



Committee of Adjustment Meeting Agenda

April 8, 2026

7:00 pm

Electronic Meeting
Pages

1. CALL TO ORDER

We begin today by acknowledging the traditional territories of Indigenous peoples and their commitment to stewardship of the land. We acknowledge the communities in circle. The North, West, South and Eastern directions, and Haudenosaunee, Huron- Wendat, Anishnabeg, Seneca, Chippewa, and the Mississaugas of the Credit peoples. We share the responsibility with the caretakers of this land to ensure the dish is never empty and to restore relationships that are based on peace, friendship, and trust. We are committed to reconciliation, partnership and enhanced understanding.

2. DISCLOSURE OF PECUNIARY INTEREST

3. APPROVAL OF PREVIOUS MINUTES

4. REQUESTS FOR DEFERRAL

5. PREVIOUS BUSINESS

Agent Name: Renoasis Inc. (Scott Campbell)
48 Evergreen Crescent, Thornhill
PLAN M1946 LOT 19

The applicant is requesting relief from the requirements of By-law 2024-19, as amended, to permit the following:

- a. **By-law 2024-19, Section 6.3.2.2 I)**: a minimum combined interior side yard setback on both sides of 3.06 metres, whereas the by-law requires a minimum combined interior side yard setback on both sides of 5.12 metres;
- b. **By-law 2024-19, Section 6.3.2.2 d)**: a maximum lot coverage of 36.3 percent, whereas the by-law permits a maximum lot coverage of 35 percent; and
- c. **By-law 2024-19, Section 6.3.2.2 c)**: a maximum main building coverage of 36.3 percent, whereas the by-law permits a maximum main building coverage of 30 percent;

as it relates to a proposed sunroom addition to an existing two-storey residential dwelling.

(West District, Ward 1)

Agent Name: Jun Chen Sun
257 Main Street North, Markham
PLAN 1318 LOT 3

The applicant is requesting relief from the requirements of By-law 1229, as amended, to permit the following:

- a. **By-law 1229, Amending By-law 99-90, Section 1.2 (ii)**: a three-storey detached dwelling, whereas the by-law permits no more than two storeys within a single vertical plane;
- b. **By-law 1229, Amending By-law 99-90, Section 1.2(i)**: a maximum height of 11.1 metres, whereas the by-law permits a maximum height of 9.8 metres;
- c. **By-law 1229, Amending By-law 99-90, Section 1.2(iii)**: a maximum depth of 17.32 metres, whereas the by-law permits a maximum depth of 16.8 metres;
- d. **By-law 1229, Section 11.3**: an accessory building (garage) to have a minimum interior side yard setback of 2.16 feet, whereas the by-law requires a minimum interior side yard setback of 4 feet;
- e. **By-law 1229, Table 11.1**: a maximum floor area ratio of 60.5 percent, whereas the by-law permits a maximum floor area ratio of 45 percent; and
- f. **By-law 1229, Section 11.3(a)(i)**: an accessory building with a maximum height of 13.19 feet, whereas the by-law permits an accessory building with a maximum height of 12 feet;

as it relates to a proposed addition to an existing residential dwelling.

(Heritage District, Ward 4)

6. NEW BUSINESS

Agent Name: Paradigm Architecture + Design (Yeseul Yoon)
4355 Highway 7 East, Markham
PLAN 2926 PT LOTS 10-15

The applicant is requesting relief from the requirements of By-law 122-72, as amended, to permit the following:

- a. **By-law 194-79, Section 1 (a)**: a minimum of 28 parking spaces, whereas the by-law requires a minimum of 34 parking spaces; and
- b. **Bylaw 194-79, Section 1 (d)**: a minimum of 50 square metres of landscaping on the lot, whereas the by-law requires landscaping to be provided in accordance with Schedule 'A' to By-law 194-79;

as it relates to an existing retail plaza.

(Heritage District, Ward 3)

Agent Name: History Hill (Steven De Santis)
Flato Drive, Markham
65M4800 BLOCK 2

The applicant is requesting relief from the requirements of By-law 177-96, as amended, to permit the following:

- a. **By-law 28-97, Section 3, Table B - Non-Residential Uses**: a minimum of 272 parking spaces, whereas the by-law requires a minimum of 392 parking spaces; and,
- b. **By-law 177-96, Amending By-law 2023-7, Section 7.670.2i)**: a maximum setback from the front lot line of 18.19 metres for Building 'E', whereas the by-law permits a maximum setback from the front lot line of 6 metres;

as it relates to the proposed multi-building development on Site 'B'.

This application is related to previously approved Minor Variance application A/047/24 and Site Plan Control application SPC 24 200497 which is under review.

(West District, Ward 2)

Agent Name: Cesar Alarcon
82 Larksmere Court, Markham
PLAN M1893 PT BLK 186

The applicant is requesting relief from the requirements of By-law 2024-19, as amended, to permit the following:

- a. **By-law 2024-19, Section 6.3.2.2(c)**: a maximum main building coverage of 37 percent of the lot area for the first storey, whereas the by-law permits a maximum main building coverage of 30 percent of the lot area for the first storey; and,
- b. **By-law 2024-19, Section 6.3.2.2(d)**: a maximum lot coverage of 44 percent, whereas the by-law permits a maximum lot coverage of 35 percent;

as it relates to the existing rear deck of a two-storey residential dwelling.

(Central District, Ward 8)

Agent Name: Peng Engineering Inc. (Peter Peng)
76 Quantum Street, Markham
PLAN 65R20994 PT LOT 38

The applicant is requesting relief from the requirements of By-law 2024-19, as amended, to permit the following:

- a. **By-law 2024-19, Section 4.8.8 (i)**: an encroachment of 0.95 metres into the required side yard, whereas the by-law permits a maximum encroachment of 0.45 metres into the required side yard;

as it relates to a proposed basement walk-out entrance to an existing two storey residential dwelling.

(East District, Ward 7)

Agent Name: ARD Development Inc. (Allen Dibaian)
2 Ladyslipper Court, Thornhill
PL M899 LT 7 RSR4150 PTS 1 – 5

The applicant is requesting relief from the requirements of By-law 2024-19, as amended, to permit the following:

- a. **By-law 2024-19, Section 6.3.2.2 E**: a maximum main building distance from the established building line of 18.9 metres for the second storey, whereas the by-law permits a maximum main building distance of 14.5 metres from the established building line for any storey above the first;
- b. **By-law 2024-19, Special Standard (xiv)**: a maximum combined main building coverage of 670.516 square metres, whereas the by-law permits a maximum combined main building coverage of 500 square metres;
- c. **By-law 2024-19, Section 6.3.2.2 J**: a maximum outside wall height of 7.86 metres, whereas the by-law permits a maximum outside wall height of 7 metres; and
- d. **By-law 2024-19, Section 6.2.1 b**: a maximum roof projection of 1.8 metres above the maximum outside wall height, whereas the by-law permits a roof structure with a pitch of less than 25 degrees to project a maximum of 1 metre above the maximum outside wall height;

as it relates to a proposed two-storey residential dwelling.

(West District, Ward 1)

Agent Name: Lasonne Engineering Limited (Daniel Falzon)
189 Krieghoff Avenue, Markham
PLAN 7566 LOT 132

The applicant is requesting relief from the requirements of By-law 2024-19, as amended, to permit the following:

- a. **By-law 2024-19, Section 6.3.2 (c)**: a maximum first storey main building coverage of 35.03 percent, whereas the by-law permits a maximum first storey main building coverage of 30 percent;
- b. **By-law 2024-19, Section 6.3.2 (c)**: a maximum second storey main building coverage of 35.06 percent, whereas the by-law permits a maximum second storey main building coverage of 20 percent;
- c. **By-law 2024-19, Section 6.3.2 (d)**: a maximum lot coverage of 37.08 percent, whereas the by-law permits a maximum lot coverage of 35 percent;
- d. **By-law 2024-19, Section 6.3.2 (e)**: a maximum second storey distance from the established building line of 18.15 metres, whereas the by-law permits a maximum second storey distance from the established building line of 14.5 metres;
- e. **By-law 2024-19, Section 6.3.2.2 (f)**: a minimum front yard setback of 8.1 metres, whereas the by-law requires a minimum front yard setback of 8.39 metres;
- f. **By-law 2024-19, Section 6.3.2 (i)**: a minimum combined interior side yard setback of 4.02 metres, whereas the by-law requires a minimum combined interior side yard setback of 4.57 metres;
- g. **By-law 2024-19, Section 4.8.10 (d)(i)**: a porch with the underside of the roof height of 7.6 metres above the established grade to encroach a maximum of 0.76 metres into the required front yard, whereas the by-law permits a maximum under side porch roof height of 4.5 metres above the established grade to encroach into the required front yard to a maximum of 1.8 metres;
- h. **By-law 2024-19, Section 4.8.10 (d)(iii)**: a maximum porch projection beyond the established building line of 1.05 metres, whereas the by-law permits a maximum porch projection beyond the established building line of 0.6 metres;

- i. **By-law 2024-19, Section 4.8.10 (d)(iii)**: a maximum stair access projection of 0.6 metres beyond the porch, whereas the by-law permits a maximum stair access projection of 0.45 metres beyond the porch;
- j. **By-law 2024-19, Section 6.3.2 (j)**: a maximum outside wall height of 7.79 metres, whereas the by-law permits a maximum outside wall height of 7 metres; and
- k. **By-law 2024-19, Section 4.8.10.1 (a)**: a porch to access the street with a minimum depth of 1.67 metres, whereas the by-law requires a porch to access the street with a minimum depth of 1.8 metres;

as it relates to the proposed two-storey residential dwelling.

(Central District, Ward 3)

7. ADJOURNMENT

7.1 Next Meeting, April 22, 2026

7.2 Adjournment



Notice of Public Hearing

Minor Variance / Permission

(Section 45 of the *Planning Act*)

COMMITTEE OF ADJUSTMENT

MEETING DATE AND TIME: Wednesday, April 08, 2026, at 7:00 pm

LOCATION: This Public Hearing will be held virtually. Participants or attendees are required to email Staff at COA@markham.ca for more information on how to participate.

File Number: A/147/25
Agent: Renoasis Inc.
Property Address: 48 Evergreen Crescent, Thornhill
Legal Description: PLAN M1946 LOT 19
Zoning: By-law 2024-19, as amended; RES-ENLR
Ward: 1

PURPOSE OF THE APPLICATION:

The applicant is requesting relief from the requirements of By-law 2024-19, as amended, to permit the following:

- a) **By-law 2024-19, Section 6.3.2.2 l)**: a minimum combined interior side yard setback on both sides of 3.06 metres, whereas the by-law requires a minimum combined interior side yard setback on both sides of 5.12 metres;
- b) **By-law 2024-19, Section 6.3.2.2 d)**: a maximum lot coverage of 36.3 percent, whereas the by-law permits a maximum lot coverage of 35 percent; and
- c) **By-law 2024-19, Section 6.3.2.2 c)**: a maximum main building coverage of 36.3 percent, whereas the by-law permits a maximum main building coverage of 30 percent;

as it relates to a proposed sunroom addition to an existing two-storey residential dwelling.

NOTICE REQUIREMENTS FOR LANDLORDS AND CONDOMINIUM CORPORATIONS:

A copy of this notice must be posted by the Owner(s) of any land that contains seven or more residential units in a location that is visible to all the residents.

THE COMMITTEE OF ADJUSTMENT (THE “COMMITTEE”) AND MINOR VARIANCES:

The Committee’s role offers flexibility in dealing with minor adjustments to Zoning By-law permissions. The Committee forms its opinions through its detailed review of all material filed with an application, letters received, deputations made at the public hearing, and results of site inspections. After hearing the Applicant and every person who desires to be heard in respect to this application, the Committee may approve, refuse, modify, or otherwise alter the application at the hearing without further notice provided.

HOW TO ATTEND AND PARTICIPATE AT THE MEETING

As required by the *Planning Act*, you are provided written notice to ensure that you may make your views known by either of the two following options:

1. Watch via live stream at <https://www.markham.ca>.
2. Request to attend the ZOOM meeting in writing, along with a completed [Interested Party Comment and Deputation Form](#) at ([https://www.markham.ca/sites/default/files/economic-development-business/What%20to%20Expect%20at%20a%20COA%20Hearing/COA%2BInterested%2BParty%2BComment%2BAnd%2BDeputation%2BForm%2Bno%2Bsubmit%20\(1\).pdfmailto:COA@markham.ca](https://www.markham.ca/sites/default/files/economic-development-business/What%20to%20Expect%20at%20a%20COA%20Hearing/COA%2BInterested%2BParty%2BComment%2BAnd%2BDeputation%2BForm%2Bno%2Bsubmit%20(1).pdfmailto:COA@markham.ca).) to COA@markham.ca.

OR

Deliver a letter in person to the DROP BOX at the Civic Centre (Thornhill Entrance), or by mail or email to the undersigned.



Notice of Public Hearing

Minor Variance / Permission

(Section 45 of the *Planning Act*)

Written comments must be received no later than 4:00 pm, two days prior to the Hearing date to ensure the Committee members can review all written comments prior to the hearing.

NOTE: Under The Municipal Freedom of Information Act: 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 a part of the public record.

TO VIEW THE MATERIALS IN THE APPLICATION FILE:

Materials will be posted on the Council and Committee Meetings webpage at the link below prior to the scheduled meeting date.

<https://www.markham.ca/about-the-city-of-markham/city-hall/council-and-committee-meetings>

NOTICE OF DECISION and ONTARIO LAND TRIBUNAL PROCEEDINGS

Any person wishing to comment on this application, but who is unable to attend, may send a signed written submission to the Secretary Treasurer prior to the Hearing. A submission received prior to the Hearing is not considered a Notice of Appeal.

A copy of the decision will be sent to the Applicant and Agent. Any other person or agency wishing to receive a copy of the decision, or any notice of relevant Ontario Land Tribunal hearings, must submit a written request for a copy of the decision, or you would not be entitled to receive notice of any further proceedings.

IMPORTANT NOTICE TO OWNERS AND/OR AGENTS:

The Applicant or representative for the Applicant **MUST** appear at the hearing in support of the application. Failure to appear would result in dismissal of this application.

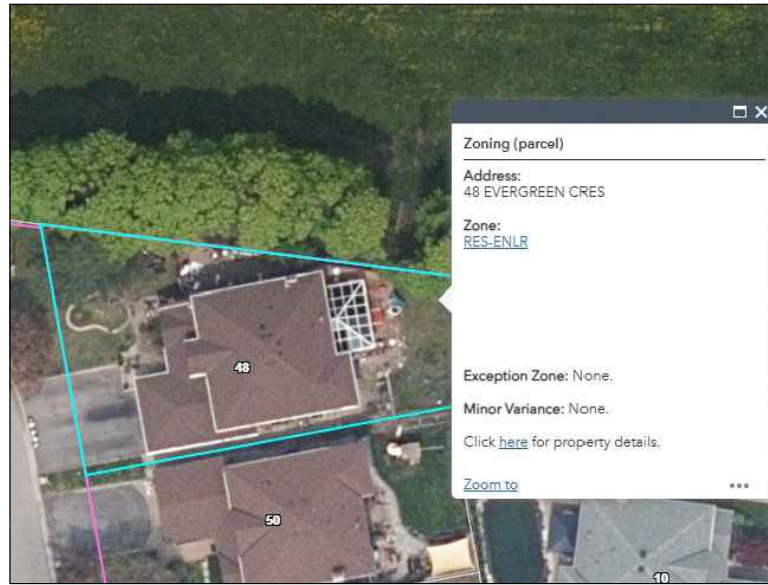


Shawna Houser
Secretary-Treasurer, Committee of Adjustment

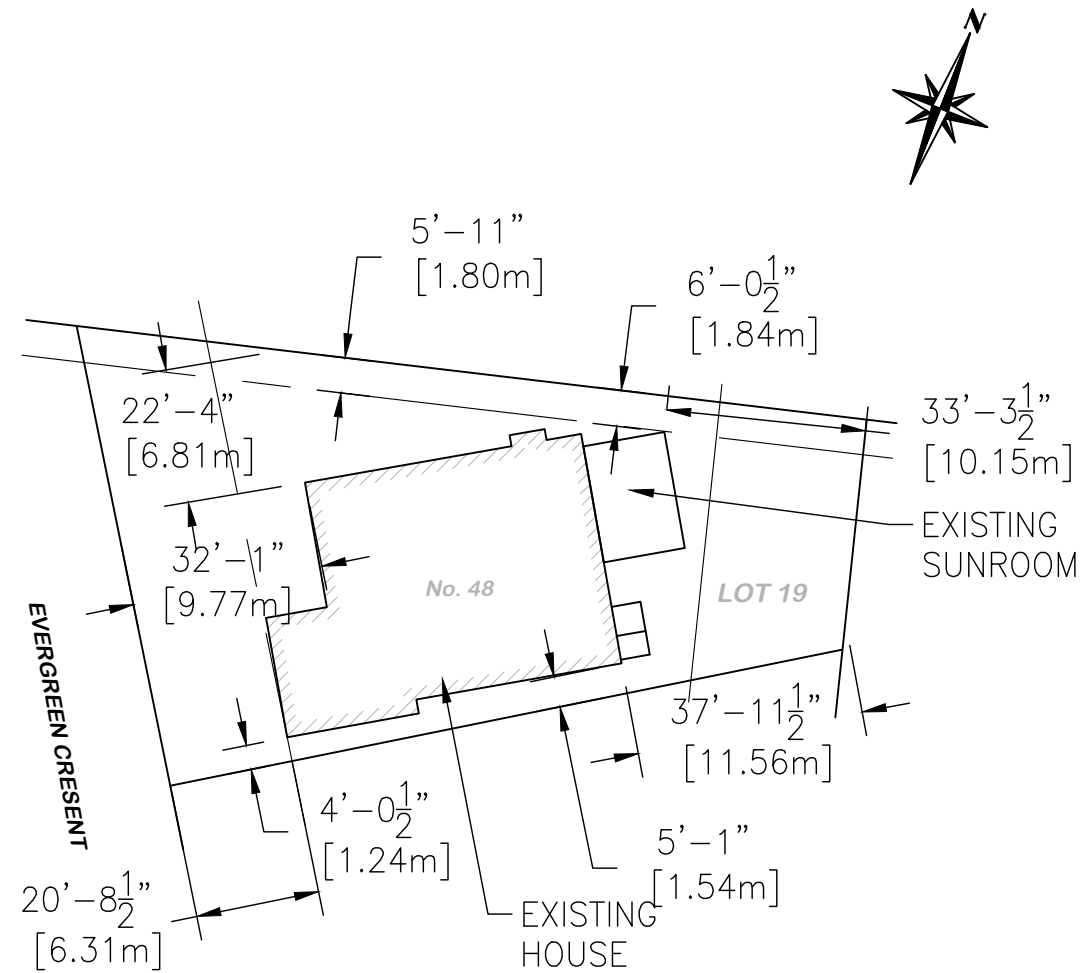
For more information about this matter, contact:

☎ 905.475.4721 🖨 905.479.7768 ✉ COA@markham.ca

DIMENSIONS ARE DERIVED FROM PREVIOUS LAND SURVEY BY IVAN B. WALLACE, ONTARIO LAND SURVEYOR DATED MARCH 27, 2013



ZONING MAP



1 EXISTING SITE PLAN
SP1 1/32" = 1'-0"



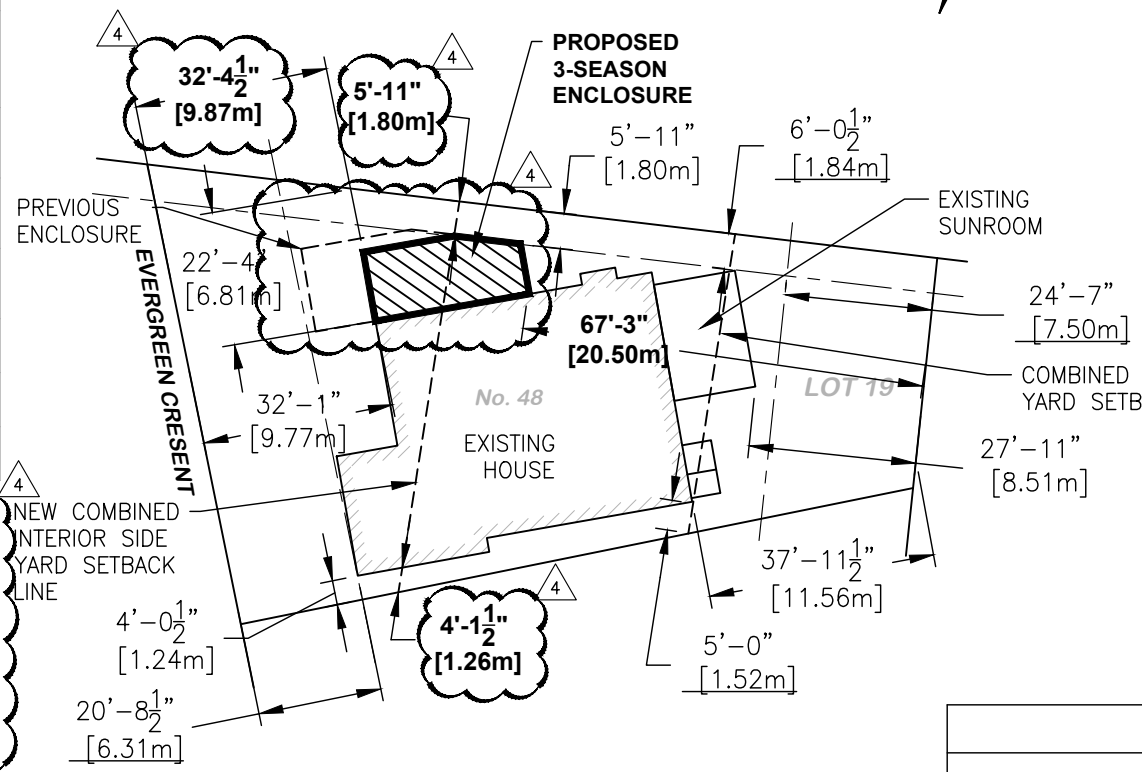
3766 COUNTY ROAD 27,
BRADFORD, ON, L3Z 2A5
TEL: 905-726-4349

DRAWING: EXISTING SITE PLAN		REVISIONS		SHEET: SP1
PROJECT: MACDONALD - RESIDENCE - MODEL 400		MM/DD/YY	REMARKS	
PROJECT #: 2544		1 05/30/25	ISSUED FOR ZONING PRELIMINARY REVIEW	
PROJECT ADDRESS: 48 EVERGREEN CRES. THORNHILL, ON		2 10/08/25	ISSUED FOR ZONING PRELIMINARY REVIEW #2	
CLIENT: JAMES MACDONALD		3 10/31/25	ISSUED FOR MINOR VARIANCE APPLICATION	
		4		
		5		

ZONING REVIEW			
CURRENT ZONING	RES-ENLR		
CURRENT USE	RESIDENTIAL LOW RISE		
ZONING PROVISIONS (BY-LAW 2024-19)			
YARD REQUIREMENTS	EXISTING	REQUIRED (SEE NOTE A)	PROPOSED
MINIMUM FRONT YARD SETBACK:	6.31 METERS	6.30 METERS	6.31 METERS
MINIMUM SIDE YARD SETBACK IS:	1.84 METERS	1.80 METERS	1.80 METERS
MINIMUM REAR YARD SETBACK IS:	8.51 METERS	7.50 METERS	8.51 METERS
ADDRESS NOT WITHIN TRCA JURISDICTION			
ADDRESS NOT WITHIN LSRCA JURISDICTION			
ADDRESS NOT WITHIN OAK RIDGES MORAINÉ JURISDICTION			

DIMENSIONS ARE DERIVED FROM PREVIOUS LAND SURVEY BY IVAN B. WALLACE, ONTARIO LAND SURVEYOR DATED MARCH 27, 2013

PROPOSAL #2 - TO THE CITY OF MARKHAM, COMMITTEE OF ADJUSTMENT - FEB. 12, 2026



NOTE "A" - SITE NOTES - REQUIRED:

- PROPERTY FRONT YARD SETBACK = 6.30m (DERIVED FROM - REVIEW COMMENTS LIST DATE: 6/23/2025 - NOTE: ONLY ONE NEIGHBOURING LOT TO THE SOUTH WITH AN EXISTING 6.30 METRES SETBACK. THEREFORE, THE MINIMUM FRONT YARD SETBACK/ESTABLISHED BUILDING LINE IS 6.30 METRES)
- MINIMUM INTERIOR SIDE YARD = 1.80m (DERIVED FROM - BY-LAW 2024-19 SECTION 6.3.2.2 i - 1.80 METRES PROVIDED MINIMUM COMBINED INTERIOR SIDE YARDS ON BOTH SIDES ARE THE GREATER OF 4.0 METRES, OR 25% OF THE LOT WIDTH)
- MINIMUM REAR YARD SETBACK - 7.50m (DERIVED FROM BY-LAW 2024-19 SECTION 6.3.2.2 g - 7.50 METRES)

NOTE "B" - ZONE REVIEW EXIST.:

- DWELLINGS COMBINED INTERIOR SIDE YARDS ON BOTH SIDES - 1.84m + 1.52m = 3.36m TO PERMIT A COMBINED INTERIOR SIDE YARD ON BOTH SIDES OF 3.06 METRES; WHEREAS, THE BY-LAW REQUIRES COMBINED INTERIOR SIDE YARDS ON BOTH SIDES OF 5.12 METRES BEING 25% OF THE LOT FRONTAGE. NOTE: THE EXISTING DWELLING COMBINED INTERIOR SIDE YARDS ON BOTH SIDES IS 3.36 METRES. (DERIVED FROM - REVIEW COMMENTS LIST DATE: 10/16/2025)
- MAXIMUM LOT COVERAGE - EX. BUILDING + EX. SUNROOM = 2202.1 / 6848 = 32.2%
- MAXIMUM MAIN BUILDING COVERAGE - EX. BUILDING + EX. SUNROOM = 2202.1 / 6848 = 32.2%

LOT DATA INFORMATION	
EXISTING LOT	6848 SQ. FT. (636.S SQ. M)
EXISTING BUILDING AND EX. SUNROOM (1961 SQ FT + 241.1 SQ FT)	2202.1 SQ. FT. (204.5 SQ. M)
COVERAGE OF EXISTING BUILDING AND EXISTING SUNROOM	32.2%
NEW SCREEN ROOM	287.0 SQ. FT. (26.6 SQ. M.)
LOT COVERAGE OF BUILDINGS AND NEW ROOM	36.3%
MAXIMUM ALLOWABLE LOT COVERAGE = 35%	2397 SQ .FT. (222.7 SQ. M)



1 PROPOSED SITE PLAN
SP2 1/32" = 1'-0"

ZONING REVIEW EXAMINATION					
BY-LAW 2024-19		EXISTING (SEE NOTE B)	REQUIRED	PROPOSAL #1	PROPOSAL #2 (SEE NOTE C)
SECTION 6.3.2.2 i)	DWELLINGS COMBINED INTERIOR SIDE YARDS ON BOTH SIDES	3.36	5.12M	3.06m	3.06m
SECTION 6.3.2.2 d)	MAXIMUM LOT COVERAGE	32.2%	35%	39.6%	36.3%
SECTION 6.3.2.2 c)	MAXIMUM MAIN BUILDING COVERAGE	32.2%	30%	39.0%	36.3%

NOTE "C" - ZONE REVIEW PROPOSED #2:


- DWELLINGS COMBINED INTERIOR SIDE YARDS ON BOTH SIDES - 1.80m + 1.26m = 3.06m
- MAXIMUM LOT COVERAGE - (EX. BUILDING + EX. SUNROOM) + NEW SUNROOM = (2202.1) + 287.0 / 6848 = 36.3%
- MAXIMUM MAIN BUILDING COVERAGE - (EX. BUILDING + EX. SUNROOM) + NEW SUNROOM = (2202.1) + 287.0 / 6848 = 36.3%


3766 COUNTY ROAD 27,
BRADFORD, ON, L3Z 2A5
TEL: 905-726-4349


DRAWING:	PROPOSED SITE PLAN - PROPOSAL #2	
PROJECT:	MACDONALD - RESIDENCE - MODEL 400	
PROJECT #:	2544	
PROJECT ADDRESS:	48 EVERGREEN CRES. THORNHILL, ON	
CLIENT:	JAMES MACDONALD	





REVISIONS		
	MM/DD/YY	REMARKS
1	05/30/25	ISSUED FOR ZONING PRELIMINARY REVIEW
2	10/08/25	ISSUED FOR ZONING PRELIMINARY REVIEW #2
3	10/31/25	ISSUED FOR MINOR VARIANCE APPLICATION
4	02/12/26	MINOR VARIANCE APPLICATION #2
5		

SHEET:
SP2

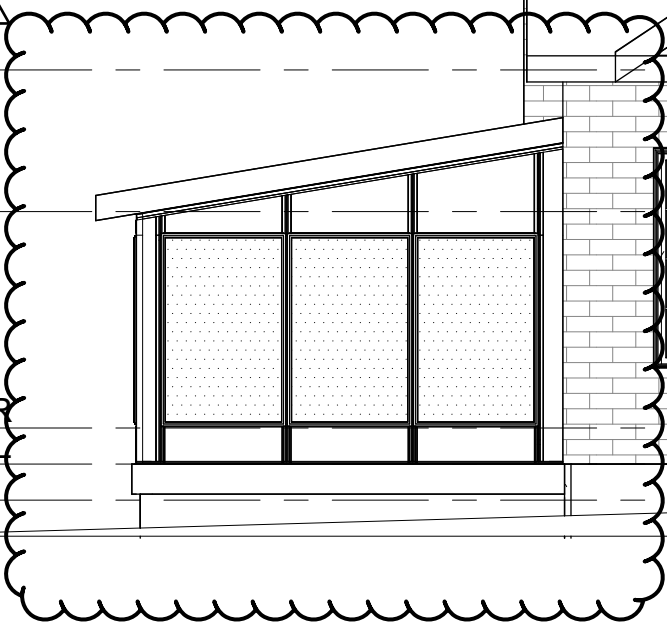

B.O HIGH ROOF
 20' - 2 5/8"


B.O LOW ROOF
 10' - 11 1/8"


B.O SUNROOM ROOF
 7' - 0"


T.O FIRST FLOOR

T.O SUNROOM ALL

0' - 0" FLOOR

-1' - 0"

4



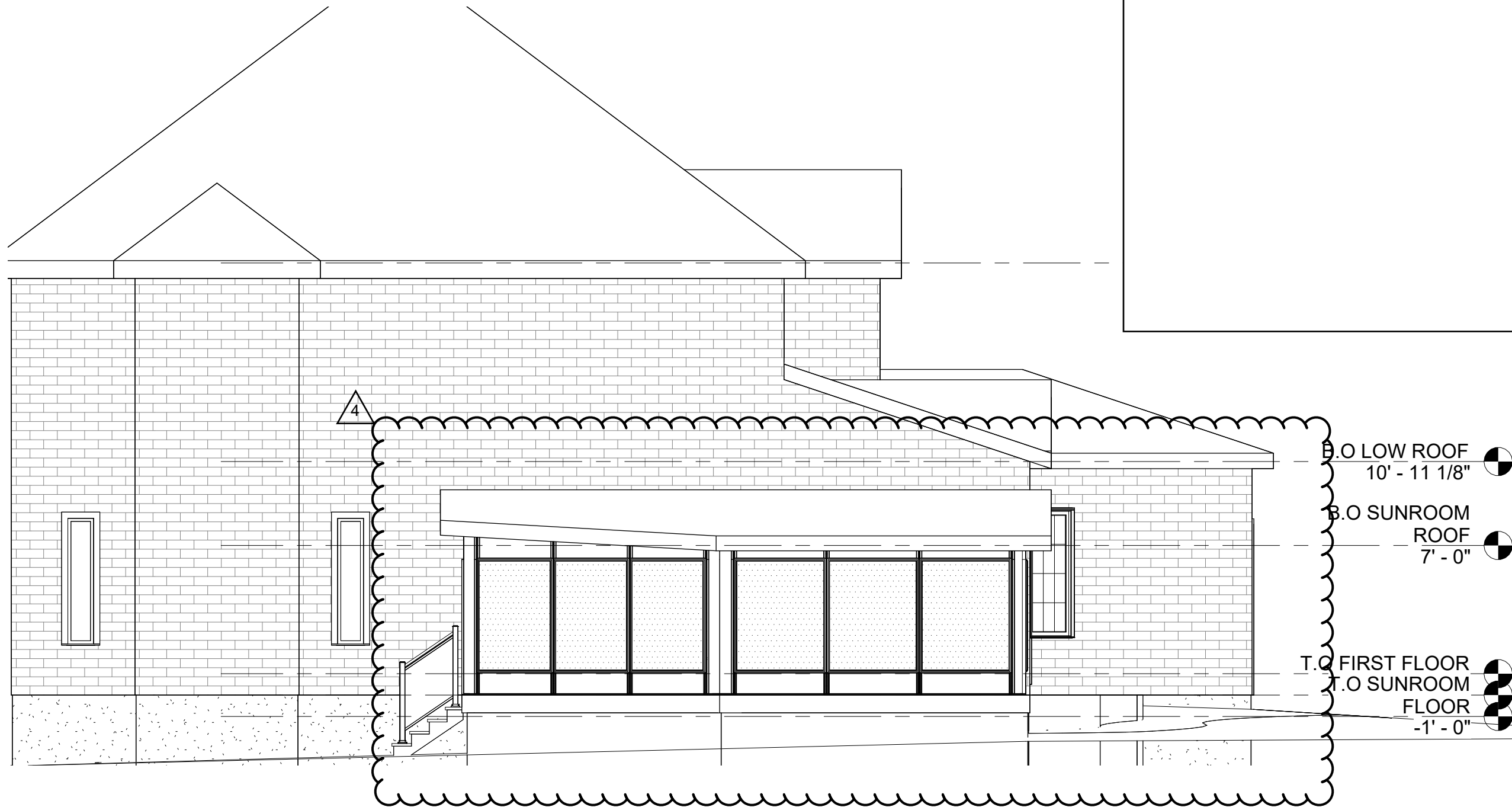
① WEST ELEVATION
 3/16" = 1'-0"



