in the Subdivision Agreement and/or related development agreements, to implement recommendations of the Block TIA and Spine FTDS. The Owner further agrees to revise the Plan of Subdivision, if required, to the satisfaction of the Director of Engineering and York Region.
- 2.4 The Owner agrees that no phase of the subdivision shall be registered until the Functional Traffic Design Study (FTDS) prepared for the Plan of Subdivision has been completed and accepted to the satisfaction of the Director of Engineering. The Owner further agrees to implement recommendations of the subdivision FTDS, and revise the Draft Plan of Subdivision, if required, to the satisfaction of the Director of Engineering.

- 2.5 Prior to the registration of any phase of the subdivision, the Owner acknowledges and agrees to complete the sightline assessment of Street 4, Street 5, and Lane D, to address any sightline issues, to the satisfaction of the Director of Engineering. The Owner further agrees that, subject to the sightline assessment, this may necessitate revisions to the Draft Plan of Subdivision, to the satisfaction of the Director of Engineering.
- 2.6 Prior to registration of any phase abutting Warden Avenue, the Owner acknowledges and agrees to revise the Street 1 (Street B) right-of-way to accommodate the intersection widening at the Warden Avenue / Street 1 (Street B) A intersection, if required, to the satisfaction of the Director of Engineering and York Region.
- 2.7 The Owner shall submit a Phasing Plan, including a phasing assessment of road infrastructure as part of Angus Glen TIA being undertaken by the Angus Glen Landowners' Group Inc. as part of Spine Servicing Agreement (City File No. 25.135895.000.00.TEC), to the satisfaction of the Director of Engineering prior to registration, or such later stage as approved by the Director of Engineering. The Phasing Plan shall identify the recommended timing of the implementation for required road improvements, including boundary roads (under York Region's and City's jurisdiction), necessary to support the proposed development phases of the Plan of Subdivision.
- 2.8 Prior to the release for registration of any phase of the subdivision, the required road infrastructure improvements to support each phase of development, as identified through the Phasing Plan, shall have been designed and financially secured by the Angus Glen Landowners' Group
- 2.9 Prior to the registration of any phase of the subdivision, the Owner agrees to provide a demonstration plan for site plan Blocks 75 and 76 to further inform and/or provide recommendations for probable internal configuration and driveway locations to the satisfaction of the Director of Engineering.
- 2.10 Prior to the execution of the Subdivision Agreement, the owner acknowledges and agrees to submit a TDM plan to the satisfaction of the Director of Engineering.
- 2.11 Prior to the execution of the Subdivision Agreement, the owner acknowledges and agrees that provision shall be made in the Subdivision Agreement for a letter of credit, into an amount to be determined by the City, to ensure compliance with TDM requirements.
- 2.12 Prior to registration, the Owner acknowledges and agrees that as part of the Angus Glen TIA and Spine FTDS, to identify locations where pedestrian crossovers are appropriate to support and maintain continuity of active transportation network to the satisfaction of the Director of Engineering. Furthermore, the Owner agrees to design and secure pedestrian crossovers, where required, to the satisfaction of the Director of Engineering. The pedestrian crossovers shall be constructed at the Owner's sole cost.
- 2.13 The Angus Glen Landowners' Group Inc. shall covenant and agree in the Subdivision Agreement to design and implement the required improvements at the intersections of Warden Avenue and Major Mackenzie Drive, Kennedy Road and Major Mackenzie Drive, Elgin Mills Road and Warden Avenue, and Kennedy Road and Elgin Mills Road, including any additional or modifications to turn lanes, signal timing optimization and equipment all in accordance to the accepted Phasing Plan, to the satisfaction of York Region and the City of Markham's Director of Engineering.

3.0 Development Engineering – Municipal Services

- 3.1 The Owner shall covenant and agree to design and construct all municipal services in accordance with City standards and specifications.

- 3.2 Prior to the release for registration of the Draft Plan of Subdivision, the Owner shall demonstrate to the satisfaction of the City of Markham that two independent water supply points for adequate redundancy and looping for domestic and fire protection purposes will be provided.
- 3.3 The Owner agrees not to apply for any building permits until the City is satisfied that adequate road access, municipal water supply, sanitary sewers, and storm drainage facilities are available to service the proposed development as required by the City's By-law 2005-104, as amended.
- 3.4 The Owner shall agree in the Subdivision Agreement to revise and/or update the accepted functional servicing and stormwater management reports, if directed by the City in the event that the Director of Engineering determines that field conditions are not suitable for implementation of the servicing and stormwater management strategies recommended in the previously accepted functional servicing and stormwater management reports.
- 3.5 The Owner shall covenant and agree in the Subdivision Agreement that if the proposed sewers connect to existing downstream sewers that are not assumed by the City, to undertake and pay for a sewer video inspection program for the existing sewers to the satisfaction of the Director of Engineering. The Owner further agrees to do the sewer video inspection:
- a) Prior to the connection being made;
 - b) Upon the removal of the temporary bulkhead or as directed by the Director of Engineering; and
 - c) Upon all roads, parking lots, driveways in the Owners Subdivision having been paved to the final grades, sidewalks, walkways, multi-use paths constructed and boulevards sodded.
- The Owner further agrees to provide securities for the video inspection and for flushing and cleaning the existing downstream sewers to the satisfaction of the Director of Engineering.
- 3.6 The Owner shall covenant and agree to design the sanitary sewer system and water supply system within the Plan of Subdivision in accordance and consistent with, the Angus Glen MESP Sanitary Servicing and Water Supply Strategy, as accepted by the City, to the satisfaction of the Director of Engineering.
- 3.7 The Owner acknowledges that the existing sanitary sewer on Angus Glen Boulevard, south of Major Mackenzie Drive (the "Downstream Sanitary Sewer") has insufficient capacity to accommodate the additional sewage flows that will be generated by the Angus Glen Secondary Plan Area and surrounding contributing area, and the Owner agrees to the following provisions to be completed prior to registration of the subdivision or any phase thereof:
- a) The Owner and/or the Trustee of the Angus Glen Landowners Group (the "Group") or such other entity as may be approved by the City Solicitor and the Director of Engineering, shall provide, for the approval of the Director of Engineering, a sanitary capacity analysis to determine what downstream sanitary sewer improvements (or upgrades) are required to accommodate the full build-out of the Angus Glen Secondary Plan Area;
 - b) The Owner shall demonstrate, to the satisfaction of the Director of Engineering, that there is sufficient capacity in the Downstream Sanitary Sewer to accommodate flows from any phase of the draft plan of subdivision to be registered;

- c) Pursuant to Conditions (a) and (b), if any downstream sanitary sewer upgrade is determined to be necessary to accommodate the subdivision or any phase thereof, the Owner and/or the Trustee of the Angus Glen Landowners Group (the "Group") or such other entity as may be approved by the City Solicitor and the Director of Engineering, shall enter into an Agreement with the City to secure the design and construction of the downstream sanitary sewer, in its entirety, as identified in the sanitary capacity analysis, to accommodate flows from the subdivision, or any phase thereof, to the satisfaction of the City Solicitor and the Director of Engineering. The agreement shall secure the design and construction and the acceptance and assumption of the required improvements, to ensure that the improvements are in place and that there is sufficient sewer capacity available to accommodate the subdivision or any phase thereof; and
 - d) The Owner shall provide a clearance letter from the Trustee of the Group, in a form satisfactory to the City Solicitor and Director of Engineering, confirming that the Owner has satisfied all of its obligations with respect to the agreement required by sub-clause c. above.
- 3.8 The Owner covenants and agrees to address any potential phasing, water quality and redundancy issues of the water distribution system associated with this development to the satisfaction of the Director of Engineering at no cost to the City.
- 3.9 The Owner acknowledges that external water supply upgrades or improvements may be identified through the Angus Glen MESP Water Servicing Strategy. Notwithstanding the foregoing, the Owner agrees to the following provisions to be completed on or before registration of the draft plan of subdivision or any phase thereof:
 - a) The Owner and/or the Trustee of the Angus Glen Landowners Group (the "Group"), or such other entity as may be approved by the City Solicitor and the Director of Engineering, shall provide, for the approval of the Director of Engineering, a water supply analysis to determine what external watermain improvements (or upgrades) are required to accommodate the full build-out of the Angus Glen Secondary Plan Area;
 - b) The Owner shall demonstrate, to the satisfaction of the Director of Engineering, that there is sufficient water supply to accommodate water demand from any phase of the draft plan of subdivision to be registered;
 - c) Pursuant to Conditions (a) and (b), if any external watermain upgrade is determined to be necessary to accommodate the subdivision or any phase thereof, the Owner and/or the Group shall enter into an Agreement with the City to secure the design and construction of the external watermain upgrade(s) necessary to accommodate water supply demands from the subdivision or any phase thereof, to the satisfaction of the City Solicitor and the Director of Engineering. The Agreement shall secure the design and construction and the acceptance and assumption of the required improvements, to ensure that the improvements are in place and that there is sufficient water supply available to accommodate the subdivision or any phase thereof; and
 - d) The Owner shall provide a clearance letter from the Trustee of the Group, in a form satisfactory to the City Solicitor and Director of Engineering, confirming that the Owner has satisfied all of its obligations with respect to the agreement required by sub-clause c. above.

- 3.10 The Owner shall agree in the Subdivision Agreement to design, construct and secure the provision of, the bridge crossing over the Bruce Creek Tributary on Street E (the "Bridge") to the satisfaction of the City Solicitor and the Director of Engineering. Alternatively, the Owner acknowledges and agrees the City may permit the developers' group, which the Owner is a member, to design and construct the Bridge. The Owner agrees that any developers' group agreement relating to the construction of the said Bridge shall be to the satisfaction of the Director of Engineering and the City Solicitor, and that its costs to undertake such construction will be financially secured in the developers' group agreement.

4.0 Development Engineering - Lands to be Conveyed to the City / Easements

- 4.1 The Owner shall grant required easements to the appropriate authority for public utilities, drainage purposes or turning circles, upon registration of the plan of subdivision. The owner shall also provide for any easements and works external to the draft Plan of Subdivision necessary to connect watermain, storm and sanitary sewers to outfall trunks and stormwater management facilities to the satisfaction of the City.
- 4.2 Upon registration of the plan of subdivision, the Owner shall convey all 0.3 m reserves free of all costs and encumbrances, to the satisfaction of the City.
- 4.3 The Owner shall covenant and agree in the Subdivision Agreement to convey Block 83 and 84 (Future Public Roads) to the City, free of all costs and encumbrances, to the satisfaction of the City upon registration of the plan of subdivision.
- 4.4 The Owner shall convey Blocks 78 to the City, for stormwater management purposes, free of all costs and encumbrances, to the satisfaction of the City, upon registration of the plan of subdivision.
- 4.5 Upon registration of the plan of subdivision, the Owner shall convey Block 85 to the City, for servicing purposes, free of all cost and encumbrances, to the satisfaction of the City.

5.0 Development Engineering – Utilities

- 5.1 The Owner shall agree in the Subdivision Agreement that hydro-electric, telephone, gas and television cable services, and any other form of telecommunication services shall be constructed at no cost to the City as underground facilities within the public road allowances or within other appropriate easements, as approved on the Composite Utility Plan, to the satisfaction of the City of Markham and authorized agencies.
- 5.2 The Owner shall agree in the Subdivision Agreement to enter into any agreement or agreements required by any applicable utility companies, including Powerstream, Enbridge, telecommunications companies, etc.
- 5.3 The Owner shall agree in the Subdivision Agreement to facilitate the construction of Canada Post facilities at locations and in manners agreeable to the City of Markham in consultation with Canada Post, and that where such facilities are to be located within public rights-of-way they shall be approved on the Composite Utility Plan and be in accordance with the Community Design Plan.
- 5.4 The Owner shall agree in the Subdivision Agreement to include on all offers of purchase and sale a statement that advises prospective purchasers that mail delivery will be from a designated Community Mailbox. The Owners will further be responsible for notifying the purchasers of the exact Community Mailbox locations prior to the closing of any home sale.

- 5.5 The Owner shall covenant and agree in the Subdivision Agreement to provide a suitable temporary Community Mailbox location(s), which may be utilized by Canada Post until the curbs, sidewalks and final grading have been completed at the permanent Community Mailbox locations. This will enable Canada Post to provide mail delivery to new residents as soon as homes are occupied.
- 5.6 The Owner acknowledges that standard community mailbox installations are to be done by Canada Post at locations approved by the municipality and shown on the Composite Utility Plan. The Owner agrees that should it propose an enhanced community mailbox installation, any costs over and above the standard installation must be borne by the Owner, and be subject to approval by the City in consultation with Canada Post.
- 5.7 The Owner covenants and agrees that it will permit any telephone or telecommunication service provider to locate its plant in a common trench within the proposed subdivision prior to registration provided the telephone or telecommunications services provider has executed a Municipal Access Agreement with the City. The Owner shall ensure that any such service provider will be permitted to install its plant so as to permit connection to individual dwelling units within the subdivision as and when each dwelling unit is constructed.

6.0 Environmental Engineering - Environmental Clearance

- 6.1 The Owner shall agree in the Subdivision Agreement to retain a "Qualified Person" to prepare all necessary Environmental Site Assessments (ESA) and file Record(s) of Site Condition with the Provincial Environmental Site Registry for all lands to be conveyed to the City. The "Qualified Person" shall be defined as the person who meets the qualifications prescribed by the *Environmental Protection Act* and O. Reg. 153/04, as amended. The lands to be conveyed to the City shall be defined as any land or easement to be conveyed to the City, in accordance with the City's Environmental Policy and Procedures for Conveyance of Land to the City Pursuant to the Planning Act.
- 6.2 Prior to the earlier of the execution of a pre-servicing agreement or Subdivision Agreement, the Owner agrees to submit Environmental Site Assessment (ESA) report(s) prepared by a Qualified Person, in accordance with the Environmental Protection Act and its regulations and all applicable standards, for all lands to be conveyed to the City for peer review and concurrence.
- 6.3 Prior to the earlier of the execution of a pre-servicing agreement or Subdivision Agreement of a phase within the draft Plan of Subdivision, the Owner agrees to submit environmental clearance(s) and Reliance Letter(s) from a Qualified Person to the City for all lands or interests in lands to be conveyed to the City to the satisfaction of the City of Markham. The Environmental Clearance and Reliance Letter will be completed in accordance with the City's standard and will be signed by the Qualified Person and a person authorized to bind the Owner's company. The City will not accept any modifications to the standard Environmental Clearance and Reliance Letter, except as and where indicated in the template.
- 6.4 The Owner agrees that if, during construction of a phase within the draft Plan of Subdivision, contaminated soils or materials or groundwater are discovered, the Owner shall inform the City of Markham immediately, and undertake, at its own expense, the necessary measures to identify and remediate the contaminated soils or groundwater, all in accordance with the Environmental Protection Act and its regulations, to the satisfaction of the City of Markham and the Ministry of the Environment, Conservation and Parks.
- 6.5 The Owner shall agree in the Subdivision Agreement to assume full responsibility for the environmental condition of the lands comprising the draft Plan of Subdivision. The Owner shall further agree in the Subdivision Agreement to indemnify and save harmless the City,

its directors, officers, Mayor, councilors, employees and agents from any and all actions, causes of action, suite, claims, demands, losses, expenses and damages whatsoever that may arise either directly or indirectly from the approval and assumption by the City of the municipal infrastructure, the construction and use of the municipal infrastructure or anything done or neglected to be done in connection with the use or any environmental condition on or under lands comprising the draft Plan of Subdivision, including any work undertaken by or on behalf of the City in respect of the lands comprising the draft Plan of Subdivision and the execution of this Agreement.

