

# Memorandum to the City of Markham Committee of Adjustment

June 16, 2022

**File:** A/042/22  
**Address:** 5072 14th Avenue, Markham  
**Applicant:** Hartford Homes Inc.  
**Agent:** Weston Consulting  
**Hearing Date:** Wednesday June 22, 2022

The following comments are provided on behalf of the Central Team:

The applicant is requesting relief from the following requirements of the “Ninth Density Single Detached Residential (R9) Zone” under By-law 90-81, as amended, to permit:

- a) **Section 4.7.2:**  
a setback of 25.5 metres from the centreline of 14th Avenue to the front porch of the building on Lot 5, whereas the By-law requires a setback of 30 metres;
- b) **Section 4.7.2:**  
a setback of 25.5 metres from the centreline of 14th Avenue to the front porch of the building on Lot 6, whereas the By-law requires a setback of 30 metres;
- c) **Section 4.7.2:**  
a setback of 25.5 metres from the centreline of 14th Avenue to the front porch of the building on Lot 7 whereas the By-law requires a setback of 30 metres;
- d) **Section 4.7.2:**  
a setback of 26.0 metres from the centreline of 14th Avenue to the front porch of the building on Lot 8, whereas the By-law requires a setback of 30 metres;

as it relates to the construction of four new detached dwellings on a draft approved plan of subdivision.

## BACKGROUND

### Property Description

The 4,550 m<sup>2</sup> (48,975.8 ft<sup>2</sup>) subject property is located on the north side of 14<sup>th</sup> Avenue, west of Dunnet Street, and south of Ramsgate Court. The subject property is located generally west of McCowan Road and north of 14<sup>th</sup> Avenue (see Appendix “A” – Aerial Photo). The property is located within an established residential neighbourhood comprised of a mix of one and two-storey detached dwellings.

The property is currently vacant with a construction trailer located on site. Mature vegetation exists across the property.

### History

In 2016, site-specific Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision (OP/ZA/SU 14 104926) applications were approved by Council for

the subject property. The approval was to facilitate the development of eight detached dwellings on the subject property, with four dwellings fronting onto Ramsgate Court, and four dwellings fronting onto 14<sup>th</sup> Avenue (see Appendix “B” – Draft Plan of Subdivision). The Plan of Subdivision was registered on June 9, 2022.

### **Proposal**

The Applicant is proposing to construct eight new two-storey detached dwellings, with four of the proposed dwellings fronting onto 14<sup>th</sup> Avenue (see Appendix “C” – Site Plans) which are the subject of this Minor Variance application.

### **Official Plan and Zoning**

Official Plan 2014 (partially approved on November 24, 2017, and updated on April 9, 2018)

The Official Plan designates the subject property “Residential Low Rise”, which provides for low-rise housing forms including single detached dwellings. Section 8.2.3.5 of the Official Plan outlines infill development criteria for the “Residential – Low Rise” designation with respect to height, massing, and setbacks. This criteria is established to ensure that infill development is appropriate for the site and generally consistent with the zoning requirements for adjacent properties and properties along the same street. Regard shall also be had for the retention of existing trees and vegetation.

### Zoning By-Law 90-81 and Amending By-law 2016-75

The subject property is zoned “Ninth Density Single Detached Residential (R9)” under By-law 90-81, as amended, which permits single detached dwellings. The proposed development does not comply with the requirements of the By-law with respect to the centreline setback from 14<sup>th</sup> Avenue.

Staff note that site-specific Amending By-law 2016-75 was enacted in 2016 to permit the subject development and establishes site-specific standards related to height, garage widths, covered porch and stairs encroachments, and driveway provisions. The proposed development complies with the Amending By-law.

### **Zoning Preliminary Review (ZPR) Not Undertaken**

The owner has confirmed that a Zoning Preliminary Review (ZPR) has not been conducted. However, the applicant has received comments from the building department through their permit process to confirm the variances required for the proposed development.

### **COMMENTS**

The Planning Act states that four tests must be met in order for a variance to be granted by the Committee of Adjustment:

- a) The variance must be minor in nature;
- b) The variance must be desirable, in the opinion of the Committee of Adjustment, for the appropriate development or use of land, building or structure;
- c) The general intent and purpose of the Zoning By-law must be maintained;
- d) The general intent and purpose of the Official Plan must be maintained.