3766, COUNTY ROAD 27,
 BRADFORD, ON, L3Z 2A5
 TEL: 905-726-4349

DRAWING:	WEST ELEVATION		REVISIONS		SHEET:
PROJECT:	MACDONALD - RESIDENCE		MM/DD/YY	REMARKS	
PROJECT #:	2544		1	02/12/26	MINOR VARIANCE APPLICATION #2
PROJECT ADDRESS:	48 EVERGREEN CRES. THORNHILL, ON		2		
CLIENT:	JAMES MACDONALD		3		
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A5



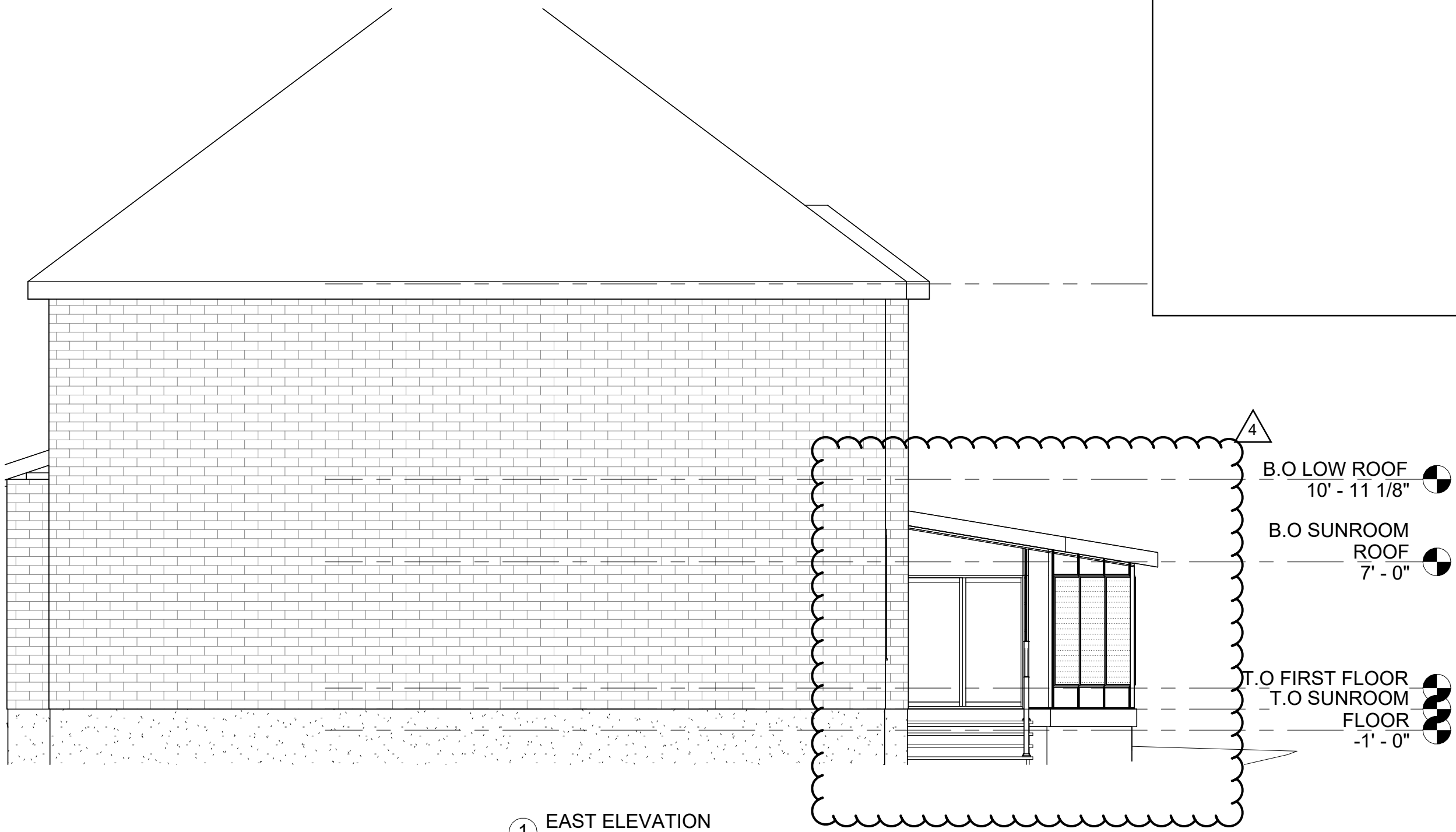
① NORTH ELEVATION
3/16" = 1'-0"



3766, COUNTY ROAD 27,
BRADFORD, ON, L3Z 2A5
TEL: 905-726-4349

DRAWING:	NORTH ELEVATION		REVISIONS		SHEET:
PROJECT:	MACDONALD - RESIDENCE		MM/DD/YY	REMARKS	
PROJECT #:	2544		1	02/12/26	MINOR VARIANCE APPLICATION #2
PROJECT ADDRESS:	48 EVERGREEN CRES. THORNHILL, ON		2		
CLIENT:	JAMES MACDONALD		3		
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A6



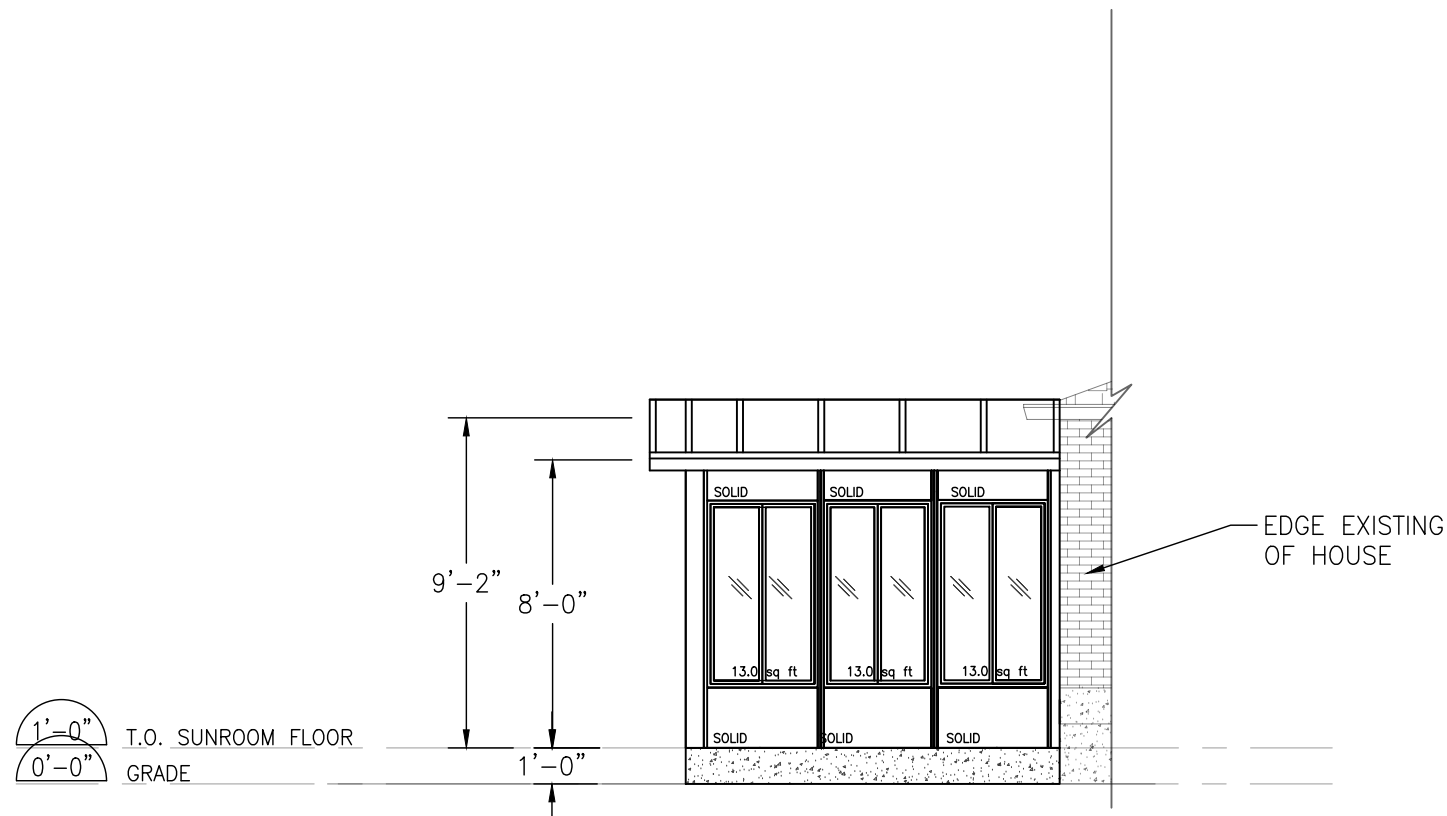
① EAST ELEVATION
3/16" = 1'-0"



3766, COUNTY ROAD 27,
BRADFORD, ON, L3Z 2A5
TEL: 905-726-4349

DRAWING:	EAST ELEVATION		REVISIONS		SHEET:
PROJECT:	MACDONALD - RESIDENCE		MM/DD/YY	REMARKS	
PROJECT #:	2544		1	02/12/26	MINOR VARIANCE APPLICATION #2
PROJECT ADDRESS:	48 EVERGREEN CRES. THORNHILL, ON		2		
CLIENT:	JAMES MACDONALD		3		
			4		
			5		

A7



SPATIAL SEPARATION CALCULATIONS (SOUTH FACE)	
LIMITING DISTANCE	45'-0" (13.7M)
AREA OF TOTAL EXPOSED BUILDING FACE	512.4 SF (48.4 SM)
MAX ALLOWABLE OPENINGS	100% (512.4 SF)
TOTAL OPENINGS PROVIDED	7.6% (39.0 SF)

1 SOUTH ELEVATION
A9 3/16" = 1'-0"



3766 COUNTY ROAD 27,
BRADFORD, ON, L3Z 2A5
TEL: 905-726-4349

DRAWING:	SOUTH ELEVATION		REVISIONS		SHEET:
PROJECT:	MACDONALD - RESIDENCE - MODEL 400		MM/DD/YY	REMARKS	
PROJECT #:	2544		1	05/30/25	ISSUED FOR ZONING PRELIMINARY REVIEW
PROJECT ADDRESS:	48 EVERGREEN CRES. THORNHILL, ON		2	10/08/25	ISSUED FOR ZONING PRELIMINARY REVIEW #2
CLIENT:	JAMES MACDONALD		3	10/31/25	ISSUED FOR MINOR VARIANCE APPLICATION
			4		
			5		

A9



Notice of Public Hearing

Minor Variance / Permission

(Section 45 of the *Planning Act*)

COMMITTEE OF ADJUSTMENT

MEETING DATE AND TIME: Wednesday, April 08, 2026, at 7:00 pm

LOCATION: This Public Hearing will be held virtually. Participants or attendees are required to email Staff at COA@markham.ca for more information on how to participate.

File Number: A/049/22
Agent: Yujia Hu
Property Address: 257 Main Street North, Markham
Legal Description: PLAN 1318 LOT 3
Zoning: By-law 2024-19 and 1229, as amended; RES-ENLR and R1
Ward: 4

PURPOSE OF THE APPLICATION:

The applicant is requesting relief from the requirements of By-law 1229, as amended, to permit the following:

- a) **By-law 1229, Amending By-law 99-90, Section 1.2 (ii):** a three-storey detached dwelling, whereas the by-law permits no more than two-storeys within a single vertical plane;
- b) **By-law 1229, Amending By-law 99-90, Section 1.2(i):** a maximum height of 11.1 metres, whereas the by-law permits a maximum height of 9.8 metres;
- c) **By-law 1229, Amending By-law 99-90, Section 1.2(iii):** a maximum depth of 17.32 metres, whereas the by-law permits a maximum depth of 16.8 metres;
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- e) **By-law 1229, Table 11.1:** a maximum floor area ratio of 60.5 percent, whereas the by-law permits a maximum floor area ratio of 45 percent; and
- f) **By-law 1229, Section 11.3(a)(i):** an accessory building with a maximum height of 13.19 feet, whereas the by-law permits an accessory building with a maximum height of 12 feet;

as it relates to a proposed addition to an existing residential dwelling.

NOTICE REQUIREMENTS FOR LANDLORDS AND CONDOMINIUM CORPORATIONS:

A copy of this notice must be posted by the Owner(s) of any land that contains seven or more residential units in a location that is visible to all the residents.

THE COMMITTEE OF ADJUSTMENT (THE “COMMITTEE”) AND MINOR VARIANCES:

The Committee’s role offers flexibility in dealing with minor adjustments to Zoning By-law permissions. The Committee forms its opinions through its detailed review of all material filed with an application, letters received, deputations made at the public hearing, and results of site inspections. After hearing the Applicant and every person who desires to be heard in respect to this application, the Committee may approve, refuse, modify, or otherwise alter the application at the hearing without further notice provided.

HOW TO ATTEND AND PARTICIPATE AT THE MEETING

As required by the *Planning Act*, you are provided written notice to ensure that you may make your views known by either of the two following options:

1. Watch via live stream at <https://www.markham.ca>.
2. Request to attend the ZOOM meeting in writing, along with a completed [Interested Party Comment and Deputation Form](https://www.markham.ca/sites/default/files/economic-development-business/What%20to%20Expect%20at%20a%20COA%20Hearing/COA%2BInterested%2BParty%2BComment%2Band%2BDeputation%2BForm%2Bno%2Bsubmit%20(1).pdf) at ([https://www.markham.ca/sites/default/files/economic-development-business/What%20to%20Expect%20at%20a%20COA%20Hearing/COA%2BInterested%2BParty%2BComment%2Band%2BDeputation%2BForm%2Bno%2Bsubmit%20\(1\).pdf](https://www.markham.ca/sites/default/files/economic-development-business/What%20to%20Expect%20at%20a%20COA%20Hearing/COA%2BInterested%2BParty%2BComment%2Band%2BDeputation%2BForm%2Bno%2Bsubmit%20(1).pdf)mailto:) to COA@markham.ca.

OR

Deliver a letter in person to the DROP BOX at the Civic Centre (Thornhill Entrance), or by mail or email to the undersigned.

City of Markham, Anthony Roman Centre,
 101 Town Centre Blvd., Markham, ON L3R 9W3
 905.477.5530 | markham.ca





Notice of Public Hearing

Minor Variance / Permission

(Section 45 of the *Planning Act*)

Written comments must be received no later than 4:00 pm, two days prior to the Hearing date to ensure the Committee members can review all written comments prior to the hearing.

NOTE: Under The Municipal Freedom of Information Act: 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 a part of the public record.

TO VIEW THE MATERIALS IN THE APPLICATION FILE:

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<https://www.markham.ca/about-the-city-of-markham/city-hall/council-and-committee-meetings>

NOTICE OF DECISION and ONTARIO LAND TRIBUNAL PROCEEDINGS

Any person wishing to comment on this application, but who is unable to attend, may send a signed written submission to the Secretary Treasurer prior to the Hearing. A submission received prior to the Hearing is not considered a Notice of Appeal.

A copy of the decision will be sent to the Applicant and Agent. Any other person or agency wishing to receive a copy of the decision, or any notice of relevant Ontario Land Tribunal hearings, must submit a written request for a copy of the decision, or you would not be entitled to receive notice of any further proceedings.

IMPORTANT NOTICE TO OWNERS AND/OR AGENTS:

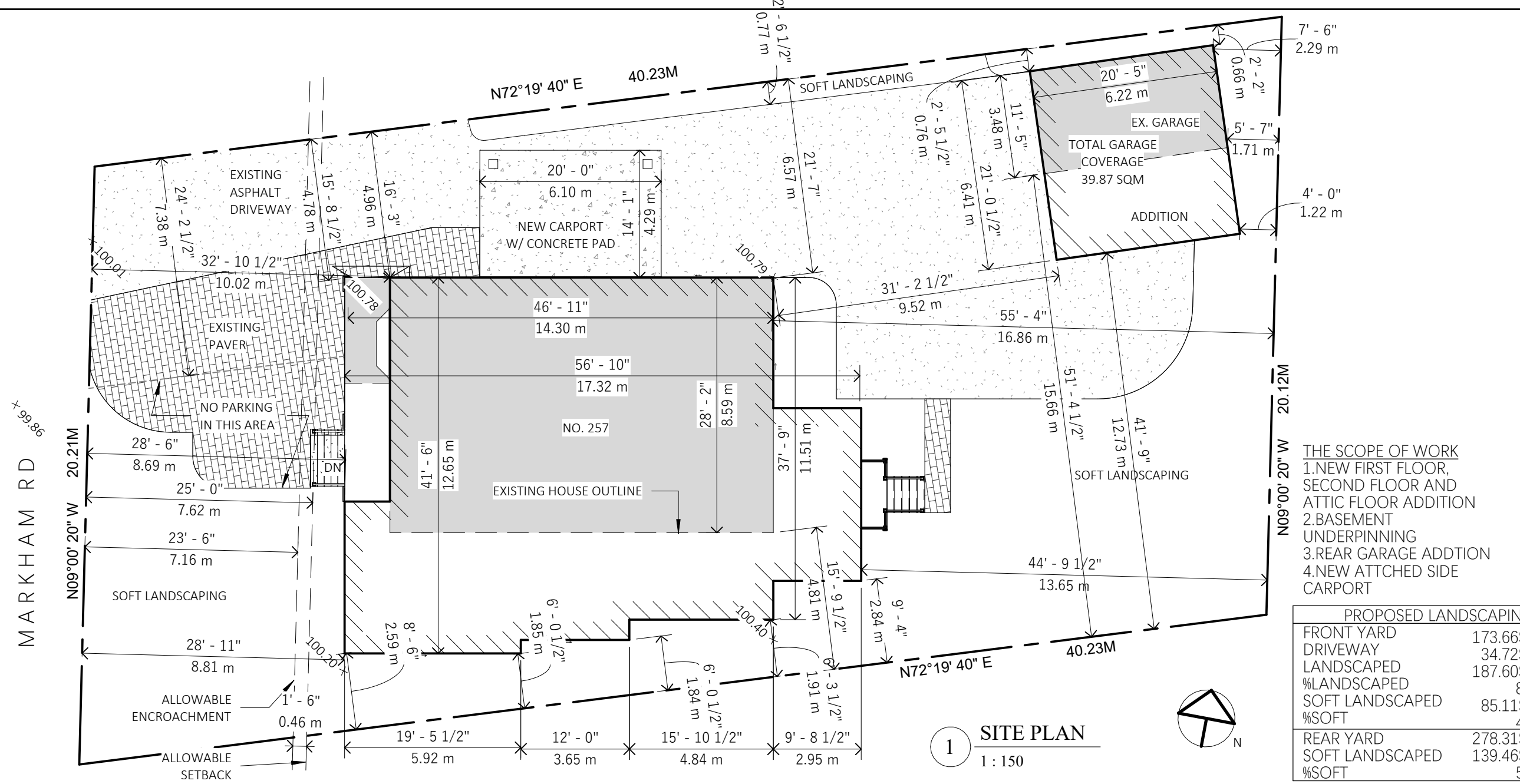
The Applicant or representative for the Applicant **MUST** appear at the hearing in support of the application. Failure to appear would result in dismissal of this application.



Shawna Houser
Secretary-Treasurer, Committee of Adjustment

For more information about this matter, contact:

☎ 905.475.4721 🖨 905.479.7768 ✉ COA@markham.ca



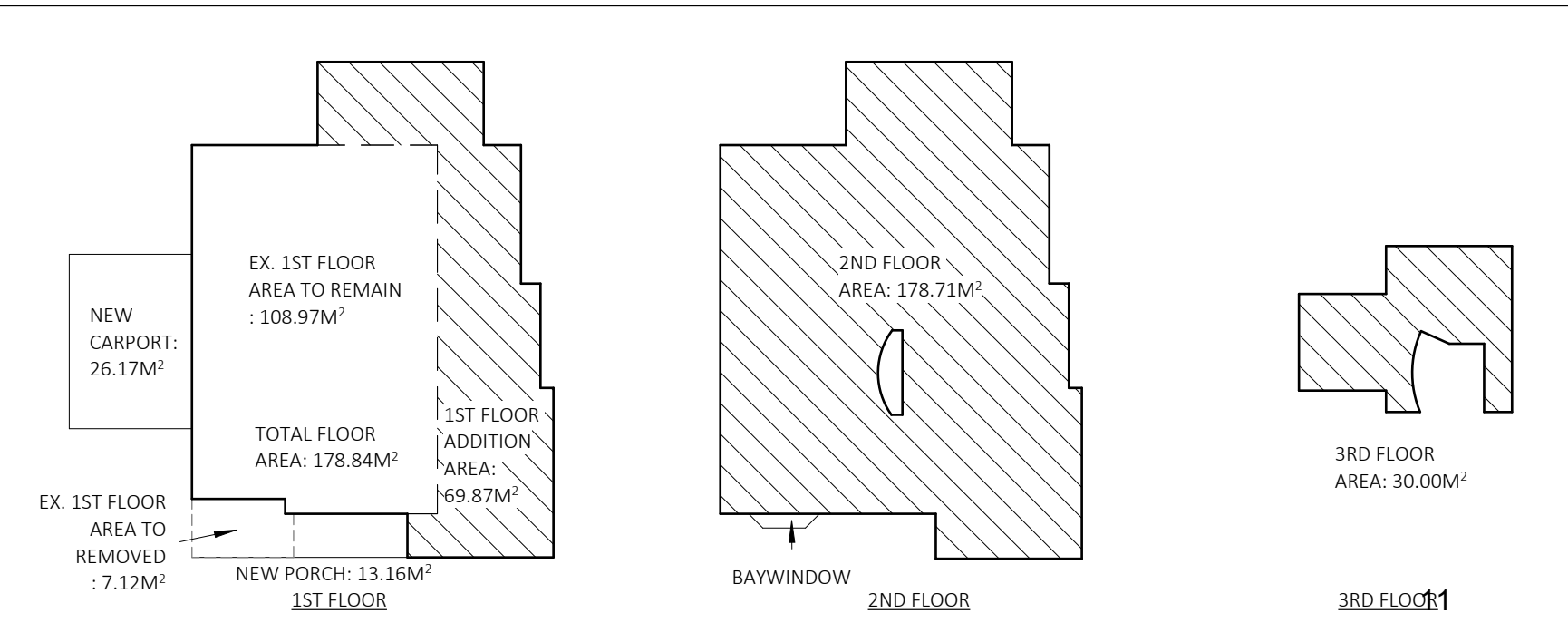
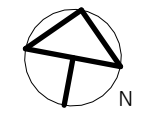
THE SCOPE OF WORK
 1. NEW FIRST FLOOR, SECOND FLOOR AND ATTIC FLOOR ADDITION
 2. BASEMENT UNDERPINNING
 3. REAR GARAGE ADDITION
 4. NEW ATTCHED SIDE CARPORT

PROPOSED LANDSCAPING	
FRONT YARD	173.66SQM
DRIVEWAY	34.72SQM
LANDSCAPED	187.60SQM
%LANDSCAPED	83.7%
SOFT LANDSCAPED	85.11SQM
%SOFT	45.3%
REAR YARD	278.31SQM
SOFT LANDSCAPED	139.46SQM
%SOFT	50.1%

Project Address

**257 Main St N, Markham,
 ON L3P 1Y6**

1 SITE PLAN
 1 : 150



ZONING STATISTICS:
 LOT FRONTAGE: 20.21M LOT DEPTH: 39.77M
 LOT AREA: 803.75SQM

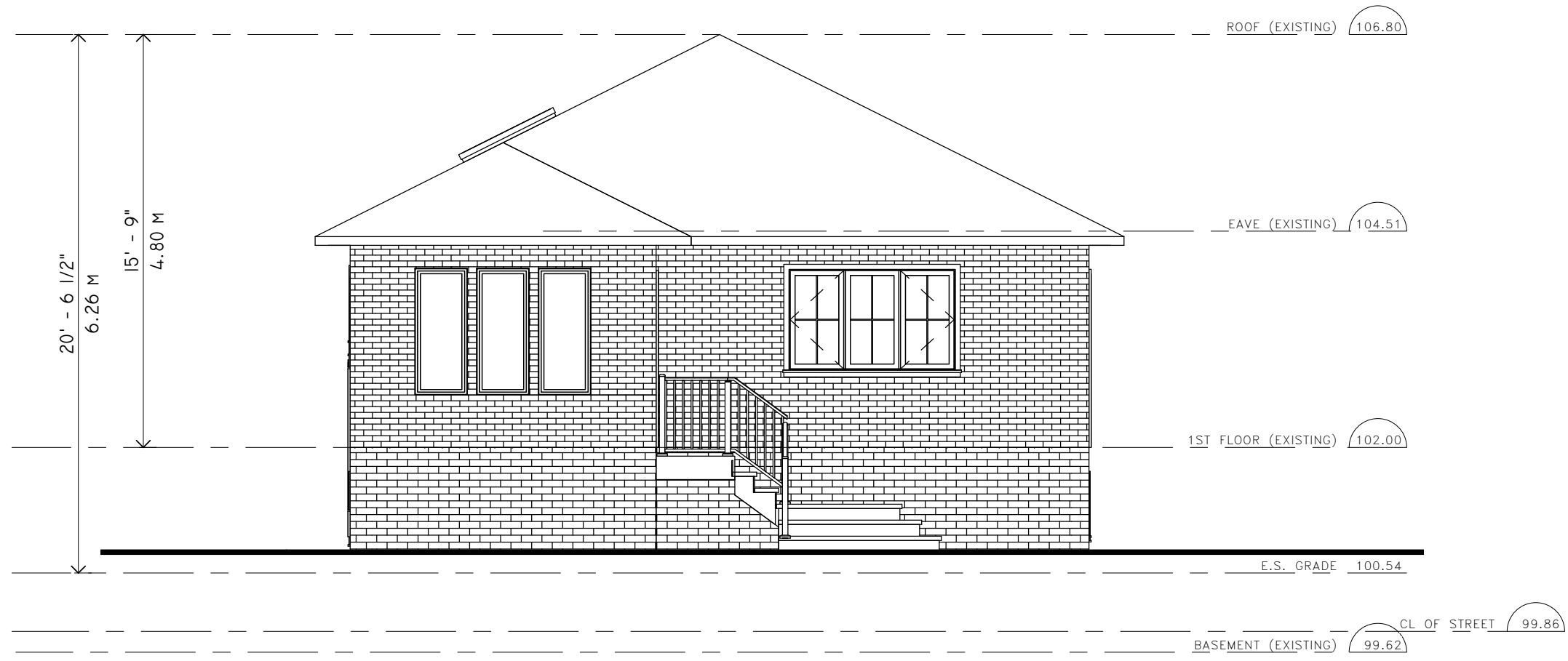
		EXISTING	PROPOSED
		LENGTH	14.41M
WIDTH	8.59M	12.65M	
HOUSE	COVERAGE	HOUSE	116.09SQM
		PORCH	-
		CARPORT	-
GROSS FLOOR AREA		116.09SQM(14.4%)	178.71SQM(22.2%)
HEIGHT		6.26M	13.16SQM(16.3%)
			22.33SQM(2.8%)
			387.55SQM(48.2%)
			11.10M
SETBACKS			
	FRONT	8.50M	8.70M
	REAR	16.64M	13.65M
	LEFT	4.76M	4.96M
	RIGHT	4.81M	1.84M
GARAGE	COVERAGE	HOUSE	21.65SQM
		PORCH	-
		CARPORT	-
GROSS FLOOR AREA		21.65SQM	39.87SQM(5%)
HEIGHT		3.50SQM	4.21M
SETBACKS			
	REAR	1.71M	1.22M
	LEFT	0.66M	NO CHANGE
	FSI	137.74SQM(17.1%)	427.42SQM(53.2%)

No.	Description	Date
1	REVISED FOR ZONING	02/05/25
2	REVISED FOR ZONING	02/26/25

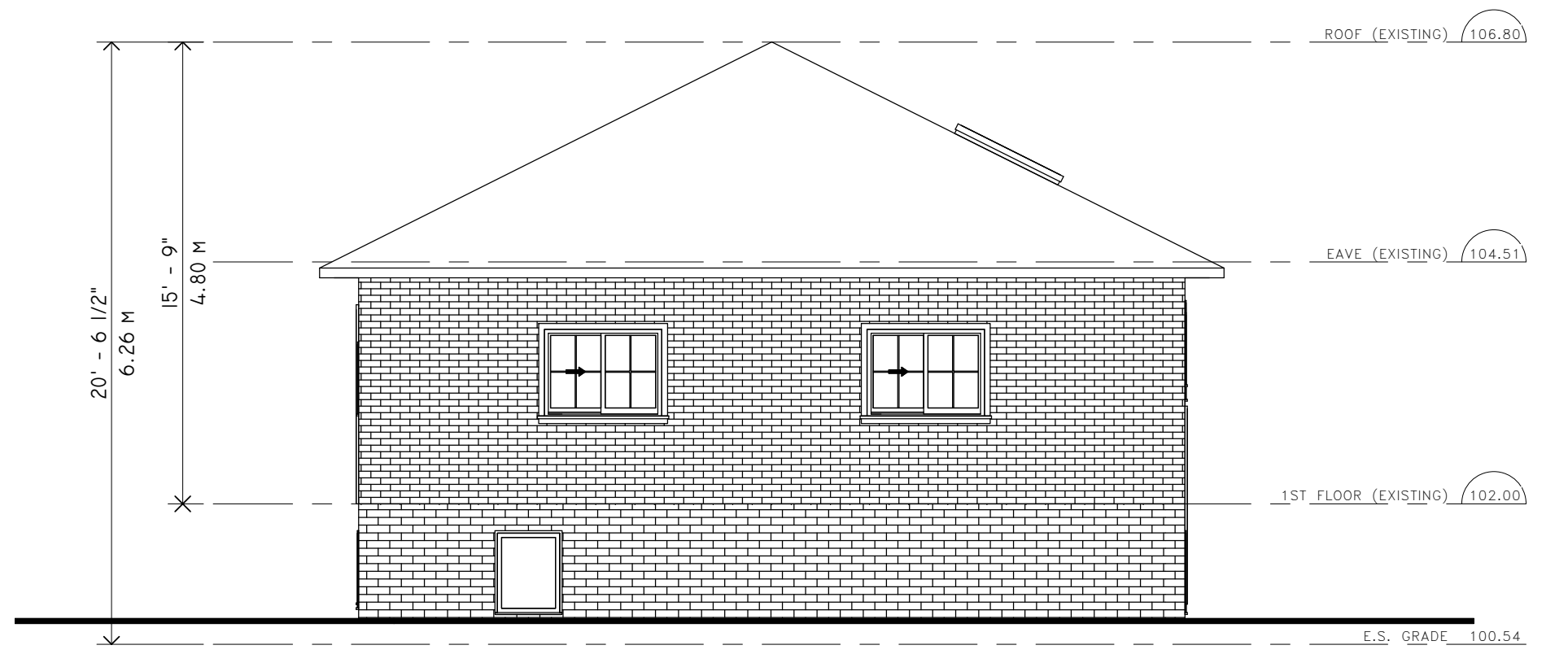
Title **SITE PLAN**

 Project number 21/11/01
 Date 01/06/2025
 Drawn by
 Checked by

A1.0
 Scale: As indicated



1 EXISTING FRONT ELEVATION (WEST)
3/16" = 1'-0"



2 EXISTING REAR ELEVATION (EAST)
3/16" = 1'-0"

Project Address

257 Main St N, Markham,
ON L3P 1Y6

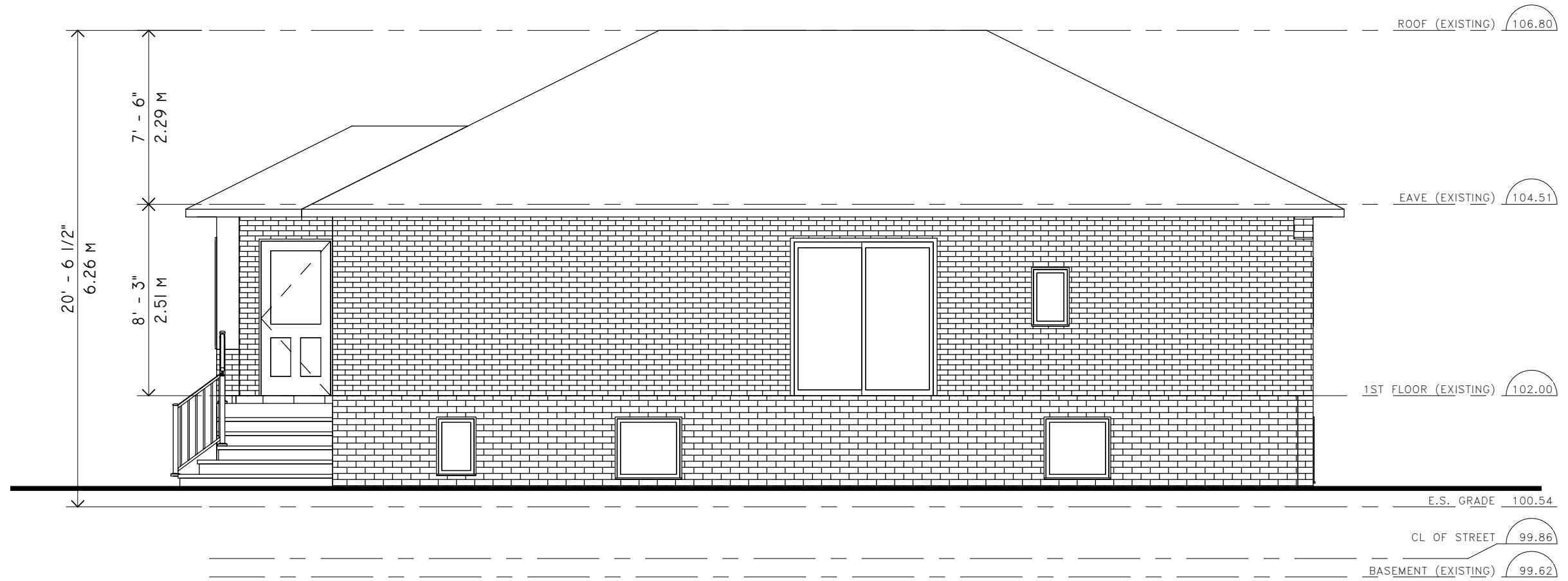
No.	Description	Date

Title EX. EAST & WEST
ELEVATION

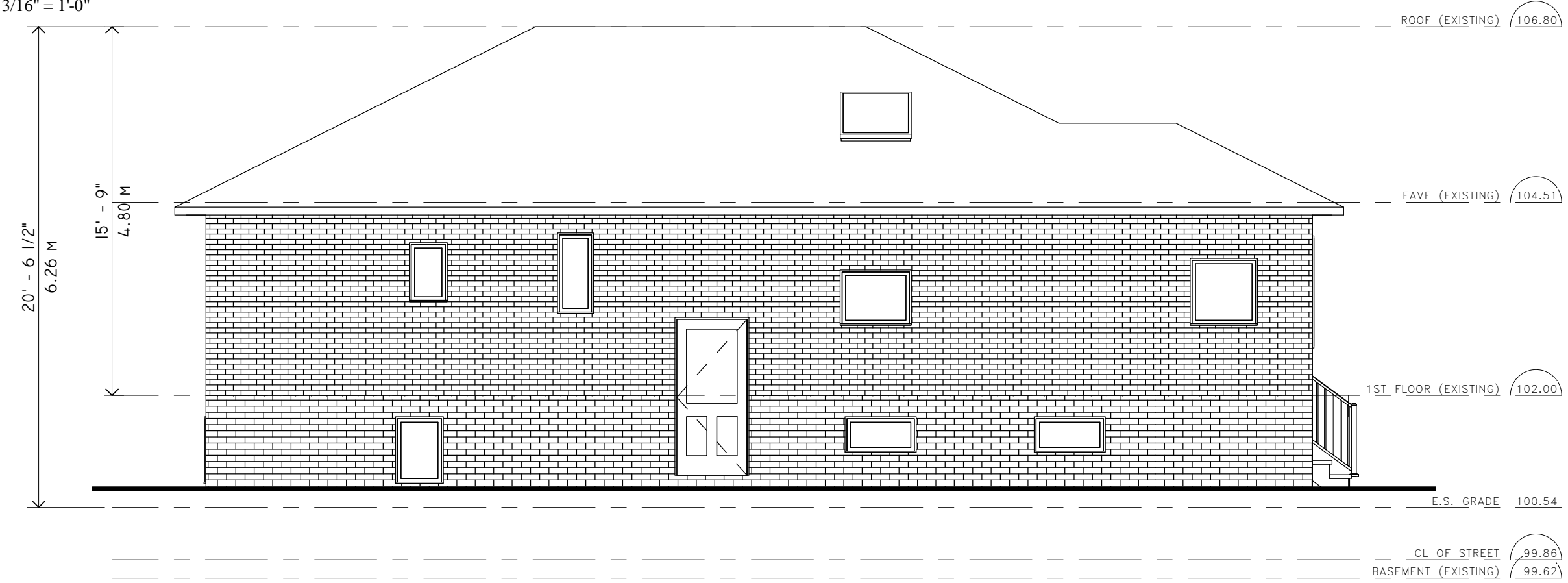
Project number 21/11/01
Date 12/11/2021
Drawn by
Checked by