- 6.6 Prior to the conveyance lands to the City, the Owner shall agree to provide to the City, a Letter of Acknowledgement of the Record of Site Condition from the Ministry of Environment, Conservation and Parks (MECP) for the lands to be conveyed to the City.

7 Groundwater Dewatering – Environmental Engineering:

- 7.1 The Owner agrees to implement and comply with all the recommendations of the Hydrogeological Assessment titled “Hydrogeological Assessment, Part of Lots 21, 22 and 23, Concession 5, Markham, Ontario”, dated November 2024, completed by R.J. Burnside & Associates Limited, to the satisfaction of the Director of Engineering.
- 7.2 The Owner covenants and agrees that prior to the commencement of any construction activities within the Subject Site, to apply and obtain an approval for Temporary Groundwater Dewatering Discharge into the City of Markham’s Sewer System permit from the City to discharge construction dewatering into the City’s storm or sanitary sewer system, if dewatering into City sewers is required.
- 7.3 The Owner covenants and agrees to pay all applicable fees for the permit for Approval for Temporary Groundwater Dewatering Discharge into the City of Markham’s Sewer System, if required.
- 7.4 The Owner shall agree that if temporary and/or permanent dewatering is required for the subject site, the dewatering quality must comply with the City’s Sewer Use By-law 2023-150.
- 7.5 The Owner agrees to implement best management practices as necessary to prevent the need for permanent dewatering as the City generally does not support permanent dewatering. If permanent dewatering is the only feasible option, the Owner agrees to indicate the location of the permanent discharge location(s) and assess the receiving sewer system and its capacity. In addition, a letter signed/stamped by a structural engineer and a hydrogeologist needs to be provided to confirm that permanent dewatering is the only feasible option for the site if required.
- 7.6 The Owner shall covenant and agree that any dewatering required will not result in adverse impacts to surrounding infrastructure or natural features such as wetlands and creeks, including Bruce Creek and associated tributary.
- 7.7 The Owner shall submit a pre-construction survey (including photos) and CCTV of municipal infrastructures, if any of these are identified in the hydrogeology assessment(s) as potentially susceptible to settlement due to the dewatering activities.
- 7.8 The Owner agrees to implement a well monitoring program if required and in accordance with the recommendations in the hydrogeological study and any other future hydrogeological assessments, and implement all applicable mitigation measures.

8 Storm Water Management

- 8.1 Prior to final approval of the draft Plan of Subdivision, the Owner shall submit a stormwater management study, prepared by a qualified engineer, detailing the provision of water quality and quantity management facilities, hydraulic gradelines, overland flow routes, and erosion and siltation controls for the draft plan for approval by the City and the Toronto and Region Conservation Authority. The Owner acknowledges and agrees to construct the proposed stormwater management facility and overland routes, provide any easements or lands for stormwater and overland flow purposes, and to revise the draft Plan of Subdivision accordingly, as may ultimately be required.
- 8.2 The Owner agrees to design the Stormwater Management system through the detail design stage in accordance with the City of Markham policy, engineering standards, design criteria and stormwater management guidelines, to the satisfaction of the Director of Engineering
- 8.3 The Owner acknowledges and agrees in the Subdivision Agreement that if there are any future changes to the proposed SWM facility type and/or treatment options, the SWM facility block size will be subject to adjustment, where necessary.
- 8.4 The Owner covenants and agrees in the Subdivision Agreement that if additional area for the SWM pond block is required to achieve the required storage volumes, the development land must be used, and expansion into the greenway system will not be allowed.

9 Development Charge (DC) Credits

Roads and Properties

- 9.1 The Owner shall enter into an agreement with the City with respect to any development charge credits and/or reimbursement available for eligible capital works, including but not limited to, the portion of collector road right-of-way exceeding 23.0 m width in the draft plan of subdivision, in accordance with the City's Development Charge (DC) Credit and Reimbursement Policy, and subject to the approval of credits by the City's Council. The collector roads are:
- a) Street 1 (Street B), from Warden Avenue to Street 2 (Street E)
 - b) Street 2 (Street E) and Block 83, from north limit of subdivision to south limit of subdivision
 - c) Street A (Block 84), from east limit of subdivision to west limit of the subdivision
- 9.2 The development charge credit and/or reimbursement available to the Owner shall be based on the lesser of:
- a) the actual cost to construct the above works, and
 - b) the capital cost included in the most current Development Charges Background Study, as indexed from time to time, to the completion of the works.
- 9.3 The cost included in the current 2022 DC Background Study for this portion of the works as per Clause 9.1 is \$1,633,809.00.
- 9.4 The development charge credit and/or reimbursement is contingent upon the completion of the works and the review of actual costs to the satisfaction of the Director of

Engineering. The development charge credit and/or reimbursement shall exclude HST and interest and shall be indexed and administered in accordance with the City's Development Charge Credit and Reimbursement Policy.

- 9.5 The Owner acknowledges that the DC Credit for the Bridge as per Clause 3.10 will be reimbursed for their portion of the design and construction costs associated with the Bridge to the Owner or Trustee of the Developers' Group, and shall be the lesser of the actual capital cost of the Bridge or the cost of the Bridge as established in the 2022 Development Charges Background Study, and; be consistent with the City's Development Charges Credit and Reimbursement Policy. The Owner and City acknowledge that the cost included in the 2022 Development Charges Background Study for the Bridge shall be \$4,020,938.00 and represents the maximum development charge credit for the Bridge.
- 9.6 The City acknowledges that the construction of the proposed downstream sanitary upgrade as per Clause 3.7 is eligible for Area Specific Development Charge Credits and agrees to reimburse the Owner or the Trustee of the Developer Group for their portion of the design and construction costs associated with the sanitary upgrade.
- 9.7 The City acknowledges that the construction of the proposed watermain along Elgin Mills Road is eligible for City Wide Hard Development Charge Credits and agrees to reimburse the Owner or the Trustee of the Developer Group for their portion of the design and construction costs associated with the watermain construction.

10 Streetlight Types – Municipal Engineering

- 10.1 The Owner shall agree in the Subdivision Agreement to contact the City of Markham prior to commencing the design for streetlighting to confirm the type(s) of poles and luminaires to be provided for different streets and/or lanes.

11 Fire

- 11.1 Firebreak lots/blocks shall be designated within a subdivision plan agreement to the satisfaction of the Fire Services. Firebreaks shall be adjacent to every townhouse block and shall be 3m minimum.
- 11.2 The adequacy and reliability of water supplies, fire hydrant and fire department connection locations shall be subject to the review and approval of the Fire Services.
- 11.3 Fire hydrants for all developments shall be spaced at intervals not exceeding 90m. Locations are subject to the review and approval of Fire Services
- 11.4 The Owner shall acknowledge and agree that building permits will not be issued for lands in any stage of development until the Director of Building Standards has been advised by the Fire Services that there is an adequate water supply for firefighting operations and two separate, remote and unobstructed accesses is available.
- 11.5 To ensure reliability of access for Fire Services vehicles under all conditions, the following two full moves and unobstructed means of street access, or alternatives to the satisfaction of the Fire Department, independent of one another shall be provided into the development:
 - a) Street 1(B) to Warden Avenue
 - b) Street 2(E) to Street A of Spine Servicing Agreement (File No. 25.135895.000.00.TEC) at Warden Avenue

Each access into the site shall be completed prior to commencing any construction

- 11.6 A townhouse building shall not exceed a distance of 45m in length.
- 11.7 Lanes that service townhouse blocks with detached garages shall not exceed 90m.
- 11.8 The following accesses into the subdivision, or an alternative to the satisfaction of the Fire Department, shall remain unobstructed at all times during construction including afterhours, weekends and holidays:
 - a) Street 1(B) to Warden Avenue
 - b) Street 2(E) to Street A of Spine Servicing Agreement (File No. 25.135895.000.00.TEC) at Warden Avenue

No gates, fencing or other types of obstructions are permitted. It shall be the owner's responsibility to secure the site by other means and shall be approved by the Fire Services.

12 Waste

- 12.1 The Owner acknowledges that all garbage and organic materials shall be collected by the City once weekly in accordance with the City's collection schedule, as it may be amended from time to time.
- 12.2 The Owner covenants and agrees in the Subdivision Agreement to purchase from the City one (1) green bin and one (1) kitchen collector per dwelling unit, so that each resident may participate in the City's waste management program. Furthermore, the Owner shall ensure that the green bins, kitchen collectors and educational materials provided by the City are deposited in each dwelling unit on or before the date of closing or new occupancy, whichever occurs first.
- 12.3 The Owner covenants and agrees in the Subdivision Agreement that upon dwelling occupancy, unobstructed roadway access, in accordance with the City's design requirements, will be provided for the safe passage of municipal waste collection vehicles on the designated collection day.
- 12.4 The Owner covenants and agrees in the Subdivision Agreement, that at times when the required access cannot be provided, the Owner shall be responsible for moving all residential waste from the occupied dwellings to an alternate location, approved by the City Official, at the Owner's expense, for collection by the City.

13 Urban Design

- 13.1 The Owner covenants and agrees to submit elevation drawings and floor plans for townhouse blocks (Blocks 57-74) identified in the Architectural Control Guidelines, identifying all proposed utility metres and AC condenser unit locations, stamped by the Control Architect, to the satisfaction of the Senior Manager of Urban Design, prior to for the issuance of any building permits to ensure utilities are appropriately located, away from public views.
- 13.2 The Owner covenants and agrees in the Subdivision Agreement to provide a minimum 1.5 metre wide sidewalk on both sides of Local roads (Streets 3, 4 and 5), and a minimum 3.0m wide multi-use path along both side of Collector roads (Street 1/B and 2/E), and the minimum required boulevard space for street tree planting, as proposed on-road trail connection within the right of way, to the satisfaction of City's Director of Engineering and Planning and Urban Design.

- 13.3 The Owner agrees to provide front yard landscaping with low maintenance plant species for the lane-based townhouses on Warden Avenue (Blocks 57 and 58).
- 13.4 The Owner agrees for all yards adjacent to minor collector roads, provide front yard tree plantings in soil trenches, where possible.
- 13.5 The Owner covenants and agrees prior to site plan approval of Block 75 (Residential Condominium) to provide front yard landscaping with low maintenance plant species for residential dwellings on Warden Avenue.

Tree Assessment and Preservation Plan

- 13.6 The Owner shall submit for approval a Tree Assessment and Preservation Plan prior to the execution of the Subdivision Agreements, to the satisfaction of the City's Director of Planning and Urban Design in accordance with the Tree Preservation By-Law 2023-164.
- 13.7 The Owner shall submit a site grading plan showing the trees to be preserved based on the Tree Assessment and Preservation Plan for approval, prior to the issuance of a Site Alteration Permit, Tree Permit, or Pre-Servicing Agreement, to the satisfaction of the City's Director of Planning and Urban Design.
- 13.8 The Owner shall obtain written approval from the City's Director of Planning and Urban Design before destroying or injuring trees within the area of the draft plan.
- 13.9 The Owner shall submit a tree compensation schedule detailing replacement and enhancement planting or the replacement values, for approval by the City's Director of Planning and Urban Design, as part of the Tree Assessment and Preservation Plan, and in accordance with the Tree Preservation By-law 2023-164, City Streetscape Manual, as amended based on the following:
 - a) Progressive Aggregate Caliper Method valuations for all trees 20 cm DBH or greater on private lands and for all trees of any size on public lands.
 - b) Where a site does not allow for replacement tree planting, the City will require payment of replacement value based on the Progressive Aggregate Caliper Method valuations required by condition 11.8 a).
 - c) Where trees have been removed or damaged without authorization, the requirement for either the replacement or payment of replacement value shall be determined by the Director of Planning and Urban Design.
 - d) Street trees, restoration planting, and SWM Pond planting shall not be counted towards tree compensation planting.
 - e) Tree compensation planting is not eligible for DC credit.
- 13.10 The Owner acknowledges and agrees to implement the tree compensation schedule on a phase-by-phase basis, including submitting an updated Tree Assessment and Preservation Plan and Landscape Plans for each phase of development.

Community Design

- 13.11 The Owner shall implement and incorporate all requirements of the approved Angus Glen Community Design Plan into all landscape plans, architectural control guidelines, engineering plans and any other required design documents.
- 13.12 Plans submitted for model home permits for any building within the Draft Plan of Subdivision shall bear an approval stamp identifying the architectural company retained for architectural control and the signature of the control architect. The approval stamp shall certify that the floor plans, building elevations and site plans are designed in accordance with the approved Architectural Control Guidelines.
- 13.13 The Owner shall ensure that the design architect for any buildings within this Draft Plan of Subdivision shall not also assume the role of control architect for this Draft Plan of Subdivision.
- 13.14 The Owner acknowledges and agrees right-of-way design, including intersection configurations shall be consistent with the latest approved North Markham Urban Design Guidelines (2018) right-of-way cross sections. Any changes to right-of-way cross-section design shall be approved by the City.
- 13.15 The Owner acknowledges and agrees any changes to Stormwater Management Facilities that may affect proposed trail systems and active transportation connections, shall be approved by the City, prior to the execution of the Subdivision Agreement.

Landscape Works

- 13.16 Prior to the execution of the Subdivision Agreement, the Owner shall submit landscape plans prepared by a qualified landscape architect based upon: the North Markham Urban Design Guidelines (2018), the approved Architectural Control Guidelines, the approved Angus Glen Community Design Plan, and the Trail Master Plan, to the satisfaction of the City's Director of Planning and Urban Design, and including the following:
- a) For all public streets, streetscape plan and street tree planting in accordance with the City Streetscape Manual dated June (2009), as amended;
 - b) A specialized depth of topsoil (300mm minimum) in the entire municipal boulevard for sod, and a specialized depth of planting soil (900mm minimum) in continuous planting trenches to appropriately plant boulevard trees in accordance with the City Streetscape Manual dated June (2009), as amended;
 - c) For all corner lots provide privacy wood screen corner lot fencing, as required;
 - d) Noise attenuation fencing as required;
 - e) For all lots backing or flanking onto an Open Space Block, Greenway Block, or Stormwater Management Facility Block, a 1.5m high galvanized steel chain-link fence to be installed along the property boundary and entirely within public lands (footing and fencing).
 - f) For areas where a galvanized steel chain link fence meets a privacy or acoustic fence, the galvanized steel chain link fence shall overlap the abutting privacy or acoustic fence by 0.5 m and provide a separate footing to deter entrance to an Open Space Block, Greenway System Block, or SWM Facility Block and minimize conflicts with the privacy or acoustic fence foundation;

- g) For all lots flanking onto a Mid-block Walkway Block and Servicing Block, a 1.2 m high decorative metal fence (footing and fencing) shall be placed on the private property and be aligned with the privacy or acoustic fence;
 - h) For all lots flanking onto a snow storage area or utility notch, a 1.2 m high decorative metal fence (footing and fencing) shall be placed on private property. The building shall be setback at a minimum of 2.4 m from the property line;
 - i) For Stormwater Management Facility Block and Mid-block Walkway Blocks provide landscaping;
 - j) Any trail related-works, including but not limited to trails, trail amenities, and trailheads within Greenway System Blocks, Open Space Blocks, Servicing Blocks, Walkway Blocks, and Stormwater Management Facility Blocks;
 - k) Landscaping should be provided between each townhouse block;
 - l) Any other landscaping as determined in the Angus Glen Community Design Plan, Architectural Control Guidelines and Tree Inventory and Compensation Schedule; and
 - m) For Open Space Blocks and Greenway System Blocks, provide tree compensation planting, buffer planting, restoration planting, and the inclusion of habitat features.
- 13.17 The Owner shall construct all landscape works referred to in Condition 13.16 in accordance with the approved plans at no cost to the City. The construction of the trail network, item 13.16 k) is not eligible for Development Charge credits at the discretion of the Director of Planning and Urban Design.
- 13.18 The Owner shall not permit their builders to charge home purchasers for the items listed in Condition 13.16.

