



Notice of Rescheduled Hearing

COMMITTEE OF ADJUSTMENT

November 11th, 2025

To Whom It May Concern:

Re: 67 Sciberras, Markham
Committee of Adjustment File: A/045/25

As requested by the applicant, the above-noted Minor Variance application was deferred at the September 24th, 2025 Committee of Adjustment (COA) meeting.

The applicant has requested that the application be brought back to the November 26th, 2025, COA meeting. You may contact COA staff at coa@markham.ca if you require more information on how to participate in this virtual COA meeting or if you would like further information regarding this application.

Previous Variance requests:

- a) **By-law 2024-19, Section 6.3.2.2 c):**
a maximum second storey main building coverage of 24.64 percent, whereas the by-law permits a maximum main building coverage for the second storey of 20 percent of the lot area;
- b) **By-law 2024-19, Section 6.3.2.2 E):**
a maximum second storey main building distance from the established building line of 16.4 metres, whereas the by-law permits a maximum distance from the established building line of 14.5 metres;
- c) **By-law 2024-19, Section 6.3.2.2 I):**
a minimum combined interior side yard setback of 3.69 metres, whereas the by-law requires a minimum combined interior side yard setback of 4.0 metres;
- d) **By-law 2024-19, Section 4.8.10.1 a):**
a minimum front porch depth of 1.37 metres, whereas the by-law requires a minimum front porch depth of 1.8 metres;
- e) **By-law 2024-19, Section 4.8.10 d) (iii):**
a porch and underground cold cellar to project 0.82 metres beyond the established building line, whereas the by-law permits a maximum projection beyond the established building line of 0.6 metres; and
- f) **By-law 2024-19, Section 4.8.10 d) (iv):**
stairs used to access a porch to project 0.83 metres beyond the permitted porch encroachment, whereas the by-law permits stairs used to access a porch to project a maximum of 0.45 metres beyond the permitted porch encroachment;

as it relates to a proposed two-storey residential dwelling

New Variance Request:

- a) **By-law 2024-19, Section 6.3.2.2 c):**
a maximum second storey main building coverage of 24.60 percent, whereas the by-law permits a maximum second storey main building coverage of 20 percent;
- b) **By-law 2024-19, Section 6.3.2.2 E):**
a maximum second storey main building distance from the established building line of 16.4 metres, whereas the by-law permits a maximum second storey main building distance from the established building line of 14.5 metres;



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c) By-law 2024-19, Section 4.8.10.1 a):

a minimum front porch depth of 1.37 metres, whereas the by-law requires a minimum front porch depth of 1.8 metres;

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

*Variance **a)** as originally submitted, has been reduced. Variance **b)** and **d)** as originally submitted, remain the same. Variances **c)**, **e)**, and **f)** as originally submitted have been removed.*

If you have any further questions or comments contact the undersigned at coa@markham.ca or 905.475.4721.

Yours truly,

Shawna Houser, Secretary-Treasurer, Committee of Adjustment
City of Markham, 101 Town Centre Boulevard
Markham, Ontario L3R 9W3