A2.1

Scale: 3/16" = 1'-0"



2 EXISTING SIDE ELEVATION (SOUTH)
3/16" = 1'-0"



1 EXISTING SIDE ELEVATION (NORTH)
3/16" = 1'-0"

Project Address

257 Main St N, Markham,
ON L3P 1Y6

No.	Description	Date

Title **EX. NORTH & SOUTH ELEVATION**

Project number 21/11/01
Date 12/11/2021
Drawn by
Checked by

A2.2

Scale: 3/16" = 1'-0"



Project Address
 257 Main St N, Markham,
 ON L3P 1Y6

No.	Description	Date
1	REVISED FOR ZONING	02/05/25
3	REVISED FOR COA	09/23/25

Title **PROPOSED FRONT ELEVATION**

Project number 21/11/01
 Date 01/06/2025
 Drawn by
 Checked by

A2.3

Scale: 3/16" = 1'-0"

1 **PROPOSED FRONT ELEVATION (WEST)**
 3/16" = 1'-0"



Project Address
 257 Main St N, Markham,
 ON L3P 1Y6

No.	Description	Date
1	REVISED FOR ZONING	02/05/25

Title **PROPOSED REAR ELEVATION**

Project number 21/11/01
 Date 01/06/2025
 Drawn by
 Checked by

A2.4

Scale: 3/16" = 1'-0"

1 PROPOSED REAR ELEVATION (EAST)
 3/16" = 1'-0"

110.96 ROOF (PROPOSED)

107.61 PROPOSED EAVE

105.02 2ND FLOOR (PROPOSED)

102.00 1ST FLOOR (EXISTING)

100.54 E.S. GRADE

99.86 CL OF STREET



Project Address

257 Main St N, Markham,
ON L3P 1Y6

No.	Description	Date
1	REVISED FOR ZONING	02/05/25

Title **PROPOSED NORTH
ELEVATION**

Project number 21/11/01

Date 01/06/2025

Drawn by

Checked by

A2.5

Scale: 3/16" = 1'-0"

1 PROPOSED SIDE ELEVATION (NORTH)
3/16" = 1'-0"

110.96 ROOF (PROPOSED)

107.61 PROPOSED EAVE

105.02 2ND FLOOR (PROPOSED)

102.00 1ST FLOOR (EXISTING)

100.54 E.S. GRADE

99.86 CL OF STREET

98.98 BASEMENT (PROPOSED)

1

PROPOSED SIDE ELEVATION (SOUTH)

3/16" = 1'-0"

Project Address

257 Main St N, Markham,
ON L3P 1Y6

No.	Description	Date
1	REVISED FOR ZONING	02/05/25

Title **PROPOSED SOUTH
ELEVATION**

Project number 21/11/01

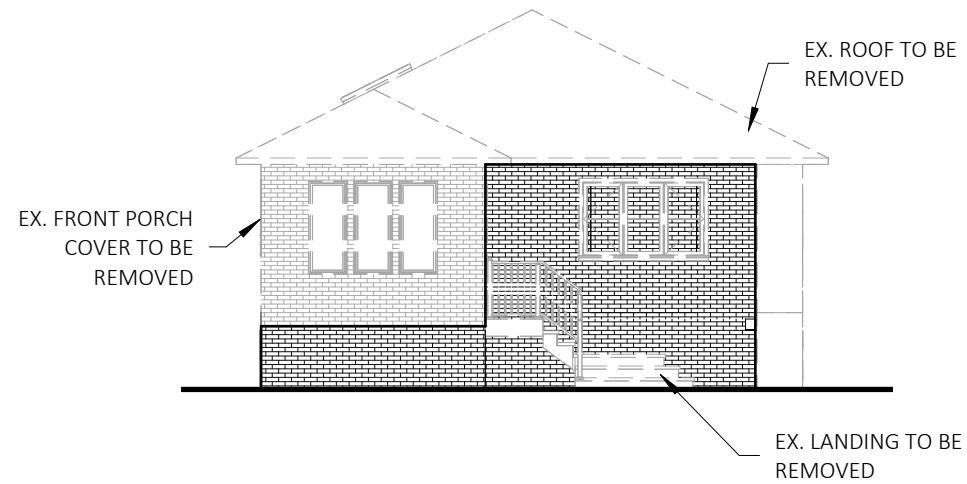
Date 01/06/2025

Drawn by

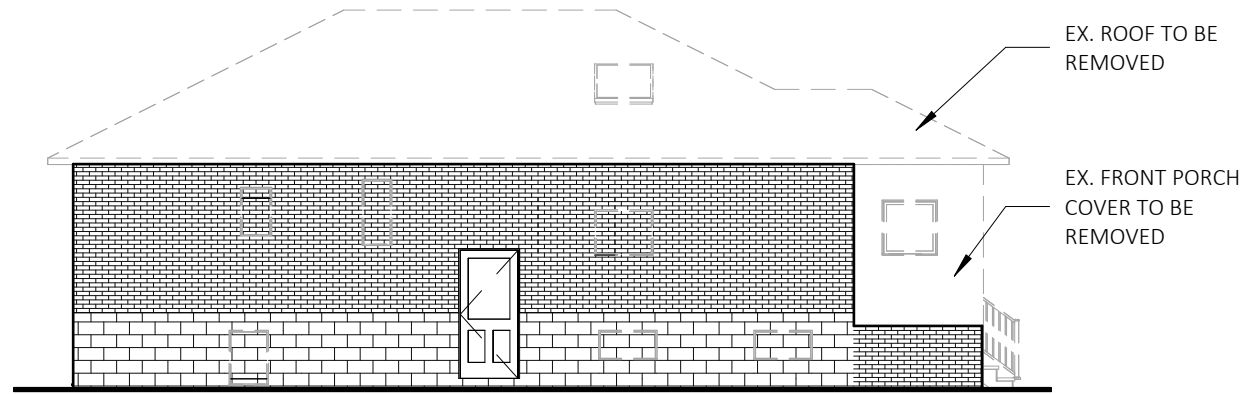
Checked by

A2.6

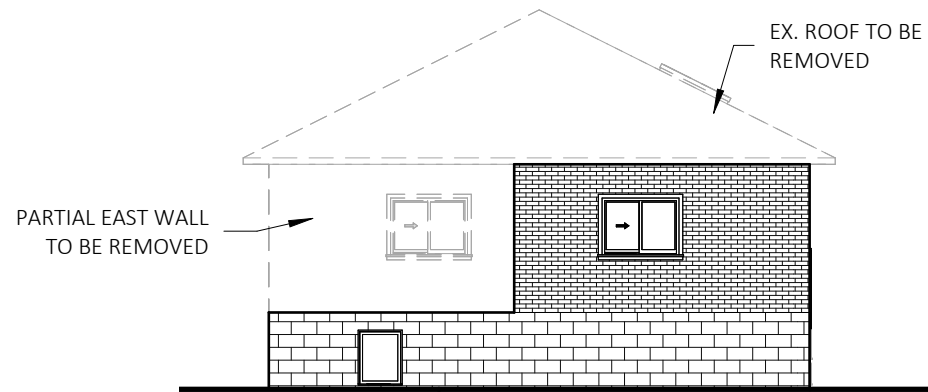
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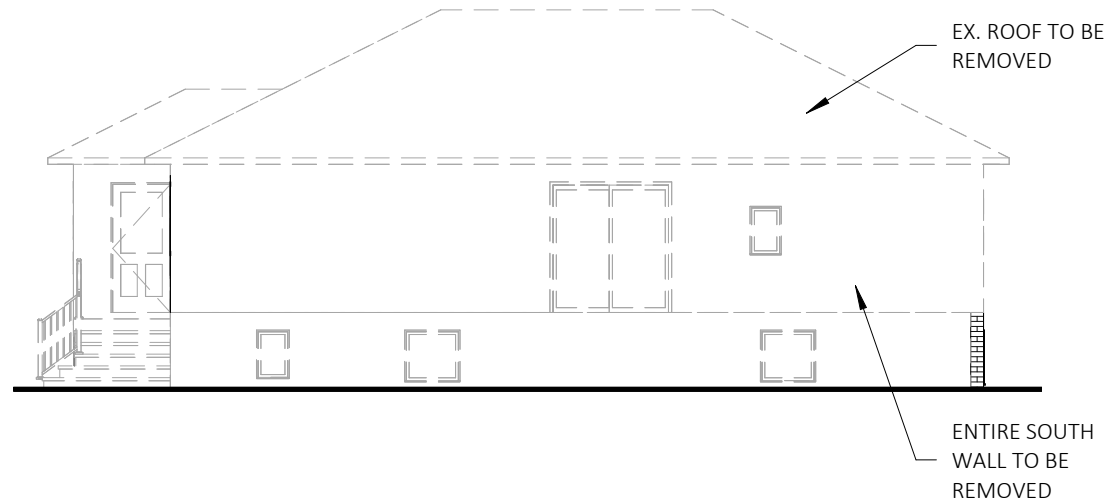
1 West (DEMOLITION)
1" = 10'-0"



3 North (DEMOLITION)
1" = 10'-0"



2 East (DEMOLITION)
1" = 10'-0"



4 South (DEMOLITION)
1" = 10'-0"

Project Address

257 Main St N, Markham,
ON L3P 1Y6

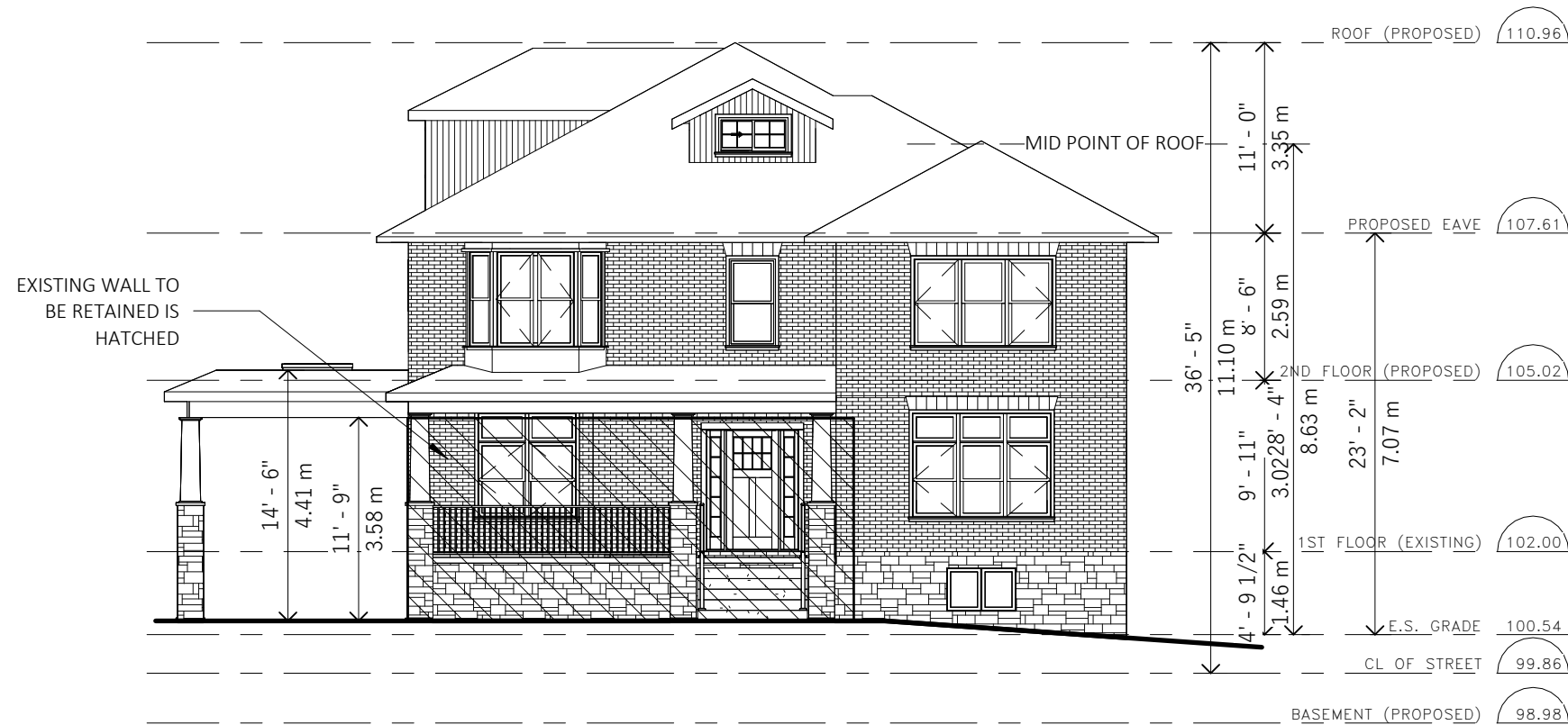
No.	Description	Date

Title ELEVATION DEMO

Project number 21/11/01
Date 12/19/2025
Drawn by Author
Checked by Checker

D2.1

Scale: 1" = 10'-0"



1 PROPOSED FRONT ELEVATION ANNOTATED
1" = 10'-0"



3 PROPOSED REAR ELEVATION ANNOTATED
3/32" = 1'-0"



2 PROPOSED SIDE ELEVATION ANNOTATED
1" = 10'-0"

NOTE: ALL EXISTING BRICK VENEER ON EXTERIOR WALLS SHALL BE REMOVED AND REPLACED WITH NEW BRICK TO MATCH THE NEW EXTERIOR WALL VENEER.

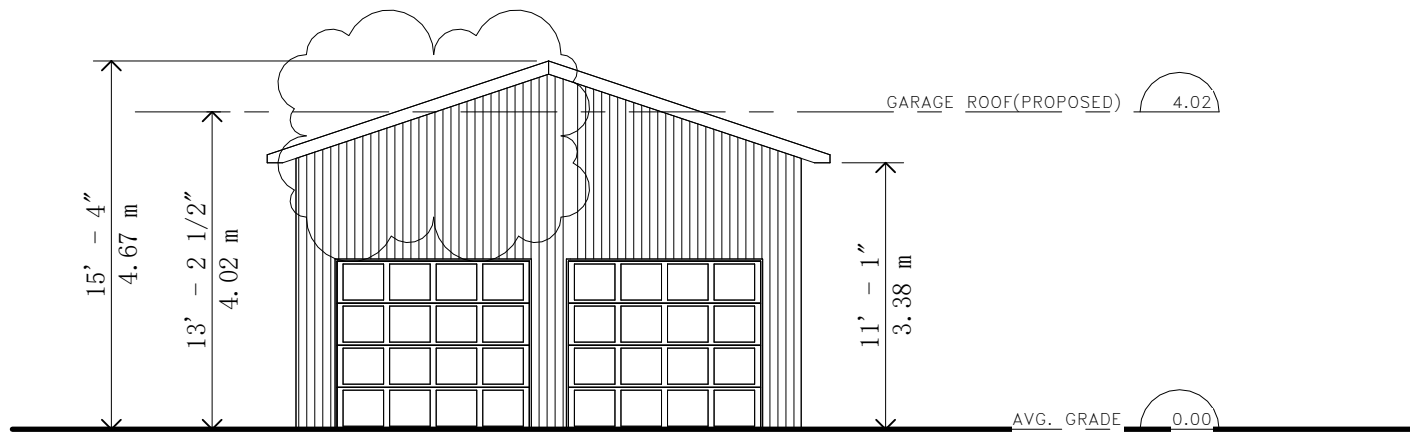
Project Address
257 Main St N, Markham,
ON L3P 1Y6

No.	Description	Date
4	REVISED FOR COA	02/12/26

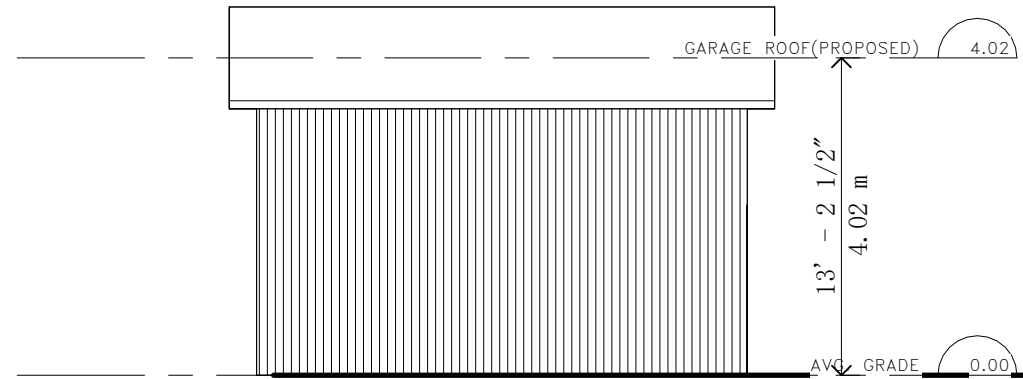
Title ELEVATION EX & NEW

Project number 21/11/01
Date 12/19/2025
Drawn by Author
Checked by Checker

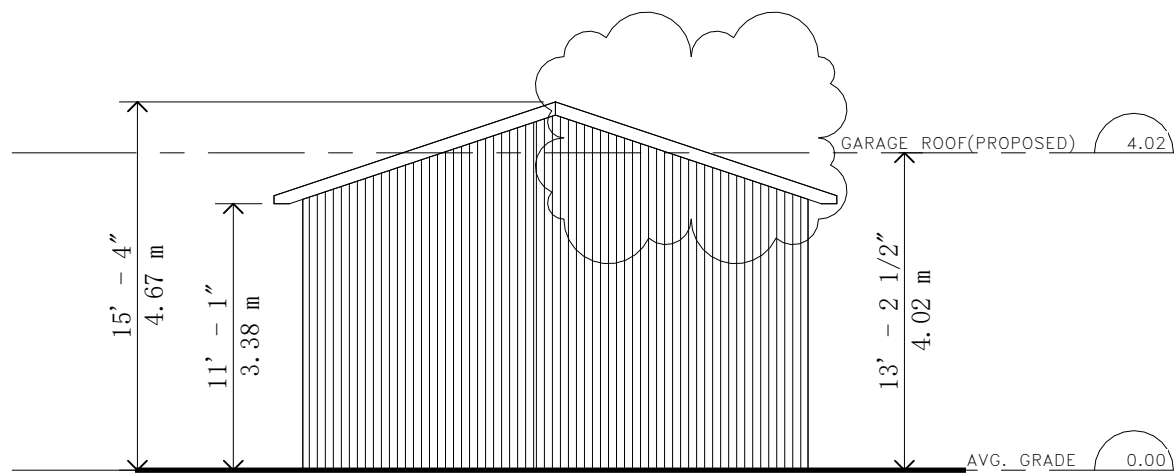
D2.5
Scale: As indicated



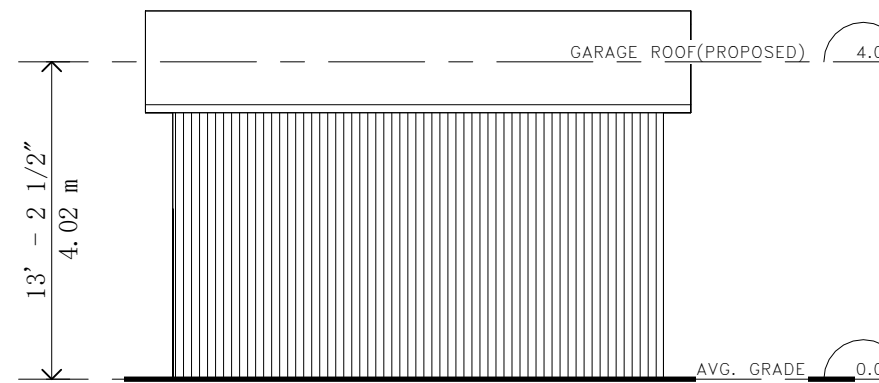
1 PROPOSED FRONT ELEVATION (WEST)
1/8" = 1'-0"



3 PROPOSED SIDE ELEVATION (NORTH)
1/8" = 1'-0"



2 PROPOSED REAR ELEVATION (EAST)
1/8" = 1'-0"



4 PROPOSED SIDE ELEVATION (SOUTH)
1/8" = 1'-0"

Project Address

257 Main St N, Markham,
ON L3P 1Y6

No.	Description	Date
1	REVISED FOR ZONING	02/10/25

Title	PROPOSED ELEVATION
Project number	21/11/01
Date	02/20/2022
Drawn by	Author
Checked by	Checker

G2.1

Scale: 1/8" = 1'-0"



Notice of Public Hearing

Minor Variance / Permission

(Section 45 of the *Planning Act*)

COMMITTEE OF ADJUSTMENT

MEETING DATE AND TIME: Wednesday, April 08, 2026, at 7:00 pm

LOCATION: This Public Hearing will be held virtually. Participants or attendees are required to email Staff at COA@markham.ca for more information on how to participate.

File Number: A/010/26
Agent: Paradigm Architecture + Design
Property Address: 4355 7 Highway East, Markham
Legal Description: PLAN 2926 PT LOTS 10-15
Zoning: By-law 122-72, as amended by By-law 194-79; C1
Ward: 3

PURPOSE OF THE APPLICATION:

The applicant is requesting relief from the requirements of By-law 122-72, as amended by By-law 194-79, to permit the following:

- a) **By-law 194-79, Section 1 (a):** a minimum of 28 parking spaces, whereas the by-law requires a minimum of 34 parking spaces; and
- b) **Bylaw 194-79, Section 1 (d):** a minimum of 50 square metres of landscaping on the lot, whereas the by-law requires landscaping to be provided in accordance with Schedule 'A' to By-law 194-79;

as it relates to an existing retail plaza.

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THE COMMITTEE OF ADJUSTMENT (THE "COMMITTEE") AND MINOR VARIANCES:

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OR

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Minor Variance / Permission

(Section 45 of the *Planning Act*)

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NOTICE OF DECISION and ONTARIO LAND TRIBUNAL PROCEEDINGS

Any person wishing to comment on this application, but who is unable to attend, may send a signed written submission to the Secretary Treasurer prior to the Hearing. A submission received prior to the Hearing is not considered a Notice of Appeal.

A copy of the decision will be sent to the Applicant and Agent. Any other person or agency wishing to receive a copy of the decision, or any notice of relevant Ontario Land Tribunal hearings, must submit a written request for a copy of the decision, or you would not be entitled to receive notice of any further proceedings.

IMPORTANT NOTICE TO OWNERS AND/OR AGENTS:

The Applicant or representative for the Applicant **MUST** appear at the hearing in support of the application. Failure to appear would result in dismissal of this application.



Shawna Houser
Secretary-Treasurer, Committee of Adjustment

For more information about this matter, contact:

☎ 905.475.4721 📠 905.479.7768 ✉ COA@markham.ca

4355 HWY NO.7 MINOR VARIANCE APPLICATION

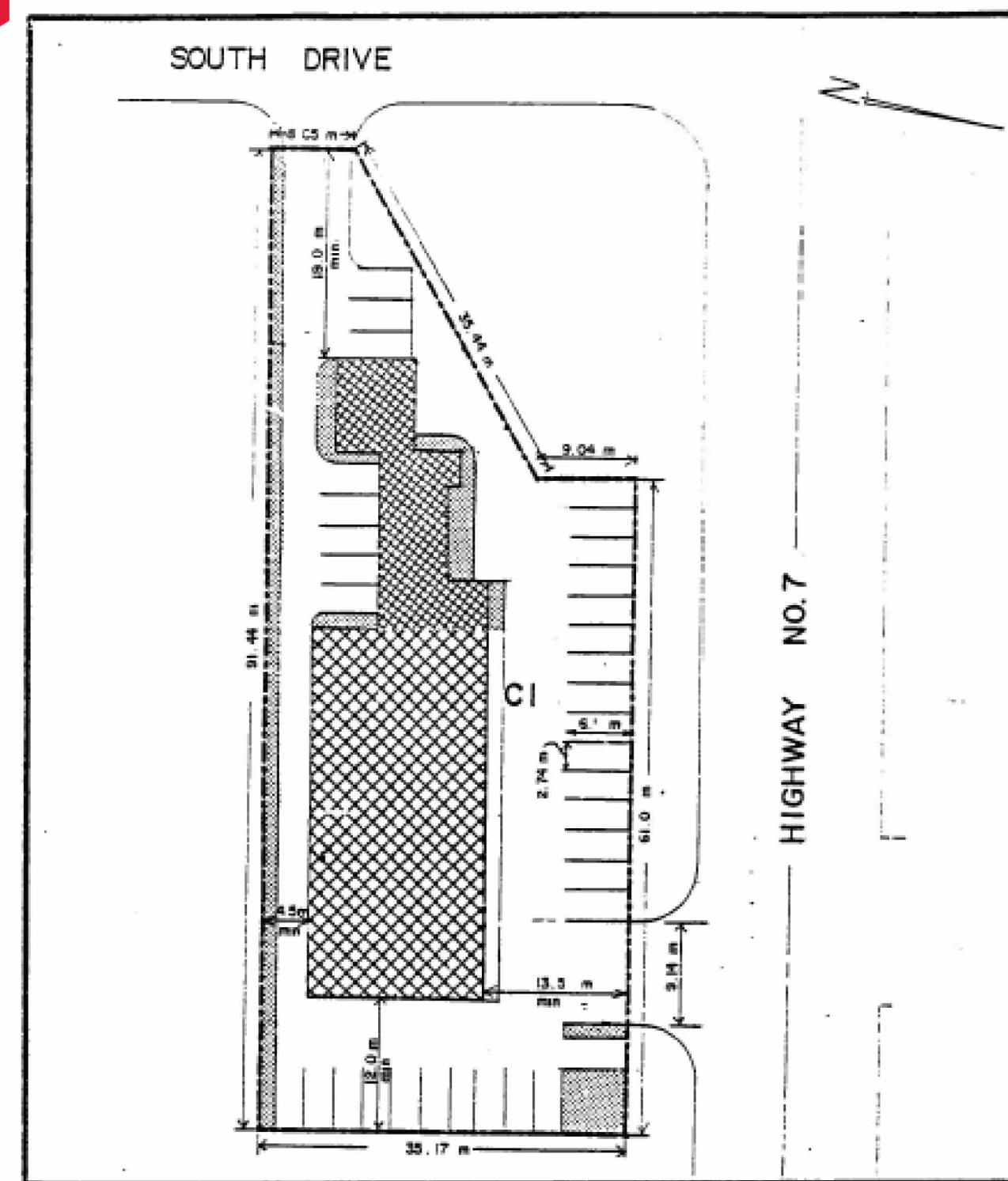
4355 HWY No.7 EAST, MARKHAM, ON L3R 1M1

ISSUED FOR MINOR VARIANCE



LOCATION MAP
N.T.S.

SITE STATISTICS		
TOTAL LOT AREA		2,666.62 m ²
TOTAL BUILDING AREA		779.39 m ²
LOT COVERAGE		29.2%
BUILDING HEIGHT		5.02 m
LANDSCAPED AREA		59.14 m ²
G.F.A.		
	BASEMENT (PLAZA)	258.5 m ²
	GROUND (PLAZA)	545.21 m ²
	1 STOREY (OFFICE)	128.9 m ²
	2 STOREY (RETAIL)	140.1 m ²
TOTAL G.F.A.		1,072.3m²
PARKING SPACES		28 SPACES



TOWN OF MARKHAM
A BY-LAW TO AMEND BY-LAW NO. 122 - 72

BOUNDARY OF AREA COVERED BY THIS BY-LAW

	PROPOSED BUILDING		PARKING SPACES (2.70 m x 5.1 m)
	EXISTING BUILDING		CI GENERAL COMMERCIAL
	LANDSCAPING		

THIS IS SCHEDULE 'A' TO BY-LAW 192-79 PASSED THE 2nd DAY OF June 1979.