The Owner shall include in all agreements of purchase and sale the following clause:

“PURCHASERS ARE ADVISED THAT AS A CONDITION OF APPROVAL OF THE SUBDIVISION WITHIN WHICH THIS LOT IS LOCATED, THE CITY HAS REQUIRED THE DEVELOPER TO UNDERTAKE AND BEAR THE COST OF THE FOLLOWING ITEMS:

- STREET TREES (TREES PLANTED IN THE CITY BOULEVARD OR IN ADJACENT PUBLIC LANDS OR PRIVATE LOTS TO MEET 3.1 a).
- FENCING AS REQUIRED BY THE CITY.
- FENCING AT LANES (IF SPECIFICALLY REQUIRED BY THE CITY).
- TREE PLANTING IN REAR YARDS ADJOINING THE LANES (IF SPECIFICALLY REQUIRED BY THE CITY).
- NOISE ATTENUATION FENCING AS IDENTIFIED IN THE NOISE IMPACT STUDY.
- FENCING OF SCHOOLS, PARKS, WALKWAYS, SERVICING, AND STORMWATER MANAGEMENT FACILITY BLOCKS.

- BUFFER PLANTING AND LANDSCAPING FOR WALKWAY AND STORMWATER MANAGEMENT FACILITY BLOCKS.
- SUBDIVISION ENTRY FEATURE AND DECORATIVE FENCING AS IDENTIFIED ON LANDSCAPE PLANS APPROVED BY THE CITY.
- FRONT YARD LANDSCAPING FOR CERTAIN LANE BASED TOWNHOUSE UNITS.

THE DEVELOPER HAS BORNE THE COST OF THESE ITEMS AND THE HOMEPURCHASER IS NOT REQUIRED TO REIMBURSE THIS EXPENSE."

Trail System

- 13.19 The Owner acknowledges and agrees to implement a trail system; the Greenway Blocks ("Blocks 79-81"), Stormwater Management Facility Block ("Block 78"), Open Space Block ("Block 93"), and Servicing Blocks ("Block 85") in accordance with the requirements of the Angus Glen Community Design Plan and the Trail Master Plan, to the satisfaction of the City's Director of Planning and Urban Design and the City's Director of Engineering.
- 13.20 The Owner agrees to provide the detailed design of the trail system for approval by the Director of Planning and Urban Design prior to the execution of the Subdivision Agreement.

Parks and Open Space

- 13.21 The Owner covenants and agrees that the parkland dedication requirement for the Draft Plan of Subdivision is 0.677 hectares (the "Total Parkland Requirement"), calculated using the rate of 5% of total land area and calculated as follows and in accordance with the Planning Act:

$$13.54 \text{ hectares} \times 5\% = 0.677 \text{ hectares ('the Parkland Requirement')}$$

- 13.22 The Owner covenants and agrees to convey Park Block 77 inclusive to the City, free of all costs and encumbrances, to the satisfaction of the City's Director of Planning and Urban Design, upon registration of the first phase of the plan of subdivision which will satisfy 'the Parkland Requirement'.

Block Number	Park Type	Area (Hectares)
Block 77	Neighbourhood Park	0.962 ha

- 13.23 The proposed Park Block 77 of 0.962 ha in size, exceeds the required parkland dedication of the Draft Plan of Subdivision, calculated as follows:

$$0.962 \text{ ha 'Park Block 77'} - 0.677 \text{ ha 'the Parkland Requirement'} = 0.285 \text{ ha 'Over-dedication'}$$

The over-dedication of 0.285 ha is to be reconciled through the Angus Glen Master Parkland Agreement.

- 13.24 Prior to the release for registration of each phase within this Draft Plan of Subdivision, the Owner shall provide the City's Director of Planning and Urban Design with a letter from the Angus Glen Landowners Group Trustee certifying the details of the total parkland dedication to date for this Draft Plan of Subdivision and the other Draft Plan of

Subdivisions located within Angus Glen Secondary Plan Area, or as determined through a Master Parkland Agreement, as of the date of the subject phase's Subdivision Agreement execution.

- 13.25 At the Technical submission stage (TEC), the Storm Water Management Pond (SWMP) access route and servicing shall be removed from the Park Block 77 and incorporated into the SWMP Block 78. The size of the access route is to be determined at the TEC stage. The parkland dedication shall be recalculated accordingly, if required, to reflect the change.

Base Park Development

- 13.26 The Owner shall provide and/or install the following in support of the base park construction for Block 77:
- a) 100mm diameter water line be installed to service the Park Block 77. The water services will have a shutoff valve at the park property line with the service extending one metre into the park block and shall be plugged;
 - b) A 120/240 volt, single-phase, three-wire power supply to be made available to the Park Block 77. The provision of this power supply will consist of a 3-conductor #3/0 aluminum underground cable drop located inside of the park property, three metres from the street line and one metre from the adjacent property line. The cable supply will originate from the closest single-phase pad mounted transformer and will be left coiled and attached to a 2"x4" wood stake, visible above grade;
 - c) storm water catch basin/manhole at the low end(s) of the Park Block 77 for each drainage area;
 - d) 200mm diameter sanitary line and terminating in a manhole at an elevation flush with surrounding adjacent grades at the low end(s) of Park Block 77
 - e) rough grade using clean structural -fill to minus 300mm (+50mm tolerance) below finished grade from the approved engineered grading plans or 12" below (+2" tolerance) and certified by the Engineer, in accordance with City standards. Grade to be inspected and certified by the Engineer as engineered, structural, debris free, non-organic, compacted to 95% SPD and shall be accompanied by the Engineer's seal which has been signed and dated by them along with an electronic CAD drawing file containing as-built information which supports the certification of grades minus 300mm (+50mm tolerance) below engineered grading plans. Plans shall show spot elevations on a 10m x 10m grid, contours at 0.25m contour intervals, as well as perimeter grades which match approved grading plans. Should any issues arise during park construction with regards to the structural capacity of the sub-soil or presence of topsoil fill, debris, etc., and additional works are required to ensure that the Park can be built to City standards, the Owner shall, at the direction of the City's Director of Planning and Urban Design, undertake such as additional work as required;
 - f) upon the completion of rough grading and topsoiling of the Park Block 77, provide geotechnical report completed by a qualified professional confirming suitable parkland soil requirements, bearing capacity of subsoil, textural class, and chemical analysis identifying no contaminants with a bore hole log report including a minimum of four (4) boreholes per acre. Should the results of the existing sub soils not meet suitable park land soil requirements or should any issues arise during above base park construction by the City with regards to the structural capacity of the sub-soil or presence of topsoil fill, debris, etc., and

additional works are required to ensure that the park can be built to City standards, the Owner shall, at the direction of the City's Director of Planning and Urban Design undertake such additional work as required to excavate and remove soils to an appropriate depths and supply and install suitable soils at the Owners expense;

- g) prior to spreading topsoil, provide results of topsoil fertility testing, confirming that the topsoil to be installed in the Park meets the City's requirement for levels of nitrogen, phosphorus, potassium, micro nutrients and its textural class and organic content etc. The Owner agrees to amend topsoil according to the City's current specifications for 'Topsoil and Finish Grading', to the satisfaction of the Director of Planning and Urban Design;
- h) provide and install topsoil to a depth of 300 mm spread over the entire park including removal of all boulders and non-organic debris larger than 100mm from topsoil, and seed the park with a City approved seed mix to the satisfaction of the Director of Planning and Urban Design;
- i) install temporary fence around entire Park at the property line, complete with construction gate, in accordance with OPSD 971.101 and maintain the fencing until for the two-year maintenance period, or until final acceptance of the Park by the City;
- j) grade, topsoil and sod all adjacent boulevards and maintain turf debris free;
- k) protect all park monuments and re-monument monuments at the time of park construction or at Assumption of Subdivision, whichever occurs first;
- l) base parkland as-built survey (AutoCAD format) completed by an Ontario Land Surveyor that is to the satisfaction of Director of Planning and Urban Design;
- m) any other landscaping required by the approved Community Design Plan; and
- n) maintenance of the Park, including cutting the grass a minimum of six times per year, between the dates of May 1 and October 30th, for the two-year maintenance period and removal of all refuse, junk, stones, dumping, debris or other material deposited on the Park, at the expense of the Owner until final acceptance of the Park by the City, to the satisfaction of the Director of Planning and Urban Design.
- o) The Owner acknowledges and agrees that the foregoing park components set out in clauses 13.26 a) to n) are not eligible for credit against development charges.

13.27 Stockpiles, shoring/staging works, or storage of construction equipment or materials, other than the materials, equipment, and stockpiles required for the base park work, are not permitted on lands conveyed or to be conveyed to the City for park purposes unless approved in writing by the Director of Planning and Urban Design.

14 Natural Heritage

14.1 The Owner covenants and agrees to convey Open Space (Block 93) and Greenway System (Blocks 79 to 81) to the City of Markham in a physical condition to the satisfaction of the City.

- 14.2 That the Owner shall provide compensation to the City of Markham addressing the requirements in Angus Glen Secondary Plan (AGSP) policy 4.1.17(d) to the satisfaction of the Director of Planning and Urban Design or their designate.
- 14.3 The Owner covenants and agrees to implement the recommendations of the Environmental Impact Study and its addendum prepared by SCS Consulting Group Ltd. Dated November 2024 and March 2026, respectively.
- 14.4 That prior to final approval of the draft Plan of Subdivision, the Owner agrees to prepare a Natural Heritage Restoration Plan for all Greenway System (79-81) and Open Space (93) Blocks. Detailed landscape plans shall be prepared for any restoration works identified in the Environmental Impact Study Addendum to the satisfaction of the Direction of Planning and Urban Design. Landscape plans shall address:
- a) Dense native, self-sustaining tree and shrub plantings wherever the Greenway System abuts residential lands and areas subject to floodplain modifications;
 - b) Restoration of impacts associated with stormwater pond and outlet, trail alignment and site grading (0.19 ha);
 - c) Wetland enhancements up to 15m beyond the Greenway System in Block 77 (Park) and Block 78 (SWM Pond) (outside of the agreed upon 15m Vegetation Protection Zone included in Block 77), which may include natural plantings, programmed park (trails, landscape plantings, or any other permeable uses) or other ecological enhancements in the Bruce Creek Tributary Greenway System, per the AGSP Section 4.1.18(b);
 - d) Fencing where the Greenway System abuts residential lands
 - e) Removal of hardscaping and garbage within the Greenway System lands; and
 - f) Details of a restoration monitoring program.
- 14.5 The Owner covenants and agrees in the Subdivision Agreement to provide a feature-based water balance for the wetland located within the 'Greenway' designation and implement the recommended mitigation measures, if any, into the detailed design to maintain wetland hydrology.
- 14.6 The Owner covenants and agrees in the Subdivision Agreement to provide a Letter of Credit to secure the ecological restoration, feature-based water balance mitigation measures, and trail construction works identified in the EIS.
- 14.7 The Owner covenants and agrees in the Subdivision Agreement to prepare and distribute a natural heritage stewardship guide to all purchasers abutting a Greenway, SWM Facility, or Open Space Block.

15 Planning

- 15.1 Prior to final approval of the draft Plan of Subdivision or any phase thereof, the Owner shall enter into a Developers Group Agreement(s) to ensure the provision of community and common facilities such as school sites, municipal services, parks and public roads in the Angus Glen Secondary Plan area, to the satisfaction of the City (Commissioner of Development Services and City Solicitor), and a certificate confirming completion of such agreement(s) shall be provided to the City by the Developers Group Trustee to the satisfaction of the City Solicitor.

- 15.2 That the Owner covenants and agrees to provide written clearance from the Trustee of the Angus Glen Landowners Group, prior to registration of any phase of the draft Plan of Subdivision, to the satisfaction of the Director of Planning and Urban Design.
- 15.3 The Owner shall provide and post display plans in all sales offices which clearly indicate the location of the following facilities in relation to the lot being purchased, prior to any Agreements of Purchase and Sale being executed by the Owner, a builder, or their real estate agents:
- a) Parks by type, including a Park Concept Plan and Streetscape Plans; stormwater management facility and related facilities; schools by type; place of worship sites; other institutional sites by type; commercial sites by type; other surrounding land uses and facilities as specified by the City; existing or future; arterial and collector roads, transit routes and stops; City approved sidewalk, walkway and bike route locations; City approved postal box and utility furniture locations or possible locations if prior to approval; City lot grading standards.

All display plans shall be reviewed and approved at the sales office by City staff, prior to the displaying at the sales office.

- 15.4 The Owner covenants and agrees in the Subdivision Agreement to include warning clauses in agreements of purchase and sale for all units with single car garages advising purchasers of the following:
- a) The City's parking by-law requires a minimum of two parking spaces, one in the driveway and one in the garage;
 - b) the City's zoning by-law restricts the width of the driveway, this width does not allow two cars to park side by side; and,
 - c) overnight street parking will not be permitted unless an overnight street parking permit system is implemented by the City.
- 15.5 The Owner covenants and agrees in the Subdivision Agreement to offer their purchasers at the time of sale the following options to facilitate aging in place and improved accessibility:
- a) Ramps where suitable
 - b) Optional primary bedroom on the main floor on select models
 - c) Optional elevators or the potential to accommodate a future elevator on select models
 - d) Optional secondary entrances to facilitate secondary suites
 - e) Double front entry doors for detached designs
 - f) Open floor plans where possible, with minimum hallway widths of 36 inches or greater
 - g) Pull down lever style door handles
 - h) Electrical outlets placed 18-24 inches from the floor level throughout the home, except over kitchen and bathroom counters

- i) Main bathroom with wood reinforcing built into the walls of the bath tub and over the toilet for future installation of grab bars
 - j) A walk-in shower in all master bathrooms
 - k) Generous primary bedroom shower sizes that can accommodate shower seats
 - l) Generous main floor stair widths and appropriate railings to accommodate future chair lifts
- 15.6 Prior to final approval of the draft Plan of Subdivision or any phase thereof, the Owners shall undertake an archaeological assessment for any lands within the draft Plan of Subdivision identified as possessing known archaeological resources or areas of archaeological potential (as defined in Section 4.6.1 of the Markham Official Plan, 2014) as per the requirements of the Ontario Heritage Act and any associated regulations. No demolition, grading, filling or any form of soil disturbances shall take place on the lands within the draft Plan of Subdivision prior to confirmation from Provincial officials indicating that all matters relating to archaeological resources have been addressed in accordance with licensing and resource conservation requirements.
- 15.7 The Owner covenants and agrees in the Subdivision Agreement to implement any measures recommended by archaeological assessment, to the satisfaction of the Province.

