



# Development Services Committee Public Meeting Notice

This notice advises that, on January 8 2026, the City of Markham received a complete Zoning By-law Amendment application for 171 Main Street Markham North (the “Subject Lands”) submitted by Tanya Holme-Strader (c/o Groundswell Urban Planners Inc. (Joanna Fast)) that meets the requirements to begin the City’s review. **This notice is NOT an approval by the City of Markham.**

## Tell us what you think

A Public Meeting to consider the applicant’s proposal for the subject lands will take place on:

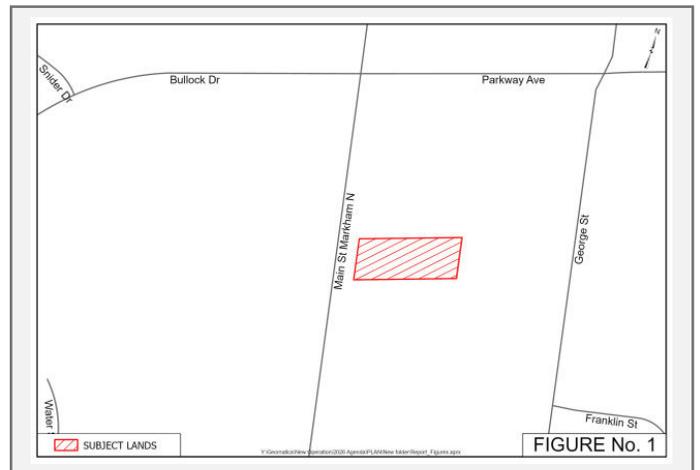
- Date:** Tuesday, March 10, 2026
- Time:** 7:00 p.m.
- Place:** Members of the Development Services Committee and the public have the option to attend either in-person in the Council Chambers at the Civic Centre or remotely via Zoom.

All meetings are video and audio streamed on the City’s website at: <https://pub-markham.escribemeetings.com/>.

## The Property

The 1,001.55 m<sup>2</sup> (0.25 ac) subject lands are located on the east side of Main Street Markham North, south of Parkway Avenue and north of Robinson Street. An existing Part V designated heritage dwelling, currently accommodating a home occupation, is located on the subject lands. The subject lands are within the Markham Village Heritage Conservation District.

The 2014 Official plan Map 3 – Land Use designates the subject lands as “Residential Low Rise”. Zoning By-law 2024-19, as amended, designates the subject lands Residential – Established Neighborhood Low Rise (RES-ENLR).



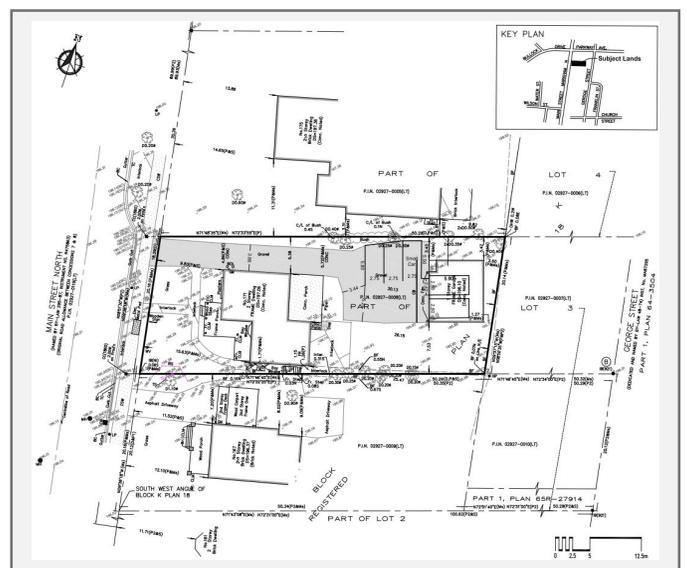
## The Applicant’s Proposal

The Applicant is proposing to allow a commercial use (office use), as an additional permitted use under the Zoning By-Law. No site or building alternations are proposed.

## Additional Information

For additional information on **PLAN 25 144333**, scan this to access the Public Meeting Information Report (PMIR).

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



MappiT



PMIR

## Connect with the File Planner

- File Planner:** Aaron Chau
- File Planner Email:** [achau@markham.ca](mailto:achau@markham.ca)
- File Planner Phone:** (905) 477-7000, 3279
- File Number:** PLAN 25 144333



## 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 144333 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**.

Written: mail or personally deliver to the Clerks Department at the address above

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 Zoning By-Law Amendment Application, 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?

### Appealing a Decision of Council

- 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 or make written submissions to the City of Markham before the proposed official plan amendment (or official plan) is adopted, 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 or make written submissions to the City of Markham before the proposed official plan amendment (or official plan) is adopted, 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.

**Please note that the Planning Act no longer allows third-party appeals. Appeals are limited to 'specified persons', landowners to which the Official Plan Amendment application applies, the Minister, and the approval authority. For those persons with a right to appeal the decision of the Council of the City of Markham to the Ontario Land Tribunal (OLT), he/she/they must make an oral deputation at the Public Meeting or submit a written submission to the City of Markham before the proposed application is adopted or passed by Markham City Council.**

## Date of Notice: February 18, 2026

Trinela Cane  
Interim Commissioner of Development Services

Jim Jones  
Chair, Development Services Committee