DATE: 79 / 07 / 4

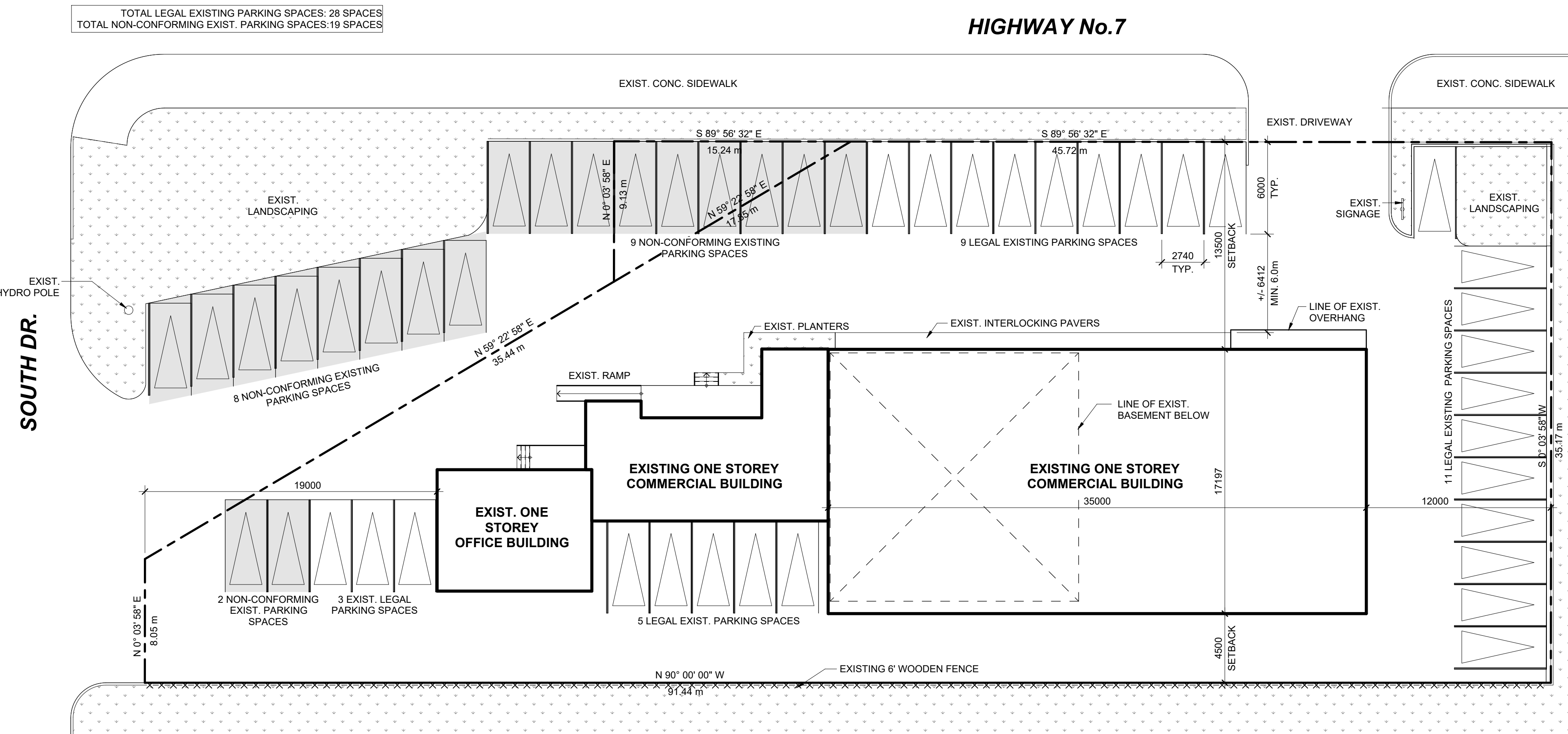
SCALE: 1:200

MAYOR CLERK

City of Markham, Anthony Roman Centre,
101 Town Centre Blvd., Markham, ON L3R 9W3
905.475.4858 | markham.ca/building



1 FORMER MINOR VARIANCE APPLICATION #A25/93 SCHEDULE 'A'
SCALE: 1:1



4 EXISTING SITE PLAN
SCALE: 1:200

ISSUE NO.	DATE	DESCRIPTION
1	2026-01-21	ISSUED FOR MINOR VARIANCE

REVISION

DISCLAIMER:
CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL DIMENSIONS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK. DRAWINGS ARE NOT TO BE SCALED.

"ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S WRITTEN PERMISSION."

NOTIFY ARCHITECT OF ANY DISCREPANCIES AND WAIT FOR INSTRUCTION PRIOR TO PROCEEDING WITH WORK.

paradigm
architecture+design
2198 Gerrard St E Toronto ON M4E 2C7
416.686.3624 www.paradigm-ad.com

STAMP

PROJECT NAME (LOCATION)
4355 Hwy No.7 MINOR VARIANCE APPLICAITON

4355 HWY NO.7 EAST, MARKHAM, ON L3R 1M1

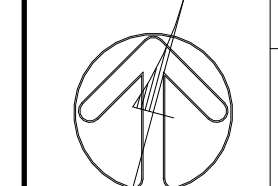
DRAWING TITLE
EXISTING SITE PLAN

DRAWN BY: YY PROJECT NO: 1703

CHECKED BY: JS SCALE: As indicated

DATE: 2026-01-21

DRAWING NO: A100



2026-01-21 10:03:27 AM C:\Users\jensal\Documents\1703 - 4355 Hwy No.7 - 04 CoA_Lypool\QPH.rvt



Notice of Public Hearing

Minor Variance / Permission

(Section 45 of the *Planning Act*)

COMMITTEE OF ADJUSTMENT

MEETING DATE AND TIME: Wednesday, April 08, 2026, at 7:00 pm

LOCATION: This Public Hearing will be held virtually. Participants or attendees are required to email Staff at COA@markham.ca for more information on how to participate.

File Number: A/023/26
Agent: History Hill
Property Address: Flato Drive, Markham
Legal Description: 65M4800 BLOCK 2
Zoning: By-law 177-96, as amended; BC*670
Ward: 2

PURPOSE OF THE APPLICATION:

The applicant is requesting relief from the requirements of By-law 177-96, as amended, to permit the following:

- a) **By-law 28-97, Section 3, Table B - Non-Residential Uses:** a minimum of 272 parking spaces, whereas the by-law requires a minimum of 392 parking spaces; and,
- b) **By-law 177-96, Amending By-law 2023-7, Section 7.670.2i):** a maximum setback from the front lot line of 18.19 metres for Building 'E', whereas the by-law permits a maximum setback from the front lot line of 6 metres;

as it relates to the proposed multi-building development on Site 'B'.

This application is related to previously approved Minor Variance application A/047/24 and Site Plan Control application SPC 24 200497 which is under review.

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Minor Variance / Permission

(Section 45 of the *Planning Act*)

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NOTE: Under The Municipal Freedom of Information Act: 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 a part of the public record.

TO VIEW THE MATERIALS IN THE APPLICATION FILE:

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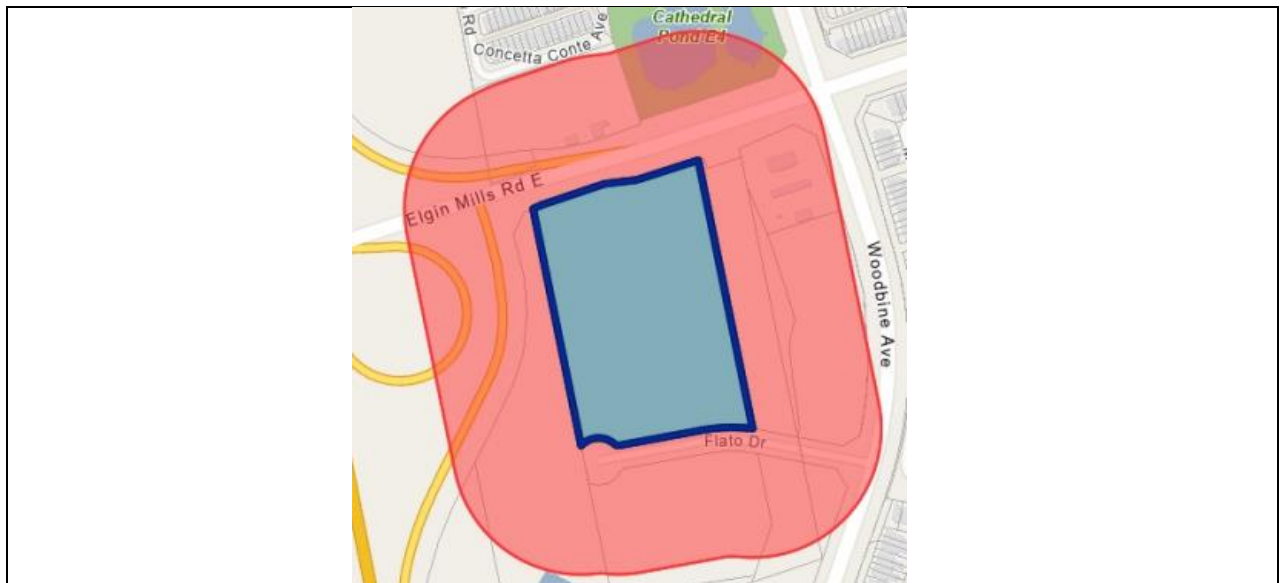
NOTICE OF DECISION and ONTARIO LAND TRIBUNAL PROCEEDINGS

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A copy of the decision will be sent to the Applicant and Agent. Any other person or agency wishing to receive a copy of the decision, or any notice of relevant Ontario Land Tribunal hearings, must submit a written request for a copy of the decision, or you would not be entitled to receive notice of any further proceedings.

IMPORTANT NOTICE TO OWNERS AND/OR AGENTS:

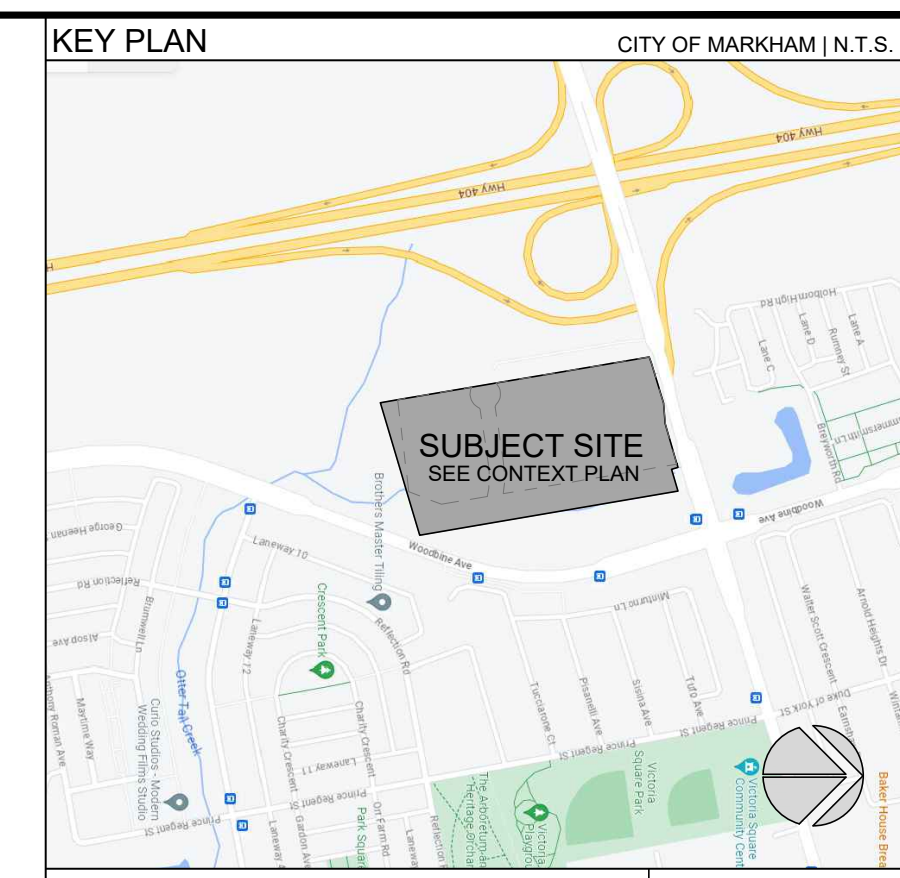
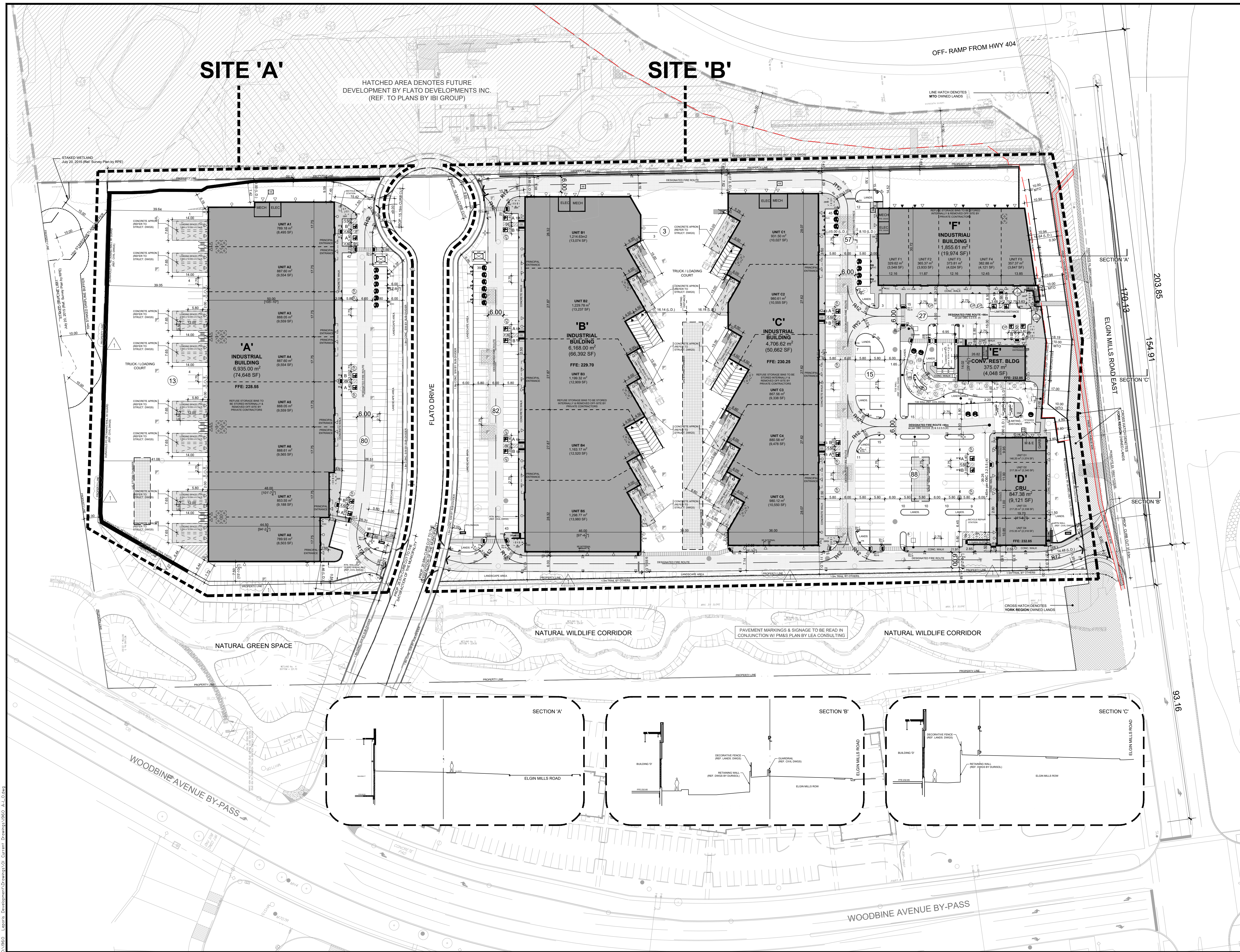
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Shawna Houser
Secretary-Treasurer, Committee of Adjustment

For more information about this matter, contact:

☎ 905.475.4721 🖨 905.479.7768 ✉ COA@markham.ca



LEGAL DESCRIPTION
 PART OF THE EAST HALF OF LOT 25,
 CONCESSION 3
 (GEOGRAPHIC TOWNSHIP OF MARKHAM)
 CITY OF MARKHAM
 REGIONAL MUNICIPALITY OF YORK

AS PREPARED BY:
 R-PE SURVEYING LTD., ONTARIO LAND
 SURVEYORS
 843 CHRISLEA ROAD, SUITE 8
 WOODBRIDGE, ON. L4L 8A3
 (416) 993-500

SITE STATISTICS

SITE ZONING	BC*670 (SITE 'B'), BP*671 (SITE 'A') & OS1 ZONES
TOTAL SITE AREA	78,365.93 m ² or 19,365 Acres
DEVELOPABLE AREAS	
SITE 'A'	17,929.29 m ² or 4,430 Acres
SITE 'B'	38,194.75 m ² or 9,438 Acres

SITE 'A' STATS (based on Developable Area)

SITE COVERAGE	6,935.00 m ² or 38.67%
LANDSCAPED AREA	2,121.30 m ² or 11.84%
PAVED AREA	8,872.99 m ² or 49.49%
REQUIRED	PROVIDED
LOT FRONTAGE	UNKNOWN
FRONT YARD (PLATO DRIVE)	UNKNOWN
REAR YARD	UNKNOWN
INTERIOR SIDE YARD (WEST)	UNKNOWN
INTERIOR SIDE YARD (EAST)	UNKNOWN
G.F.A. : BUILDING 'A' (INDUSTRIAL)	6,933.68 m ² or 74,634 SF
REQUIRED	PROVIDED

SITE 'B' STATS (based on Developable Area)

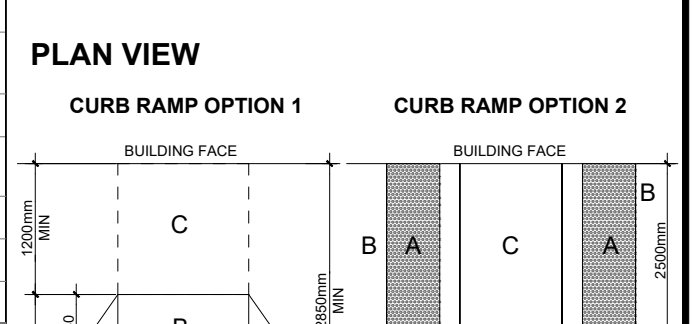
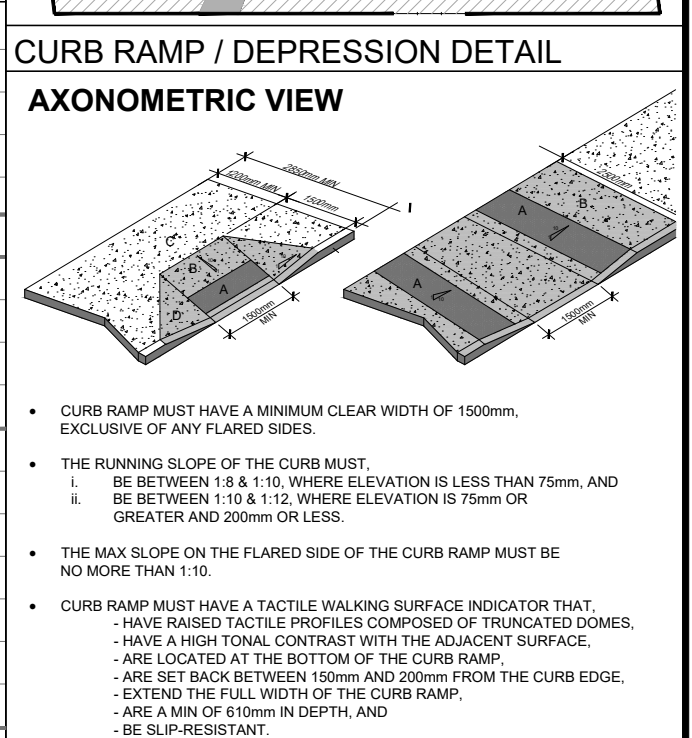
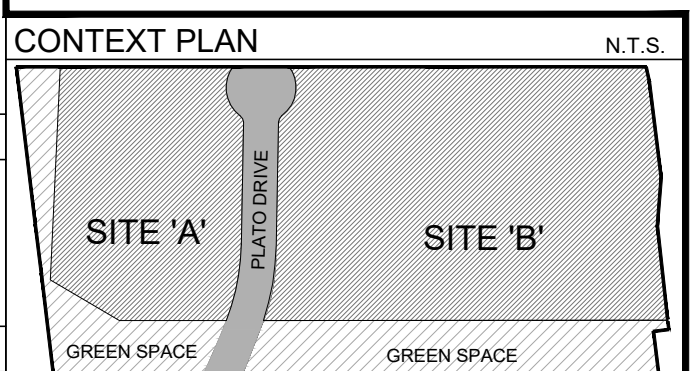
SITE COVERAGE	13,952.68 m ² or 36.53%
LANDSCAPED AREA	6,114.79 m ² or 16.01%
PAVED AREA	18,127.28 m ² or 47.46%
REQUIRED	PROVIDED
LOT FRONTAGE	UNKNOWN
FRONT YARD (ELGIN MILLS RD)	5.70 m
REAR YARD (PLATO DRIVE)	UNKNOWN
INTERIOR SIDE YARD (WEST)	UNKNOWN
INTERIOR SIDE YARD (EAST)	UNKNOWN
BUILDING 'B' (INDUSTRIAL)	6,168.00 m ² or 66,392 SF
BUILDING 'C' (INDUSTRIAL)	4,706.62 m ² or 50,662 SF
BUILDING 'D' (COMMERCIAL RETAIL UNITS)	847.38 m ² or 9,121 SF
BUILDING 'E' (CONV. RESTAURANT)	375.07 m ² or 4,048 SF
BUILDING 'F' (INDUSTRIAL)	1,855.61 m ² or 19,974 SF
TOTAL G.F.A.	13,952.68 m ² or 150,185 SF
REQUIRED	PROVIDED

PARKING

INDUSTRIAL USES	173 Spaces	93 Spaces
NET FLOOR AREA (NFA) of each Prepress up to 1,200 m ²	173 Spaces	93 Spaces
TOTAL PARKING	173 Spaces	93 Spaces
ACCESSIBLE PARKING SPACES	9 Spaces	6 Spaces
5% OF TOTAL REQUIRED PARKING	9 Spaces	6 Spaces
CARPOOL SPACES	UNKNOWN	5 Spaces
LOADING SPACES	2 Spaces	16 Spaces
BICYCLE PARKING	UNKNOWN	10 Spaces

SYMBOL LEGEND

- MAN DOOR
- LOADING DOCK DOOR
- DRIVE-IN / OVERHEAD DOOR
- NEW FIRE HYDRANT + VALVE
- FIRE DEPARTMENT CONNECTION / SIAMISE
- CURB RAMP (SEE DETAIL ABOVE)
- BICYCLE RING, 2 SPACES / RING (0.6m x 1.9m x 1.9m H.)
- HYDRO TRANSFORMER (SEE ELEC. DWGS)
- ACCESSIBLE PARKING & BARRIER-FREE SIGN
TYPE A: 3.0m x 0.9m MIN | TYPE B: 2.5m x 0.9m MIN
- GAS METER(S) LOCATION
- INTERNALLY STORED REFUSE STORAGE BINS
- LIGHT STANDARD (REF. ELEC. DWGS)
- CONC./CONC. FILLED STEEL BOLLARD
- FIRE ALARM SYSTEM ANNUNCIATION PANEL IN VESTIBULE
- RAPID ENTRY KEY BOX LOCATION
- CONNECTIONS: IMPRESSED ASPHALT (SEE LANDS. DWGS)
- ELECTRIC / HIGH EFFICIENCY VEHICLE PARKING SPACE & SIGN
- FUT: 2 VEHICLE ELEC. CHARG. STN. OR PROTECTIVE BOLLARDS
- DESIGNATED CARPOOL SPACE & ASSOCIATED SIGN
- POST MOUNTED FLASH WARNING SIGN (SEE PLUNG. SERV. DWGS)
- STOP SIGN
- DESIGNATED FIRE ROUTE SIGN
- PEDESTRIAN CROSSING SIGNS
- LOADING ZONE SIGN
- DO NOT ENTER SIGN



No.	ISSUED	DATE
1	ISSUED FOR SPA	AUG. 04, 2023
2	RE-ISSUED FOR SPA	MAR. 12, 2024
3	ISSUED FOR PRICING	MAR. 24, 2025
4	ISSUED FOR PERMIT	OCT. 01, 2025
5	ISSUED FOR MINOR VARIANCE	FEB. 24, 2026

No.	REVISION	DATE
1	REVISED AS PER CITY COMMENTS	FEB. 24, 2026

BALDASSARRA
 Architects Inc.

30 Great Gulf Drive, Unit 20 | Concord ON | L4K 0K7
 T. 905.660.0722 | www.baldassarra.ca

OWNERS INFORMATION:

LEPORIS

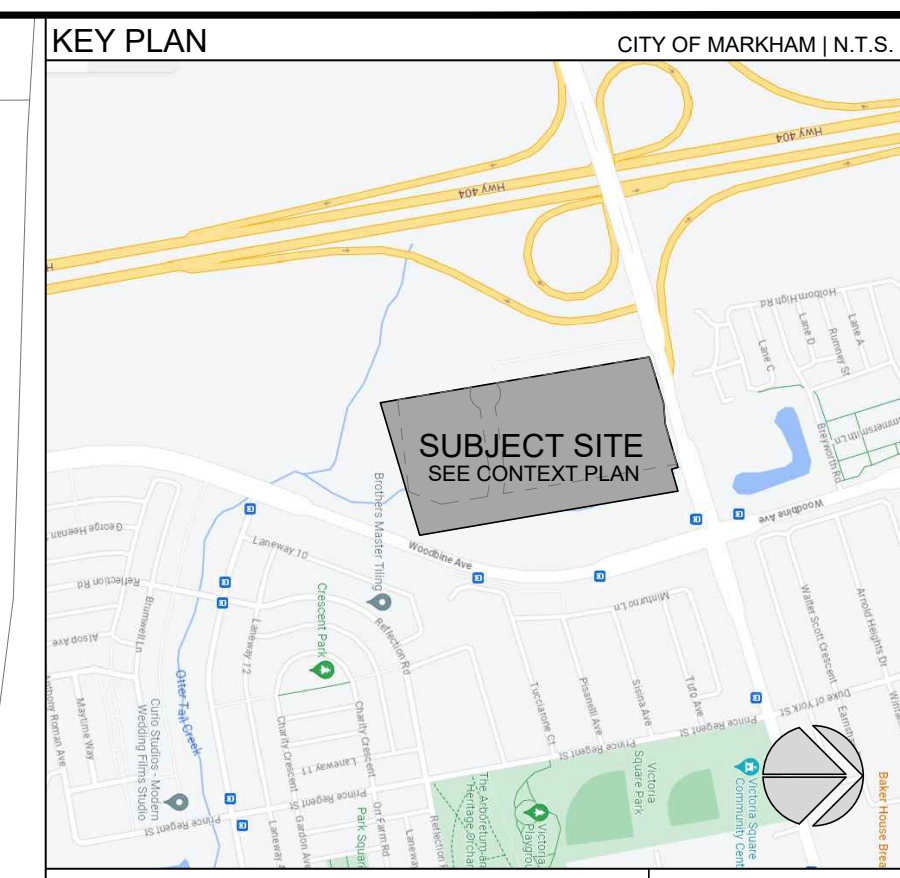
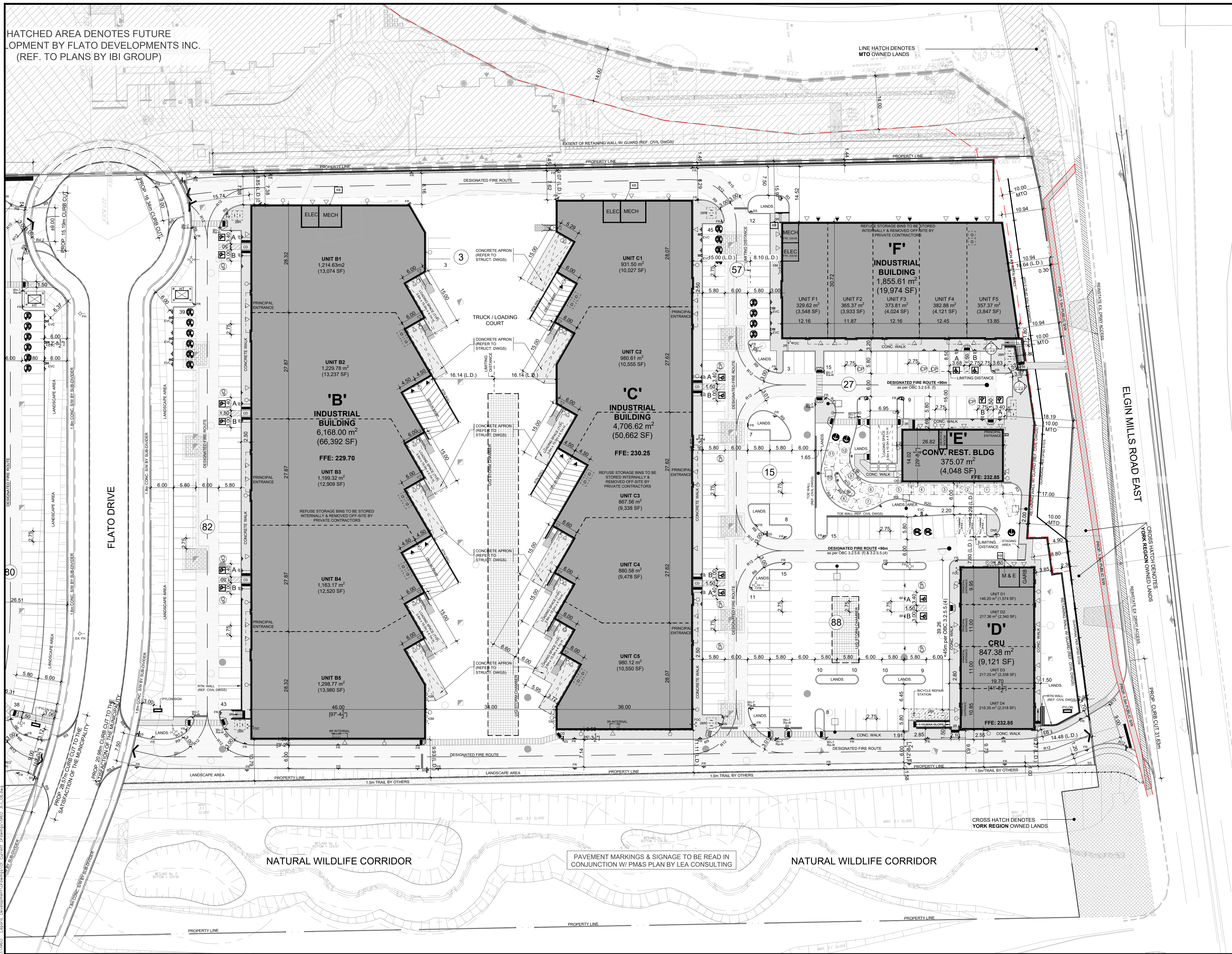
FLATO DRIVE
 MARKHAM, ON.