16 Canada Post

- 16.1 The Owner/developer agrees to include on all offers of purchase and sale, a statement that advises the prospective purchaser that mail delivery will be from a designated Community Mailbox.
- 16.2 The Owner/developer will be responsible for notifying the purchaser of the exact Community Mailbox locations prior to the closing of any unit sale.
- 16.3 The Owner/developer will consult with Canada Post Corporation to determine suitable locations for the placement of Community Mailbox and to indicate these locations on the appropriate servicing plans.
- 16.4 The Owner/developer will provide the following for each Community Mailbox site and include these requirements on the appropriate servicing plans:
- a) An appropriately sized sidewalk section (concrete pad) to place the Community Mailboxes on.
 - b) Any required walkway across the boulevard.
 - c) Any required curb depressions for wheelchair access.
- 16.5 The Owner/developer further agrees to determine and provide a suitable temporary Community Mailbox location(s), which may be utilized by Canada Post until the curbs, sidewalks and final grading have been completed at the permanent Community Mailbox locations. This will enable Canada Post to provide mail delivery to the new homes as soon as they are occupied.
- 16.6 The Owner/developer further agrees to provide Canada Post at least 60 days' notice prior to the confirmed first occupancy date to allow for the community mailboxes to be ordered and installed at the prepared temporary location.

17 York Region

- 17.1 The Owner shall save harmless the City of Markham and York Region from any claim or action as a result of water or sanitary sewer service not being available when anticipated.
- 17.2 The Owner shall agree to implement the outdoor noise control recommendations of the to-be provided Revised Noise Study, where required but excluding Block 75, to mitigate traffic noise from Warden Avenue. Detailed noise control measures for Block 75 shall be determined when development plans for that block move forward, as part of future individual development approval applications.
- 17.3 The Owner shall agree that landscaping should not interfere with the identified bus stop[s], passenger standing area[s], shelter[s] or corner sightlines. Bus stop[s] located in front of the employment areas shall be incorporated into the landscape design.
- 17.4 The Owner shall agree to advise all potential purchasers of the existing and future introduction of transit services. The Owner/consultant is to contact YRT Contact Centre (tel.1-866-668-3978) for route maps and the future plan maps.
- 17.5 The Owner shall agree, in wording satisfactory to Development Engineering, that Engineering Application or Site Plan Application approval from the Region is required to be in place before the commencement of any site alteration or construction works for development within Blocks 75, 76 and 85.
- 17.6 The Owner shall agree where enhanced landscape features beyond street tree planting, sod and concrete walkways are proposed in the York Region Right-of-Way by the Owner or the area municipality, these features must be approved by Development Engineering and shall be maintained by the area municipality. Failure to maintain these landscape features to York Region's satisfaction will result in the area municipality incurring the cost of maintenance and/or removal undertaken by the Region.
- 17.7 The Owner shall agree to implement the noise attenuation features as recommended by the noise study and to the satisfaction of Development Engineering.
- 17.8 The Owner shall agree that where berm, noise wall, window and/or oversized forced air mechanical systems are required, these features shall be certified by a professional engineer to have been installed as specified by the approved Noise Study and in conformance with the Ministry of Environment guidelines and the York Region Noise Policy.
- 17.9 The following warning clause shall be included with respect to the lots or blocks affected: "Purchasers are advised that despite the inclusion of noise attenuation features within the development area and within the individual building units, noise levels will continue to increase, occasionally interfering with some activities of the building's occupants".
- 17.10 Where noise attenuation features will abut a York Region Right-of-Way, the Owner shall agree in wording satisfactory to York Region's Development Engineering, as follows:
- a) That no part of any noise attenuation feature shall be constructed on or within the York Region Right-of-Way;
 - b) That noise fences adjacent to York Region roads may be constructed on the private side of the 0.3 metre reserve and may be a maximum 2.5 metres in height, subject to the area municipality's concurrence;

- c) That maintenance of the noise barriers and fences bordering on York Region Right-of-Ways shall not be the responsibility of York Region.

- 17.11 The Owner shall agree that prior to the development approval of Blocks 75, that access to Blocks 75 shall be via Street 1 (Street B) the internal road network, and direct access to Warden Avenue will not be permitted.
- 17.12 The Owner shall agree to be responsible for determining the location of all utility plants within York Region Right-Of-Way and for the cost of relocating, replacing, repairing and restoring any appurtenances damaged during construction of the proposed siteworks. The Owner must review, or ensure that any consultants retained by the Owner, review, at an early stage, the applicable authority's minimum vertical clearances for aerial cable systems and their minimum spacing and cover requirements. The Owner shall be entirely responsible for making any adjustments or relocations, if necessary, prior to the commencement of any construction.

Conditions to be Satisfied Prior to Final Approval

- 17.13 The road allowances included within the draft plan of subdivision shall be named to the satisfaction of the City of Markham and York Region.
- 17.14 The Owner acknowledges that a Master Environmental Servicing Plan (MESP) for the Angus Glen Secondary Plan Area shall be completed and approved to the satisfaction of the City and Region, prior to final approval.
- 17.15 The Owner shall provide to the Region the following documentation to confirm that water and wastewater services are available to the subject development and have been allocated by the City of Markham:
 - a) A copy of the Council resolution confirming that the City of Markham has allocated servicing capacity, specifying the specific source of the capacity, to the development proposed within this draft plan of subdivision; and
 - b) A copy of an email confirmation by a City of Markham staff member stating that the allocation to the subject development remains valid at the time of the request for Regional clearance of this condition.
- 17.16 The Owner shall provide an electronic set of the final engineering drawings showing the water and wastewater infrastructure for the proposed development to Development Services and Infrastructure Asset Management for record.
- 17.17 The Owner shall provide an updated Traffic Study, addressing all the Region's comments, to the satisfaction of the Region.
- 17.18 The Owner shall provide a revised Noise Study to address all noise comments provided to the satisfaction of the Region.
- 17.19 The Owner shall provide a preliminary design for any noise barriers along Warden Avenue, where required, to the satisfaction of the Region.
- 17.20 The Owner shall have prepared, by a qualified professional transportation consultant, a functional transportation report/plan outlining the required road improvements for this subdivision. The report/plan, submitted to Development Engineering for review and approval, shall explain all transportation issues and shall recommend mitigative measures for these issues.

- 17.21 Prior to and concurrent with the submission of the subdivision servicing application (MECP) to the area municipality, the Owner shall provide a set of engineering drawings, for any works to be constructed on or adjacent to the York Region road, to Development Engineering, Attention: Manager, Development Engineering, that includes the following drawings:
- a) Plan and Profile for the York Region road and intersections;
 - b) Cross Section on York Region Right-Of-Way at 20m interval where the site is abutting;
 - c) Grading and Servicing;
 - d) Intersection/Road Improvements, including the recommendations of the Traffic Report;
 - e) Construction Access Design;
 - f) Utility and underground services Location Plans;
 - g) Signalization and Illumination Designs;
 - h) Line Painting;
 - i) Traffic Control/Management Plans;
 - j) Erosion and Siltation Control Plans;
 - k) Landscaping Plans, including tree preservation, relocation and removals;
 - l) Arborist Report;
 - m) Sidewalk locations, concrete pedestrian access to existing and future transit services and transit stop locations as required by York Region Transit/Viva;
 - n) Functional Servicing Report (water, sanitary and storm services);
 - o) Water supply and distribution report;
 - p) Engineering drawings showing plan and profile views of proposed sewers and watermains and appurtenances, including manholes, watermains, valves, hydrants, etc. proposed within the subdivision.
- 17.22 The Owner shall submit a detailed Development Charge Credit Application to York Region, if applicable, to claim any works proposed within the York Region Right-of-Way. Only those works located in their ultimate location based on the next planning upgrade for this Right-of-Way will be considered eligible for credit, and any work done prior to submission without prior approval will not be eligible for credit.
- 17.23 The Owner shall provide drawings for the proposed servicing of the site to be reviewed by the Engineering Department of the area municipality.
- 17.24 The location and design of the construction access for the subdivision work shall be completed to the satisfaction of Development Engineering and illustrated on the Engineering Drawings.

- 17.25 The Owner shall demonstrate, to the satisfaction of Development Engineering, that all existing driveway(s) along the Regional road frontage of this subdivision will be removed as part of the subdivision work, at no cost to York Region.
- 17.26 The Owner shall demonstrate, to the satisfaction of Development Engineering that elevations along the streetline shall be 0.2 metres above the centre line elevations of the York Region roadway, unless otherwise specified by Development Engineering.
- 17.27 The Owner shall have prepared, by a qualified Tree Professional, a Tree Inventory and Preservation / Removals Plan and Arborist Report identifying all existing woody vegetation within the York Region Right-of-Way to be removed, preserved or relocated. The report /plan, submitted to Development Engineering for review and approval, shall adhere to the requirements outlined in the York Region Street Tree and Forest Preservation Guidelines and shall be to the satisfaction of York Region Natural Heritage and Forestry Staff.
- 17.28 The Owner shall have prepared, by a qualified professional Landscape Architect, landscape design plans detailing landscape works and street tree planting in the York Region Right-of-Way as required by any and/or all of the following, York Region's Streetscaping Policy, York Region's Street Tree and Horticultural Design Guidelines and Standards, any prevailing Streetscape Masterplan or Secondary Plan or as required by Urban and Architectural Design Guidelines.
- 17.29 The Owner shall engage the services of a consultant to prepare and submit for review and approval, a noise study to the satisfaction of Development Engineering recommending noise attenuation features.
- 17.30 The Region requires the Owner submit a Phase One Environmental Site Assessment ("ESA") in general accordance with the requirements of the Environmental Protection Act and O. Reg. 153/04 Records of Site Condition, as amended ("O. Reg. 153/04"). The Phase One ESA must be for the Owner's property that is the subject of the application and include the lands to be conveyed to the Region (the "Conveyance Lands"). The Phase One ESA cannot be more than two (2) years old at: (a) the date of submission to the Region; and (b) the date title to the Conveyance Lands is transferred to the Region. If the originally submitted Phase One ESA is or would be more than two (2) years old at the actual date title of the Conveyance Lands is transferred to the Region, the Phase One ESA will need to be either updated or a new Phase One ESA submitted by the Owner. Any update or new Phase One ESA must be prepared to the satisfaction of the Region and in general accordance with the requirements of O. Reg. 153/04. The Region, at its discretion, may require further study, investigation, assessment, delineation and preparation of reports to determine whether any action is required regardless of the findings or conclusions of the submitted Phase One ESA. The further study, investigation, assessment, delineation and subsequent reports or documentation must be prepared to the satisfaction of the Region and in general accordance with the requirements of O. Reg. 153/04. Reliance on the Phase One ESA and any subsequent reports or documentation must be provided to the Region in the Region's standard format and/or contain terms and conditions satisfactory to the Region.

The Region requires a certified written statement from the Owner that, as of the date title to the Conveyance Lands is transferred to the Region: (i) there are no contaminants of concern, within the meaning of O. Reg. 153/04, which are present at, in, on, or under the property, or emanating or migrating from the property to the Conveyance Lands at levels that exceed the MOECC full depth site condition standards applicable to the property; (ii) no pollutant, waste of any nature, hazardous substance, toxic substance, dangerous goods, or other substance or material defined or regulated under applicable environmental laws is present at, in, on or under the Conveyance Lands; and (iii) there

are no underground or aboveground tanks, related piping, equipment and appurtenances located at, in, on or under the Conveyance Lands.

The Owner shall be responsible for all costs associated with the preparation and delivery of the Phase One ESA, any subsequent environmental work, reports or other documentation, reliance and the Owner's certified written statement.

- 17.31 Upon registration of the plan, the Owner shall convey the following lands to York Region for public highway purposes, free of all costs and encumbrances, to the satisfaction of the Regional Solicitor:
 - a) A 0.3 metre reserve across the full frontage of the site, except at the approved access location, adjacent to the above noted widening, where it abuts Warden Avenue and adjacent to the above noted widening(s).
- 17.32 The Owner shall provide an M-Plan that satisfy all the Region's land conveyance requirements.
- 17.33 The Owner shall provide a solicitor's certificate of title in a form satisfactory to York Region Solicitor, at no cost to York Region with respect to the conveyance of the above noted lands to York Region.
- 17.34 The intersection of Warden Avenue and Street 1 (Street B) shall be designed to the satisfaction of Development Engineering with any interim or permanent intersection works including turning lanes, profile adjustments, illumination and/or signalization as deemed necessary by Development Engineering.
- 17.35 The Owner shall demonstrate, to the satisfaction of Development Engineering, that all local underground services will be installed within the area of the development lands and not within York Region's road allowance. If a buffer or easement is needed to accommodate the local services adjacent to York Region's Right-of-Way, then the Owner shall provide a satisfactory buffer or easement to the Area Municipality, at no cost to the Region.
- 17.36 The Owner shall provide an executed copy of the subdivision agreement with the local municipality to the Regional Corporate Services Department, outlining all requirements of the Corporate Services Department.
- 17.37 For any applications (Site Plan or Zoning By-law Amendment) deemed complete after January 1, 2020, the Owner shall enter into a Development Charge Rate Freezing Agreement with York Region to freeze/lock in the Development Charge rate at the time the site plan application or Zoning By-law Amendment is deemed complete submission, satisfy all conditions, financial and otherwise, and confirm the date at which Regional development charge rates are frozen; Regional Development Charges are payable in accordance with Regional Development Charges By-law in effect at the time that Regional development charges, or any part thereof, are payable. Please contact Fabrizio Filippazzo, Manager, Development Financing Administration to initiate a Development Charge Agreement with York Region.

18 TRCA

- 18.1 That this draft plan of subdivision shall be subject to red-line revision(s) in order to satisfy all applicable Toronto Region Conservation Authority (TRCA) policies, requirements, comments and conditions of draft plan approval including TRCA correspondence dated October 2, 2025 and April 29, 2026, and any subsequent comments. Should additional lands be required to satisfy requirements related to the protection natural hazards, natural features, buffers, access to environmental lands, stormwater management,

water balance / Low Impact Development measures, the additional lands shall be provided from blocks/lots that are proposed for development.

