



COMMITTEE OF ADJUSTMENT

MEETING DATE AND TIME: Thursday, July 23, 2020 at 7:00 p.m.

LOCATION: Meeting to be held digitally. Participants or attendees are required to email COA@markham.ca for more information on how to participate.

File Number: A/055/20
Owner(s): Hamid Navazeni & Mina Naghavizadeh
Agent: Arklab Inc.
Property Address: 26 Valloncliffe Road, Thornhill
Legal Description: PLAN M896 LOT 92
Zoning: By-law 1767 as amended; SR2
Ward: 1

PURPOSE OF THE APPLICATION:

The applicant is requesting relief from the requirements of By-law 1767, as amended to permit:

- a) **Section 12(iv)(a) - Setback between existing dwellings:**
a minimum front yard setback of (34.94 ft) 10.65 m (basement cold cellar/roofed porch), whereas, the By-law requires that the front yard of a dwelling to be erected between two existing building shall comply with the corresponding yards of the two existing buildings (42.83 ft) 13.05m;
- b) **Section 14(i)(e) - Rear Yard Setback:**
a minimum rear yard setback of 47 ft - 9 1/2 in, whereas, the By-law requires a minimum rear yard setback of 50 ft;
- c) **Parking By-law 28-97, Section 6.2.4.5 - Provisions for Circular Driveways:**
a second driveway of 5.5 metres wide, whereas, the By-law permits only a 3.7 metres wide second driveway;
- d) **Section 14(i)(d) - Side Yard Setback:**
in addition the sum of the width of both side yards shall not be less than 18.0percent (21.64 ft), whereas, the By-law requires that the sum of the width of both side yards shall not be less than 20percent (24 ft);
- e) **Infill By-law 100-90; Section 1.2(iii) – Building Depth:**
a maximum building depth of 20.46 metres, whereas, the By-law requires a maximum building depth of 16.8 metres;
- f) **Amending By-law 100-90; Section 1.2(i) – Building Height:**
a maximum building height of 10.75 metres, whereas, the By-law permits a maximum building height of 9.8 metres;

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

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>

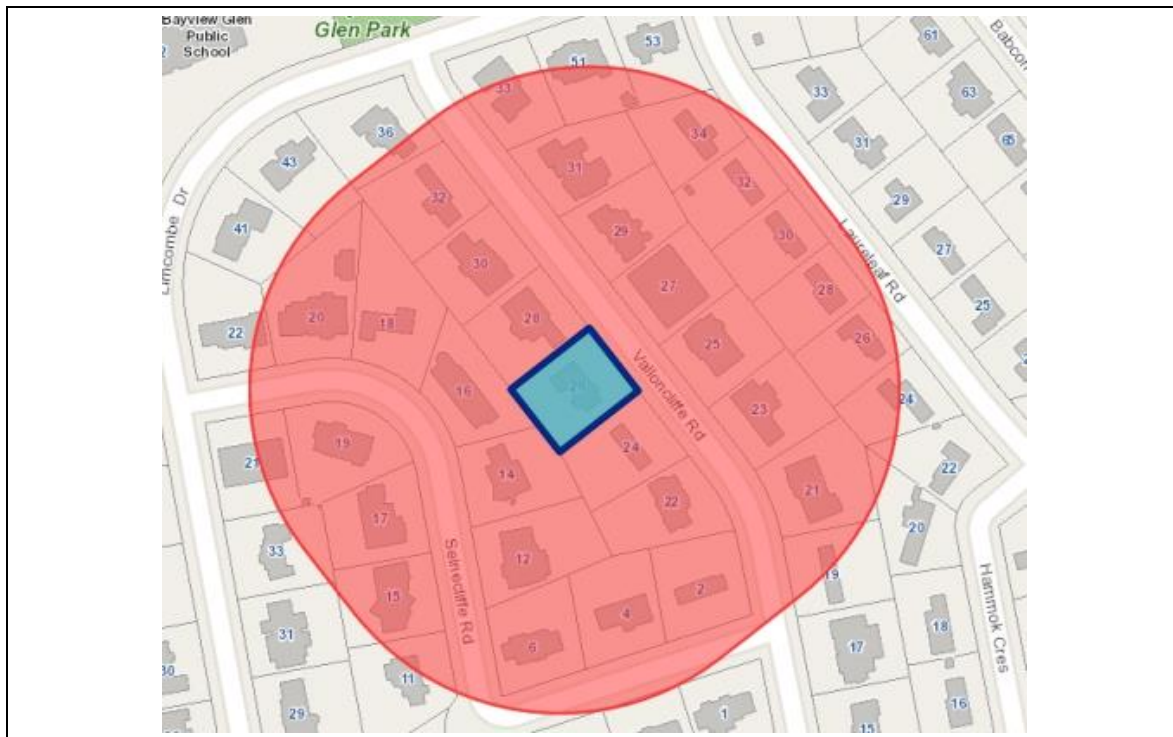
NOTICE OF DECISION and LOCAL PLANNING APPEAL TRIBUNAL PROCEEDINGS

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