OVERALL SITE PLAN
 SITE 'A' & SITE 'B'

DATE: MAY 2019
 PROJECT No. 19-60

DRAWN BY: DW
 CHECKED: SCALE: 1:750
 DRAWING No. A-1.0

HATCHED AREA DENOTES FUTURE DEVELOPMENT BY FLATO DEVELOPMENTS INC. (REF. TO PLANS BY IBI GROUP)



LEGAL DESCRIPTION
 PLAN OF SUBDIVISION OF PART OF THE EAST HALF OF LOT 25, CONCESSION 3 (GEOGRAPHIC TOWNSHIP OF MARKHAM) CITY OF MARKHAM REGIONAL MUNICIPALITY OF YORK

AS PREPARED BY:
 R-PE SURVEYING LTD., ONTARIO LAND SURVEYORS
 843 CHRISLEA ROAD, SUITE 7 WOODBRIDGE, ON L4L 8A3 (416)963-500

SITE STATISTICS

SITE ZONING	BC*670 (SITE 'B'), BP*671 (SITE 'A') & OS1 ZONES
TOTAL SITE AREA	78,365.93 m ² or 19,365 Acres
DEVELOPABLE AREAS	
SITE 'A'	17,929.29 m ² or 4,430 Acres
SITE 'B'	38,194.75 m ² or 9,438 Acres

LANDSCAPED AREA

REQUIRED	6,935.00 m ² or 38.67%
PROVIDED	2,121.30 m ² or 11.84%

PAVED AREA

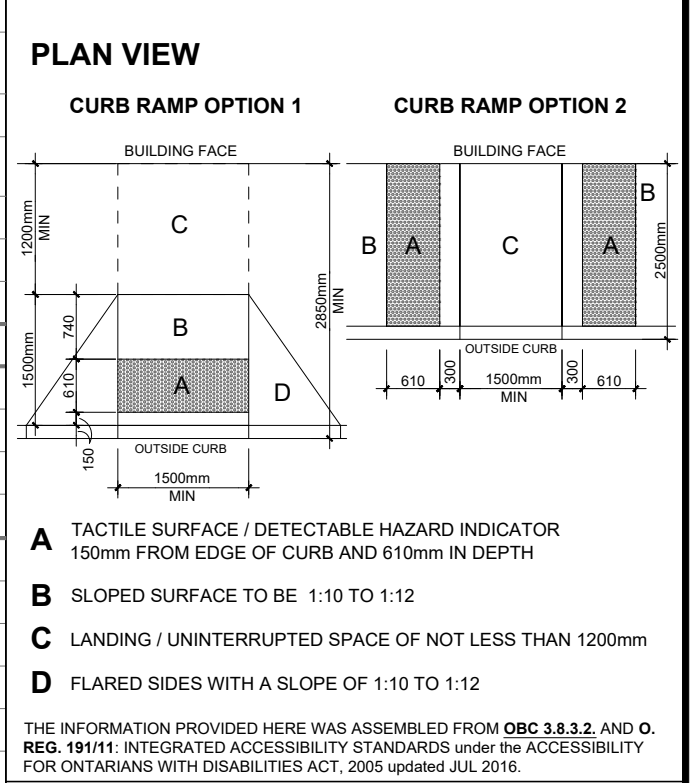
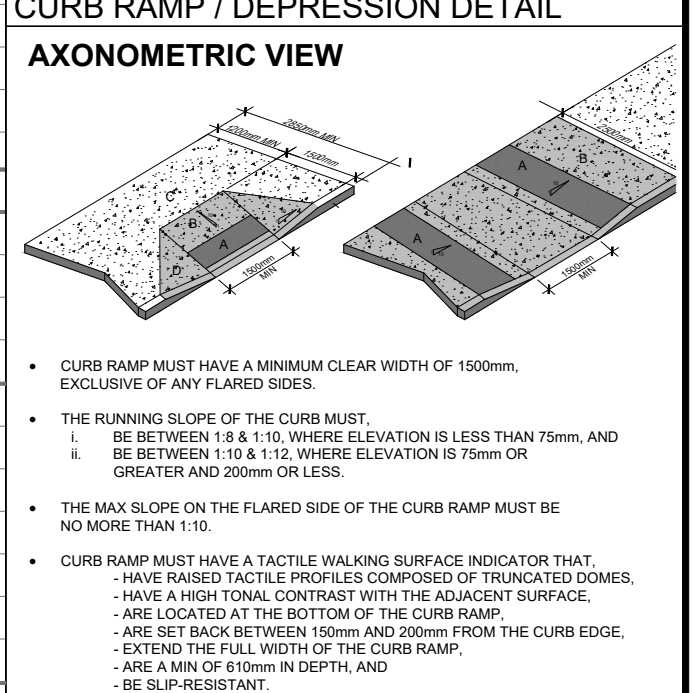
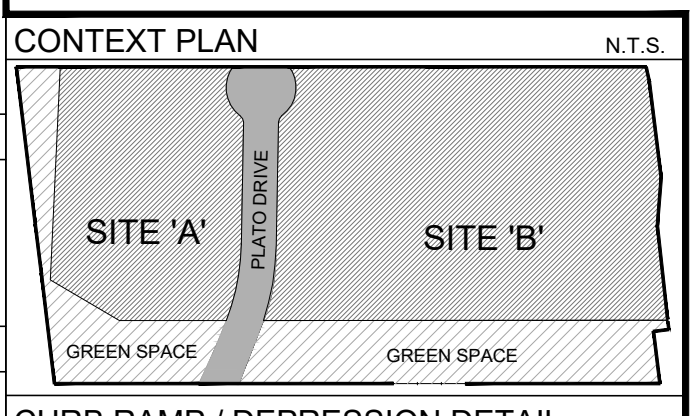
REQUIRED	8,872.99 m ² or 49.49%
PROVIDED	10.00 m ²

LOT FRONTAGE

UNKNOWN	± 165.15 m
FRONT YARD (PLATO DRIVE)	15.42 m
REAR YARD	39.64 m
INTERIOR SIDE YARD (WEST)	8.98 m
INTERIOR SIDE YARD (EAST)	7.72 m

G.F.A. : BUILDING 'A' (INDUSTRIAL)

REQUIRED	6,933.68 m ² or 74,634 SF
PROVIDED	14.00 m ²



INDUSTRIAL USES

NET FLOOR AREA (NFA) of each Prepress up to 1,200 m ²	173 Spaces	93 Spaces
TOTAL PARKING	173 Spaces	93 Spaces

ACCESSIBLE PARKING SPACES

5% OF TOTAL REQUIRED PARKING	9 Spaces	6 Spaces
CARPOOL SPACES	UNKNOWN	5 Spaces

LOADING SPACES

	2 Spaces	16 Spaces
--	----------	-----------

BICYCLE PARKING

	UNKNOWN	10 Spaces
--	---------	-----------

LOADING SPACES

	6 Spaces	14 Spaces
--	----------	-----------

BICYCLE PARKING

	UNKNOWN	32 Spaces
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SYMBOL LEGEND

- MAN DOOR
- LOADING DOCK DOOR
- DRIVE-IN / OVERHEAD DOOR
- NEW FIRE HYDRANT + VALVE
- FIRE DEPARTMENT CONNECTION / SIAMISE
- CURB RAMP (SEE DETAIL ABOVE)
- CURB RAMP (SEE DETAIL ABOVE)
- HYDRO TRANSFORMER (SEE ELEC. DWGS)
- ACCESSIBLE PARKING & BARRIER-FREE SIGN, TYPE A, 3.0m x 0.9m MIN / TYPE B, 2.5m x 3.0m MIN
- GAS METER(S) LOCATION
- INTERNALLY STORED REFUSE STORAGE BINS
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4	ISSUED FOR PERMIT	OCT. 01, 2025
5	ISSUED FOR MINOR VARIANCE	FEB. 24, 2026

No.	REVISION	DATE
1	REVISED TO INCL. NEW BLD F	DEC. 19, 2023
2	UPDATED TO INCL. MTO 14m SETBACK	JAN. 08, 2024
3	UPDATED TO INCL. MTO 10m SETBACK AS AGREED	FEB. 06, 2024
4	REVISE TO SUIT MUNICIPAL COMMENTS	MAR. 08, 2024
5	REVISE TO INCL. UPDATED BLD. E FOOTPRINT	SEPT. 13, 2024

6	BLDG. F REVISES TO 10.94m FROM PROPERTY LINE	DEC. 23, 2024
7	ADJUSTED ENTRANCE OFF ELGIN MILLS ROAD	MAR. 04, 2025
8	REVISE TO INCL. UPDATED BLD. E FOOTPRINT	MAY. 07, 2025
9	REVISE TO SUIT CITY COMMENTS	JUN. 5, 2025
10	REVISED AS PER CITY COMMENTS	FEB. 24, 2026

BALDASSARRA Architects Inc.

30 Great Gulf Drive, Unit 20 | Concord ON | L4K 0K7
 T. 905.660.0722 | www.baldassarra.ca

OWNERS INFORMATION:



LEPORIS

FLATO DRIVE
 MARKHAM, ON.

SITE PLAN SITE 'B'

DATE: MAY 2019
 DRAWN BY: DW
 CHECKED: [Signature]
 SCALE: 1:500

19-60 **A-1.0b**



Notice of Public Hearing

Minor Variance / Permission

(Section 45 of the *Planning Act*)

COMMITTEE OF ADJUSTMENT

MEETING DATE AND TIME: Wednesday, April 08, 2026, at 7:00 pm

LOCATION: This Public Hearing will be held virtually. Participants or attendees are required to email Staff at COA@markham.ca for more information on how to participate.

File Number: A/018/26
Agent: Cesar Alarcon
Property Address: 82 Larksmere Court, Markham
Legal Description: PLAN M1893 PT BLK 186
Zoning: By-law 2024-19, as amended; RES-ENLR
Ward: 8

PURPOSE OF THE APPLICATION:

The applicant is requesting relief from the requirements of By-law 2024-19, as amended, to permit the following:

- a) **By-law 2024-19, Section 6.3.2.2(c):** a maximum main building coverage of 37 percent of the lot area for the first storey, whereas the by-law permits a maximum main building coverage of 30 percent of the lot area for the first storey;
- b) **By-law 2024-19, Section 6.3.2.2(d):** a maximum lot coverage of 44 percent, whereas the by-law permits a maximum lot coverage of 35 percent; and

as it relates to the existing rear deck of a two-storey residential dwelling.

NOTICE REQUIREMENTS FOR LANDLORDS AND CONDOMINIUM CORPORATIONS:

A copy of this notice must be posted by the Owner(s) of any land that contains seven or more residential units in a location that is visible to all the residents.

THE COMMITTEE OF ADJUSTMENT (THE “COMMITTEE”) AND MINOR VARIANCES:

The Committee’s role offers flexibility in dealing with minor adjustments to Zoning By-law permissions. The Committee forms its opinions through its detailed review of all material filed with an application, letters received, deputations made at the public hearing, and results of site inspections. After hearing the Applicant and every person who desires to be heard in respect to this application, the Committee may approve, refuse, modify, or otherwise alter the application at the hearing without further notice provided.

HOW TO ATTEND AND PARTICIPATE AT THE MEETING

As required by the *Planning Act*, you are provided written notice to ensure that you may make your views known by either of the two following options:

1. Watch via live stream at <https://www.markham.ca>.
2. Request to attend the ZOOM meeting in writing, along with a completed [Interested Party Comment and Deputation Form](#) at ([https://www.markham.ca/sites/default/files/economic-development-business/What%20to%20Expect%20at%20a%20COA%20Hearing/COA%2BInterested%2BParty%2BComment%2Band%2BDeputation%2BForm%2Bno%2Bsubmit%20\(1\).pdfmailto:](https://www.markham.ca/sites/default/files/economic-development-business/What%20to%20Expect%20at%20a%20COA%20Hearing/COA%2BInterested%2BParty%2BComment%2Band%2BDeputation%2BForm%2Bno%2Bsubmit%20(1).pdfmailto:)) to COA@markham.ca.

OR

Deliver a letter in person to the DROP BOX at the Civic Centre (Thornhill Entrance), or by mail or email to the undersigned.

Written comments must be received no later than 4:00 pm, two days prior to the Hearing date to ensure the Committee members can review all written comments prior to the hearing.





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Minor Variance / Permission

(Section 45 of the *Planning Act*)

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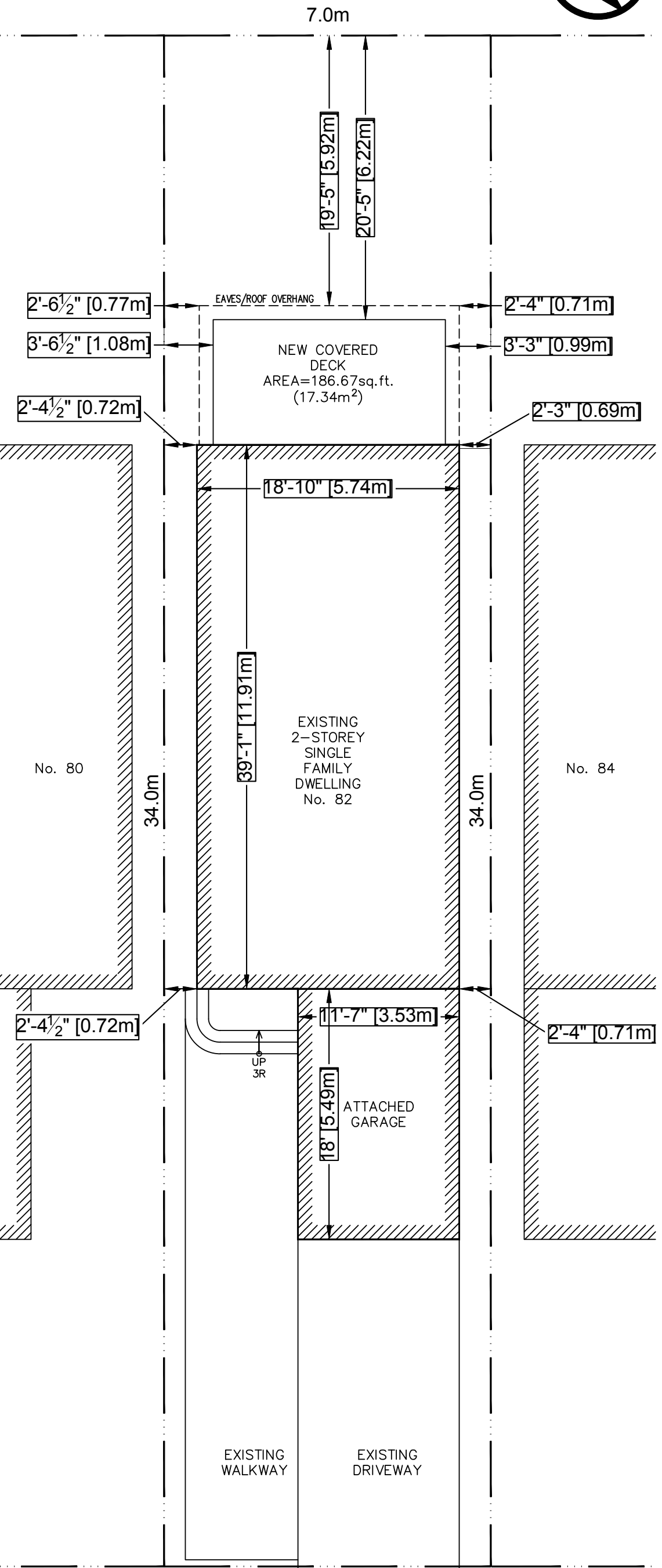
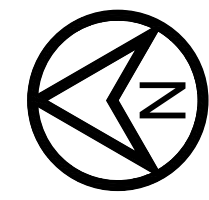
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Shawna Houser
Secretary-Treasurer, Committee of Adjustment

For more information about this matter, contact:

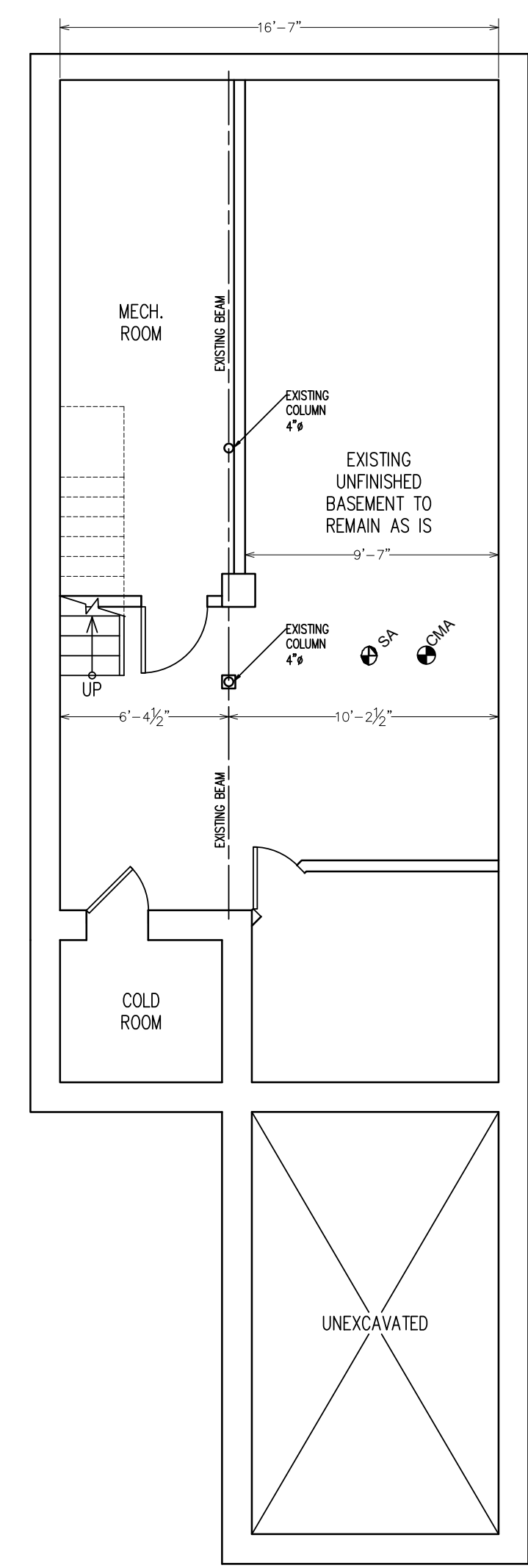
☎ 905.475.4721 🖨 905.479.7768 ✉ COA@markham.ca



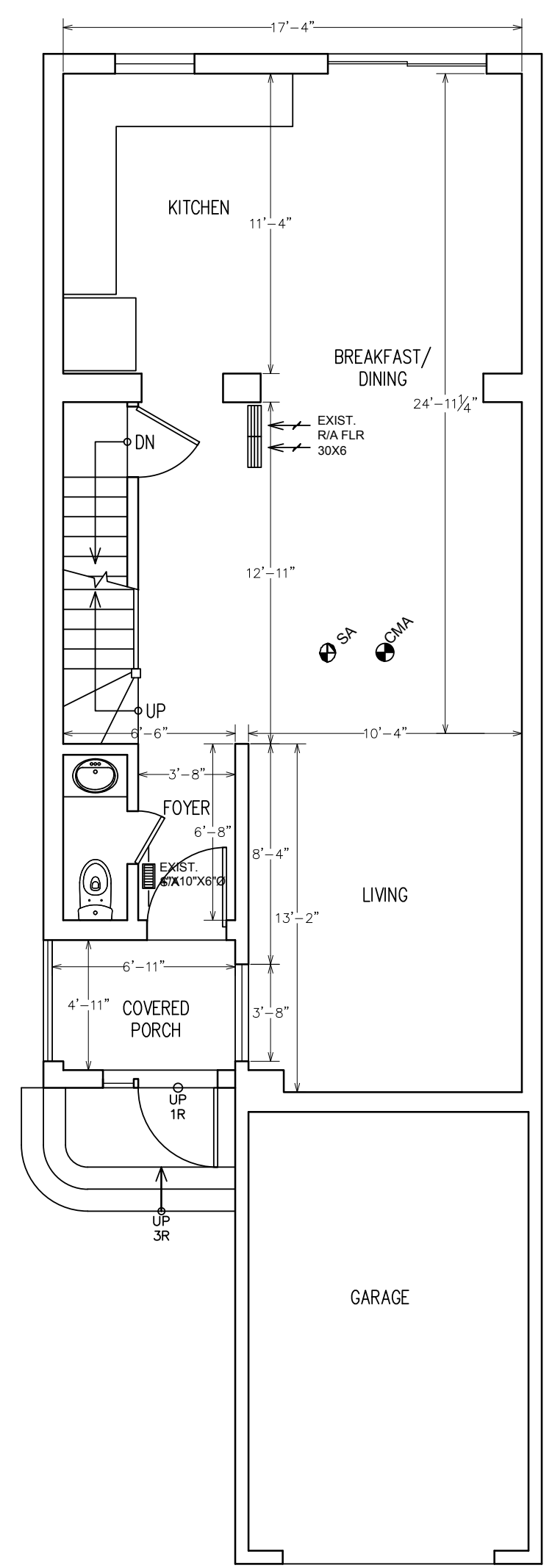
TOTAL LOT AREA=2585sq.ft. (240.15m²)
 EXISTING GROUND FLOOR AREA=944.53sq.ft. (87.74m²)
 NEW COVERED DECK AREA=186.67sq.ft.(17.34m²)

LARKSMERE COURT

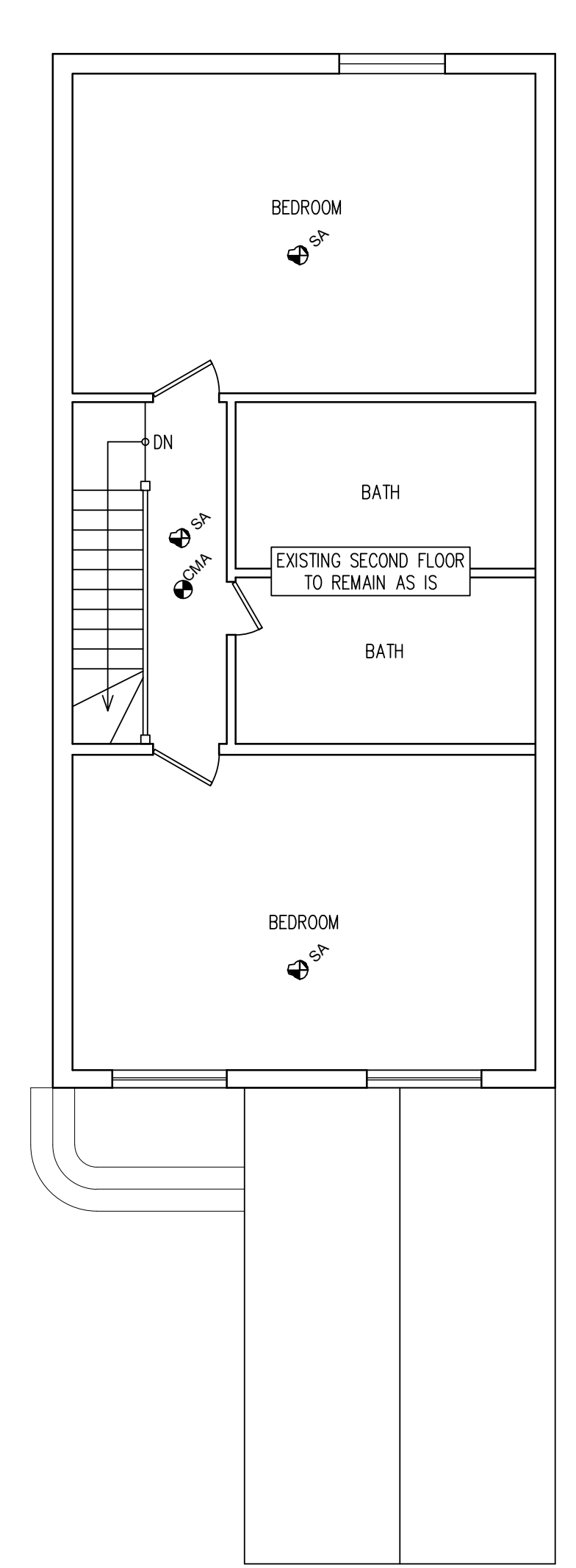
SITE PLAN - 82 LARKSMERE COURT
 SCALE: 1:100 (1/8"=1'-0")



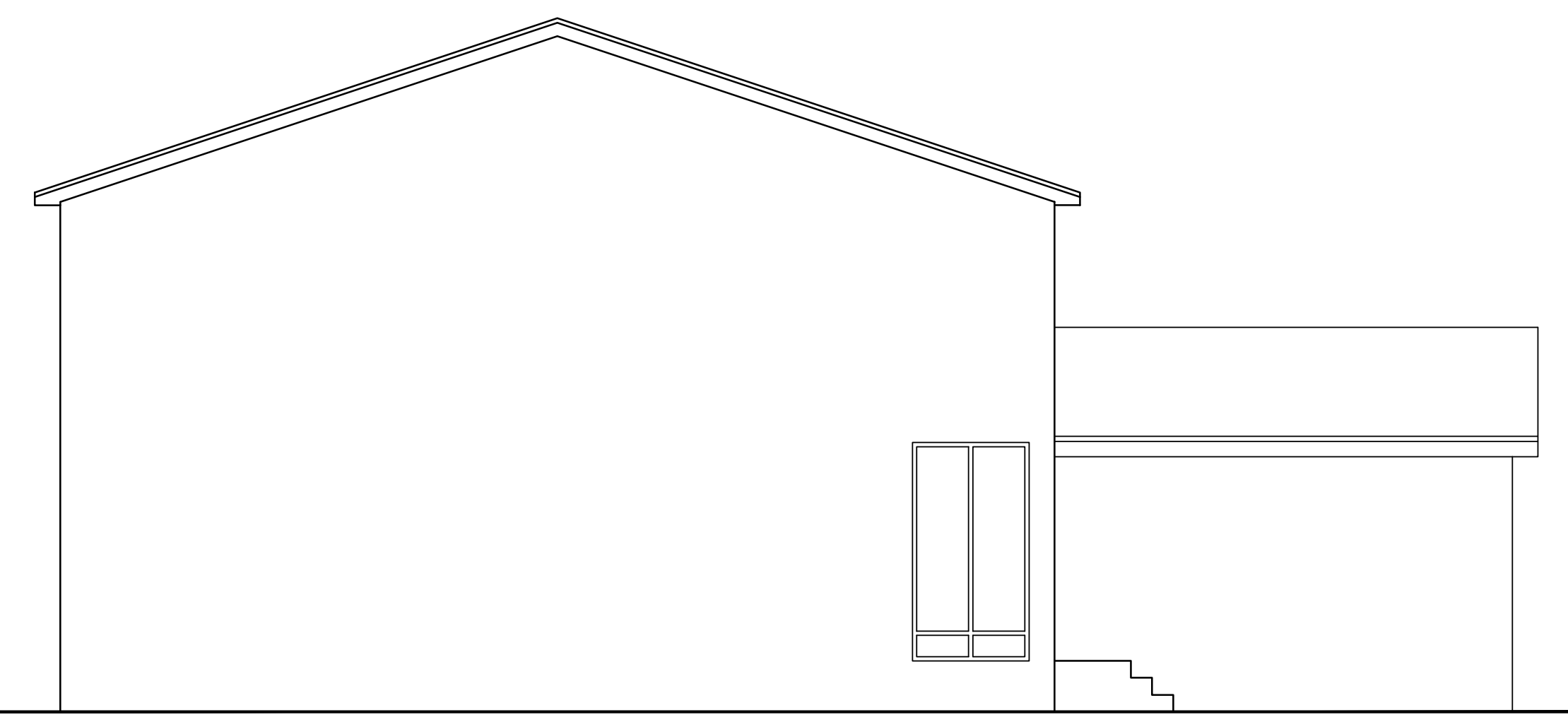
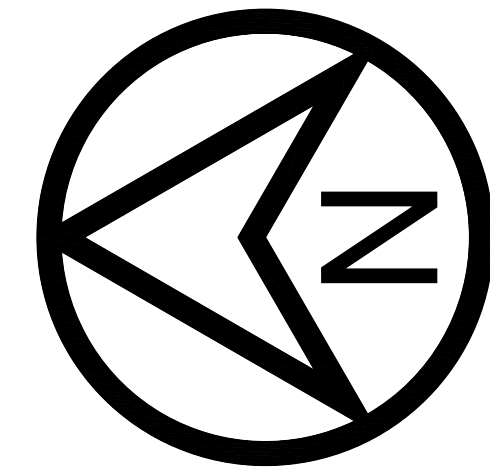
EXISTING BASEMENT
 SCALE: 3/16"=1'-0"



EXISTING MAIN FLOOR
 SCALE: 3/16"=1'-0"



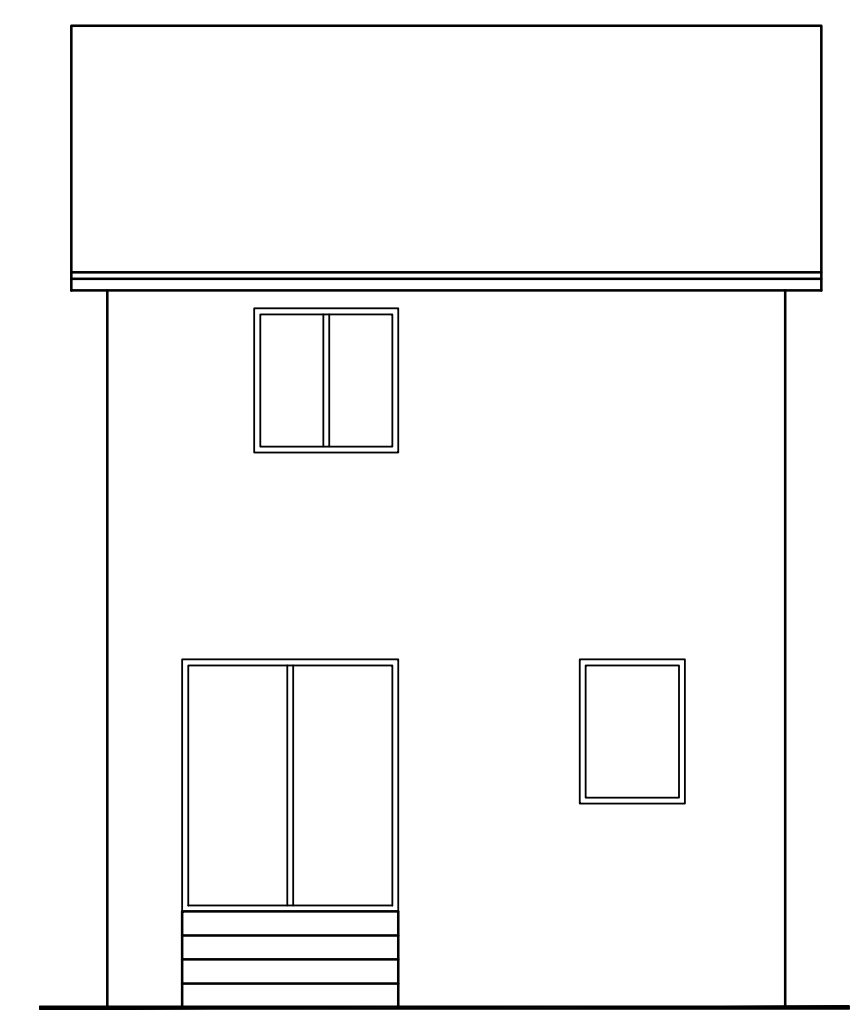
EXISTING SECOND FLOOR
 SCALE: 3/16"=1'-0"



EXISTING LEFT ELEVATION (NORTH)
 SCALE: 3/16"=1'-0"



EXISTING FRONT ELEVATION (WEST)
 SCALE: 3/16"=1'-0"



EXISTING BACK ELEVATION (EAST)
 SCALE: 3/16"=1'-0"

- NO WORK TO PROCEED PRIOR TO OBTAINING BUILDING PERMIT.
- CONTRACTOR WILL CHECK AND VERIFY ALL DIMENSIONS & CHECK ALL CONDITIONS ON THE JOB BEFORE PROCEEDING WITH WORK. (ALL DISCREPANCIES TO BE REPORTED TO THE OWNER)
- ALL INTERIOR AND EXTERIOR FINISHES AND COLOURS ARE TO BE APPROVED BY THE OWNER
- DO NOT SCALE DRAWINGS.
- ALL WORK TO CONFORM TO ALL GOVERNING CODE AND BY-LAWS
- SMOKE ALARM - OBC 9.10.19
 - PROVIDE ONE PER FLOOR NEAR THE STAIRS, IN EVERY SLEEPING ROOM & IN A LOCATION BETWEEN THE SLEEPING ROOMS AND THE REMAINDER OF THE STOREY
 - ALARMS TO BE CONNECTED IN CIRCUIT, INTERCONNECTED SO ALL ALARMS SOUND WHEN ONE SOUNDS, TO BE PROVIDED WITH A BATTERY BACKUP & TO HAVE A VISUAL SIGNALING COMPONENT
- CARBON MONOXIDE ALARM - OBC 9.33.4
 - WHERE THERE IS A SOLID FUEL BURNING APPLIANCE A CMA SHALL BE INSTALLED ADJACENT TO EACH SLEEPING AREA
 - CMA TO BE WIRED SO WHEN ACTIVATED, THE SMOKE ALARM WILL SOUND

THE UNDERSIGNED HAS REVIEW AND TAKE RESPONSIBILITY FOR THIS DESIGN. HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION / REGISTRATION INFORMATION
 REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.4.3.(5) AND/OR 3.2.4.7 DIVISION C OF THE ONTARIO BUILDING CODE.

NAME: **CESAR ALARCON ONTIVEROS** INDIVIDUAL BCIN: **122317**
 FIRM NAME: **ARQ** FIRM BCIN: **123678**

SIGNATURE:

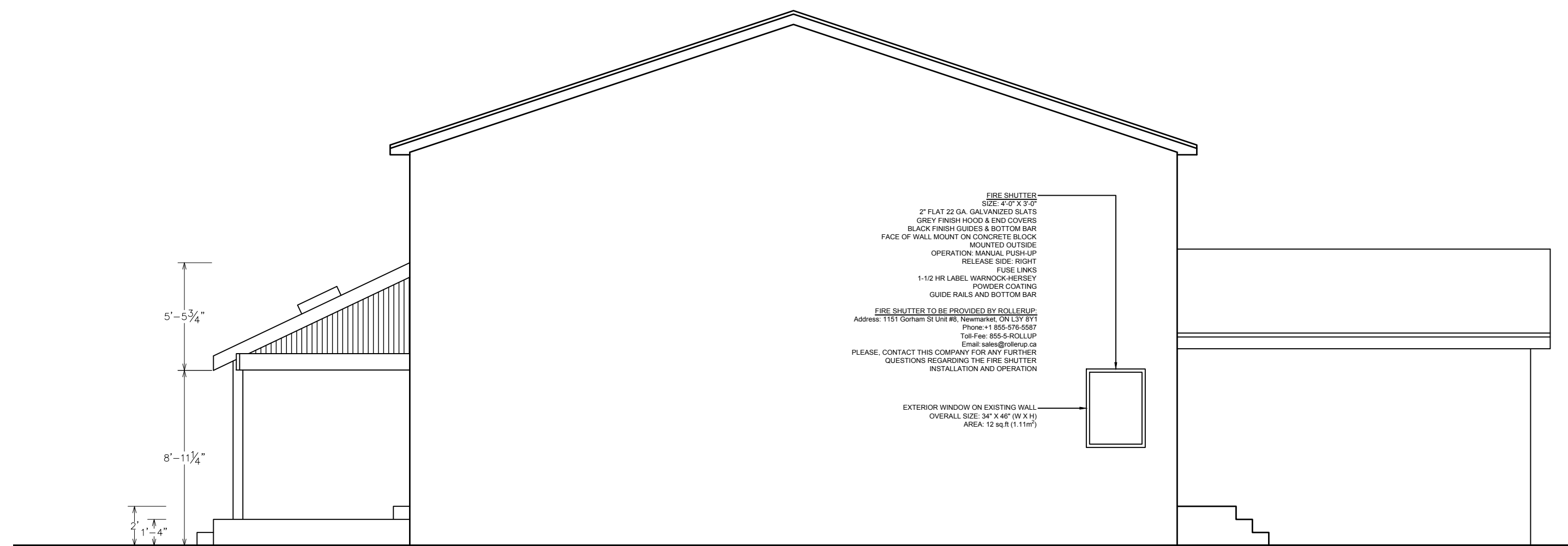
THIS DOCUMENT MUST BE SIGNED ABOVE TO BE VALID.
 REPRODUCTIONS SHOULD NOT BE ACCEPTED.