- 18.2 That prior to the clearance of draft plan conditions or the registration of any phases of this Draft Plan of Subdivision, the associated Master Environmental Servicing Plan (MESP) shall be finalized to the satisfaction of TRCA. All technical reports and plans associated with this Draft Plan of Subdivision shall be updated for consistency with the MESP requirements.
- 18.3 That prior to the owner entering into any Agreements of Purchase and Sale for Blocks 57, 58, and 60, and prior to the registration of any phase of this Draft Plan of Subdivision that contains these Blocks, the owner shall submit to the Toronto and Region Conservation Authority detailed modeling demonstrating the feasibility of the proposed floodplain cut and fill, and an enforceable agreement with any other off site landowner upon which lands grading may be required to accept such grading on those lands. This condition shall be implemented by the Owners entering into a "no sales or marketing agreement" with the City of Markham, to the satisfaction of the City Solicitor, by no later than 60 days following approval of the draft plan of subdivision in question, which agreement would prohibit the sale, marketing or other disposition of the lots described in this condition, until such time as the provisions of this condition have been satisfied. Immediately upon the submission of such modeling, certified by the relevant water resources engineer, this condition shall cease to apply, and the City shall immediately do all things necessary to release the subject area to allow the sale of the affected Blocks.
- 18.4 Prior to registration of the Plan of Subdivision, provide an M-Plan showing the adjusted block lines, additional blocks, and any other required revisions to the satisfaction of the City of Markham and TRCA.
- 18.5 That prior to any development, pre-servicing or site alteration, or registration of this plan or any phase thereof, the owners or their agents submit the following plans and reports to the satisfaction of TRCA:
 - a) A final consolidated, detailed stormwater management report in accordance with TRCA's stormwater management guidelines. The report must indicate in detail how it will comply with the approved Master Environmental Servicing Plan and achieve the applicable TRCA requirements and storm water management criteria (i.e., quantity, erosion control, and water balance). This report shall include, but is not limited to:
 - i. Plans illustrating the existing drainage systems internal and external to the site, and how the proposed drainage plan will tie into surrounding drainage systems. Plans which demonstrate the proposed stormwater management techniques which are required to control minor or major flows. Confirmation must be provided with respect to how target flows as per the hydrologic studies will be achieved during and post-development.
 - ii. Provide provisions for appropriately sized Stormwater Management Practices (SWMPs) to be used to treat stormwater in accordance with TRCA's current Stormwater Management Guidelines. The existing drainage patterns should be maintained, to the greatest extent possible, and the existing hydrologic function of any wetlands is to be maintained, consistent with TRCA's guidelines.
 - iii. Proposed methods for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after construction, in accordance with TRCA's Erosion and Sediment Control (ESC) guidelines. Erosion and sediment control plans and a report addressing phasing and staging, consistent with TRCA's guidelines must be included.

- iv. Detailed plans and mapping indicating location, orientation, size and description of all stormwater management features, including outlet structures, all other proposed servicing facilities (i.e., lot level LIDs, pumping stations, access roads), grading, site alterations, development, infrastructure and watercourse alterations, which are required to service or facilitate the development of the subject lands, which may require a permit from TRCA pursuant to the Conservation Authorities Act and its Regulations.
 - v. Measures for minimizing and mitigating erosion related impacts on downstream areas during and post construction which are to be integrated into the stormwater management plan to the satisfaction of TRCA.
 - vi. Design of flow dispersal measures associated with the storm water management outlets to reduce potential erosion and maximize potential infiltration, and the integration of a naturalized outlet
 - vii. Stormwater Management facility and outlet design details. Design requirements shall conform to the requirements outlined in TRCA's Stormwater Management Criteria Document, and TRCA's LID Stormwater Management Planning and Design Guide, and all applicable municipal design standards.
- b) A Feature Based Water Balance risk evaluation is required and based on the recommendations within the report, if required, must include monitoring, mitigation, and adaptive management strategies for the Warden Nursery Wetland. This report is required to demonstrate how adequate runoff from Streets 2 and 6 can be directed to the wetland given the expected grades.
- c) An updated Hydrogeological report demonstrating:
- i. Updated water level data post-Spring 2025 monitoring;
 - ii. Identifying water levels associated with the proposed stormwater management facilities; and
 - iii. The anticipated dewatering impacts on the HVA, SGRA, and ESGRA, and the Tributary of Bruce Creek.
- d) The proposed road crossings shall be supported by a geotechnical investigation including recommendations for design and construction, and other technical requirements to the satisfaction of TRCA.
- e) Berms associated with the Stormwater Management shall be supported by a geotechnical investigation to demonstrate they are designed to the level acceptable for dams. They are also required to meet the Lake and River Improvement Act (LRIA) technical guidelines.
- f) Detailed grading plans for the subject lands.
- g) Plans illustrating that all works, including all grading, site alterations, or materials associated with these activities, will not encroach, or be placed on lands outside of the development areas. These plans must also identify no grading works and fill placement within the valley corridor, beyond those approved by TRCA.
- h) A final groundwater constraint assessment that will examine existing groundwater levels in relation to the proposed development, underground construction and servicing and stormwater management infrastructure. If impacts to groundwater levels are anticipated, the report must identify any potential impacts to TRCA regulated surface water receivers and their inherent hazards

must be assessed and any potential impacts mitigated, to the satisfaction of TRCA.

- i) Information detailing all anticipated temporary dewatering that may be required during the construction phases, including anticipated volumes, duration, discharge locations, and filtration media—as required, to the satisfaction of TRCA, for the purposes of confirming whether erosion is anticipated and whether a TRCA permit is required.
 - j) LID measures shall be used as part of an overall treatment train approach, consistent with the MESP water balance targets, to the satisfaction of the TRCA. The size and location of all LID measures associated with this development shall be confirmed to the satisfaction of the TRCA. Specific site water balance targets, methods and locations for implementation of LIDs shall demonstrate conformance to the agreed upon MESP criteria.
- 18.6 That prior to any development, pre-servicing or site alteration, the Owner shall obtain any permits under the Conservation Authorities Act for all works proposed on or off the subject property for which permits would be required.
- 18.7 That prior to the issuance of any permits under the Conservation Authorities Act, the Owner shall provide restoration and buffer plantings and any wetland compensation to TRCA satisfaction.
- 18.8 That the size and location of Stormwater Management Blocks and LID measures, including any outlets and outfalls and any stormwater management infrastructure utilized for quantity control, be confirmed to the satisfaction of TRCA. And, if required to meet TRCA requirements, red-line revisions be made to the plan to expand these blocks or modify their size or configuration into the surrounding lands within this subdivision which are currently proposed for development.
- 18.9 That the owner agrees in the subdivision agreement, in wording acceptable to TRCA:
- a) To carry out, or cause to be carried out, to the satisfaction of TRCA, the recommendations of the technical reports and plans referenced in TRCA's conditions.
 - b) To implement the requirements of TRCA's conditions in wording acceptable to TRCA.
 - c) To design and implement on-site erosion and sediment controls in accordance with current TRCA standards.
 - d) To maintain all stormwater management and erosion and sedimentation control structures operating and in good repair during the construction period, in a manner satisfactory to TRCA.
 - e) To obtain all necessary permits under the Conservation Authorities Act from TRCA.
 - f) To implement all water balance/infiltration measures identified in the submitted studies that have or are to be completed for the subject property.
 - g) Implement all adaptive management and mitigation measures identified in the submitted design reports that have or are to be completed for the subject property.

- h) To provide for the warning clauses and information identified in TRCA's conditions.
- i) That where required to satisfy TRCA's conditions, development shall be phased within this plan.
- j) That prior to a request for renewal of draft approval of any phase of this subdivision, that the owner consult with TRCA to confirm whether the technical studies submitted in support of this development continue to meet current day requirements, and that the owner update any studies and plans, as required, to reflect current day requirements.

19 Alectra

- 19.1 The Owner shall contact Alectra Utilities Subdivisions Department to obtain a subdivision application form (SAF). The developer shall submit the SAF at least 6 months prior to the start of electrical distribution system (EDS) installation. SAF is also available by visiting Make a Service Request | Alectra Utilities(under Subdivision Projects).
- 19.2 The Owner's electrical consultant to provide load calculations / requirements for this development.
- 19.3 The Owner shall confirm with Alectra Utilities Subdivisions Department on the availability of adjacent plant capable of servicing this development and to discuss the electrical service installation requirements and schedule.
- 19.4 The Owner shall be responsible for the costs associated with the hydro plant expansion to supply this development.
- 19.5 The Owner's electrical consultant to contact Alectra Utilities Subdivisions Department to discuss placement of switchgear(s) and/or transformer(s) requiring adequate space for safe installation and operation.
- 19.6 The Owner shall be responsible for the costs of the relocation of existing plant to accommodate the new road(s) and driveway(s).
- 19.7 The Owner's electrical consultant to confirm the metering configuration within this development (individual / ganged metering). The developer shall provide the architectural drawings and confirm the location of the hydro meters as approved by Alectra Utilities. Ganged metering will not be allowed in freehold townhouses.
- 19.8 The Owner shall enter into a servicing agreement (offer-to-connect) and will be responsible for the cost-sharing as detailed in the offer-to-connect.
- 19.9 Any easements required by Alectra Utilities for the provision of electrical service to this development will be determined by Alectra Utilities in its sole discretion at the design stage of the project. For condominium/private developments, Alectra Utilities requires a blanket easement.
- 19.10 For new developments with townhouses, the installation of electrical distribution system (EDS) shall only commence after the foundation of the townhouses had been erected.

20 Bell

- 20.1 The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada.
- 20.2 The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.
- 20.3 The Owner acknowledges and agrees that it is the responsibility of the Owner to provide entrance/service duct(s) at their own cost from Bell Canadas existing network infrastructure to service this development. In the event that no such network infrastructure exists, in accordance with the Bell Canada Act, the Owner shall be required to pay for the extension of such network infrastructure.

21 Ministry of the Environment Conservation and Parks (MECP)

- 21.1 The Owner shall agree in the subdivision agreement to satisfy any requirements with respect to the Provincial Endangered Species Act.

22 External Clearance Letters

- 22.1 Canada Post shall advise that conditions 16.1 to 16.6 have been satisfied.
- 22.2 The Regional Municipality of York Planning Department shall advise that condition 17.1 to 17.37 have been satisfied.
- 22.3 The Toronto and Region Conservation Authority shall advise that condition 18.1 to 18.9 has been satisfied.
- 22.4 Alectra shall advise that conditions 19.1 to 19.10 have been satisfied.
- 22.5 Bell shall advise that conditions 20.1 to 20.3 have been satisfied.

Dated: XXXX, XX, 2026
Stephen Lue, Senior Development Manager



BY-LAW 2026-82

**A BY-LAW TO AMEND BY-LAW 2237, 2053, 1767, 2150, 2151, 1229, 122-72,
88-76, 163-78, 184-78, 118-79, 153-80, 165-80, 90-81, 47-85, 304-87, 19-94,
177-96, 2004-196 AND 2024-19, AS AMENDED**

The Council of The Corporation of the City of Markham hereby enacts as follows:

1. That By-law 2024-19, as amended, is hereby further amended as follows:
 - 1.1 By renaming Section 4.9.3 “**Temporary Tents**” to, “**Temporary Tents and Special Events**”, and adding provision e) as follows:
 - “e) In addition to the provisions of d) above, **parking areas** and **parking garages** associated with special event activities approved as part of an event declared by **City** to be of municipal significance, are permitted to occupy required **parking spaces** on affected lands.”
2. That By-law 2004-196, as amended, is hereby further amended as follows:
 - 2.1 By renaming Section 4.19 “**TEMPORARY CONSTRUCTION AND SALES USES**” to “**TEMPORARY CONSTRUCTION, SALES USES, AND SPECIAL EVENTS**”, and adding provisions c) and d) as follows:
 - c) The provisions of this By-law shall not apply to temporary tents, *buildings* and *structures*, or the temporary use of land for a commercial parking lot and/or special event activities, approved as part of an event declared by the *Corporation*, to be of municipal significance.
 - d) Commercial parking lots, *parking garages*, and *municipal parking lots*, associated with special event activities approved as part of an event declared by the *Corporation* to be of municipal significance, are permitted to occupy required *parking spaces* on affected lands.
3. That By-law 177-96, as amended, is hereby further amended as follows:
 - 3.1 By renaming Section 6.24 “**TEMPORARY CONSTRUCTION AND SALES USES**” to “**TEMPORARY CONSTRUCTION, SALES USES, AND SPECIAL EVENTS**” and adding provisions c) and d) as follows:
 - c) The provisions of this By-law shall not apply to temporary tents, *buildings* and *structures*, or the temporary use of land for a *commercial parking lot* and/or special event activities, approved as part of an event declared by the *Corporation*, to be of municipal significance.
 - d) *Parking areas*, *commercial parking lots*, *parking garages*, and *municipal parking lots*, associated with special event activities approved as part of an event declared by the *Corporation* to be of municipal significance, are permitted to occupy required *parking spaces* on affected lands.

4. By-law's 2237, 2053, 1767, 2150, 2151, 1229, 122-72, 88-76, 163-78, 184-78, 118-79, 153-80, 165-80, 90-81, 47-85, 304-87, and 19-94, as amended, are hereby further amended as follows:

- 4.1 The provisions of By-law's 1229, 2150, 2237, 2551, 122-72, 88-76, 127 76, 184-78, 118-79, 165-80, 47-85 and, 304-87, as amended, shall not apply to temporary tents, buildings and structures, or the temporary use of land for a commercial parking lot and/or special event activities, approved as part of an event declared by City, to be of municipal significance.
- 4.2 Notwithstanding any other provision in this By-law, parking areas, commercial parking lots, parking garages or municipal parking lots, associated with special event activities approved as part of an event declared by the City, to be of municipal significance, are permitted to occupy required parking spaces on affected lands."

Read and first, second and third time and passed on June 23, 2026.



Kimberley Kitteringham
City Clerk



Frank Scarpitti
Mayor

EXPLANATORY NOTE

AMANDA FILE NUMBER: PR 26 115733 000

BY-LAW 2026-82

A By-law to amend By-laws 2237, 2053, 1767, 2150, 2151, 1229, 122-72, 88-76, 163-78, 184-78, 118-79, 153-80, 165-80, 90-81, 47-85, 304-87, 19-94, 177-96, 2004-196 and 2024-19, as amended.

Lands Affected

The proposed Zoning By-law Amendment applies to lands in the City of Markham and regulated under By-laws 2237, 2053, 1767, 2150, 2151, 1229, 122-72, 88-76, 163-78, 184-78, 118-79, 153-80, 165-80, 90-81, 47-85, 304-87, 19-94, 177-96, 2004-196 and 2024-19, as amended.

Purpose and Effect

The purpose and effect of this By-law is to permit parking facilities to occupy required parking spaces on lands associated with special event activities approved as part of an event declared by the City to be of municipal significance.



**NOTICE OF PASSING OF
ZONING BY-LAW AMENDMENT
2026-82**

File number:	PR 26 115733
Applicant:	City of Markham
Property Address/Location:	City Wide – All Wards
Date of decision:	June 23, 2026
Date of notice:	June 30, 2026
Last date to appeal:	July 20, 2026

TAKE NOTICE that the Council of The Corporation of the City of Markham passed By-law 2026-82 on the 23rd of June 2026, under Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended. Council has considered submissions from the public on this matter.