### **Reduced Centreline Setback from an Arterial Road**

The Applicant is requesting relief to permit a minimum centreline setback from 14<sup>th</sup> Avenue of 25.5 m (83.66 ft) for lots 5, 6, and 7, and a setback of 26 m (85.30 ft) for lot 8, whereas the By-law requires a minimum centreline setback of 30 m (98.42 ft).

14<sup>th</sup> Avenue is a regional arterial road that is owned and operated by York Region. Staff note that as part of the Plan of Subdivision, York Region has acquired a portion of the subject property to accommodate for the future road widening of 14<sup>th</sup> Avenue. York Region had only required that the portion of the subject lands within 18.0 metres from the centreline setback from 14<sup>th</sup> Avenue be conveyed to the Region.

York Region has also reviewed the subject Minor Variance application and has confirmed that they have no comments or concerns on the variance application. Given the comments received, Staff have no objections to the requested variance.

### **PUBLIC INPUT SUMMARY**

No written submissions were received as of June 16, 2022. It is noted that additional information may be received after the writing of the report, and the Secretary-Treasurer will provide information on this at the meeting.

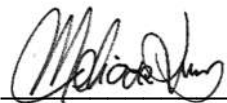
### **CONCLUSION**

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 see Appendix "D" for conditions to be attached to any approval of this application.

PREPARED BY:



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Melissa Leung, Planner II, Central District

REVIEWED BY:



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Dimitri Pagratis, Senior Planner, Central District