ADDRESS:
82 LARKSMERE COURT

SITE AND EXISTING PLANS

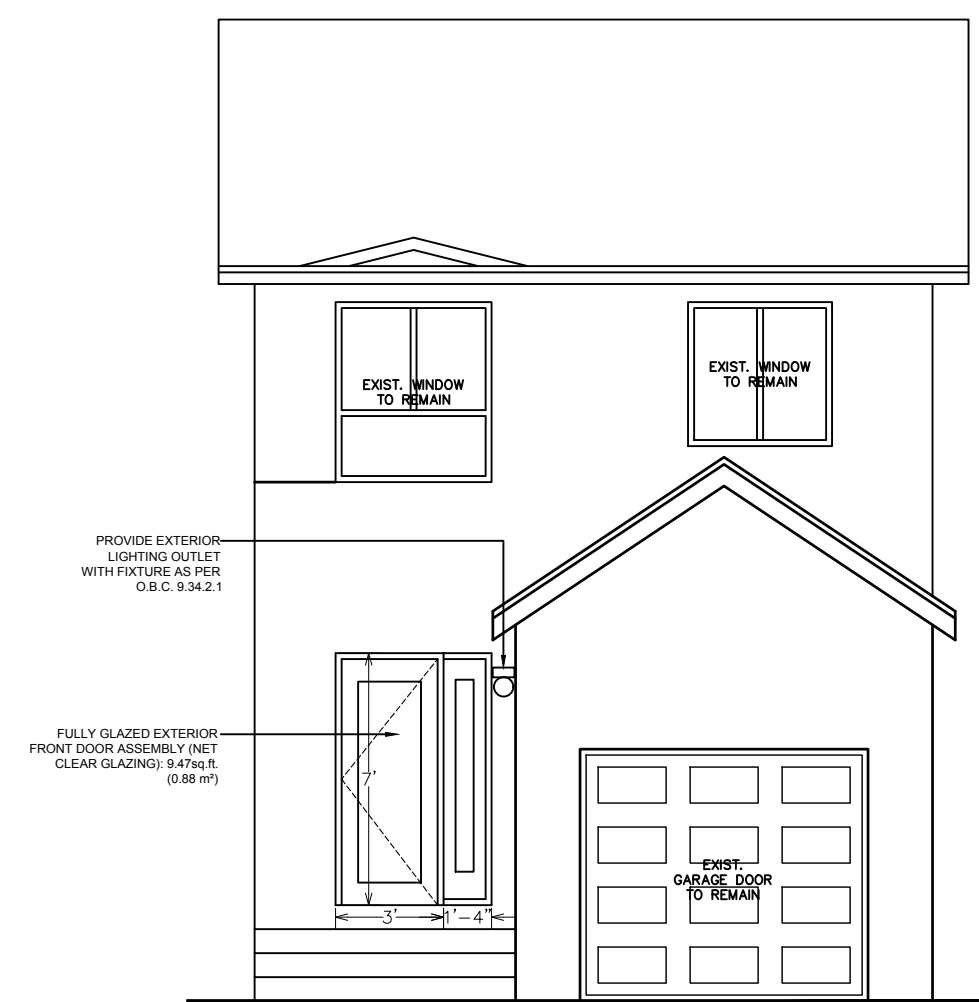
DATE: AUG 2024
 SCALE: INDICATED

A01

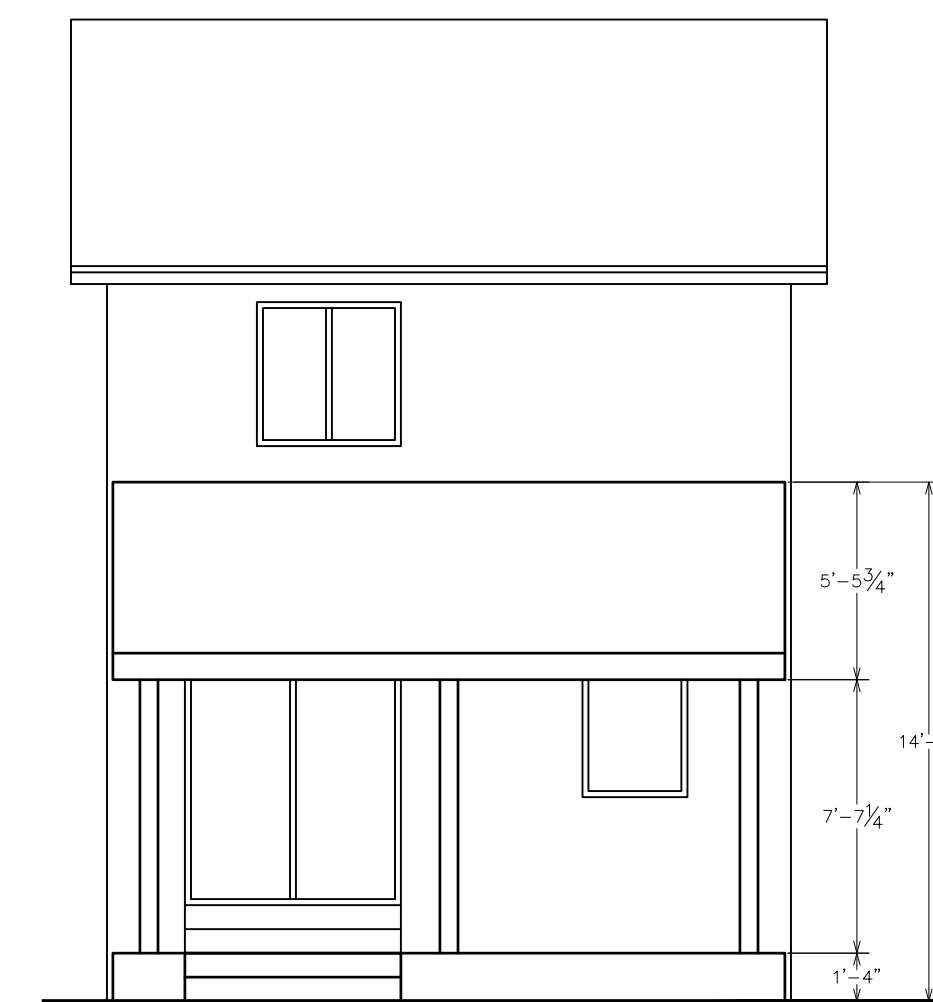


RIGHT ELEVATION WALL AREA= 910.8 sq.ft. [84.6m²]
 PROPOSED AREA OF OPENINGS= 12 sq.ft. [1.11m²]= 1.31%
 MAX. PERCENTAGE ALLOWED (O.B.C. TABLE 9.10.15.4)= 0%

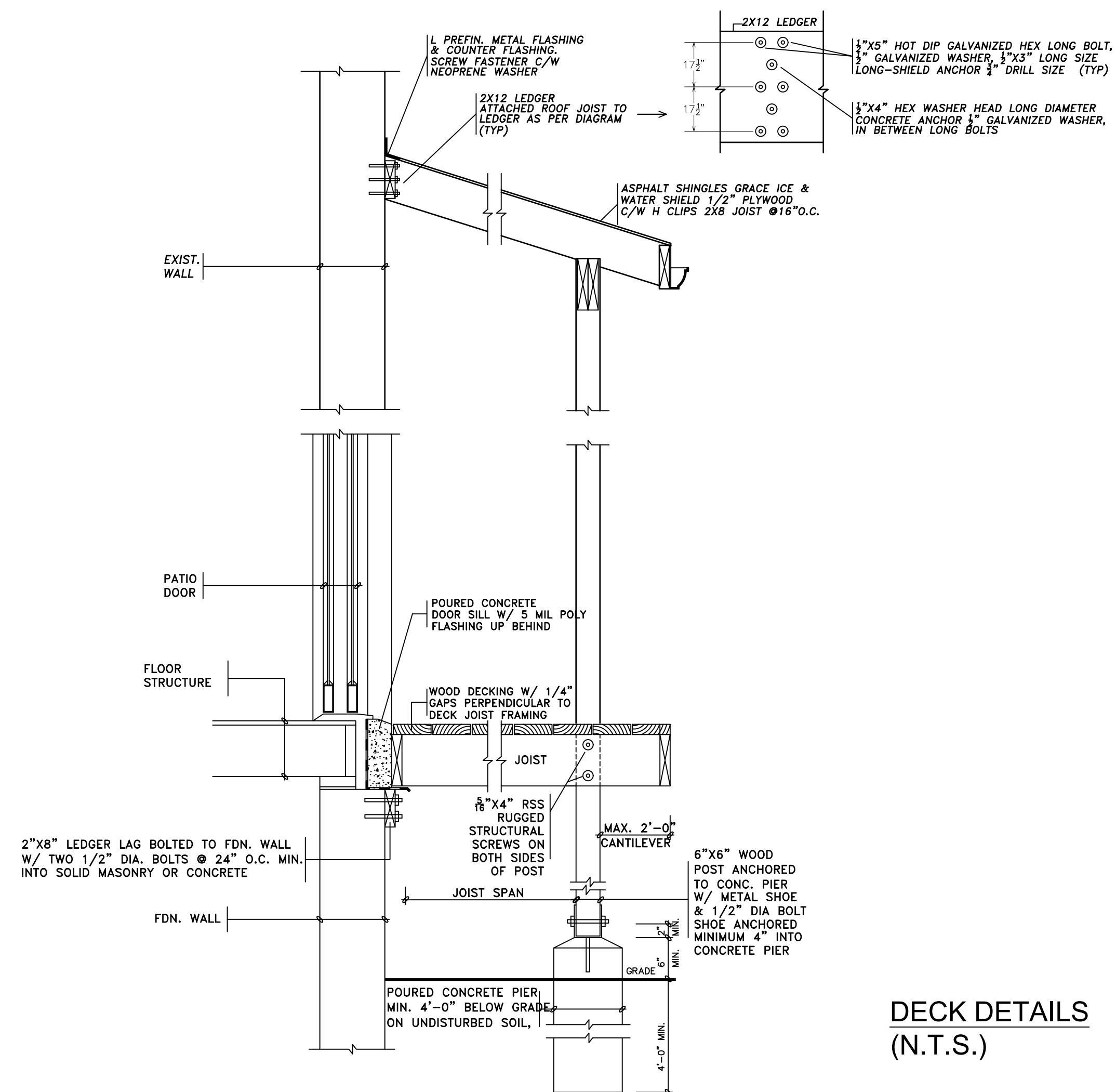
PROPOSED LEFT ELEVATION (NORTH)
 SCALE: 3/16"=1'-0"



PROPOSED FRONT ELEVATION (WEST)
 SCALE: 3/16"=1'-0"



PROPOSED BACK ELEVATION (EAST)
 SCALE: 3/16"=1'-0"



DECK DETAILS
 (N.T.S.)

- NO WORK TO PROCEED PRIOR TO OBTAINING BUILDING PERMIT.
- CONTRACTOR WILL CHECK AND VERIFY ALL DIMENSIONS & CHECK ALL CONDITIONS ON THE JOB BEFORE PROCEEDING WITH WORK. (ALL DISCREPANCIES TO BE REPORTED TO THE OWNER)
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- ALL WORK TO CONFORM TO ALL GOVERNING

- SMOKE ALARM - OBC 9.10.19
- PROVIDE ONE PER FLOOR NEAR THE STAIRS, IN EVERY SLEEPING ROOM & IN A LOCATION BETWEEN THE SLEEPING ROOMS AND THE REMAINDER OF THE STOREY
 - ALARMS TO BE CONNECTED IN CIRCUIT, INTERCONNECTED SO ALL ALARMS SOUND WHEN ONE SOUNDS, TO BE PROVIDED WITH A BATTERY BACKUP & TO HAVE A VISUAL SIGNALING COMPONENT
- CARBON MONOXIDE ALARM - OBC 9.33.4
- WHERE THERE IS A SOLID FUEL BURNING APPLIANCE A CMA SHALL BE INSTALLED ADJACENT TO EACH SLEEPING AREA
 - CMA TO BE WIRED SO WHEN ACTIVATED, THE SMOKE ALARM WILL SOUND

THE UNDERSIGNED HAS REVIEW AND TAKE RESPONSIBILITY FOR THIS DESIGN, HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION / REGISTRATION INFORMATION
 REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.4.3 (5) AND/OR 3.2.4.7 DIVISION C OF THE ONTARIO BUILDING CODE.

NAME: **CESAR ALARCON ONTIVEROS** INDIVIDUAL BCIN: **122317**
 FIRM NAME: **ARQ** FIRM BCIN: **123678**

SIGNATURE: _____
 THIS DOCUMENT MUST BE SIGNED ABOVE TO BE VALID.
 REPRODUCTIONS SHOULD NOT BE ACCEPTED.

ADDRESS:
82 LARKSMERE COURT

**ELEVATIONS
 AND DETAILS**

DATE: FEB 2026

SCALE: INDICATED

A03



Notice of Public Hearing

Minor Variance / Permission

(Section 45 of the *Planning Act*)

COMMITTEE OF ADJUSTMENT

MEETING DATE AND TIME: Wednesday, April 08, 2026, at 7:00 pm

LOCATION: This Public Hearing will be held virtually. Participants or attendees are required to email Staff at COA@markham.ca for more information on how to participate.

File Number: A/016/26
Agent: Peng Engineering Inc.
Property Address: 76 Quantum Street, Markham
Legal Description: PLAN 65R20994 PT LOT 38
Zoning: By-law 2024-19, as amended; RES-ENLR
Ward: 7

PURPOSE OF THE APPLICATION:

The applicant is requesting relief from the requirements of By-law 2024-19, as amended, to permit the following:

- a) **By-law 2024-19, Section 4.8.8 (i):** an encroachment of 0.95 metres into the required side yard, whereas the by-law permits a maximum encroachment of 0.45 metres into the required side yard;

as it relates to a proposed basement walk-out entrance to an existing two storey residential dwelling.

NOTICE REQUIREMENTS FOR LANDLORDS AND CONDOMINIUM CORPORATIONS:

A copy of this notice must be posted by the Owner(s) of any land that contains seven or more residential units in a location that is visible to all the residents.

THE COMMITTEE OF ADJUSTMENT (THE “COMMITTEE”) AND MINOR VARIANCES:

The Committee’s role offers flexibility in dealing with minor adjustments to Zoning By-law permissions. The Committee forms its opinions through its detailed review of all material filed with an application, letters received, deputations made at the public hearing, and results of site inspections. After hearing the Applicant and every person who desires to be heard in respect to this application, the Committee may approve, refuse, modify, or otherwise alter the application at the hearing without further notice provided.

HOW TO ATTEND AND PARTICIPATE AT THE MEETING

As required by the *Planning Act*, you are provided written notice to ensure that you may make your views known by either of the two following options:

1. Watch via live stream at <https://www.markham.ca>.
2. Request to attend the ZOOM meeting in writing, along with a completed [Interested Party Comment and Deputation Form](#) at ([https://www.markham.ca/sites/default/files/economic-development-business/What%20to%20Expect%20at%20a%20COA%20Hearing/COA%2BInterested%2BParty%2BComment%2BAnd%2BDeputation%2BForm%2Bno%2Bsubmit%20\(1\).pdfmailto:](https://www.markham.ca/sites/default/files/economic-development-business/What%20to%20Expect%20at%20a%20COA%20Hearing/COA%2BInterested%2BParty%2BComment%2BAnd%2BDeputation%2BForm%2Bno%2Bsubmit%20(1).pdfmailto:)) to COA@markham.ca.

OR

Deliver a letter in person to the DROP BOX at the Civic Centre (Thornhill Entrance), or by mail or email to the undersigned.

Written comments must be received no later than 4:00 pm, two days prior to the Hearing date to ensure the Committee members can review all written comments prior to the hearing.





Notice of Public Hearing

Minor Variance / Permission

(Section 45 of the *Planning Act*)

NOTE: Under The Municipal Freedom of Information Act: 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 a part of the public record.

TO VIEW THE MATERIALS IN THE APPLICATION FILE:

Materials will be posted on the Council and Committee Meetings webpage at the link below prior to the scheduled meeting date.

<https://www.markham.ca/about-the-city-of-markham/city-hall/council-and-committee-meetings>

NOTICE OF DECISION and ONTARIO LAND TRIBUNAL PROCEEDINGS

Any person wishing to comment on this application, but who is unable to attend, may send a signed written submission to the Secretary Treasurer prior to the Hearing. A submission received prior to the Hearing is not considered a Notice of Appeal.

A copy of the decision will be sent to the Applicant and Agent. Any other person or agency wishing to receive a copy of the decision, or any notice of relevant Ontario Land Tribunal hearings, must submit a written request for a copy of the decision, or you would not be entitled to receive notice of any further proceedings.

IMPORTANT NOTICE TO OWNERS AND/OR AGENTS:

The Applicant or representative for the Applicant **MUST** appear at the hearing in support of the application. Failure to appear would result in dismissal of this application.

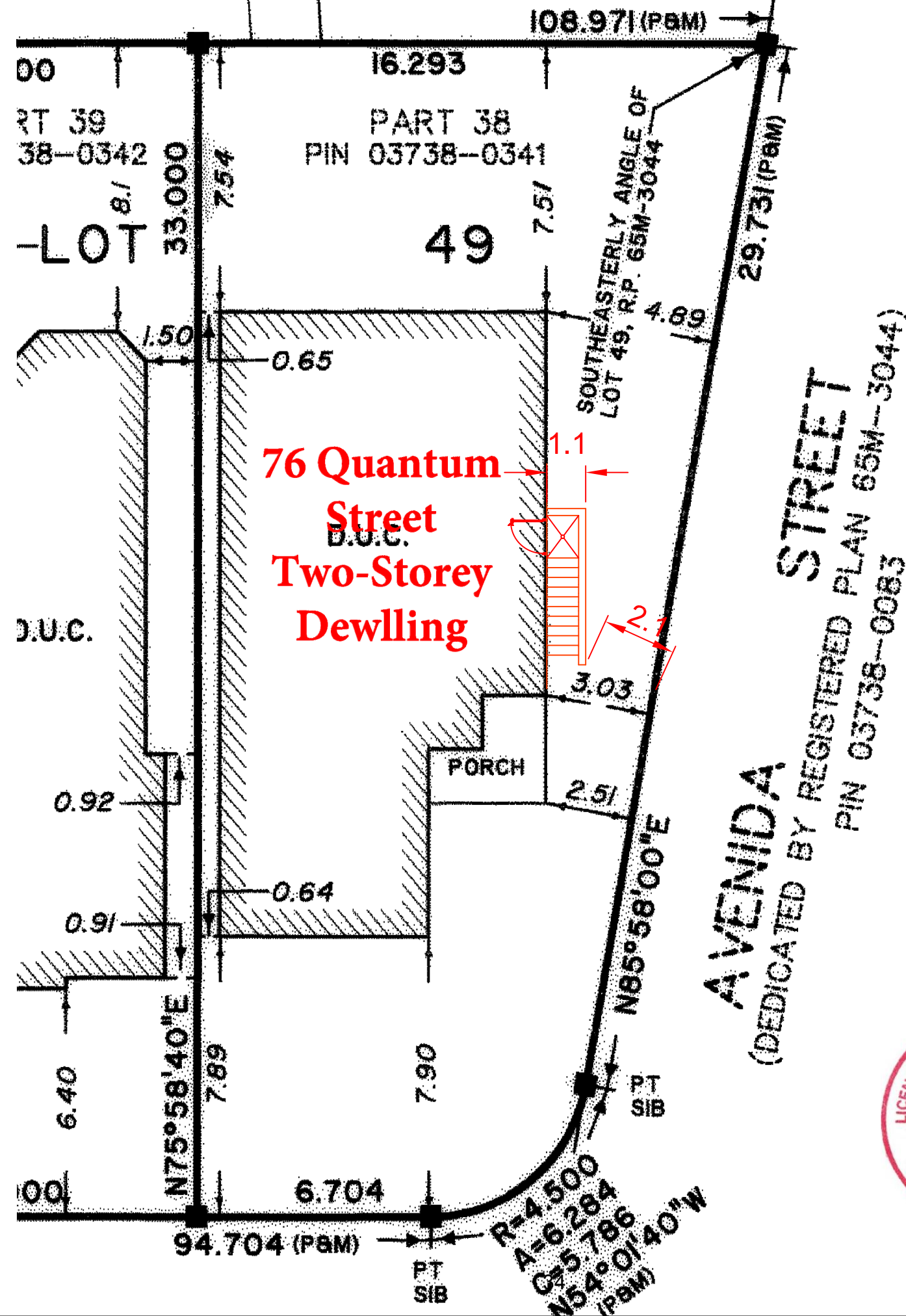
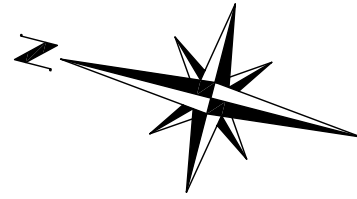


Shawna Houser
Secretary-Treasurer, Committee of Adjustment

For more information about this matter, contact:

☎ 905.475.4721 📠 905.479.7768 ✉ COA@markham.ca





0	ISSUE FOR PERMIT	P.P.	2024.04.25
NO.	ISSUE / REVISION	BY	DATE
<p>The contractor shall check and verify all dimensions and report all errors and omissions to the Engineer before proceeding with the work. This drawing is the property of the Engineer and must be returned on completion of the work. Do not scale drawings.</p>			
<p>PROJECT: WALKOUT BASEMENT 76 QUANTUM STREET, MARKHAM ONTARIO</p>			
<p>DRAWING: SITE PLAN</p>			
<p>PENG ENGINEERING INC. 3951 WALLACE POINT ROAD PETERBOROUGH, ONTARIO K9J 0E4 TEL: (647) 636-3628 WWW.PENGENGINEERING.COM EMAIL: INFO@PENGENGINEERING.COM</p>			
DRAWN BY : E.Y.		CHECKED BY : P.P.	
SCALE: N.T.S.		DATE: APR. 25, 2024	
PROJECT NO: 2024055		DRAWING NO: A1	



Notice of Public Hearing

Minor Variance / Permission

(Section 45 of the *Planning Act*)

COMMITTEE OF ADJUSTMENT

MEETING DATE AND TIME: Wednesday, April 08, 2026, at 7:00 pm

LOCATION: This Public Hearing will be held virtually. Participants or attendees are required to email Staff at COA@markham.ca for more information on how to participate.

File Number: A/157/25
Agent: ARD Development Inc.
Property Address: 2 Ladyslipper Court, Thornhill
Legal Description: PL M899 LT 7 RSR4150 PTS 1 - 5
Zoning: By-law, 2024-19, as amended; RES-ENLR
Ward: 1

PURPOSE OF THE APPLICATION:

The applicant is requesting relief from the requirements of By-law 2024-19, as amended, to permit the following:

- a) **By-law 2024-19, Section 6.3.2.2 E**: a maximum main building distance from the established building line of 18.9 metres for the second storey, whereas the by-law permits a maximum main building distance of 14.5 metres from the established building line for any storey above the first;
- b) **By-law 2024-19, Special Standard (xiv)**: a maximum combined main building coverage of 670.516 square metres, whereas the by-law permits a maximum combined main building coverage of 500 square metres;
- c) **By-law 2024-19, Section 6.3.2.2 J**: a maximum outside wall height of 7.86 metres, whereas the by-law permits a maximum outside wall height of 7 metres; and
- d) **By-law 2024-19, Section 6.2.1 b**: a maximum roof projection of 1.8 metres above the maximum outside wall height, whereas the by-law permits a roof structure with a pitch of less than 25 degrees to project a maximum of 1 metre above the maximum outside wall height;

as it relates to a proposed two-storey residential dwelling.

NOTICE REQUIREMENTS FOR LANDLORDS AND CONDOMINIUM CORPORATIONS:

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THE COMMITTEE OF ADJUSTMENT (THE “COMMITTEE”) AND MINOR VARIANCES:

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Notice of Public Hearing

Minor Variance / Permission

(Section 45 of the *Planning Act*)

[arty%2BComment%2Band%2BDeputation%2BForm%2Bno%2Bsubmit%20\(1\).pdfmailto:COA@markham.ca](mailto:arty%2BComment%2Band%2BDeputation%2BForm%2Bno%2Bsubmit%20(1).pdfmailto:COA@markham.ca)) to COA@markham.ca.

OR

Deliver a letter in person to the DROP BOX at the Civic Centre (Thornhill Entrance), or by mail or email to the undersigned.

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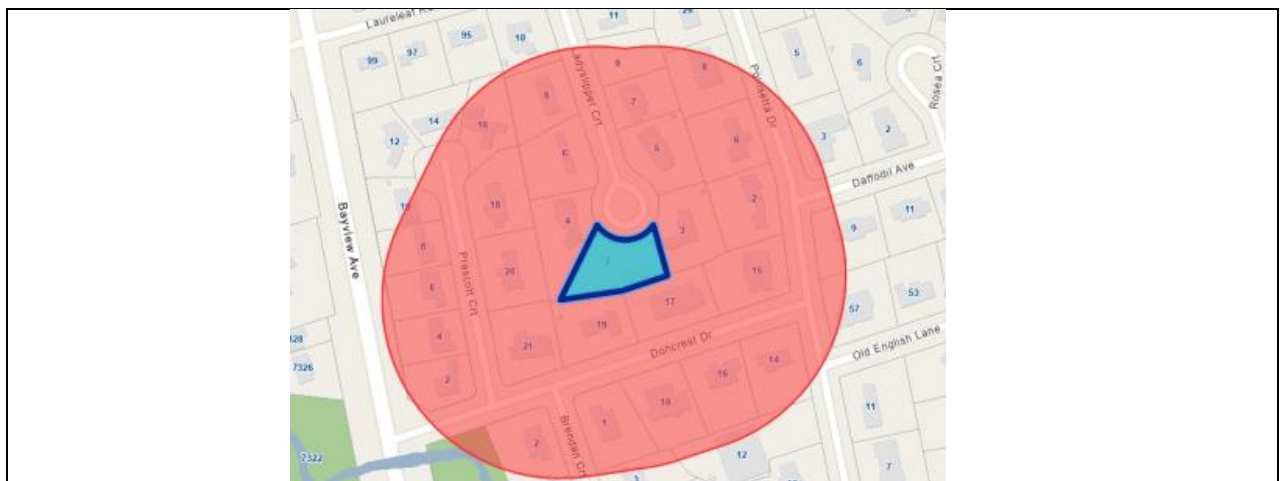
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IMPORTANT NOTICE TO OWNERS AND/OR AGENTS:

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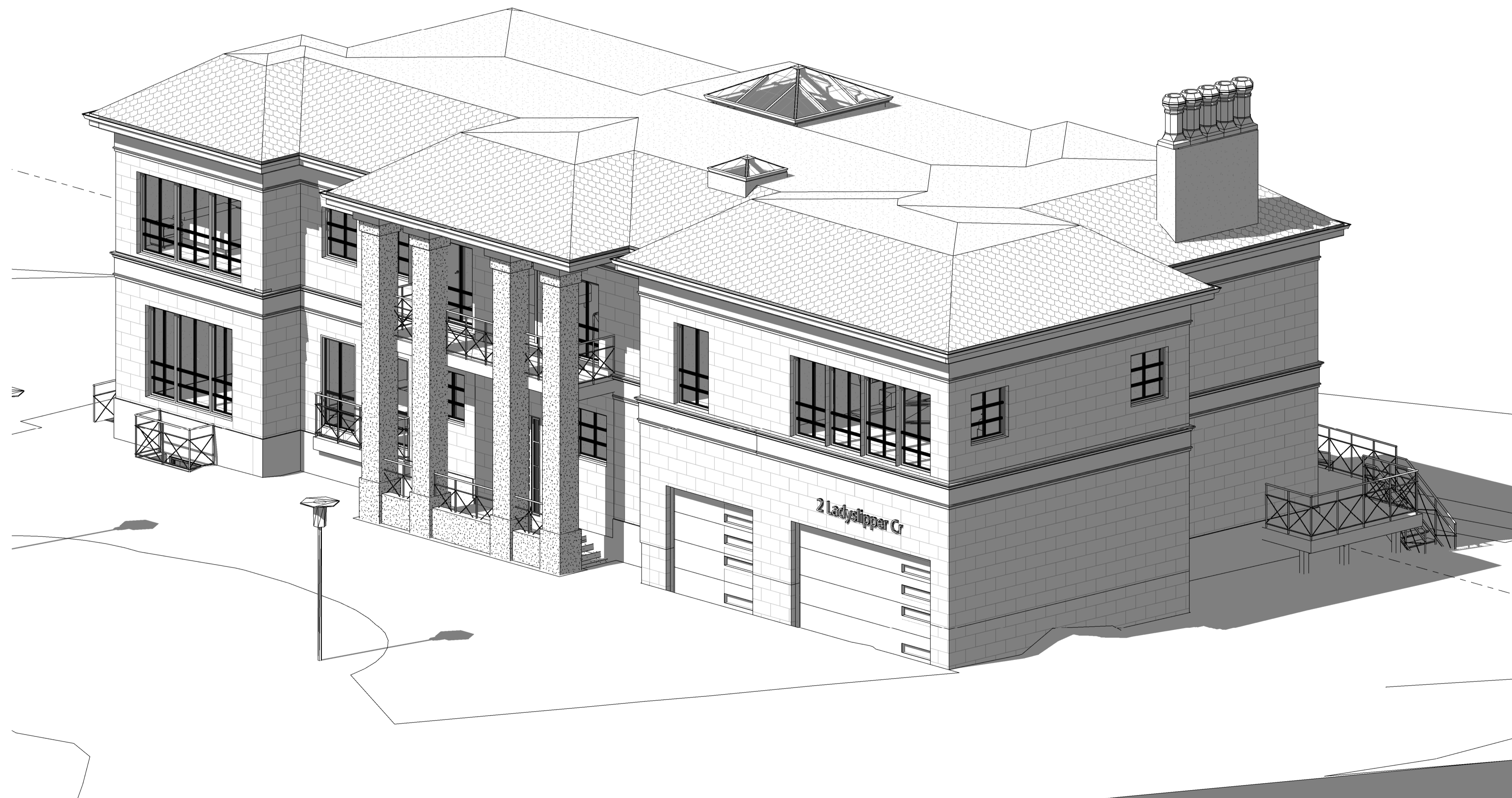
Shawna Houser
Secretary-Treasurer, Committee of Adjustment

For more information about this matter, contact:

☎ 905.475.4721 🖨 905.479.7768 ✉ COA@markham.ca

Proposed a 2 Storey Residence

2 Ladyslipper Ct, Thornhill, ON L3T 2S4



ASE+J INC. ARCHITECT

This drawing has been created electronically.
Handwritten or manual revisions to the drawing are only valid when accompanied by the Architect's initials.
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Check and verify all dimensions and information on the drawings and report all errors or omissions to the Architect before proceeding with the work.

This drawing may have been reduced.
0 5 10 20 30 40 50mm
0' 1/4' 1/2' 1' 1 1/2' 2'

No.	Issuance Description	YYMMDD
1	ISSUE FOR B.P	25-07-2024
2	CLIENT APPROVED	15-09-2025
3	ISSUED TO COA	25-10-2025
4	ISSUED TO COA	22-11-2025

ISSUED FOR:
COA
DRAWINGS ARE "COA" AND ARE NOT TO BE USED FOR PERMIT APPLICATIONS OR CONSTRUCTION UNTIL SO AUTHORIZED BY THE CITY OFFICIAL.

Client
SHIVA FALAHATPARVAR

Project
2 LAYDUSLIPER CT.

