



This notice advises that, on April 30, 2025, the City of Markham received a complete Plan of Subdivision application for 4077, 4101 and 4121 Highway 7 E (the “Subject Lands”) submitted by 2690622 Ontario Inc. c/o Macaulay Shiomi Howson, that meets the requirements to begin the City’s review. **This notice is NOT an approval by the City of Markham.**

The Property

The Subject Lands are approximately 4.92 ha (12.16 acres) in size and are located on the south side of Highway 7 East and generally east of Birchmount Road. 4077 and 4101 Highway 7 E consist of vacant lands (the former location of Sheridan Gardens) and a temporary sales center currently occupies the northern portion of 4121 Highway 7 E.

The Applicant’s Proposal

The Applicant proposes to withdraw their previous Draft Plan of Subdivision application and apply for a new Draft Plan of Subdivision under Bill 23. The general layout of the subdivision will remain relatively unchanged, and is comprised of four mixed-use development blocks, one park block, open space blocks, and future public roads.

Additional Information



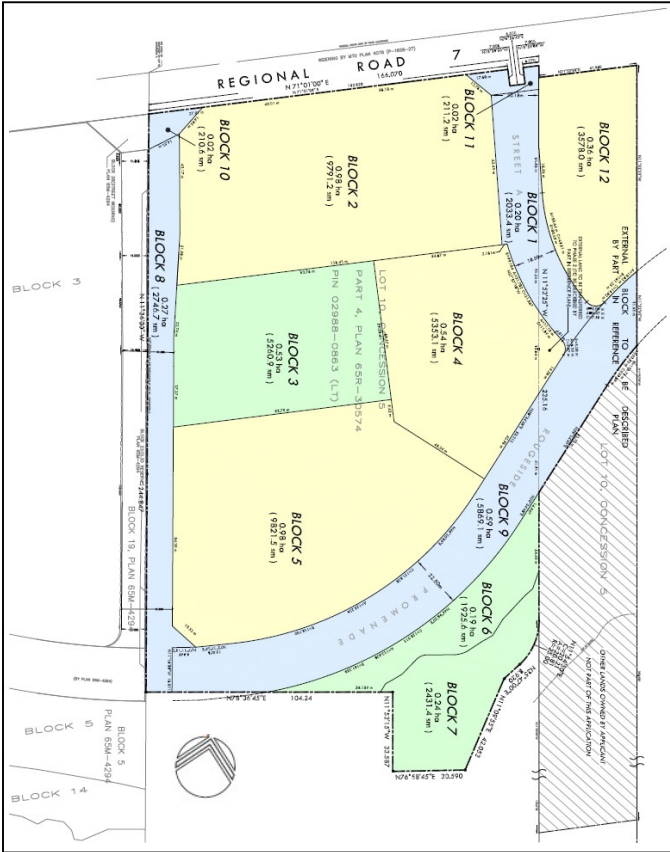
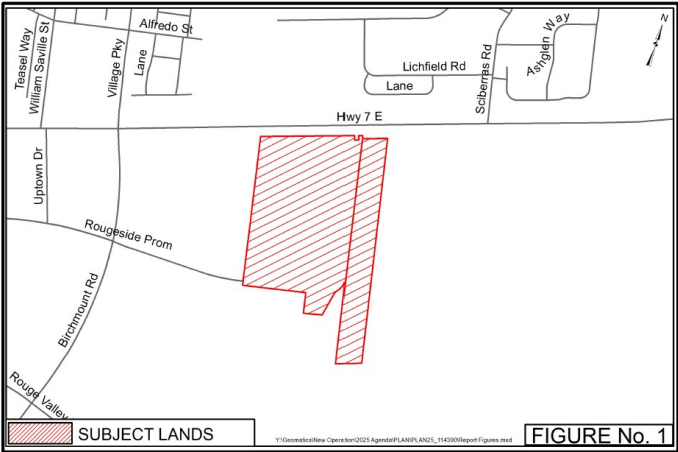
PMIR

For additional information on **PLAN 25 114390**, scan this to access the Public Meeting Information Report (PMIR).



MappiT

For public viewing, the application can be accessed on MappiT or by contacting the File Planner below.



Connect with the File Planner

- File Planner:** Melissa Leung, RPP, MCIP, Senior Planner, Central District
- File Planner Email:** [melissaleung@markham.ca](mailto:melissaleung@markham.ca)
- File Planner Phone:** (905) 477-7000, 2392
- File Number:** PLAN 25 114390

Join the conversation!

Prior to the passing of a Zoning By-law Amendment application there will be at least one Public Meeting to give the public an opportunity to comment on the proposal. The date of the Public Meeting has not yet been determined. You will receive notice of the Public Meeting at least 20 days before the Public Meeting is held, in accordance with the provisions of the Planning Act.

Written or Email Submissions

Please quote file PLAN 25 114390 in your written or emailed comments, which the Clerks Department must receive no later than **4:00 pm the day before the statutory Public Meeting**.



- a) Written: mail or personally deliver to the Clerks Department at the address above  
b) Email: send to [notifications@markham.ca](mailto:notifications@markham.ca)

## Missed the 4:00pm written submission deadline?

Consider one of the following:

- Email Members of Council at [mayorandcouncillors@markham.ca](mailto:mayorandcouncillors@markham.ca)
- Request to speak at the statutory Public Meeting by completing and submitting an online “Request to Speak” form at [www.markham.ca](http://www.markham.ca)

If the deadline for written submission passed and Council finished considering the item of interest at the statutory Public Meeting, you may email your written submission to Members of Council.

## Want to be notified after a decision is made?

If you wish to be notified of the decision of the City of Markham, or approval authority, on the proposed draft plan of subdivision, you must make a written request to the Clerk’s Department at the address noted above or by email to [notifications@markham.ca](mailto:notifications@markham.ca).

## Please read this important information!

**Notice to Landlords:** If you are a landlord of lands containing seven (7) or more residential units, please post a copy of this notice in a location that is visible to all the residents.

**Personal Information:** Personal information collected in response to this planning notice will be used to assist City staff and Council to process this application and will be made public.

## What if I want to appeal the proposal?

- i) If a person or public body would otherwise have an ability to appeal the decision of the Council of the City of Markham, or of the approval authority, to the Ontario Land Tribunal, but the person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the City of Markham in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body is not entitled to appeal the decision.
- ii) If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the City of Markham in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

That means if this draft plan of subdivision is appealed to the Ontario Land Tribunal and you would like to participate in the appeal in some form, you **must** make an oral submission at a public meeting, if one is held, or submit written comments to the City Clerk, before the draft plan of subdivision is approved by Markham City Council.

## Date of Notice: May 22, 2025

**Arvin Prasad**, RPP, MCIP  
Commissioner of Development Services

**Jim Jones**  
Chair, Development Services Committee