



A change is proposed for 26 River Bend Road (the “Subject Lands”). The City of Markham received a complete Zoning By-law Amendment application, submitted by Rongfan He (c/o JKO Planning Services.) on December 3, 2024. You are receiving this notice because you own a property within 200 metres of the Subject Lands and are being invited to participate in the review process.

## The Property

The Subject Lands are approximately 0.32 ha (0.79 ac) and are located on the north side of River Bend Road, generally east of Sabiston Drive, and west of Campbell Court. The Subject Lands are currently occupied by one detached dwelling.

## The Applicant’s Proposal

The Applicant is proposing to demolish the existing dwelling on the Subject Lands to construct two, 2-storey detached dwellings. The Applicant is seeking to amend the Zoning By-law to accommodate a future severance for the creation of two new lots and implement the necessary zoning provisions to facilitate the proposed development.



## Additional Information



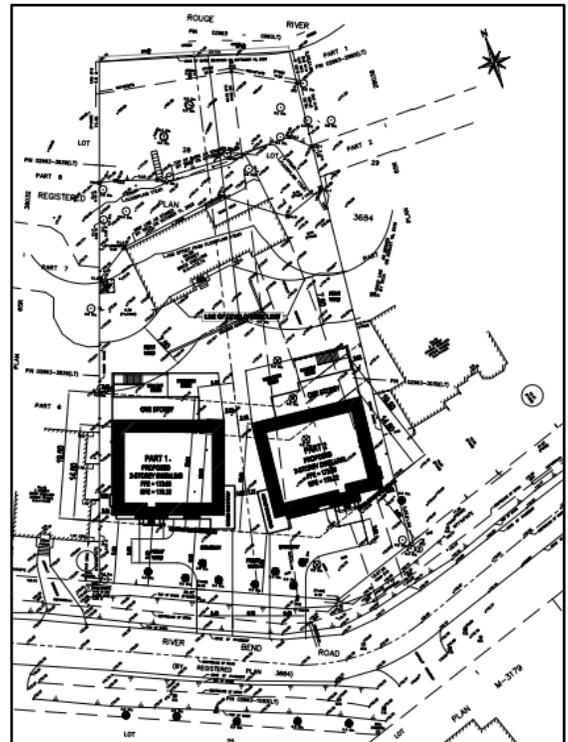
PMIR

For additional information on **PLAN 24 198332**, 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:** Brendan Chiu, Planner I  
**File Planner Email:** [BChiu@markham.ca](mailto:BChiu@markham.ca)  
**File Planner Phone:** (905) 477-7000, 2062  
**File Number:** PLAN 24 198332

## 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 24 198332 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 following address: Markham Civic Centre, 101 Town Centre Boulevard, Markham ON L3R 9W3
- 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, 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 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 by-law is passed, 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 by-law is passed, 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 do so.

That means if this by-law 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, or submit written comments to the City Clerk, before the by-law is passed by Markham City Council.

## Date of Notice: January 14, 2025

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

**Jim Jones**  
Chair, Development Services Committee