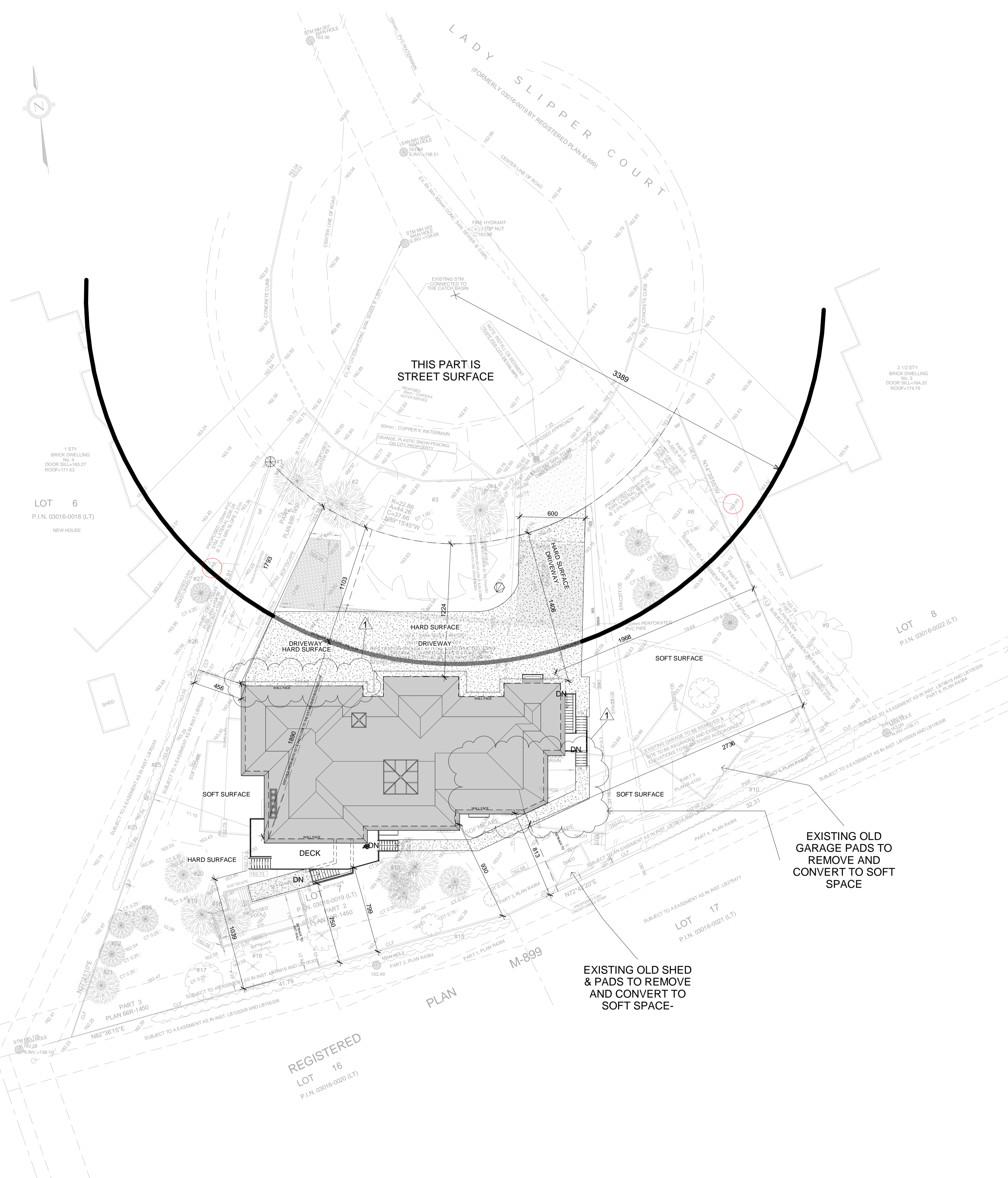
2 Ladyslipper CtThornhill, ON L3T 2S4

Drawing:
Cover Page

Project No. 160
Time Stamp: 2025-11-27 1:41:30 PM
Orientation

Drawn by: CHIE
Approved by: E.J
Stamp
ONTARIO ASSOCIATION OF ARCHITECTS
15-09-2025
OF
ARCHITECTS
SHIVA FALAHATPARVAR
10052

Drawing No. **A0**



ZONING: RES-ENLR	REQUIRED	PROVIDED
SETBACKS		
RIGHT	2.4 M	19.68 M
REAR	7.5 M	8.13 M
LEFT	2.4 M	4.56 M
FRONT	11.86 M	12.24 M
BUILDING HEIGHT- OUTSIDE WALL HEIGHT	7M	7.86 M
LOT COVERAGE	35% Max By Law 2024-19 (6.3) (iv) MAX Combined 500 SQM	11.26% Provided: 483.02 SQM

OBC DEFINITION	BUILDING AREA	As Per OBC	335.258 M2
	LOT AREA		2099.661 M2
	BASEMENT FLOOR AREA	As Per OBC	220.636 M2
	MAIN FLOOR AREA	As Per OBC	335.258 M2
	2ND FLOOR AREA	As Per OBC	247.907 M2
	GFA	Excluding Basement Area	492.993 M2

ZBL DEFINITION	BUILDING AREA	As Per ZBL	335.258 M2
	LOT AREA		2099.661 M2
	BASEMENT FLOOR AREA	As Per ZBL	220.636 M2
	MAIN FLOOR AREA	As Per ZBL - FOOTNOTE 01	335.258 M2
	2ND FLOOR AREA	As Per ZBL - FOOTNOTE 01	335.258 M2
	COMBINED MAIN BUILDING COVERAGE	As Per ZBL - FOOTNOTE 01 Excluding Basement Area	670.516 M2

# OF PARKINGS	3 INDOOR	
LANDSCAPE		
HARD LANDSCAPE	13.803%	289.836 sqm
SOFT LANDSCAPE	86.197 %	1809.825 sqm
DRIVEWAY WIDTH		
DRIVEWAY WIDTH	6.00 meter	

1- Main Building Coverage means the area of the main building that is enclosed by the main walls measured between the exterior faces of the exterior walls. For the purpose of this definition, unenclosed decks, porches, cold cellars, and balconies are not considered to be within the main building coverage.



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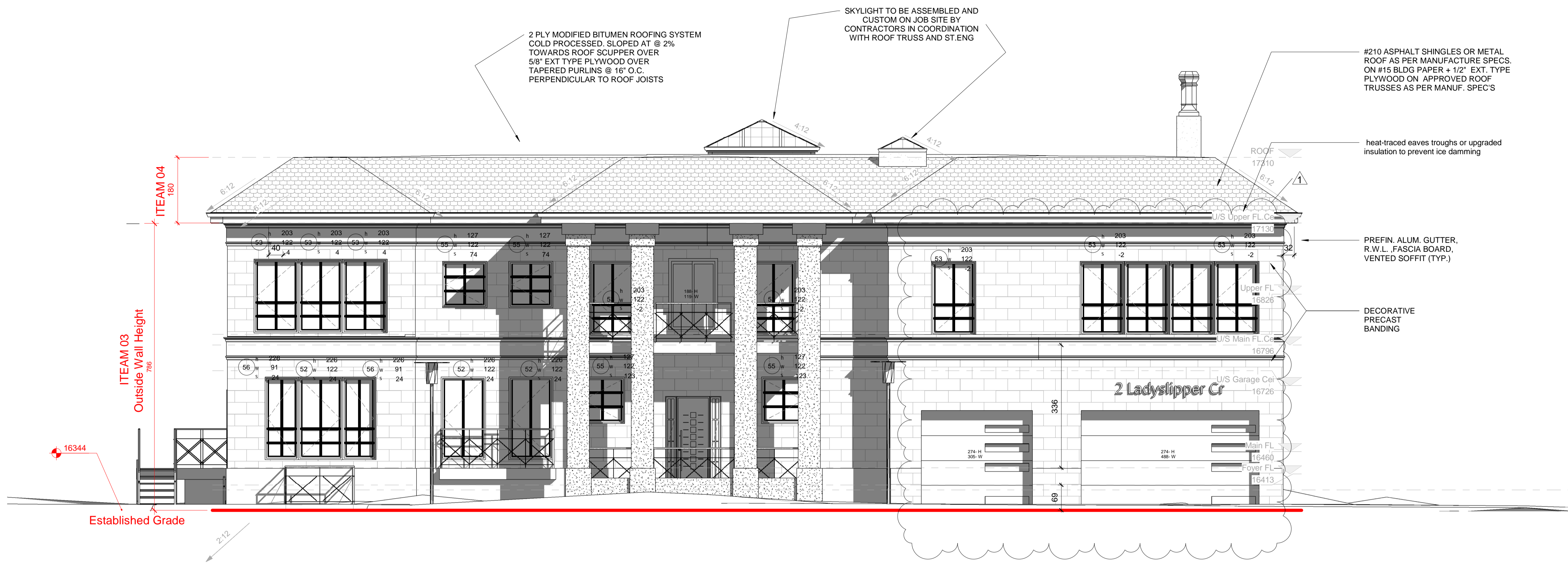
No.	Issuance Description	YYMMDD
1	ISSUED FOR B.P.	08-09-2025
2	CLIENT APPROVED	15-09-2025
3	ISSUED TO COA	22-10-2025
4	ISSUED TO COA	22-11-2025

ISSUED FOR: **COA**
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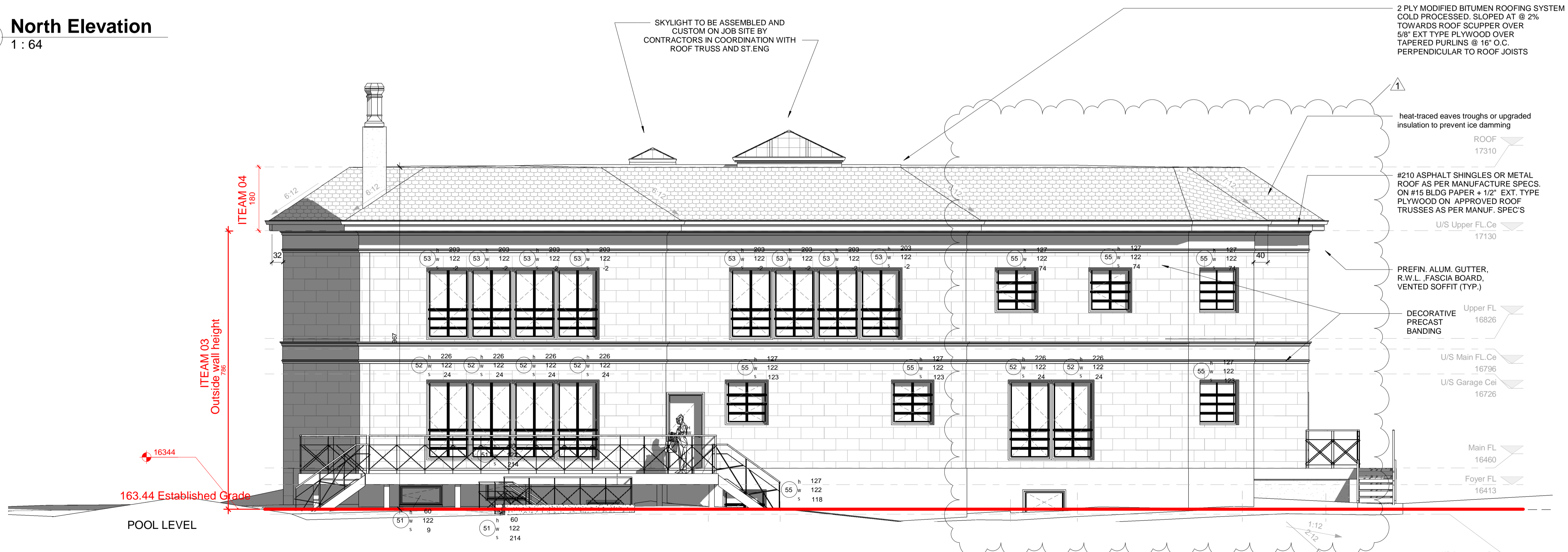
Client: **SHIVA FALAHATPARVAR**
Project: **2 LAYDUSLIPER CT.**
2 Ladyslipper CtThornhill, ON L3T 2S4
Drawing: **Site Plan**

Project No. 160	Drawn by: Author	Approved/Approver
Time Stamp: 2025-11-27 1:41:42 PM		
Orientation	Stamp	

Drawing No. **A100**



1 North Elevation
1 : 64



2 South Elevation
1 : 64



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0 5 10 20 30 40 50mm
0' 1/4' 1/2' 1' 1 1/2' 2'

No.	Issuance Description	YYMMDD
1	ISSUE FOR B.P.	25-07-2024
2	CLIENT APPROVED	15-09-2025
3	ISSUED TO COA	25-10-2025
4	ISSUED TO COA	22-11-2025

ISSUED FOR:
COA
DRAWINGS ARE "COA" AND ARE NOT TO BE USED FOR PERMIT APPLICATIONS OR CONSTRUCTION UNTIL SO AUTHORIZED BY THE CITY OFFICIAL.

Client: **SHIVA FALAHATPARVAR**

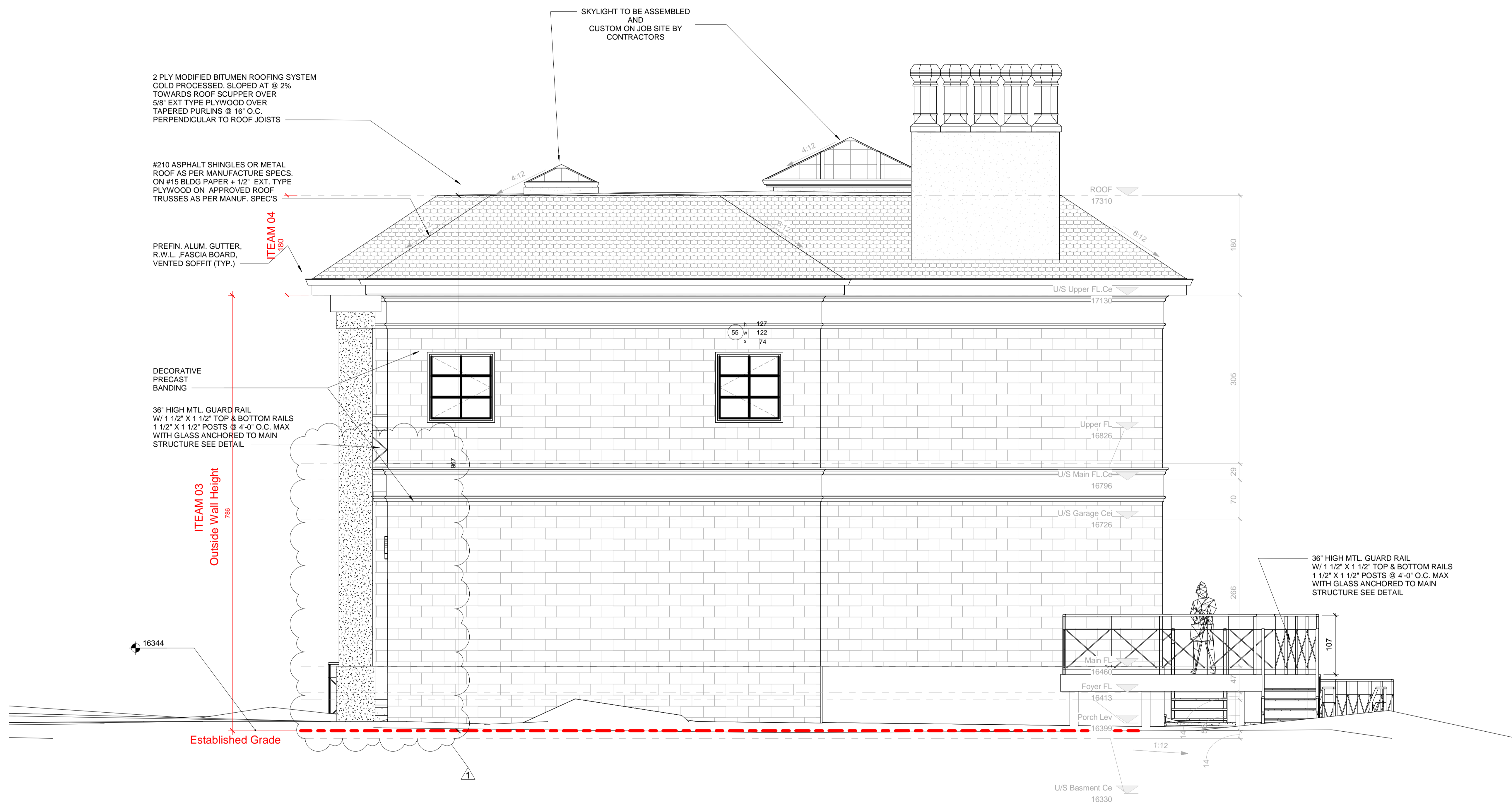
Project: **2 LAYDUSLIPER CT.**

Drawing: **North & South Elevation**

Project No. 160
Time Stamp: 2025-11-27 1:41:55 PM
Orientation



Drawing No. **A104**



2 PLY MODIFIED BITUMEN ROOFING SYSTEM
COLD PROCESSED. SLOPED AT @ 2%
TOWARDS ROOF SCUPPER OVER
5/8" EXT TYPE PLYWOOD OVER
TAPERED PURLINS @ 16" O.C.
PERPENDICULAR TO ROOF JOISTS

#210 ASPHALT SHINGLES OR METAL
ROOF AS PER MANUFACTURE SPECS.
ON #15 BLDG PAPER + 1/2" EXT. TYPE
PLYWOOD ON APPROVED ROOF
TRUSSES AS PER MANUF. SPECS

PREFIN. ALUM. GUTTER,
R.W.L., FASCIA BOARD,
VENTED SOFFIT (TYP.)

DECORATIVE
PRECAST
BANDING

36" HIGH MTL. GUARD RAIL
W/ 1 1/2" X 1 1/2" TOP & BOTTOM RAILS
1 1/2" X 1 1/2" POSTS @ 4'-0" O.C. MAX
WITH GLASS ANCHORED TO MAIN
STRUCTURE SEE DETAIL

ITEAM 03
Outside Wall Height
786

Established Grade

SKYLIGHT TO BE ASSEMBLED
AND
CUSTOM ON JOB SITE BY
CONTRACTORS

ROOF
17310

U/S Upper FL Ce
17130

Upper FL
16826

U/S Main FL Ce
16796

U/S Garage Ceil
16726

Main FL
16460

Foyer FL
16413

Porch Lev
16399

U/S Basment Ce
16330

36" HIGH MTL. GUARD RAIL
W/ 1 1/2" X 1 1/2" TOP & BOTTOM RAILS
1 1/2" X 1 1/2" POSTS @ 4'-0" O.C. MAX
WITH GLASS ANCHORED TO MAIN
STRUCTURE SEE DETAIL



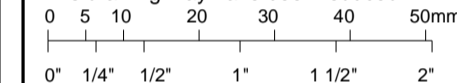
ASE+J INC. ARCHITECT

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This drawing may have been reduced.



No.	Issuance Description	YYMMDD
1	ISSUE FOR B.P.	25-07-2024
2	CLIENT APPROVED	15-09-2025
3	ISSUED TO COA	25-10-2025
4	ISSUED TO COA	22-11-2025

ISSUED FOR:

COA

DRAWINGS ARE "COA" AND ARE NOT TO BE USED FOR PERMIT APPLICATIONS OR CONSTRUCTION UNTIL SO AUTHORIZED BY THE CITY OFFICIAL.

Client

SHIVA FALAHATPARVAR

Project

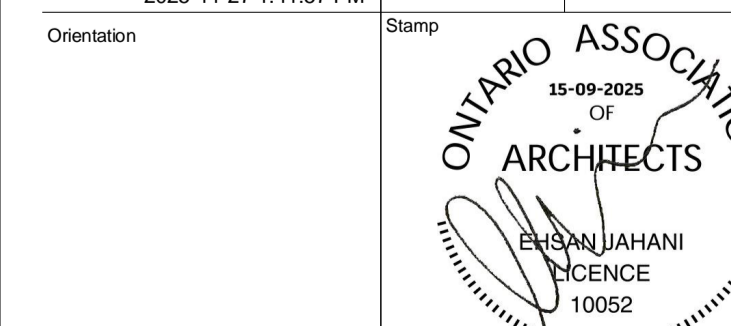
2 LAYDUSLIPER CT.

2 Laydusliper CtThornhill, ON L3T 2S4

Drawing:

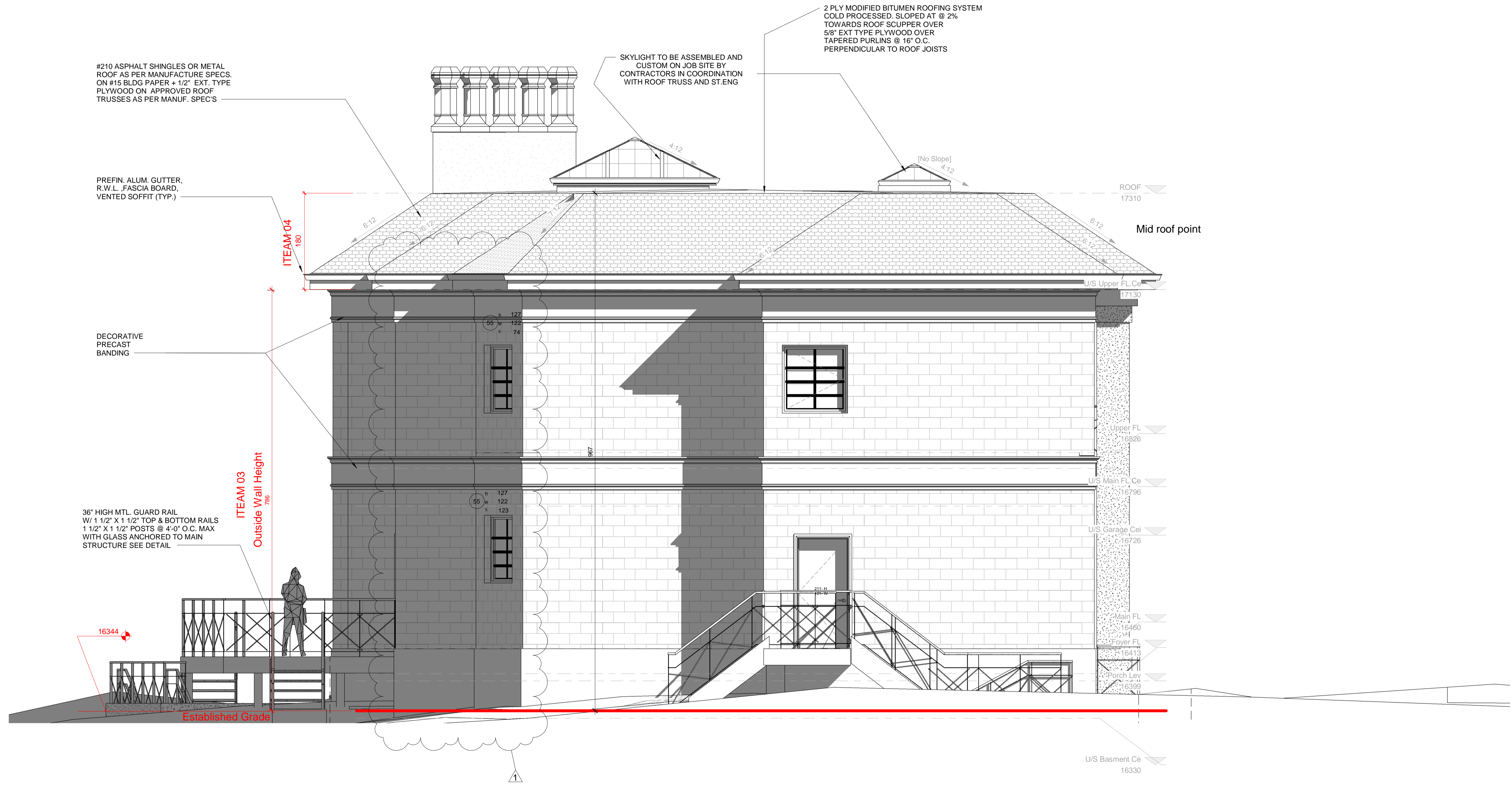
West Elevation

Project No.	160	Drawn by:	Author	Approved/Approver
Time Stamp:	2025-11-27 1:41:57 PM			



Drawing No.

A105



#210 ASPHALT SHINGLES OR METAL ROOF AS PER MANUFACTURE SPECS. ON #15 BLDG PAPER + 1/2" EXT. TYPE PLYWOOD ON APPROVED ROOF TRUSSES AS PER MANUF. SPECS

PREFIN. ALUM. GUTTER, R.W.L., FASCIA BOARD, VENTED SOFFIT (TYP.)

DECORATIVE PRECAST BANDING

36" HIGH MTL. GUARD RAIL W/ 1 1/2" X 1 1/2" TOP & BOTTOM RAILS 1 1/2" X 1 1/2" POSTS @ 4'-0" O.C. MAX WITH GLASS ANCHORED TO MAIN STRUCTURE SEE DETAIL

SKYLIGHT TO BE ASSEMBLED AND CUSTOM ON JOB SITE BY CONTRACTORS IN COORDINATION WITH ROOF TRUSS AND ST.ENG

2 PLY MODIFIED BITUMEN ROOFING SYSTEM COLD PROCESSED. SLOPED AT @ 2% TOWARDS ROOF SCUPPER OVER 5/8" EXT TYPE PLYWOOD OVER TAPERED PURLINS @ 16" O.C. PERPENDICULAR TO ROOF JOISTS



ASE+J INC. ARCHITECT

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 0 5 10 20 30 40 50mm
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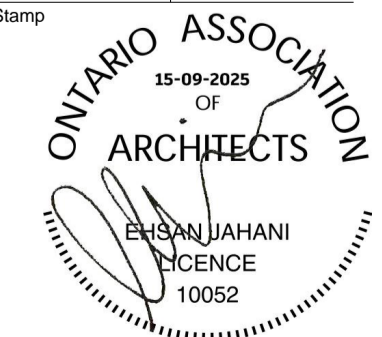
Client
SHIVA FALAHATPARVAR

Project
2 LAYDUSLIPER CT.

2 Laydusliper CtThornhill, ON L3T 2S4

Drawing:
East Elevation

Project No.	160	Drawn by:	Author	Approved/Approver
Time Stamp:	2025-11-27 1:42:00 PM			
Orientation		Stamp		



Drawing No.
A106

1 East Elevation
 1 : 40



Notice of Public Hearing

Minor Variance / Permission

(Section 45 of the *Planning Act*)

COMMITTEE OF ADJUSTMENT

MEETING DATE AND TIME: Wednesday, April 08, 2026, at 7:00 pm

LOCATION: This Public Hearing will be held virtually. Participants or attendees are required to email Staff at COA@markham.ca for more information on how to participate.

File Number: A/018/25
Agent: LASONNE ENGINEERING LIMITED
Property Address: 189 Krieghoff Avenue, Markham
Legal Description: PLAN 7566 LOT 132
Zoning: By-law 2024-19, as amended; RES-ENLR
Ward: 3

PURPOSE OF THE APPLICATION:

The applicant is requesting relief from the requirements of By-law 2024-19, as amended, to permit the following:

- a) **By-law 2024-19, Section 6.3.2 (c):** a maximum first storey main building coverage of 35.03 percent, whereas the by-law permits a maximum first storey main building coverage of 30 percent;
- b) **By-law 2024-19, Section 6.3.2 (c):** a maximum second storey main building coverage of 35.06 percent, whereas the by-law permits a maximum second storey main building coverage of 20 percent;
- c) **By-law 2024-19, Section 6.3.2 (d):** a maximum lot coverage of 37.08 percent, whereas the by-law permits a maximum lot coverage of 35 percent;
- d) **By-law 2024-19, Section 6.3.2 (e):** a maximum second storey distance from the established building line of 18.15 metres, whereas the by-law permits a maximum second storey distance from the established building line of 14.5 metres;
- e) **By-law 2024-19, Section 6.3.2.2 (f):** a minimum front yard setback of 8.1 metres, whereas the by-law requires a minimum front yard setback of 8.39 metres;
- f) **By-law 2024-19, Section 6.3.2 (i):** a minimum combined interior side yard setback of 4.02 metres, whereas the by-law requires a minimum combined interior side yard setback of 4.57 metres;
- g) **By-law 2024-19, Section 4.8.10 (d)(i):** a porch with the under-side of the roof height of 7.6 metres above the established grade to encroach a maximum of 0.76 metres into the required front yard, whereas the by-law permits a maximum under side porch roof height of 4.5 metres above the established grade to encroach into the required front yard to a maximum of 1.8 metres;
- h) **By-law 2024-19, Section 4.8.10 (d)(iii):** a maximum porch projection beyond the established building line of 1.05 metres, whereas the by-law permits a maximum porch projection beyond the established building line of 0.6 metres;
- i) **By-law 2024-19, Section 4.8.10 (d)(iii):** a maximum stair access projection of 0.6 metres beyond the porch, whereas the by-law permits a maximum stair access projection of 0.45 metres beyond the porch;
- j) **By-law 2024-19, Section 6.3.2 (j):** a maximum outside wall height of 7.79 metres, whereas the by-law permits a maximum outside wall height of 7 metres; and
- k) **By-law 2024-19, Section 4.8.10.1 (a):** a porch to access the street with a minimum depth of 1.67 metres, whereas the by-law requires a porch to access the street with a minimum depth of 1.8 metres;

as it relates to the proposed two-storey residential dwelling.

NOTICE REQUIREMENTS FOR LANDLORDS AND CONDOMINIUM CORPORATIONS:

A copy of this notice must be posted by the Owner(s) of any land that contains seven or more residential units in a location that is visible to all the residents.

THE COMMITTEE OF ADJUSTMENT (THE "COMMITTEE") AND MINOR VARIANCES:

The Committee's role offers flexibility in dealing with minor adjustments to Zoning By-law permissions. The Committee forms its opinions through its detailed review of all material filed with an application, letters received, deputations made at the public hearing, and results of site inspections. After hearing the Applicant and every



Notice of Public Hearing

Minor Variance / Permission

(Section 45 of the *Planning Act*)

person who desires to be heard in respect to this application, the Committee may approve, refuse, modify, or otherwise alter the application at the hearing without further notice provided.

HOW TO ATTEND AND PARTICIPATE AT THE MEETING

As required by the *Planning Act*, you are provided written notice to ensure that you may make your views known by either of the two following options:

1. Watch via live stream at <https://www.markham.ca>.
2. Request to attend the ZOOM meeting in writing, along with a completed [Interested Party Comment and Deputation Form](#) at ([https://www.markham.ca/sites/default/files/economic-development-business/What%20to%20Expect%20at%20a%20COA%20Hearing/COA%2BInterested%2BParty%2BComment%2Band%2BDeputation%2BForm%2Bno%2Bsubmit%20\(1\).pdfmailto:](https://www.markham.ca/sites/default/files/economic-development-business/What%20to%20Expect%20at%20a%20COA%20Hearing/COA%2BInterested%2BParty%2BComment%2Band%2BDeputation%2BForm%2Bno%2Bsubmit%20(1).pdfmailto:)) to COA@markham.ca.

OR

Deliver a letter in person to the DROP BOX at the Civic Centre (Thornhill Entrance), or by mail or email to the undersigned.

Written comments must be received no later than 4:00 pm, two days prior to the Hearing date to ensure the Committee members can review all written comments prior to the hearing.

NOTE: Under The Municipal Freedom of Information Act: 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 a part of the public record.

TO VIEW THE MATERIALS IN THE APPLICATION FILE:

Materials will be posted on the Council and Committee Meetings webpage at the link below prior to the scheduled meeting date.

<https://www.markham.ca/about-the-city-of-markham/city-hall/council-and-committee-meetings>

NOTICE OF DECISION and ONTARIO LAND TRIBUNAL PROCEEDINGS

Any person wishing to comment on this application, but who is unable to attend, may send a signed written submission to the Secretary Treasurer prior to the Hearing. A submission received prior to the Hearing is not considered a Notice of Appeal.

A copy of the decision will be sent to the Applicant and Agent. Any other person or agency wishing to receive a copy of the decision, or any notice of relevant Ontario Land Tribunal hearings, must submit a written request for a copy of the decision, or you would not be entitled to receive notice of any further proceedings.

IMPORTANT NOTICE TO OWNERS AND/OR AGENTS:

The Applicant or representative for the Applicant MUST appear at the hearing in support of the application. Failure to appear would result in dismissal of this application.

