

Addendum to the City of Markham Committee of Adjustment
July 8, 2024

File: A/055/24
Address: 4345 14th Ave, Markham
Agent: Delta Engineering Services (Ramesh Savaliya)
Hearing Date: Wednesday July 10, 2024

The following comments are an addendum to a memorandum to the Committee of Adjustment dated July 4, 2024. The Applicant reached out to Planning Staff through e-mail on Friday July 6, 2024 stating that they are prepared to remove and reduce their original requested variances to avoid deferral of their item. Accordingly, the revised variance request is as follows:

a) Amending By-law 163-92, Section 1.3.3:

a minimum front yard setback of 28 metres, whereas the By-law requires a minimum front yard setback of 33 metres.

Staff have reviewed the application and have no concern with the revised variance, and are of the opinion that the variance is minor in nature and that the general intent and purpose of the Zoning By-law is maintained.

CONCLUSION

Planning Staff have reviewed the application with respect to Section 45(1) of The *Planning Act*, R.S.O. 1990, c. P.13, as amended, and are of the opinion that the variance request meets the four tests of the *Planning Act* and have no objection. Staff recommend that the Committee consider public input in reaching a decision.

The onus is ultimately on the Applicant to demonstrate why they should be granted relief from the requirements of the zoning by-law, and how they satisfy the tests of the *Planning Act* required for the granting of minor variances.

Please refer to Appendix "A" for conditions to be attached to an approval of this application.

PREPARED BY:



Brendan Chiu, Planner I, Planning and Urban Design Department

REVIEWED BY:

A handwritten signature in black ink, appearing to read "Sabrina Bordone". The signature is written in a cursive, flowing style.

Sabrina Bordone, Development Manager, Central District

APPENDIX "A"

CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/055/24

1. The variances apply only to the Proposed Development as long as it remains;
2. That the variances apply only to the Subject Lands, in substantial conformity with the plan(s) attached as 'Appendix B' to this Staff Report, and that the Secretary-Treasurer receive written confirmation from the Supervisor of the Committee of Adjustment or designate that this condition has been fulfilled to their satisfaction.

CONDITIONS PREPARED BY:



Brendan Chiu, Planner I, Planning and Urban Design Department