PURPOSE AND EFFECT OF THIS ZONING BY-LAW AMENDMENT

The purpose and effect of this By-law is to permit parking facilities to occupy required parking spaces on lands associated with special event activities approved as part of an event declared by the City to be of municipal significance.

LOCATION

The proposed By-law Amendment applies to all lands within the City of Markham.

APPEAL INFORMATION

Any appeals to the Ontario Land Tribunal (“OLT”) in respect to the Zoning By-law Amendment must be made filed with the City Clerk of The Corporation of the City of Markham, **no later than 4:30 p.m. on July 20, 2026, shown** above as the last date to appeal. Notice of Appeal may be mailed or hand delivered to the City Clerk at the address noted below, or submitted via the OLT e-file service at [E-File Portal | Ontario Land Tribunal \(gov.on.ca\)](https://e-file.ontario.ca) by selecting Markham as the Approval Authority. If the E-file portal is down, you may send an email to notifications@markham.ca.

The Notice of Appeal must:

1. set out reasons for the appeal and specific part of the Zoning By-law Amendment to which the appeal applies,
2. be accompanied by the fee required by the [Ontario Land Tribunal \(gov.on.ca\)](https://ontario.ca/gov) which can be paid by certified cheque/money order addressed to the Minister of Finance or through [E-file](#), and
3. be accompanied by the fee of \$310.19, payable by certified cheque/money order to the City of Markham.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the Council or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.



The public may view planning documents at the Development Services Commission front counter during regular office hours, 8:30 a.m. to 4:30 p.m. Monday to Friday. Questions may be directed to Geoff Day, Senior Planner, Planning and Urban Design Department, at (905) 477-7000, ext. 3071 or at gday@markham.ca.

DATED at the City of Markham this 30th day of June 2026.

Kimberley Kitteringham City Clerk
The Corporation of the City of Markham,
101 Town Centre Boulevard
Markham, Ontario L3R 9W3

EXPLANATORY NOTE

In consideration of the Zoning By-law Amendment application, a Statutory Public Meeting was held on January 20, 2025, that proposed five (5) By-law Amendments to various By-laws in the City (now identified as By-laws 2026-44, 2026-45, 2026-46, 2026-47, and 2026-48).

At the meeting, one written submission was received, and 1 deputation was made with a request that all uses identified in site-specific amendment 2004-82 (an amendment to By-law 1229, as amended), continue to apply. This site-specific amendment affected lands municipally known as 377 Main Street North.

Staff note that this request and Staff response is addressed in Amending By-law 2026-45, as separately notified by the City.

Relating to By-law 2026-44, By-law 2024-19 was enacted by Council on January 31, 2024, which the Ontario Land Tribunal ("OLT") approved on September 19, 2024, except for several remaining site-specific appeals.

Through implementation, Staff identified several issues with the potential to create confusion in By-law 2024-19 when applying certain zone standards. Additionally, following enactment, the changes in the Planning Act warranted modifications to the By-law 2024-19 to ensure provincial conformity. Since the Public Meeting on January 20, 2026, a minor modification to Section 4.9.3 of By-law 2024-19 to permit the installation of temporary structures such as tents or buildings, and use of land for commercial parking lots where an event has been declared by the City to be of municipal significance or importance, has also been added to the amendment. It is the opinion of Staff that the modifications to By-law 2024-19 through amending By-law 2026-44 represents good planning.

From: [Regional.Clerk](#)
Subject: Regional Council Decision - Canada-Ontario Partnership to Build and Development Charge Reduction Program - Update
Date: June 30, 2026 1:06:45 PM

CAUTION: This email originated outside of the Town of Newmarket. **DO NOT** click links or open attachments unless you recognize the sender and trusted content.

On June 25, 2026 Regional Council made the following decision:

1. Council approve the North York-Durham Sewage System Expansion, as described in Table 2, for funding submission to the Development Charge Reduction Program, under the Canada-Ontario Partnership to Build.
2. Council delegate to the Commissioner of Public Works and the Commissioner of Finance and Regional Treasurer the authority to take all steps necessary to consider, negotiate and execute any documents or agreements to design and implement the Region's participation in the Development Charge Reduction Program conditional upon the satisfaction of the principles outlined in this Report, and subject to the Region being awarded 100% of requested funding, to allow the North York-Durham Sewage System Expansion to proceed within the 2026 10-Year Capital Plan.
3. Council direct that, if satisfactory execution of the Transfer Payment Agreement is achieved, Region-wide residential development charges be reduced by 50% from the rates in effect on March 30, 2026, in accordance with Table 4 of this report, with an effective date of March 30, 2026, and ending on March 30, 2029;
 - a. The Chief Administrative Officer and Commissioner of Finance be delegated authority to enter into development charges grant agreements to action that reduction, and to provide any refunds to residential development that had paid Region-wide development charges since March 30, 2026; and
 - b. Only new residential developments that are issued building permits, execute a plan of subdivision agreement or receive subdivision clearance during the three-year period commencing on March 30, 2026, and ending March 30, 2029, be eligible for the development charges reduction.
 - c. Any agreements be subject to the "Development Charge Agreement" fee in the Fees and Charges for Services and Activities Bylaw (2020-04), or any successor thereto.

4. Council direct that a special meeting of Council be held prior to August 15, 2026 to consider options for moving forward in the event the awarded funding is anything less than 100% of the application.
5. The Regional Clerk circulate this report to local Members of Parliament and Members of the Provincial Legislature, the Minister of Municipal Affairs and Housing, the local municipalities and the Building Industry and Land Development Association (BILD).

The original staff report is available for your information at the following link:

[Canada-Ontario Partnership to Build and Development Charge Reduction Program – Update](#)

Please contact Bonny Tam, Director, Treasury Office at 1-877-464-9675 ext. 75885 if you have any questions with respect to this matter.

Regards,

Christopher Raynor (he/him) | Regional Clerk, Regional Clerk's Office, Corporate Services Department

The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1
 O: 1-877-464-9675 ext. 71300 | christopher.raynor@york.ca | york.ca

Our Mission: **Working together to serve our thriving communities – today and tomorrow**

From: [Regional.Clerk](#)
Subject: Regional Council Decision - Turn Lane Prohibitions for Trucks
Date: June 30, 2026 1:03:30 PM

CAUTION: This email originated outside of the Town of Newmarket. **DO NOT** click links or open attachments unless you recognize the sender and trusted content.

On June 25, 2026 Regional Council made the following decision:

1. Council amend Bylaw 2018-07 to prohibit trucks exceeding seven metres in length from making left turns from the inside left turn lane at all dual left turn locations.
2. The Regional Solicitor and General Counsel prepare the necessary amending bylaw.
3. The Regional Clerk circulate this report to the Clerks of local municipalities, Ministry of Transportation Ontario and Chief of York Regional Police.

The original staff report is available for your information at the following link:

[Turn Lane Prohibitions for Trucks](#)

Please contact Joseph Petrungaro, Director, Roads, Traffic and Fleet at 1-877-464-9675 ext. 75220 if you have any questions with respect to this matter.

Regards,

Christopher Raynor (he/him) | Regional Clerk, Regional Clerk's Office, Corporate Services Department

The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1
O: 1-877-464-9675 ext. 71300 | christopher.raynor@york.ca | york.ca

Our Mission: **Working together to serve our thriving communities – today and tomorrow**



Annette Groves
Mayor

July 2, 2026

Sent via E-Mail: sylvia.jones@pc.ola.org

Honourable Sylvia Jones, Deputy Premier
Constituency Office
Suite A, 3rd Floor
180 Broadway Ave.
Orangeville, ON L9W 1K3

Dear Deputy Premier Jones,

RE: Motion for Provincial Support, Funding and Coordinated Plans to Combat Tick Borne Diseases

I am writing to advise that at the Town Council meeting held on June 23, 2026, Council adopted a motion regarding requesting support to combat tick borne diseases.

The resolution reads as follows:

Whereas the prevalence of ticks, including those known to carry Lyme disease, and other Vector borne diseases have increased across Ontario;

Whereas Lyme disease diagnoses have increased by 27% in 2024 to 2369 (Public Health Agency of Canada, PHAC);

Whereas residents across Caledon have registered growing concerns about public health risks associated with tick exposure in parks, trails and residential areas;

Whereas municipalities have limited jurisdiction and resources to effectively manage tick populations on a broad ecological scale;

Whereas the Government of Ontario is responsible for public health policy, environmental management and vector-borne disease prevention and detection;

Therefore, be it resolved that:

Caledon Town Council formally requests that the Government of Ontario investigate and implement measures to reduce burgeoning tick populations and to mitigate their associated public health risks; and

THE CORPORATION OF THE TOWN OF CALEDON

6311 Old Church Road, Caledon East, Caledon, ON, Canada L7C 1J6
T. 905.584.2272 | 1.888.225.3366 | F. 905.584.1444 | www.caledon.ca | annette.groves@caledon.ca

That such measures may include safe and effective tick control methods, public education campaigns and coordinated regional strategies; and

That the Province consider increased funding and support for local public health units to address tick-borne disease prevention; and

That a copy of this motion be sent to Minister of Health, Sylvia Jones, Chief Medical Officer of Health, Kiernan Moore, Minister of the Environment, Conservation and Parks, Todd McCarthy, Peel Public Health, the Toronto and Region Conservation Authority (TRCA), the Credit Valley Conservation (CVC), the Association of Municipalities of Ontario (AMO) and all 444 municipalities across Ontario.

For more information regarding this request, please contact the undersigned by email to mayor@caledon.ca or by phone at 905.584.2272 ext. 4155.

Thank you for your attention to this matter.

Sincerely,



Mayor Annette Groves

CC:

Chief Medical Officer of Health Kieran.Moore@ontario.ca

Minister of the Environment, Conservation and Parks minister.mecp@ontario.ca

Peel Public Health info@peelregion.ca

Toronto and Region Conservation Authority (TRCA) info@trca.ca

Credit Valley Conservation (CVC) foundation@cvc.ca

Association of Municipalities of Ontario (AMO) resolutions@amo.on.ca

444 municipalities across Ontario

THE CORPORATION OF THE TOWN OF CALEDON

6311 Old Church Road, Caledon East, Caledon, ON, Canada L7C 1J6
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**NOTICE OF ADOPTION OF OFFICIAL PLAN AMENDMENT NO. 79
AND
PASSING OF ZONING BY-LAW AMENDMENT 2026-90**

File number:	PLAN 24 198202
Applicant:	TH (Markham) Developments (BT) Corp.
Property Address/Location:	10231 & 10233 Warden Avenue
Date of decision:	June 23, 2026
Date of notice:	July 2, 2026
Last date to appeal:	July 22, 2026

TAKE NOTICE that the Council of The Corporation of the City of Markham approved By-law 2026-89 to adopt Official Plan Amendment No. 79 and passed Zoning By-law Amendment No. 2026-90 on the 23rd day of June, 2026, under Sections 17, 22 and 34, respectively of the *Planning Act*, R.S.O. 1990, c. P.13, as amended. The Council, in making its decision, took into consideration all written and oral submissions received from the public on this matter.

This proposed Official Plan Amendment is exempt from approval by the Ministry of Municipal Affairs and Housing. The decision of the Council is final if a notice of appeal is not received before or on the last day for filing a notice of appeal.

PURPOSE AND EFFECT

The purpose of the Official Plan Amendment is to amend the Angus Glen Secondary Plan (OPA 47) to add site specific policies for the Subject Lands related to minimum and maximum densities in the “Residential Low Rise” and “Residential Mid Rise” designations and to permit detached dwellings as a building typology in the “Residential Mid Rise” designation. The purpose of the Zoning By-law amendment is to rezone the Subject Lands from By-law 304-87, as amended, and incorporate them into By-law 2024-19, as amended, rezoning them into various low rise housing forms zones, Open Space and Greenway zones. The effect of both the Official Plan and Zoning By-law Amendment is to implement a residential plan of subdivision comprised of approximately 375 units, a Park Block, a Storm Water Management Pond Block, Greenway Blocks and the road and lane network.

LOCATION

The Official Plan and Zoning By-Law amendment applies to a parcel of land with an approximate area of 24.00 hectares (59.31 acres), which is located north of Major Mackenzie Drive East and east of Warden Avenue in the Angus Glen Community.

APPEAL INFORMATION

Any appeals to the Ontario Land Tribunal (“OLT”) in respect to the Official Plan Amendment and/or Zoning By-Law Amendment must be made by filing a written notice of appeal with the City Clerk of The Corporation of the City of Markham, **no later than 4:30 p.m. on July 22nd, 2026**, shown above as the last date to appeal. Notice of Appeal may be mailed or hand delivered to the City Clerk at the address noted below, or submitted via the OLT e-file service at [E-File Portal | Ontario Land Tribunal \(gov.on.ca\)](https://www.ontario.ca/olt)



by selecting Markham as the Approval Authority. If the E-file portal is down, you may send an email to notifications@markham.ca.

The Notice of Appeal must:

- (1) set out reasons for the appeal and specific part of the proposed Zoning By-law Amendment to which the appeal applies,
- (2) be accompanied by the fee required by the [Ontario Land Tribunal \(gov.on.ca\)](http://gov.on.ca), which can be paid by certified cheque/money order addressed to the Minister of Finance or through [E-file](#), and
- (3) be accompanied by the fee of \$310.19, payable by certified cheque/money order to the City of Markham.

No person or public body shall be added as a party to the hearing of the appeal unless, before the Official Plan Amendment was adopted or before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the Council or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

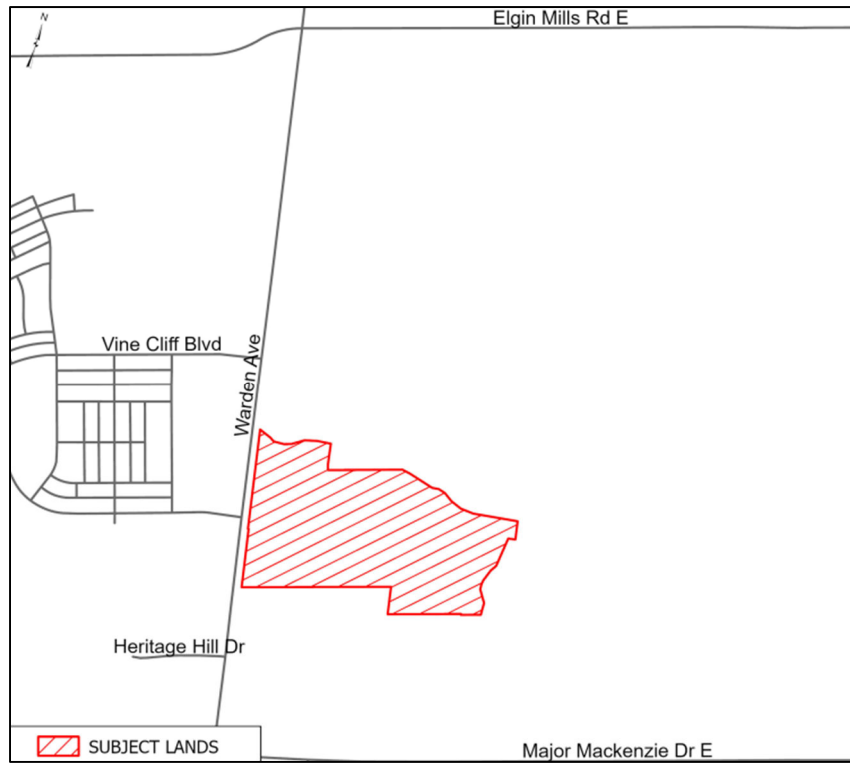
The public may view planning documents at the Development Services Commission front counter during regular office hours, 8:30 a.m. to 4:30 p.m. Monday to Friday. Questions may be directed to Brendan Chiu, Planner I, Planning and Urban Design Department, at (905) 477-7000, ext. 2062 or at bchiu@markham.ca.