Shawna Houser
Secretary-Treasurer, Committee of Adjustment

For more information about this matter, contact:

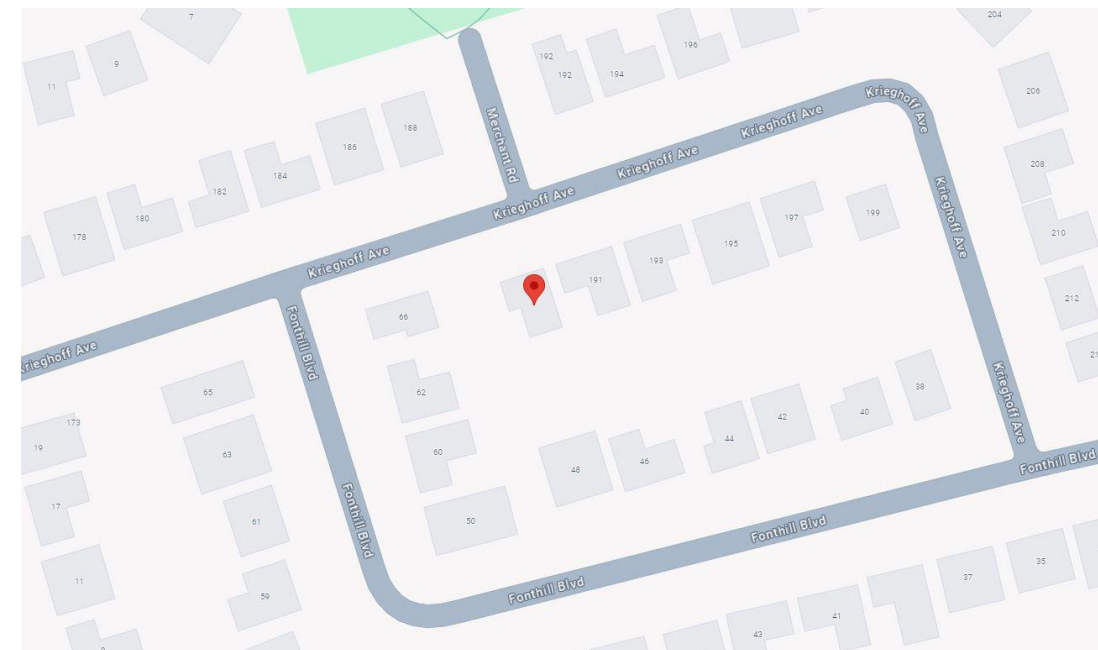
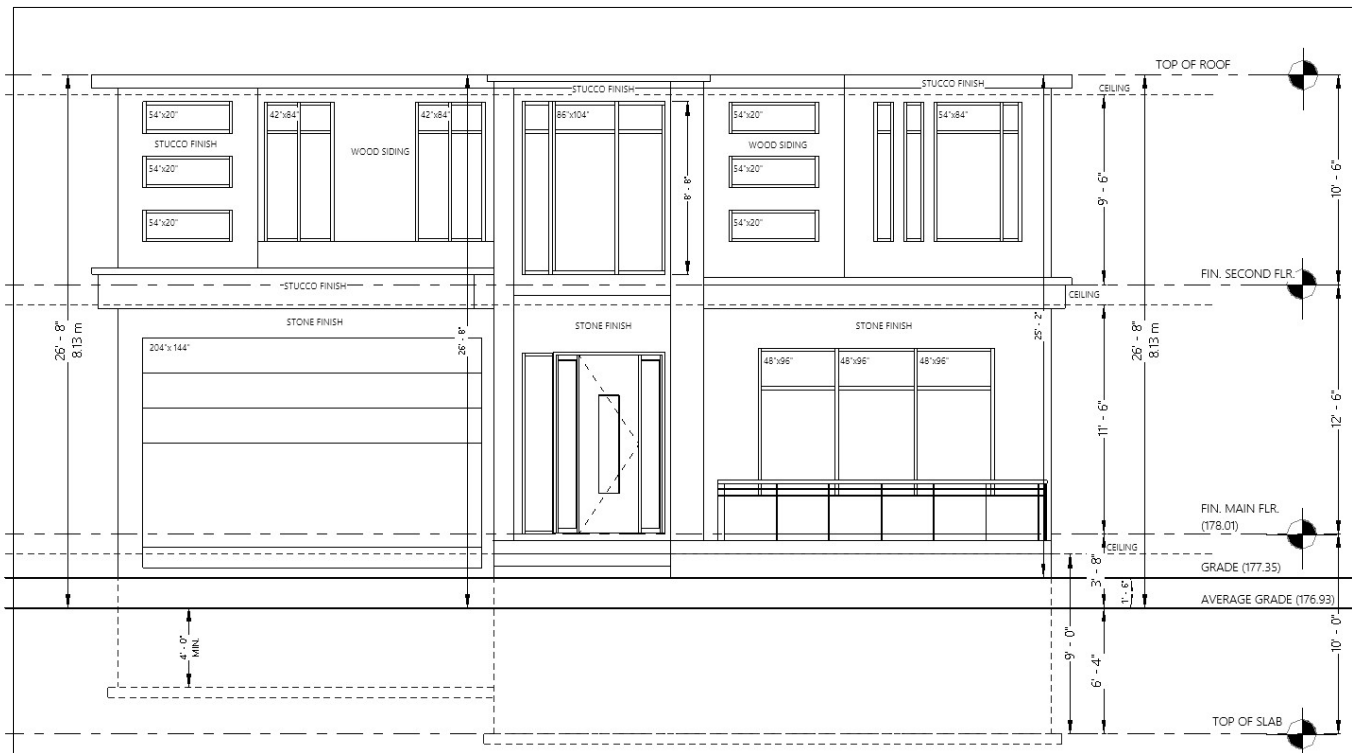
905.475.4721 905.479.7768 COA@markham.ca

189 KRIEGHOFF AVE

CUSTOM HOUSE PERMIT - ARCHITECTURAL DRAWINGS

Sheet List

Sheet Number	Sheet Name
A100	COVER
A101	EXISTING SITE PLAN
A102	PROPOSED SITE PLAN
A103	PROPOSED BASEMENT
A104	PROPOSED FIRST FLOOR
A105	PROPOSED SECOND FLOOR
A106	FRONT ELEVATION
A107	SIDE ELEVATION - A
A108	SIDE ELEVATION - B
A109	REAR ELEVATION
A110	ROOF PLAN

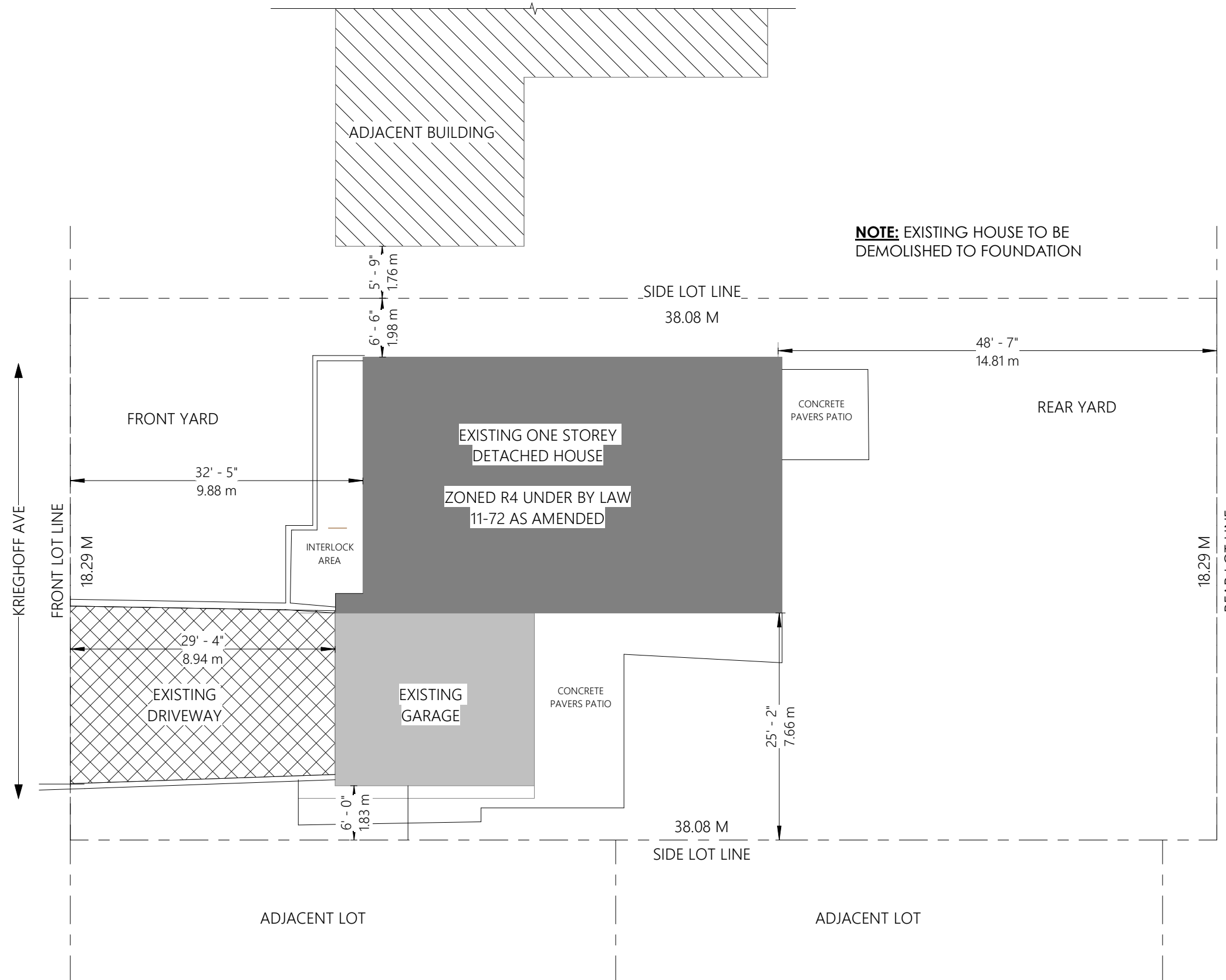


GENERAL NOTES

The Contractor should visit the site and become familiarized with all the characteristics affecting new and existing construction. Contractor shall check all dimension on working drawings and report any discrepancies to the Engineer/Designer before proceeding with the work. Any changes, alterations or revisions must be reported to the Engineer/Designer before proceeding with the work.

NO	DATE	DESCRIPTION

PROJECT		189 KRIEGHOFF AVENUE	
DRAWING TITLE		COVER	
SCALE	0001	DATE	2025-12-29
PROJECT NO	BB	DRAWN BY	BB
		CHECK BY	
			A100
			DRAWING NO



1 EXISTING SITE PLAN
SCALE: 1:150

GENERAL NOTES

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NO	DATE	DESCRIPTION

PROJECT		189 KRIEGHOFF AVENUE	
DRAWING TITLE		EXISTING SITE PLAN	
SCALE	1 : 150	DATE	2025-12-29
PROJECT NO	0001	DRAWN BY	TA
		CHECK BY	BB
		DRAWING NO	A101

KRIEGHOFF AVENUE

PIN 02979 - 0161
 MH
 (BY REGISTERED PLAN 7566)
 MH
 Approximate Centreline of Pavement

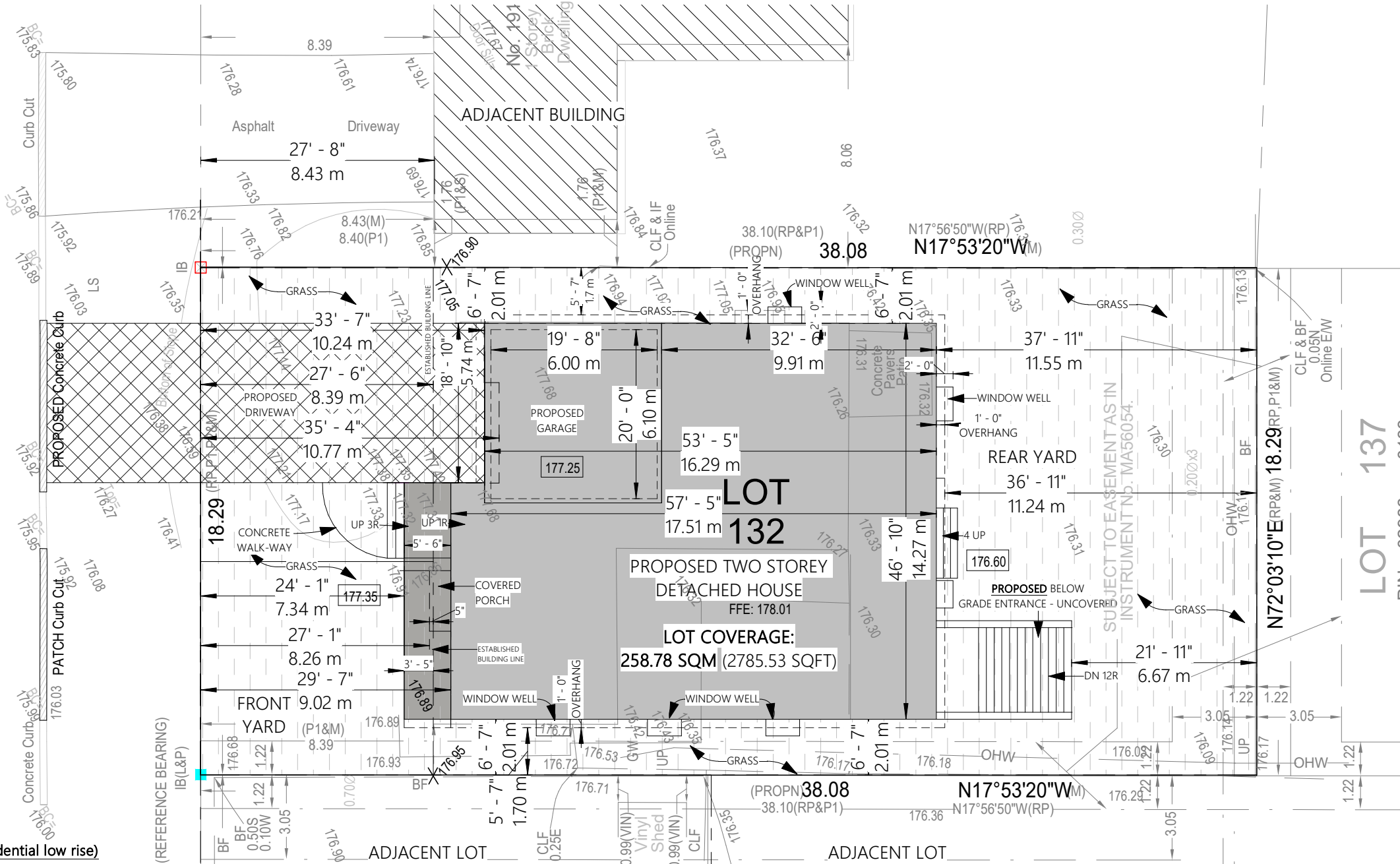
ZONING STATISTICS R4 (Residential low rise)
 ZONE CODE: RES-ENLR
 Zoning by Law- BY-LAW 11-72

MINIMUM LOT AREA: **580.64 SQM** (6,250.00 SQFT)
 EXISTING LOT AREA: **696.48 SQM** (7496.88 SQFT)
 MINIMUM LOT FRONTAGE: **15.24 M** (50.00 FT)
 MINIMUM FRONT YARD SETBACK: **7.5 M** (25.00 FT)
 MINIMUM SIDE YARD: **1.82 M** (6.00 FT FOR TWO STOREY)
 MINIMUM REAR YARD SET BACK REQUIRED: **7.5 M** (25.00 FT)
 MAXIMUM HEIGHT: **7.6 M** (25.00 FT FROM GRADE TO MIDPOINT)
 PROPOSED HEIGHT: **9.2M**
 LOT AREA: 696.48 SQM (7496.88 SQFT)
 LANDSCAPE AREA: **60%** OF FRONT YARD
 EXISTING LOT COVERAGE: 143.30 SQM (1542.54 SQFT)
NEW MAXIMUM LOT COVERAGE: **36.88%**
 PROPOSED LOT COVERAGE : **256.89 SQM** (2765.21 SQFT)

PROPOSED SITE PLAN

SCALE: 1:180

1



ESTABLISHED GRADE: 176.93
GROSS FLOOR AREA:
 TOTAL MAIN FLOOR AREA (Excluding Porch/Garage Area/Stairs):
2067.78 SQFT (192.10 SQM)
 TOTAL SECOND FLOOR AREA (Excluding Stairs & O.T.B): **2371.92 SQFT (220.36 SQM)**
 TOTAL GROSS FLOOR AREA:
4439.70 SQFT (412.46 SQM)
 FIRST FLOOR INDEX: 27.6%
 SECOND FLOOR INDEX: 31.6%

INFORMATION TAKEN FROM SURVEY
 PLAN OF SURVEY OF LOT 132
 REGISTERED PLAN 7566
 CITY OF MARKHAM
 REGIONAL MUNICIPALITY OF YORK
 BY: JASON CHUN-HO MO
 PEARSON/PERARON - JUNE 2022
 AVERAGE GRADE: (176.95 + 176.90) / 2 = 176.93
ESTABLISHED GRADE: 176.93
176.00 PROPOSED GRADE
 TOP OF PLATE - 184.72

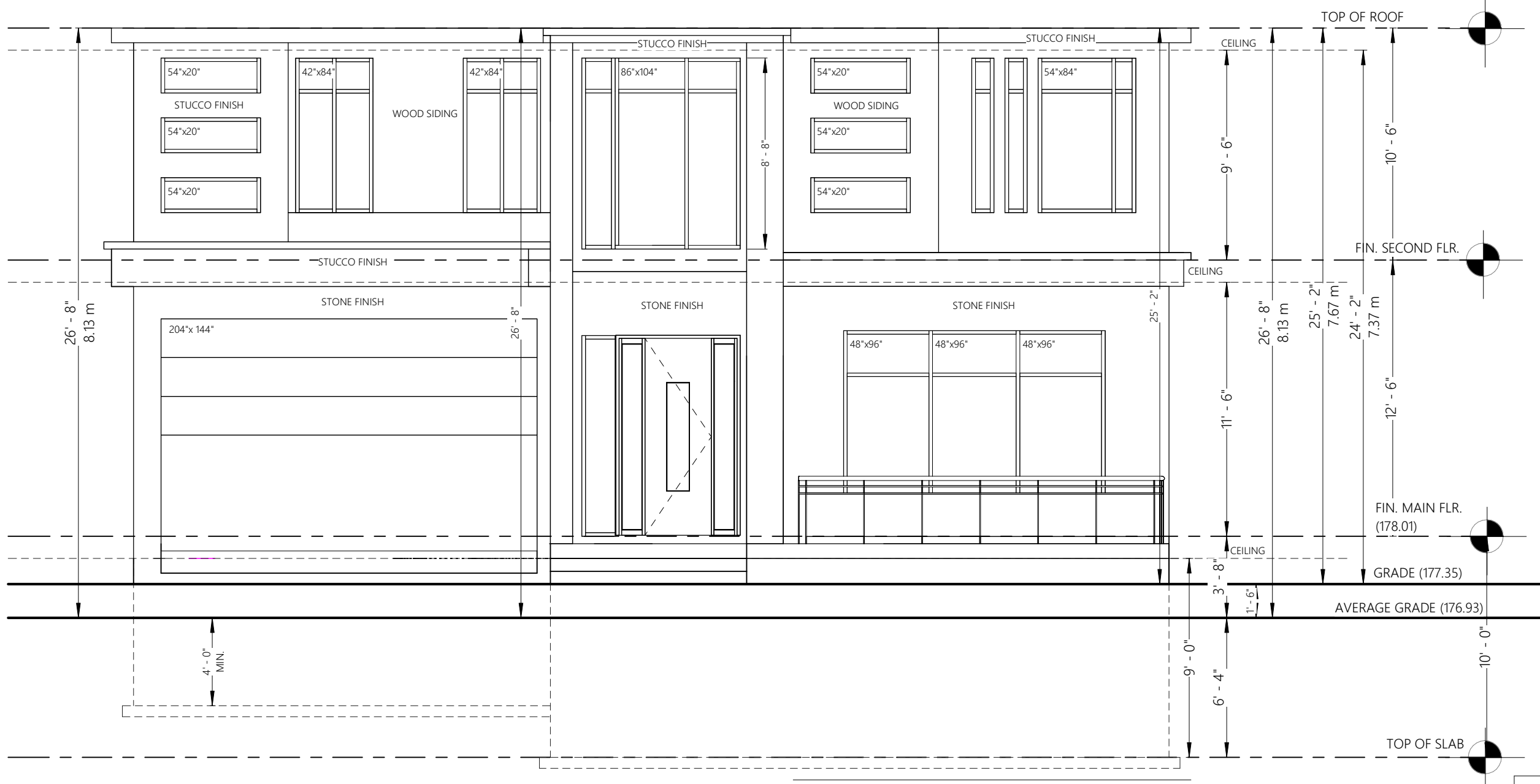
GENERAL NOTES

The Contractor should visit the site and become familiarized with all the characteristics affecting new and existing construction. Contractor shall check all dimension on working drawings and report any discrepancies to the Engineer/Designer before proceeding with the work. Any changes, alterations or revisions must be reported to the Engineer/Designer before proceeding with the work.

NO	DATE	DESCRIPTION

PROJECT		189 KRIEGHOFF AVENUE	
DRAWING TITLE			
PROPOSED SITE PLAN			
1 : 180	2025-12-29	A102	
SCALE	DATE		
0001	BB	BB	DRAWING NO
PROJECT NO	DRAWN BY	CHECK BY	

NOTE: TOP OF PLATE - 184.72



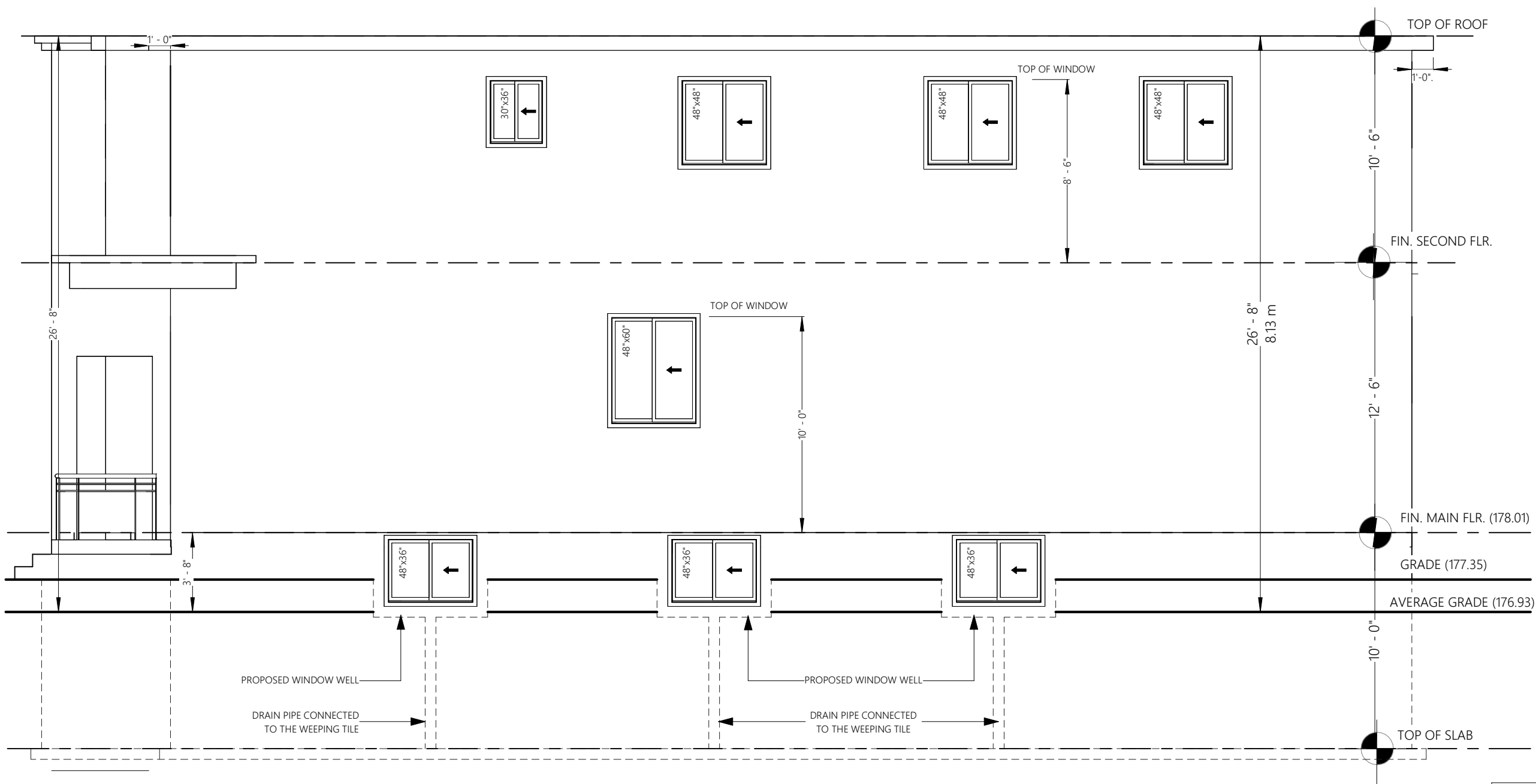
NO	DATE	DESCRIPTION

1 FRONT ELEVATION
SCALE: 3/16" = 1'-0"

GENERAL NOTES

The Contractor should visit the site and become familiarized with all the characteristics affecting new and existing construction. Contractor shall check all dimension on working drawings and report any discrepancies to the Engineer/Designer before proceeding with the work. Any changes, alterations or revisions must be reported to the Engineer/Designer before proceeding with the work.

PROJECT		189 KRIEGHOFF AVENUE	
DRAWING TITLE		FRONT ELEVATION	
SCALE	3/16" = 1'-0"	DATE	2025-12-29
PROJECT NO	0001	DRAWN BY	TA
		CHECK BY	BB
		DRAWING NO	A106



ALLOWABLE UNPROTECTED OPENINGS	
TOTAL WALL AREA	1530 SQFT
LIMITING DISTANCE	6'-7" (2.01 M)
ALLOWABLE OPENINGS @ 8%	122.4 SQFT
ACTUAL OPENINGS	94 SQFT

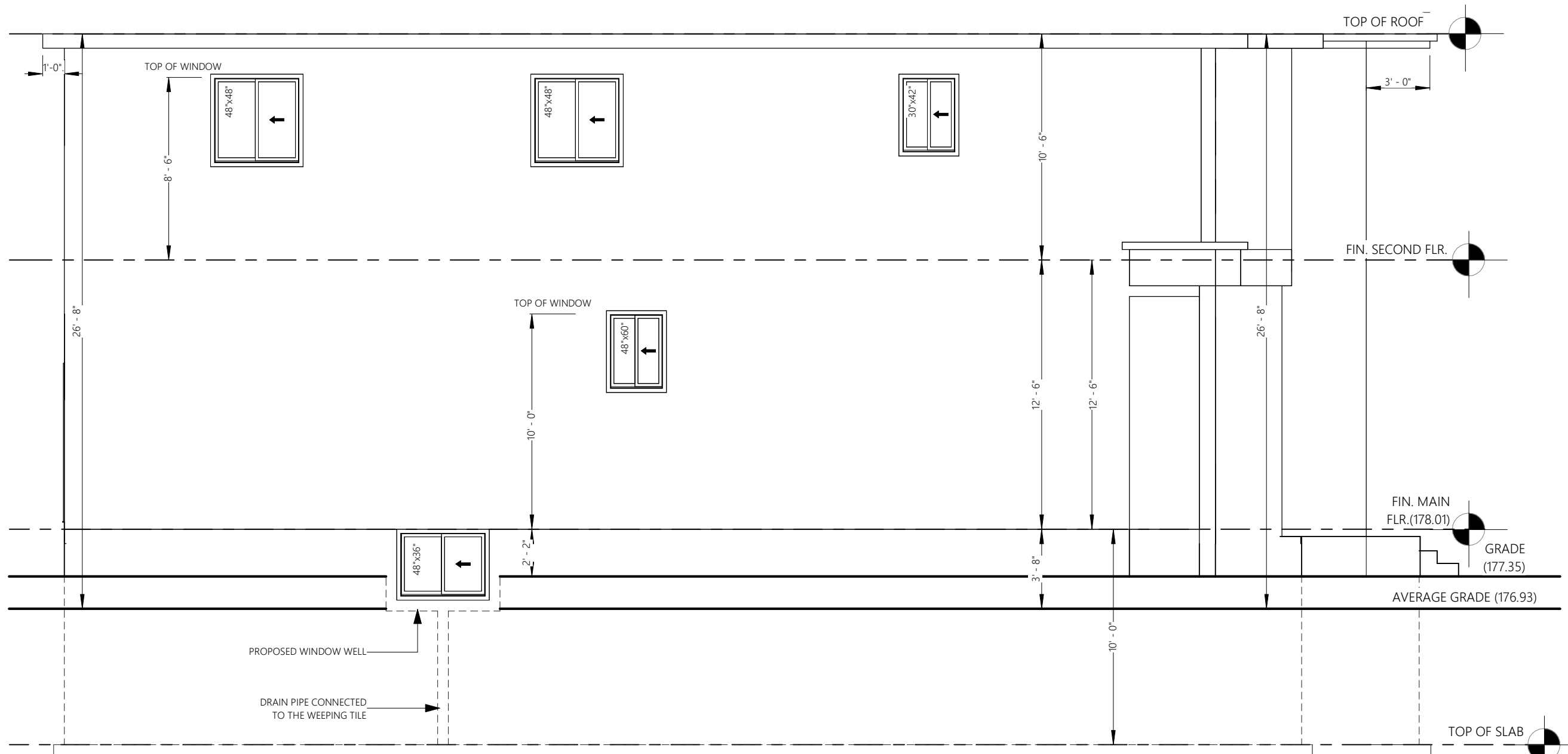
NO	DATE	DESCRIPTION

1 SIDE ELEVATION - A
SCALE: 3/16" = 1'-0"

GENERAL NOTES

The Contractor should visit the site and become familiarized with all the characteristics affecting new and existing construction. Contractor shall check all dimension on working drawings and report any discrepancies to the Engineer/Designer before proceeding with the work. Any changes, alterations or revisions must be reported to the Engineer/Designer before proceeding with the work.

PROJECT		189 KRIEGHOFF AVENUE	
DRAWING TITLE		SIDE ELEVATION - A	
SCALE	3/16" = 1'-0"	DATE	2025-12-29
PROJECT NO	0001	DRAWN BY	BB
		CHECK BY	BB
		DRAWING NO	A107



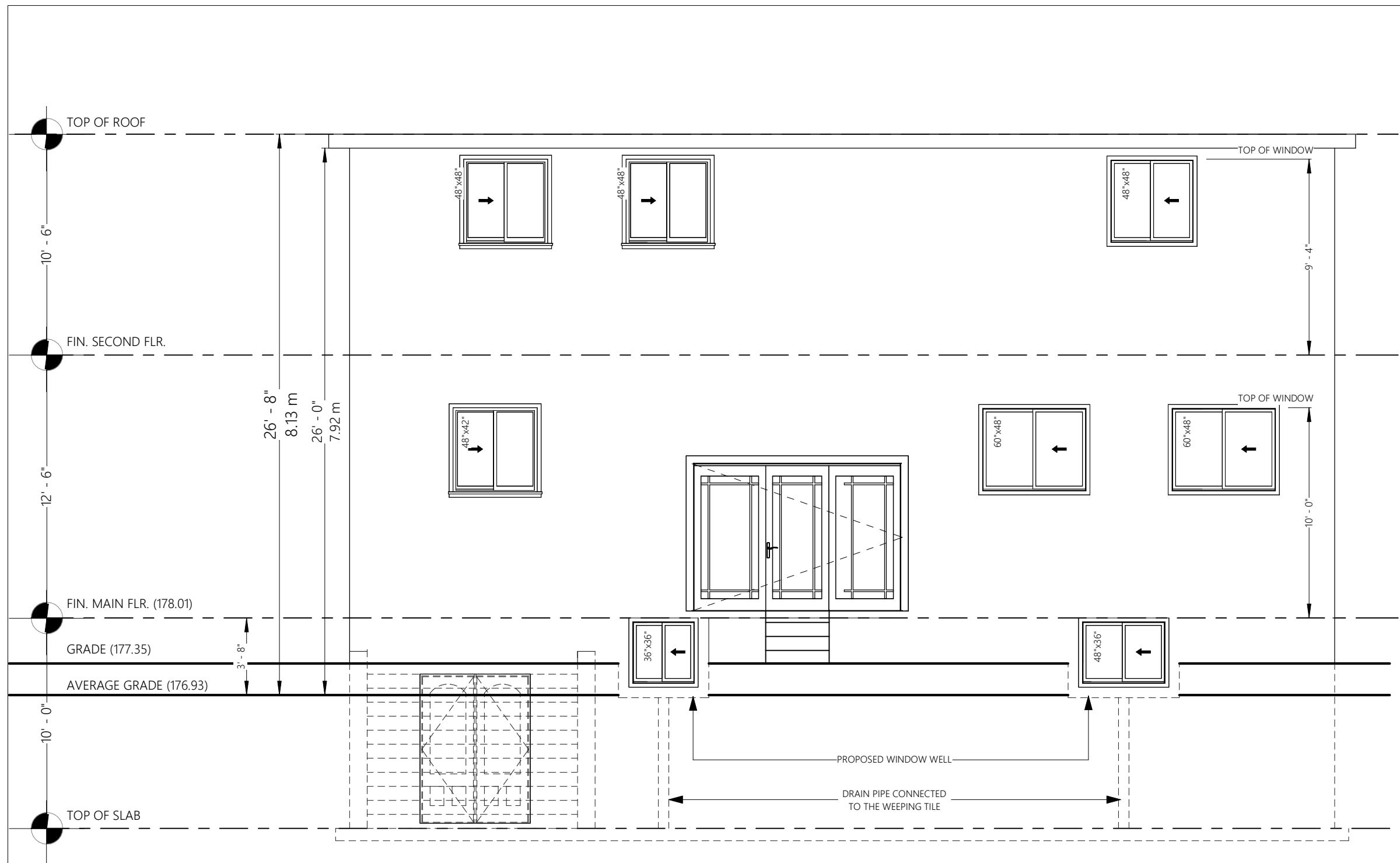
ALLOWABLE UNPROTECTED OPENINGS	
TOTAL WALL AREA	1343.22 SQFT
LIMITING DISTANCE	6'-7" (2.01 M)
ALLOWABLE OPENINGS @ 8%	107.45 SQFT
ACTUAL OPENINGS	51.42 SQFT

NO	DATE	DESCRIPTION

1 **SIDE ELEVATION - B**
SCALE: 3/16" = 1'-0"

GENERAL NOTES
 The Contractor should visit the site and become familiarized with all the characteristics affecting new and existing construction. Contractor shall check all dimension on working drawings and report any discrepancies to the Engineer/Designer before proceeding with the work. Any changes, alterations or revisions must be reported to the Engineer/Designer before proceeding with the work.

PROJECT 189 KRIEGHOFF AVENUE
DRAWING TITLE SIDE ELEVATION - B
SCALE 3/16" = 1'-0" **DATE** 2025-12-29
PROJECT NO 0001 **DRAWN BY** TA **CHECK BY** BB **DRAWING NO** **A108**



1 REAR ELEVATION
SCALE: 3/16" = 1'-0"

GENERAL NOTES

The Contractor should visit the site and become familiarized with all the characteristics affecting new and existing construction. Contractor shall check all dimension on working drawings and report any discrepancies to the Engineer/Designer before proceeding with the work. Any changes, alterations or revisions must be reported to the Engineer/Designer before proceeding with the work.

NO	DATE	DESCRIPTION

PROJECT		189 KRIEGHOFF AVENUE	
DRAWING TITLE		REAR ELEVATION	
SCALE	3/16" = 1'-0"	DATE	2025-12-29
PROJECT NO	0001	DRAWN BY	BB
		CHECK BY	BB
		DRAWING NO	A109