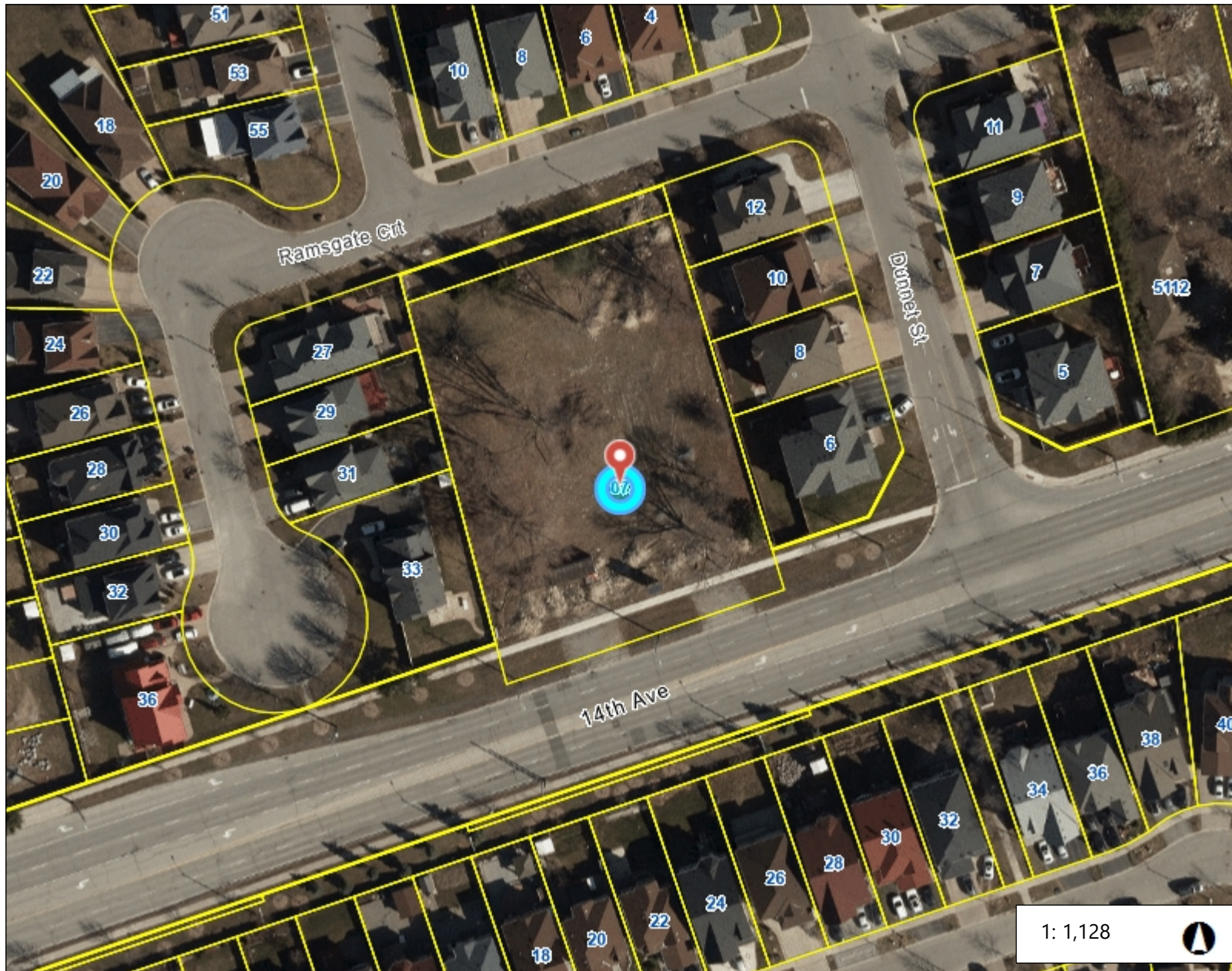
**APPENDICES**

Appendix "A" – Aerial Photo

Appendix "B" – Draft Plan of Subdivision

Appendix "C" – Site Plans

Appendix "D" – Conditions



Legend

- Parcel
- Park Facility
- Parks
  - Under Development
  - <all other values>

1: 1,128



57.3 0 28.65 57.3 Meters

Notes

A/042/22

METRIC  
 DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

PLAN 65M

I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF YORK (No. 65) AT \_\_\_\_\_ O'CLOCK ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2022 AND ENTERED IN THE PARCEL REGISTER FOR PROPERTY IDENTIFIERS 02962-0827(LT) AND 02962-0815(LT) AND THE REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT No. \_\_\_\_\_

REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF YORK REGION(No. 65)

SUBDIVISION APPROVAL CERTIFICATE

SUBDIVISION PLAN APPROVED UNDER SECTION 51 OF THE PLANNING ACT BY THE COUNCIL OF THE CITY OF MARKHAM THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2022.

CHIEF PLANNER & EXECUTIVE DIRECTOR  
 CITY PLANNING, URBAN DEVELOPMENT SERVICES

THIS PLAN COMPRISES ALL OF PINS 02962-0827(LT) AND 02962-0815(LT)

PLAN OF SUBDIVISION OF ALL OF BLOCK 26 REGISTERED PLAN 65M-3800 AND PART OF LOT 6 CONCESSION 6 (GEOGRAPHIC TOWNSHIP OF MARKHAM) CITY OF MARKHAM REGIONAL MUNICIPALITY OF YORK

SCALE 1 : 250  
 0 1 2 3 4 5 10 15 Metres

BEARINGS:  
 NOTE:  
 BEARINGS ARE UTM GRID, DERIVED FROM SIMULTANEOUS GPS OBSERVATIONS FROM MONUMENTS A TO B UTM ZONE 17, NAD83(CSRS).  
 DISTANCES SHOWN ON THIS PLAN ARE ADJUSTED GROUND LEVEL DISTANCES AND CAN BE USED TO COMPUTE GRID COORDINATES BY MULTIPLYING THE DISTANCES BY A COMBINED SCALE FACTOR OF 0.999924

OBSERVED REFERENCE POINTS (ORPs) DERIVED FROM GPS OBSERVATIONS USING PRECISE POINT POSITIONING (PPP) SERVICE, UTM ZONE 17, NAD83 (CSRS) (1997.0) COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF O.R.G. 216/10

POINT No.	NORTHINGS	EASTINGS
ORP A	4856482.91	637995.32
ORP B	4856501.21	638049.18

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

- LEGEND:
- DENOTES MONUMENTS FOUND
  - DENOTES MONUMENTS PLANTED
  - IB DENOTES IRON BAR
  - SIB DENOTES STANDARD IRON BAR
  - SSIB DENOTES SHORT STANDARD IRON BAR
  - CLF DENOTES CHAIN LINK FENCE
  - P1 DENOTES PLAN 65M-3607
  - P2 DENOTES PLAN 65M-3800
  - G DENOTES W.S. GIBSON, O.L.S.
  - J.B DENOTES J. B. BARNES, O.L.S.
  - D DENOTES INST. No. R673012
  - R.P. DENOTES REGISTERED PLAN

NOTE: ALL MONUMENT SET ARE IBs UNLESS OTHERWISE AS NOTED.

OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT:

- LOTS 1 TO 8 BOTH INCLUSIVE, THE STREET WIDENING NAMELY BLOCK 9 AND THE RESERVES NAMELY BLOCKS 10 TO 12 BOTH INCLUSIVE, HAVE BEEN LAID OUT IN ACCORDANCE WITH MY INSTRUCTIONS.
- THE STREET WIDENING IS DEDICATED TO THE REGIONAL MUNICIPALITY OF YORK AS A PUBLIC HIGHWAY.

OWNER: HARTFORD HOMES INC.

Feb 16, 2022  
 DATE  
 PAUL DI LUCA (A.S.O.)  
 I HAVE AUTHORITY TO BIND THE CORPORATION

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT:

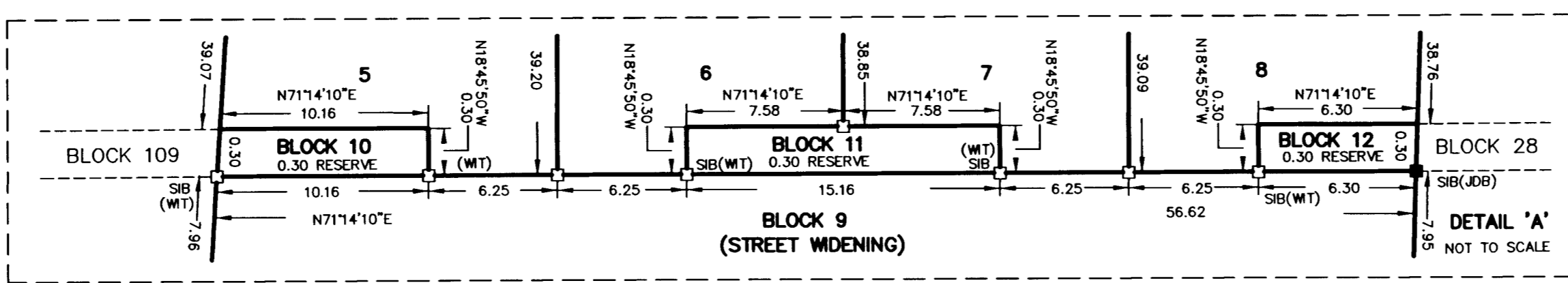
