



COMMITTEE OF ADJUSTMENT

---

---

**MEETING DATE AND TIME:** Thursday, July 02, 2020 at 7:00 p.m.

**LOCATION:** Meeting to be held digitally. Participants or attendees are required to email [COA@markham.ca](mailto:COA@markham.ca) to obtain an access link.

---

File Number:	A/018/20
Owner(s):	Fang Chen & Junhua He
Agent:	Rachel Y.H. Sun Architect
Property Address:	7 Shorthill Drive, Markham
Legal Description:	PLAN 65M2269 LOT 17
Zoning:	By-law 134-79 as amended; R7
Ward:	3

---

**PURPOSE OF THE APPLICATION:**

The applicant is requesting relief from the requirements of By-law 134-79, as amended to permit:

- a) **Section 6.1:**  
one accessory dwelling unit in the basement, whereas the By-law permits a single detached dwelling;
- b) **Section 7.2:**  
a minimum side yard setback of 0.3m, whereas the By-law requires a minimum of 1.2m for 1 storey;
- c) **Section 7.2:**  
a maximum lot coverage of 35.5 percent, whereas the By-law permits a maximum of 33-1/3 percent;
- d) **Section 6.2:**  
an accessory building located 0.45m from the side yard, whereas the By-law permits a minimum of 0.6m from the nearest lot line;

as it relates to an existing rear shed and basement apartment with a walkout that was built without a permit.

**NOTICE REQUIREMENTS FOR LANDLORDS & CONDOMINIUM CORPORATIONS**

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

**THE COMMITTEE OF ADJUSTMENT AND MINOR VARIANCES**

The role of the Committee of Adjustment is to offer flexibility in dealing with minor adjustments to Zoning By-law permissions. The Committee of Adjustment 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.

The Committee of Adjustment, after hearing the applicant and every other person who desires to be heard in respect to this application may approve, refuse, modify or otherwise alter the application at the hearing without further notice provided.

**MAKING YOUR VIEWS KNOWN**

This notice has been mailed to you, as required by the *Planning Act*, to ensure that you are provided an opportunity make your views known by either:

- **Attending the Public Hearing** and/or
- **Delivering a Letter in Person or by Mail or Email to the Undersigned**

\* 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*

**Do note that written comments must be received by the undersigned no later than 4:00 p.m., two (2) days before the hearing.**

**TO VIEW THE MATERIALS IN THE APPLICATION FILE:**

Materials will be posted on the link below prior to the scheduled meeting date:  
<https://www.markham.ca/wps/portal/home/business/planning/committee-of-adjustment/agendas-minutes-staff-reports>

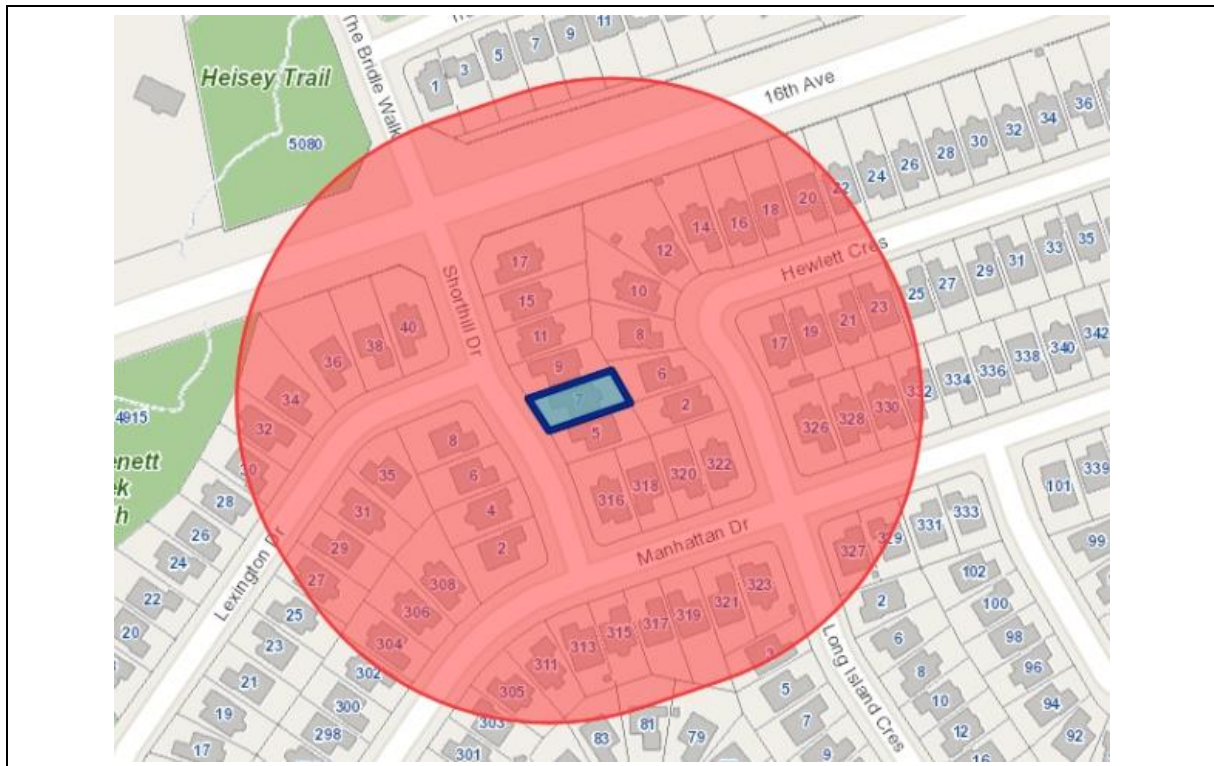
**NOTICE OF DECISION and LOCAL PLANNING APPEAL TRIBUNAL PROCEEDINGS**

Any person wishing to comment on this application but who is unable to attend the hearing 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 Local Planning Appeal Tribunal hearings must submit a written request for a copy of the decision, or you will be not 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, failing which this application may be dismissed.



Justin Leung, MES (PI), ACST (A) MCIP RPP  
Secretary-Treasurer  
Committee of Adjustment

City of Markham  
101 Town Centre Boulevard  
Markham, Ontario.  
L3R 9W3

**For more information about this matter, contact:**

(tel) 905-475-4721  
(fax) 905-479-7768  
[COA@markham.ca](mailto:COA@markham.ca)