



COMMITTEE OF ADJUSTMENT

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**MEETING DATE AND TIME:** Wednesday, July 29, 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) for more information on how to participate.

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File Number: A/050/20  
Owner(s): Arrowdale Developments Ltd and Bonnydon Ltd  
Agent: Treasure Hill  
Property Addresses: 1 to 3, 5, 7, 10, 12, 21 to 24, 26, 33, 39, 48, 53, 55, 62, 64, 66, 68 to 71, 73 to 75 Crofting Crescent;  
2, 6, 8, 10, 12, 14 and 28 Collier Crescent;  
391, 395 and 401 Fred McLaren Blvd;  
49 to 52, 54, 56, 65 to 68 Furrow Street;  
61 and 77 Greenspire Avenue;  
44, 58, 60 and 62 Titus Street; and,  
41 to 46, 48, 50, 58 to 62 and 65 Willow Street, Markham  
Legal Description: 65M4573 LOT 2  
Zoning: By-law 177-96 as amended; R2\*185  
Ward: 6

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**PURPOSE OF THE APPLICATION:**

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

- a) **Section 5, Table B2.Q:** a maximum garage width of 5.5 m with a lot frontage of 10.7 m to 12.19 m, whereas the By-law allows for a maximum of 3.5 m;
- b) **Parking By-law 28-97, Section 6.2.4.2 b) i) b):** a minimum of 23 percent soft landscaping, whereas the By-law requires a minimum of 40 percent;
- c) **Section 6.6.3 a) ii):** stairs or landings to encroach a maximum of 0.76m into the required front exterior side and interior side yards, whereas the By-law allows encroachment into required front, exterior side yard;
- d) **Section 5, Table B2.T:** a minimum rear yard of 6.0 m on a lot not accessed by a lane, whereas the By-law requires a minimum of 7.0 m;
- e) **Section 6.5 & 7.5.3 (c):** one accessory dwelling unit in the basement, whereas no more than one dwelling unit is permitted on a lot;

as it relates to the construction of new single detached dwellings on 67 lots in a registered M-Plan.

*Note: This application was previously deferred at the July 14<sup>th</sup> Committee of Adjustment meeting and rescheduled for the July 21<sup>st</sup> meeting. Variance e) has been added. As per Planning Act requirements, public re-notification is now occurring.*

**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>

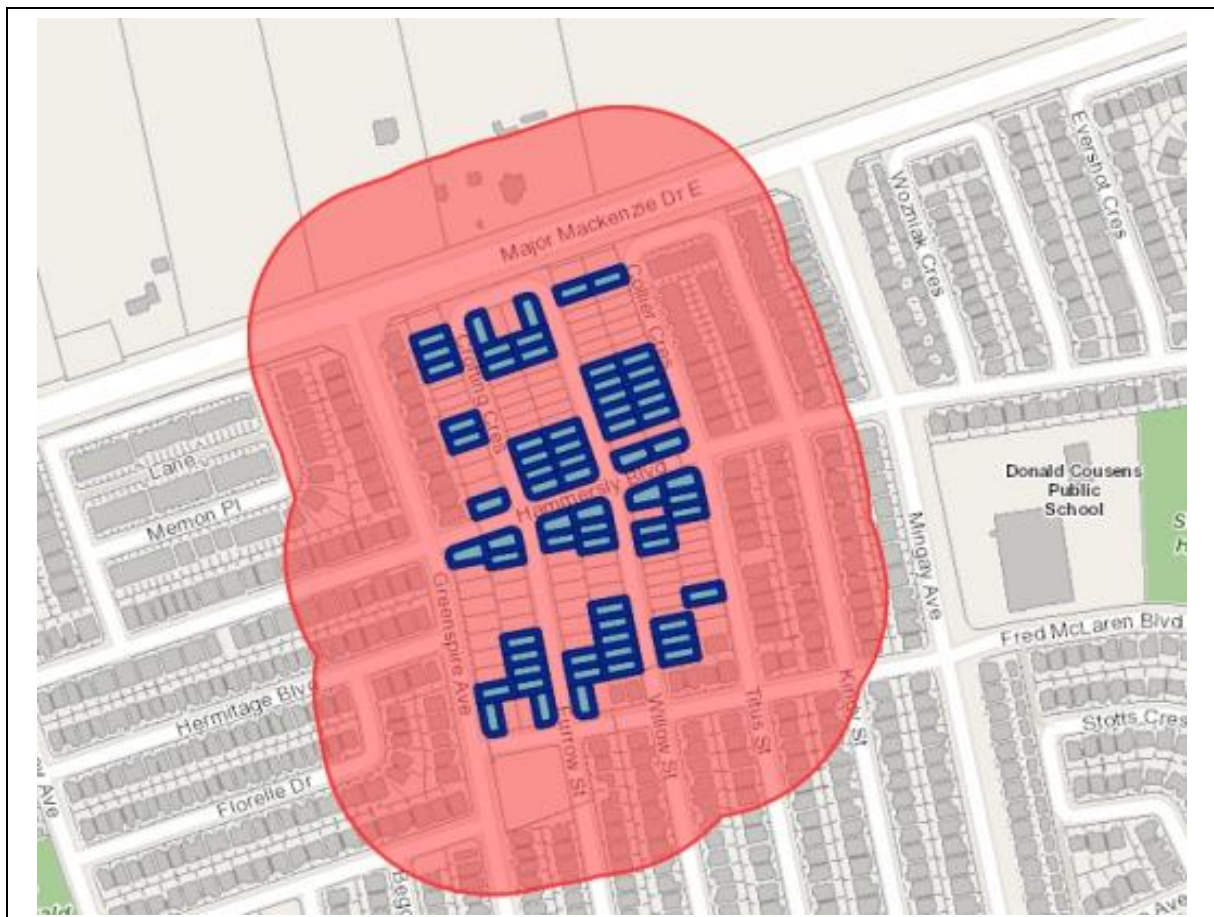
## NOTICE OF DECISION and LOCAL PLANNING APPEAL TRIBUNAL PROCEEDINGS

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*

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)