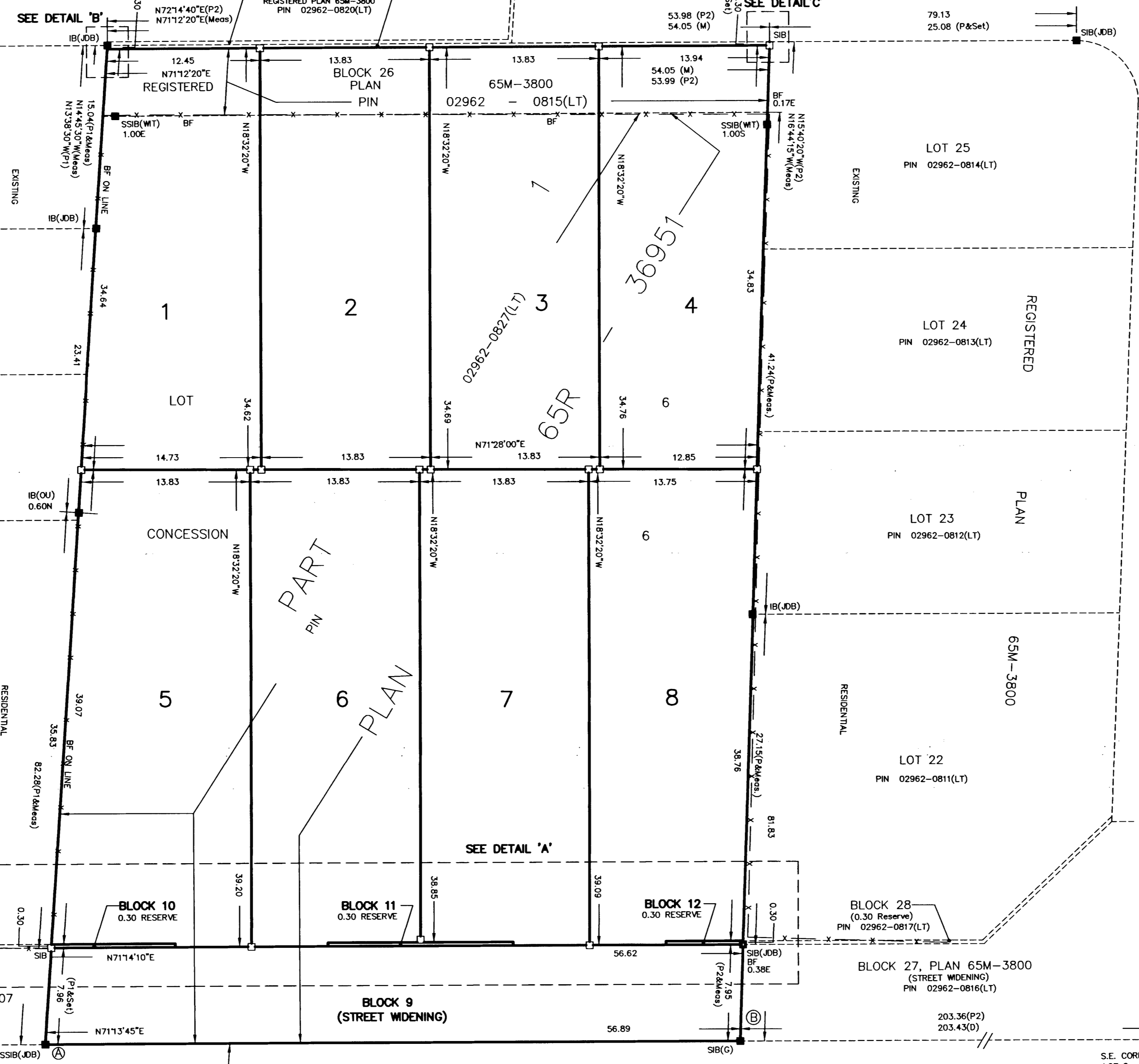
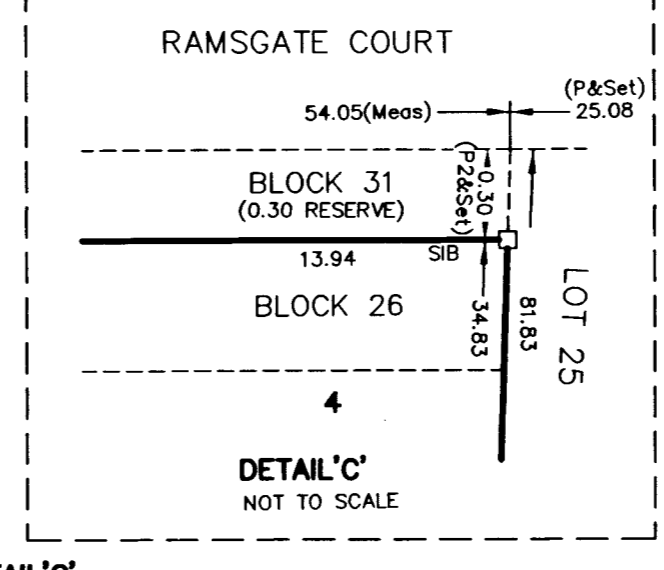
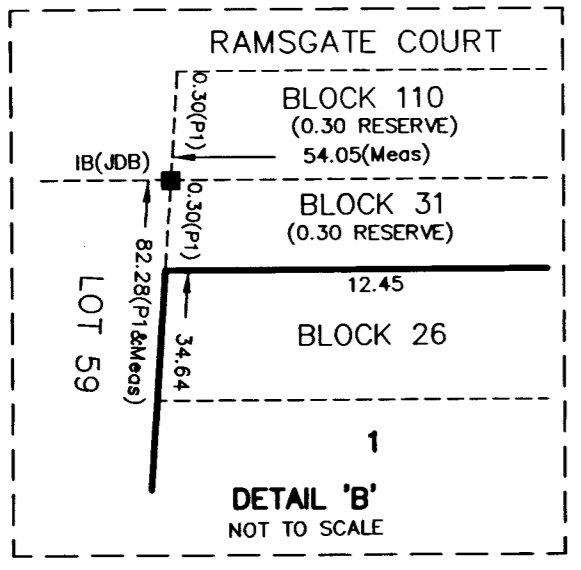
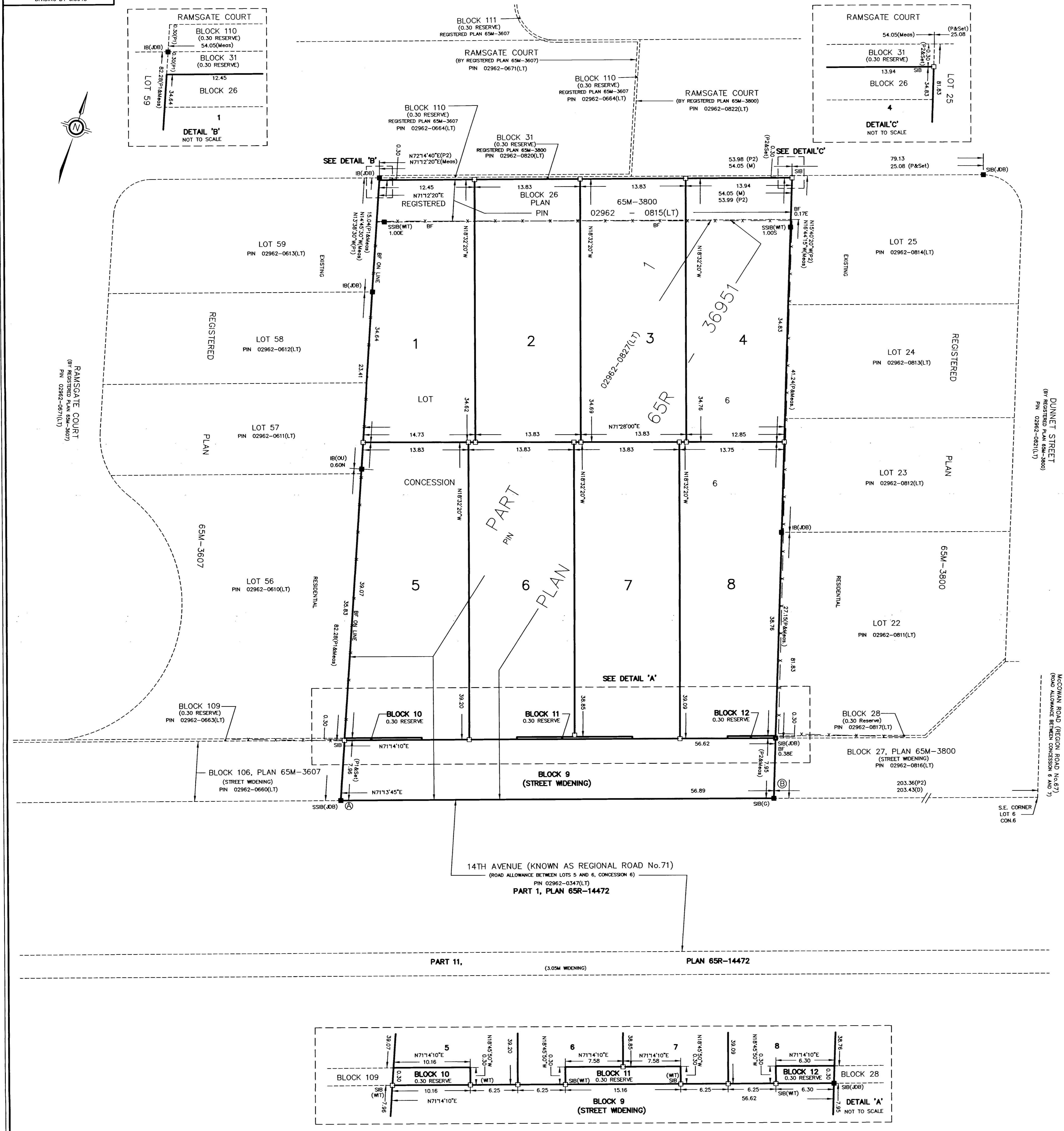
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 20TH DAY OF DECEMBER 2021.