DATED at the City of Markham this 2ND day of July, 2026.

Kimberley Kitteringham City Clerk
The Corporation of the City of Markham,
101 Town Centre Boulevard
Markham, Ontario L3R 9W3

EXPLANATORY NOTE

A statutory Public Meeting was held on March 18, 2025. No comments were received by the public at the meeting or throughout the review process. Subsequently, a staff recommendation report was brought to Development Services Committee on June 2, 2026 recommending approval of the Official Plan and Zoning By-law Amendment and identified how technical comments were adequately addressed. This was considered by Council in their decision to approve the applications. The Official Plan and Zoning By-law Amendment was accompanied by a Draft Plan of Subdivision application which was processed and approved concurrently.





By-law 2026-89

Being a by-law to adopt Amendment No. 79
to the City of Markham Official Plan, 2014, as amended

THE COUNCIL OF THE CORPORATION OF THE CITY OF MARKHAM, IN ACCORDANCE WITH THE PROVISIONS OF THE *PLANNING ACT*, R.S.O., c. P.13, 1990 HEREBY ENACTS AS FOLLOWS:

1. THAT Amendment No. 79 to the City of Markham Official Plan, 2014, as amended, and the Angus Glen Secondary Plan (OPA 47), attached hereto, is hereby adopted.
2. THAT this by-law shall come into force and take effect on the date of the final passing thereof.

READ A FIRST, SECOND AND THIRD TIME AND PASSED THIS 23 JUNE, 2026.



Kimberley Kitteringham
City Clerk



Frank Scarpitti
Mayor

CITY OF MARKHAM

OFFICIAL PLAN AMENDMENT NO. 79

To amend the City of Markham Official Plan 2014, as amended, and to incorporate Amendment No. 2 to the Angus Glen Secondary Plan (OPA 47).

***(TH (Markham) Developments (BT) Corp., 10231 & 10233
Warden Avenue)***

June 2026

CITY OF MARKHAMOFFICIAL PLAN AMENDMENT NO. 79

To amend the City of Markham Official Plan, 2014, as amended.

To amend the City of Markham Official Plan 2014, as amended, and to incorporate Amendment No. 2 to the Angus Glen Secondary Plan (OPA 47).

This Official Plan Amendment was adopted by the Corporation of the City of Markham, By-law No. 2026-89 in accordance with the *Planning Act*, R.S.O., 1990 c. P.13, as amended, on the 23 day of June 2026.



Kimberley Kitteringham
City Clerk
(Signed)



Frank Scarpitti
Mayor
(Signed)

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PART I – INTRODUCTION

(This is not an operative part of the Official Plan Amendment No. 79)

PART I – INTRODUCTION

1.0 GENERAL

- 1.1. PART I – INTRODUCTION, is included for information purposes and is not an operative part of this Official Plan Amendment.
- 1.2. PART II – THE SECONDARY PLAN AMENDMENT constitutes Amendment No. 2 to the Angus Glen Secondary Plan (OPA 47). Part II is an operative part of this Official Plan Amendment.

2.0 LOCATION

This Amendment to the Angus Glen Secondary Plan, as amended (the “Amendment”), applies to 24 hectares (59 acres) of land municipally known as 10231 and 10233 Warden Avenue, located on the east side of Warden Avenue between Major Mackenzie Drive East and Elgin Mills Road East (the “Subject Lands”).

3.0 PURPOSE

The purpose of this Amendment is to amend the Angus Glen Secondary Plan (OPA 47) to add site specific provisions for the Subject Lands to establish minimum and maximum densities across both the “Residential Low Rise” and “Residential Mid Rise” and permitting detached dwellings as a building typology in the “Residential Mid Rise” designation on the Subject Lands to facilitate a residential development of 375 total units, comprised of detached and rear lane-accessed dwellings, condominium units as well as separate blocks for parkland, stormwater management and municipal servicing (the “Proposed Development”).

4.0 BASIS OF THIS SECONDARY PLAN AMENDMENT

The Subject Lands are designated ‘Residential Low Rise’, ‘Residential Mid Rise I’ and ‘Greenway’ in the Angus Glen Secondary Plan (the “Secondary Plan”). ‘Residential Low Rise’ provides for the development of compact neighbourhoods consisting of primarily ground-related housing types on pedestrian friendly streets. ‘Residential Mid Rise I’ is intended to accommodate mid-range density residential development near transit corridors and provide a transition between the most intensive development along Major Mackenzie Drive and low rise development internal to the Secondary Plan Area. The ‘Greenway’ designation applies to Greenway System lands within the Secondary Plan Area that contain the Natural Heritage Network, Rouge Watershed Protection Area, Greenbelt Plan Area, certain stormwater management facilities and the golf course permitted by the Greenbelt Plan, intended to protect natural heritage and hydrologic features while supporting natural heritage enhancement opportunities, active and passive recreation and nature appreciation.

The Amendment seeks to add site-specific provisions for the Subject Lands to facilitate the Proposed Development, specifically by reducing the minimum density for the 'Residential Low Rise' designated portion of the Subject Lands from 25 to 17 units per net hectare while maintaining the maximum density of 45 units per net hectare provided in the Secondary Plan, and by permitting detached dwellings on the portion of the Subject Lands designated 'Residential Mid Rise I' in addition to the other housing types already permitted in the Secondary Plan for lands designated as such.

The Proposed Development is consistent with the Provincial Planning Statement, 2024 (the "PPS, 2024"), as it would efficiently use land, resources and infrastructure by providing a mix of uses on the Subject Lands in proximity to and supportive of intra-regional transit, including residential uses which provide an appropriate range and mix of housing options and densities to meet the projected needs of current and future residents.

The Proposed Development conforms to the York Region Official Plan, 2022 (the "YROP, 2022"), with the Subject Lands designated as 'Urban Area' on Map 1 – Regional Structure and as 'Community Area' on Map 1A – Land Use Designations in the YROP, 2022. Lands designated 'Urban Area' are intended to permit a wide range of land uses including residential, commercial, employment and institutional uses to accommodate the existing population and future growth, while lands designated 'Community Area' are where many residents, personal services, retail, arts, culture, recreational facilities and human services needs will be located.

The Proposed Development also conforms to the City of Markham Official Plan, 2014 (the "Official Plan, 2014") and the Secondary Plan by providing residential uses on the Subject Lands that are compatible with the character and pattern of adjacent and surrounding development, promoting diversification of the housing stock with a variety of housing forms and sizes to accommodate the needs of current and future residents, and supporting future growth in the Angus Glen Community by contributing to the achievement of a complete community with respect to land use and the provision of municipal services, facilities and infrastructure.

The Proposed Development represents good planning, as it makes efficient use of land by providing residential and other uses within an area that the Province, Region and City have identified for such development, and supports Provincial, Regional, and City planning policies by providing for an appropriate and adequate range of housing choices and densities along an emerging transit corridor. The Subject Lands are therefore an appropriate location for the Proposed Development.

PART II – THE SECONDARY PLAN AMENDMENT
(This is an operative part of Official Plan Amendment No. 79)

PART II – THE SECONDARY PLAN AMENDMENT

1.0 THE SECONDARY PLAN AMENDMENT
(Amendment No. 2 to the Angus Glen Secondary Plan)

The Angus Glen Secondary Plan (OPA 47) is hereby amended as follows:

1.1 Adding the following row and text to the Table of Secondary Plan Amendments located before the Table of Contents, with the new row to be placed immediately following the last row in the table:

“

OPA XXX (47-2)	TH (Markham) Developments (BT) Corp., Angus Glen TH Markham Lands	Month Day, Year	In Force
----------------	---	-----------------	----------

”

1.2 Adding a new section “9.0 AREA AND SITE SPECIFIC POLICIES” immediately after Section 8.4.2, and renumbering the subsequent sections accordingly.

1.3 Adding a new Section 9.1 and Figure 9.1 to “9.0 AREA AND SITE SPECIFIC POLICIES” as follows:

“9.1 Angus Glen TH Markham Lands

Notwithstanding any other policies in this Plan, the following provisions shall apply to the lands municipally known as 10231 and 10233 Warden Avenue, as shown in Figure 9.1:

- a) A minimum density of 17 units per net hectare and a maximum density of 45 units per net hectare shall be provided on lands designated ‘Residential Low Rise’.
- b) Detached dwellings shall be a permitted building type on lands designated ‘Residential Mid Rise I’.



Figure 9.1"

2.0 IMPLEMENTATION AND INTERPRETATION

The provisions of the Secondary Plan (OPA 47), as amended, regarding the implementation and interpretation of the Plan shall apply in regard to this Amendment, except as specifically provided for in this Amendment.

This Amendment shall be implemented by amendment to the Zoning By-law, and other Planning Act approvals, in conformity with the provisions of this Amendment.

This Amendment is exempt from approval by the Ministry of Municipal Affairs and Housing, and the decision of Council is final if a notice of appeal is not received before or on the last day for filing such notice.

Prior to Council's decision becoming final, this Amendment may be modified to incorporate technical amendments to the text and associated figure(s) and schedule(s). Technical amendments are those minor changes that do not affect the policy or intent of the Amendment. The notice provisions of Section 10.7.5 of the City of Markham Official Plan, 2014, as amended, shall apply.



BY-LAW 2026-90
A By-law to amend By-law 2024-19, as amended

The Council of The Corporation of the City of Markham hereby enacts as follows:

- 1. That By-law 304-87, as amended, are hereby further amended by deleting the lands shown on Schedule “A” attached hereto, from the designated areas of By-law 304-87, as amended.
- 2. That By-law 2024-19, as amended, is hereby further amended as it applies to the lands outlined on Schedule “A” as follows:
 - 2.1 By expanding the designated area of By-law 2024-19, as amended, to include additional lands as shown on Schedule “A” attached hereto.
 - 2.2 By zoning the lands outlined on Schedule ‘A’ attached hereto:

From:
Agricultural One (A1) zone;
Commercial Recreation (CR) zone; and,
Open Space One (OS1) zone
under By-law 304-87, as amended

To:
Residential Low Rise Two*140 (RES-LR2*140) zone;
Residential Low Rise Five*141 (RES-LR5*141) zone;
Residential Low Rise Five*141 (Hold 19) (RES-LR5*141) (H19) zone;
Residential Low Rise Six *142 (RES-LR6*142) zone;
Residential Mid Rise One*143 (RES-MR1*143) zone;
Transportation and Utilities (T-UT) zone;
Future Development (FD) zone;
Open Space – Public (OS-PU) zone; and,
Greenway One (GWY1) zone
under By-law 2024-19, as amended
- 3. By adding the following subsections to Section 18 – EXCEPTIONS:

Exception 18.140	TH (Markham) Developments (BT) Corp.	Parent Zone RES-LR2
File Number Plan 24 198202	10233 Warden Avenue	Amending By-law 2026-90
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *140 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.		

18.140.1 Special Zone Standards
The following special zone standards shall apply:
a) Minimum rear yard setback – 6.0 metres
b) Maximum garage door width – 61 percent of the building façade
c) Porches, stairs, or underground cold cellars located entirely beneath a porch may encroach into the required front yard and exterior side yard provided that no part of a porch, stairs, or underground cold cellars are located closer than 0.3 metres from the front lot line or exterior side lot line
d) Each required parking space within a private garage shall have a width of not less than 2.6 metres and a length of not less than 5.8 metres

18.140.1 Special Zone Standards

- e) A **private garage** intended to occupy two **motor vehicles** shall be a minimum of 5.2 metres in width and 6.0 metres in length
- f) Maximum **driveway** width shall not exceed 61 percent of the **lot frontage**

Exception 18.141	TH (Markham) Developments (BT) Corp.	Parent Zone RES-LR5
File Number Plan 24 198202	10233 Warden Avenue	Amending By-law 2026-90
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *141 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.		

18.141.1 Special Zone Standards

The following special zone standards shall apply:

- a) The provisions of Section 5.3.2 f) and g) do not apply to lots accessed by a lane
- b) **Porches**, stairs, **balconies**, and underground cold cellars located entirely beneath the **porch** may encroach:
- Into the required **front yard** and **exterior side yard** provided that no part of the **porch, stairs, balconies, or underground cold cellars** are located closer than 0.3 metres from the **front lot line** or **exterior side lot line**
- c) Notwithstanding Section 4.8.10.1 a), **porches** in the **front yard** and **exterior side yards** are permitted provided the floor of any **porch** that is located between the **main building wall** and any **lot line** that serves as the boundary of a **street** shall have a depth of at least 1.5 metres
- d) Minimum outdoor **amenity area** – 18.0 square metres
- e) Outdoor **amenity area** may include steps, partitions, railings, and planters
- f) Each required **parking space** within a private garage shall have a width of not less than 2.6 metres and a length of not less than 5.8 metres
- g) A **private garage** intended to occupy two **motor vehicles** shall be a minimum of 5.2 metres in width and 6.0 metres in length
- h) **Accessory buildings** containing a **private garage** accessed by a **lane** are permitted to be setback:
- Interior side yard** - 0.0 metres
 - Rear yard** - 0.6 metres

Exception 18.142	TH (Markham) Developments (BT) Corp.	Parent Zone RES-LR6
File Number Plan 24 198202	10233 Warden Avenue	Amending By-law 2026-90
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *142 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.		

18.142.1 Additional Permitted Uses

The following additional uses are permitted:

- a) **Detached dwelling**

18.142.2 Special Zone Standards

The following special zone standards shall apply:

- a) For the purposes of this By-law the west **lot line** shall be deemed to be the **front lot line**
- b) Maximum number of **dwelling units** – 30

c)	Notwithstanding b) above, the total number of dwelling units within the lands zoned RES-LR6*142 and RES-MR1*143 shall not exceed 210
d)	Maximum garage door width for a detached dwelling – 61 percent of the building façade
e)	Notwithstanding any provisions in this By-law, there shall be no maximum garage door width for a townhouse dwelling
f)	Each required parking space shall have a width of not less than 2.6 metres and a length of not less than 5.8 metres
g)	Maximum driveway width for a detached dwelling shall not exceed 61 percent of the lot frontage
h)	Section 5.3.2 f) and g) do not apply to a townhouse dwelling
i)	A private garage intended to occupy two motor vehicles shall be a minimum of 5.2 metres in width and 6.0 metres in length
j)	Driveway access is only permitted from a private street
k)	Visitor parking is only required for units providing two or fewer private parking spaces

Exception 18.143	TH (Markham) Developments (BT) Corp.	Parent Zone RES-MR1
File Number Plan 24 198202	10233 Warden Avenue	Amending By-law 2026-____
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *143 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.		

