



COMMITTEE OF ADJUSTMENT

MEETING DATE AND TIME: Wednesday, December 04, 2024 at 7:00 p.m.

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

File Number: A/108/24
Agent: Jun An
Property Address: 41 Gladiator Road , Markham
Legal Description: PLAN 7326 LOT 24
Zoning: By-law 2024-19 as amended; RES-ENLR
Ward: 4

PURPOSE OF THE APPLICATION:

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

- a) **By-law 2024-19, Section 6.3.2.2(c):** a maximum main building coverage of 27.6 percent for the second storey, whereas the by-law permits a maximum main building coverage of 20 percent; and
- b) **By-law 2024-19, Section 4.8.10.1(a):** a minimum porch depth of 1.52 metres, whereas the by-law requires a minimum porch depth of 1.8 metres;

as it relates to a proposed two-storey 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.

HOW TO ATTEND AND PARTICIPATE AT THE MEETING

As required by the Planning Act, you are provided with written notice, to ensure that you may make your views known by either:

There are two options to attend the Digital Public Hearing:

1. Watch via live stream at <https://www.markham.ca/>
2. Request to attend the ZOOM meeting by written request, 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) to COA@markham.ca.

OR

Deliver a Letter in Person to the DROP BOX at the Thornhill Entrance, or by Mail or Email to the Undersigned

Written comments must be received no later than 4:00 p.m. two (2) days prior to the hearing date, to ensure Committee Members can review all written comments prior to the hearing.

**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 link below prior to the scheduled meeting date:

<https://www.markham.ca/economic-development-business/planning-development-services/committee-adjustment/meeting-agendas-minutes-and-staff-reports>

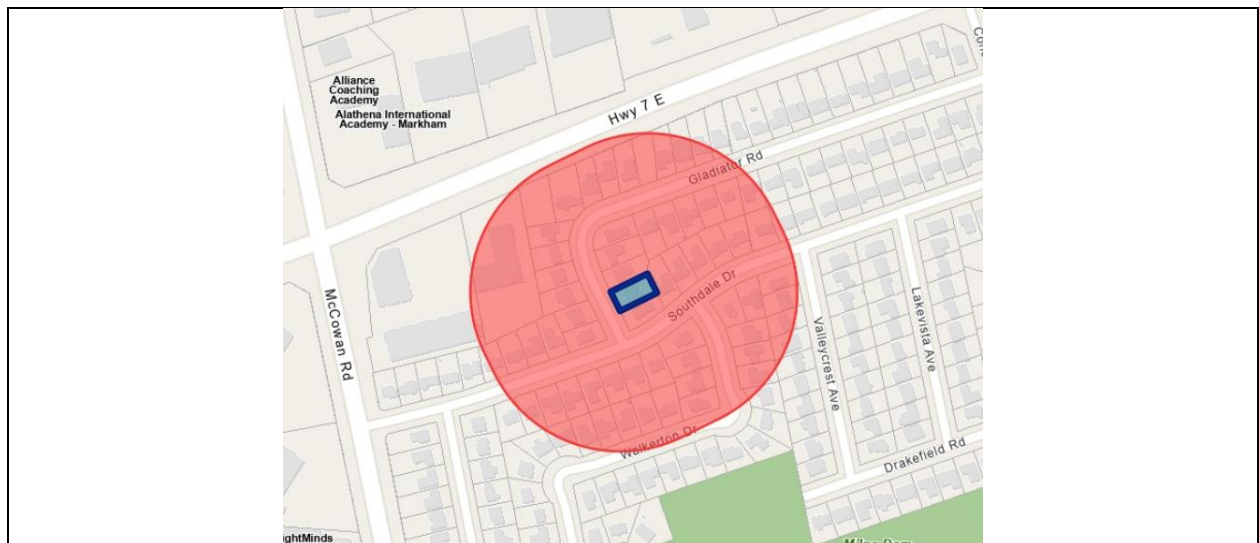
NOTICE OF DECISION and ONTARIO LAND TRIBUNAL PROCEEDINGS

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 Ontario Land 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.



Shawna Houser, BES, CPT
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