18.143.1 Additional Permitted Uses

The following additional uses are permitted:

- a) **Townhouse dwelling**
- b) **Back-to-back townhouse dwelling**
- c) **Multiple dwelling**

18.143.2 Special Zone Standards

The following special zone standards shall apply:

- a) For the purposes of this By-law the west **lot line** shall be deemed to be the **front lot line**
- b) Maximum number of **dwelling units** –210
- c) Notwithstanding b) above, the total number of **dwelling units** within the lands zoned RES-LR6*142 and RES-MR1*143 shall not exceed 210
- d) Maximum **lot frontage** shall not apply
- e) Each required **parking space** within a **private garage** shall have a width of not less than 2.6 metres and a length of not less than 5.8 metres
- f) A **private garage** intended to occupy two **motor vehicles** shall be a minimum of 5.2 metres in width and 6.0 metres in length
- g) Section 5.3.2 f) and g) do not apply to a **townhouse dwelling, back-to-back townhouse dwelling, and multiple dwelling**
- h) **Driveway** access is only permitted from a **private street**
- i) Minimum **setback** from the eastern **lot line** – 2.4 metres

4. HOLDING PROVISION

4.1 For the purpose of this By-law, a Holding (H19) provision is hereby established on lands zoned RES-LR5(141) as identified on Schedule "A" attached hereto by the letter (H19) in parenthesis following the zoning symbols.

Hold Provision 17.019	TH (Markham) Developments (BT) Corp. 10233 Warden Avenue	Parent Zone RES-LR5
File Number Plan 24 198202		Amending By-law 2026-90

A Zoning By-law Amendment to remove the Holding (H19) symbol from the lands shown on Schedule "A" shall not be passed until the following conditions have been met:	
17.019.1 Hold Removal Conditions	
a)	No person shall hereafter erect or alter any building or structure on lands subject to the Holding (H19) provision permitted under this By-law until amendment(s) to this By-law to remove the letter (H19) have come into effect pursuant to the provisions of Section 36 of the Planning Act.
b)	That all Toronto and Region Conservation Authority (TRCA) regulated features and natural hazards and associated buffers be clearly delineated on all applicable plans and drawings to confirm that the Proposed Development is located outside of the regulated features, natural hazards, and associated buffers
c)	Submission of the required technical reports and accompanying figures to demonstrate feasibility of the development being removed from the regulated features, natural hazards, and associated buffers to the satisfaction of the TRCA
d)	A letter of confirmation from the adjacent landowners that the proposed cut and fill located within their lands has been accepted and agreed upon

Read and first, second and third time and passed on June 23, 2026.



Kimberley Kitteringham
City Clerk



Frank Scarpitti
Mayor

Amanda File No. PLAN 24 198202



EXPLANATORY NOTE

BY-LAW 2026-90

A By-law to amend By-law 2024-19, as amended

TH (Markham) Developments (BT) Corp.
Parts of Lots 21, 22, and 23, Concession 5
10233 Warden Avenue
PLAN 24 198202

Lands Affected

The proposed by-law amendment applies to a parcel of land with an approximate area of 24.00 hectares (59.31 acres), which is located north of Major Mackenzie Drive East and east of Warden Avenue in the Angus Glen Community

Existing Zoning

The Subject Lands are zoned Agricultural One (A1), Commercial Recreation (CR), and Open Space One (OS1) zones under By-law 304-87, as amended

Purpose and Effect

The purpose and effect of this By-law is to rezone the subject lands into By-law 2024-19, as amended.

The zoning change is:

From:

Agricultural One (A1) zone;
Commercial Recreation (CR) zone; and,
Open Space One (OS1) zone

under By-law 304-87, as amended

To:

Residential Low Rise Two*140 (RES-LR2*140) zone;
Residential Low Rise Five*141 (RES-LR5*141) zone;
Residential Low Rise Five*141 (Hold 19) (RES-LR5*141) (H19) zone;
Residential Low Rise Six *142 (RES-LR6*142) zone;
Residential Mid Rise One*143 (RES-MR1*143) zone;
Transportation and Utilities (T-UT) zone;
Future Development (FD) zone;
Open Space – Public (OS-PU) zone; and,
Greenway One (GWY1) zone

under By-law 2024-19, as amended

The effect is to permit a residential plan of subdivision with approximately 375 residential units and the introduction of site-specific development standards for rear lane townhouses, detached dwellings, and two condominium blocks. The development also includes a park block, Greenway System blocks, a stormwater management facility, public streets, and laneways.



1 Halton Hills Drive, Halton Hills, L7G 5G2
 905-873-2600 | 1-877-712-2205
 haltonhills.ca

June 5, 2026

Honourable Doug Ford, Premier of Ontario
 Via Email

Re: Modernizing Ontario's Invasive Plants Rules to Protect Taxpayers, Municipal Lands, Agriculture, Natural Heritage and Local Gardens

Please be advised that Council of the Town of Halton Hills at its meeting of Monday June 1, 2026, adopted Resolution No. 2026-0107 regarding Modernizing Ontario's Invasive Plants Rules to Protect Taxpayers, Municipal Lands, Agriculture, Natural Heritage and Local Gardens.

Attached for your information is a copy of Resolution No. 2026-0107.

Respectfully,



Melissa Lawr, AMP, Dipl.M.A.
 Deputy Clerk – Legislation

cc. Ontario Minister of Natural Resources
 Ontario Minister of Agriculture, Food and Agribusiness
 Ontario Minister of Municipal Affairs and Housing
 Ontario Minister of the Environment, Conservation and Parks
 Federal Minister of Environment and Climate Change
 Federal Minister of Agriculture and Agri-Food
 Halton area MPs and MPPs
 Region of Halton
 HRFA
 OFA
 Conservation Halton
 Credit Valley Conservation
 Grand River Conservation Authority
 AMO
 ROMA
 FCM
 Ontario Invasive Plant Council
 Landscape Ontario
 Canadian Nursery Landscape Association
 All Ontario municipalities



THE CORPORATION
OF
THE TOWN OF HALTON HILLS

Resolution No.: 2026-0107

Title: Modernizing Ontario's Invasive Plants Rules to Protect Taxpayers, Municipal Lands, Agriculture, Natural Heritage and Local Gardens

Date: June 1, 2026

Moved by: Councillor J. Brass

Seconded by: Councillor C. Garneau

Item No. 12.3

WHEREAS invasive plants, shrubs, vines, groundcovers, ornamental species, seeds and nursery stock can cause significant damage to municipal infrastructure, roadsides, stormwater systems, parks, trails, natural heritage areas, agricultural lands, woodlots, shorelines, private property and local biodiversity;

AND WHEREAS Ontario municipalities and conservation authorities are estimated to spend approximately \$50.8 million annually managing invasive species, and the average annual cost per Ontario municipality has been estimated at \$218,148, with approximately 80% of expenditures directed toward control and management rather than prevention; (Invasive Species Centre)

AND WHEREAS these costs are ultimately borne by local taxpayers, conservation authorities, property owners, farmers, volunteers and community groups who are often left to manage invasive species after they have already been introduced, sold, planted, escaped cultivation and spread;

AND WHEREAS the Province of Ontario, through the Invasive Species Act, 2015, which allows species to be listed as prohibited or restricted, and which can make it illegal to import, possess, transport, propagate, buy, sell, lease or trade listed invasive species; (Invasive Species Centre)

AND WHEREAS the concern is not with plants that are already clearly prohibited or restricted, but with invasive species and seeds and nursery stock that may

continue to be sold or distributed before modernized provincial rules, public guidance and retail practices have fully caught up with current science and local experience;

AND WHEREAS garden centres, nurseries, landscape suppliers, seed distributors, online retailers, landscapers and residents all have an important role to play in preventing the spread of invasive plants before they become a costly municipal and environmental problem;

AND WHEREAS the Ontario Invasive Plant Council's Grow Me Instead program promotes native and non-invasive alternatives for healthy, diverse and wildlife-friendly gardens, and its updated Southern Ontario guide includes additional invasive plants and alternatives to help residents, gardeners and landscapers make better choices; (Ontario Invasive Plant Council)

AND WHEREAS recent local reporting in Halton Hills has highlighted the importance of choosing native alternatives to invasive garden plants, including through Grow Native Halton and the Ontario Invasive Plant Council's Grow Me Instead resources;

AND WHEREAS the continued sale and distribution of invasive ornamental plants undermine the work of municipalities, conservation authorities, environmental organizations, horticultural societies, local volunteers and residents who are investing time and taxpayer dollars to remove and manage these same species;

AND WHEREAS prevention at the point of sale is more cost-effective, more practical and more respectful of taxpayers than asking municipalities and property owners to pay for removal after invasive species have spread across property lines and municipal boundaries;

AND WHEREAS invasive plants do not recognize municipal boundaries, and effective prevention requires coordinated action by the Province of Ontario, the Government of Canada, municipalities, conservation authorities, Indigenous communities, agricultural organizations, the nursery and landscape sector, retailers, landowners and residents;

NOW THEREFORE BE IT RESOLVED THAT Council for the Town of Halton Hills respectfully request that the Province of Ontario, in consultation with municipalities, AMO, ROMA, conservation authorities, the Ontario Invasive Plant Council, Indigenous communities, agricultural organizations, environmental organizations, horticultural societies, the nursery and landscape sector, garden centres and other relevant stakeholders, undertake a review and modernization of Ontario's invasive plant regulatory framework;

AND FURTHER THAT this review include consideration of expanding and regularly updating the list of prohibited and restricted invasive plant species, including invasive plants, shrubs, vines, groundcovers, ornamental species,

seeds and nursery stock that pose a risk to Ontario's natural heritage, agriculture, municipal infrastructure, parks, trails, roadsides, stormwater systems and private property;

AND FURTHER THAT the Province of Ontario be requested to prohibit the sale, distribution, propagation and trade of listed invasive plant species through garden centres, nurseries, landscaping suppliers, online retailers, seed distributors and other commercial pathways;

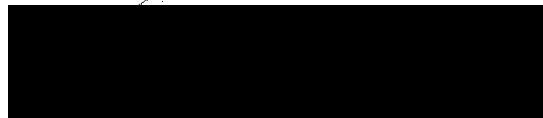
AND FURTHER THAT the Province of Ontario be requested to develop clear labelling, public education and retailer guidance requirements so that residents, gardeners, landscapers and retailers can easily identify invasive species and choose native or non-invasive alternatives;

AND FURTHER THAT the Province of Ontario be requested to work with the nursery, garden centre and landscape sectors on a practical transition plan that supports compliance, protects small businesses, promotes native and non-invasive alternatives, and prevents invasive plants from continuing to enter communities through ordinary consumer purchases;

AND FURTHER THAT the Government of Canada be requested to review and strengthen, where appropriate, federal import, border, labelling and online sales rules related to invasive plants, seeds and nursery stock entering Canada, so that provincial prevention efforts are not undermined by interprovincial or international trade;

AND FURTHER THAT the Province of Ontario and Government of Canada be requested to support municipalities, conservation authorities and community partners with stronger prevention tools, updated science-based lists, public education materials and funding programs that prioritize prevention over costly long-term control and removal;

AND FURTHER THAT a copy of this resolution be forwarded to the Premier of Ontario, the Ontario Minister of Natural Resources, the Ontario Minister of Agriculture, Food and Agribusiness, the Ontario Minister of Municipal Affairs and Housing, the Ontario Minister of the Environment, Conservation and Parks, the federal Minister of Environment and Climate Change, the federal Minister of Agriculture and Agri-Food, Halton-area MPs and MPPs, the Region of Halton, HRFA, OFA, Conservation Halton, Credit Valley Conservation, Grand River Conservation Authority, AMO, ROMA, FCM, the Ontario Invasive Plant Council, Landscape Ontario, the Canadian Nursery Landscape Association, and all Ontario municipalities for their consideration and support.



Mayor Ann Lawlor



Hon. Mike Harris
Ministry of Natural
Resources
Suite 1802
438 University Avenue
Toronto, ON M5G 2K8
VIA EMAIL:
mike.harrisco@pc.ola.org

Hon. Trevor Jones
Minister of Agriculture,
Food and Agribusiness
11th Floor
77 Grenville St.
Toronto, ON M7A 1B3VIA
EMAIL:
trevor.jones@pc.ola.org

Township of Puslinch
7404 Wellington Road 34
Puslinch, ON N0B 2J0
www.puslinch.ca

June 30, 2026

Hon. Rob Flack
Ministry of Municipal
Affairs and Housing
17th Floor
777 Bay St.
Toronto, ON M7A 2J3
VIA EMAIL:
rob.flack@pc.ola.org

Hon. Todd J. McCarthy
Ministry of Environment,
Conservation and Parks
5th Floor
777 Bay St.
Toronto, ON M7A 2J3
VIA EMAIL:
todd.mccarthy@pc.ola.org

RE: 6.16 Halton Hills Modernizing Ontario's Invasive Plants Rules to Protect Taxpayers, Municipal Lands, Agriculture, Natural Heritage and Local Gardens

Please be advised that Township of Puslinch Council, at its meeting held on March 24, 2021 considered the aforementioned topic and subsequent to discussion, the following was resolved:

Resolution No. 2026-202:

S

Moved by Councillor Bailey and
Seconded by Councillor Sepulis

That the Consent Agenda item 6.16 be received for information; and

Whereas Council supports the Towns of Halton Hills' resolution;

That Council direct staff to send a support resolution accordingly.

CARRIED



As per the above resolution, please accept a copy of this correspondence for your information and consideration.

Sincerely,

Justine Brotherston
Municipal Clerk



Simon Granat
Legislative Coordinator
Town of Newmarket
395 Mulock Drive
P.O. Box 328 Station Main
Newmarket, ON L3Y 4X7
Email: sgranat@newmarket.ca
Tel: 905-953-5300 ext. 2207
Fax: 905-953-5100

July 3, 2026

Sent to: [REDACTED]

Dear Lyle Usrey

RE: Lighting Request – World Fragile X Day – July 22, 2026

I am writing to advise that your lighting request has been approved in accordance with the Council-approved [Proclamation, Lighting Request and Community Flag Raising Policy](#), and the Town of Newmarket will illuminate the Fred A. Lundy Bridge located on Water Street in pink on July 22, 2026 to recognize World Fragile X Day. Please note that the lighting will occur from sunset until 11:00 PM. Approved proclamations, lighting requests, and community flag raisings will be listed on the Town's website. Approved lighting and community flag raisings will also be communicated to the public through the Town's social media.

If you have any questions regarding the above, please feel free to contact the undersigned.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'S. Granat', with a long horizontal line extending to the right.

Simon Granat
Legislative Coordinator