Feb 16, 2022  
 DATE  
 OMARI B. MWINYI  
 ONTARIO LAND SURVEYOR

OMARI MWINYI SURVEYING LTD.

1905 PINEGROVE AVENUE  
 PICKERING ON, L1V 6T1  
 Ph. (905) 831 5485  
 Email: omari@omari.com

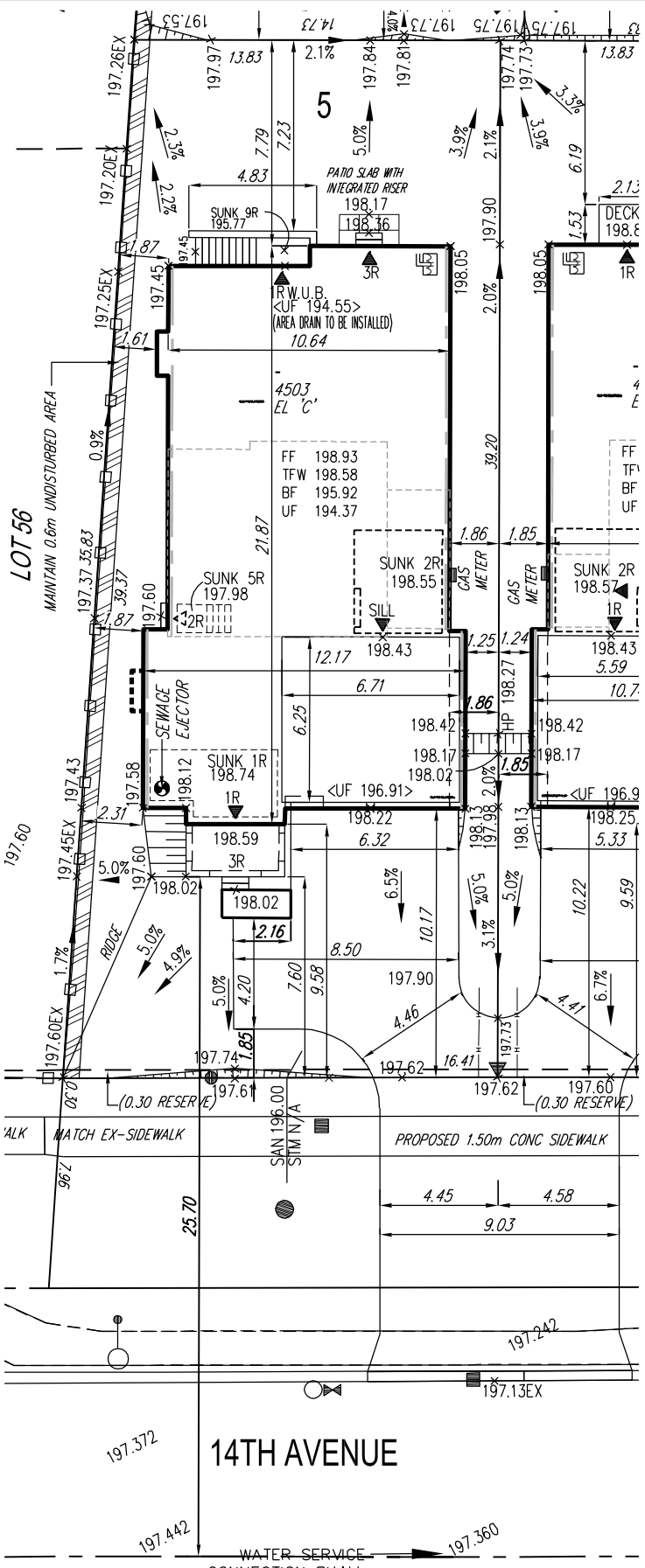
PROJECT	PROJECT No.	
DRAFT PLAN OF SUBDIVISION	16-027-M	
DRAFTSPERSON	CALCULATIONS FILE	CHECKED BY
SUGI	C:\MS2\13-067\13-067	O.M.



## Appendix C

File: 22.113760.000.00.MNV

Date: 06/16/22  
MM/DD/YY



SITE STATISTICS:	
LOT 5	PROPOSED
LOT AREA (m2)	592.70 m2
BLDG COVERAGE (m2)	235.46 m2
LOT COVERAGE (%) (MAX 40%)	39.72 %
FRONT YARD AREA (m2)	122.81 m2
LANDSCAPE AREA (m2)	66.11 m2
LANDSCAPE (%) (MIN 40%)	53.83 %

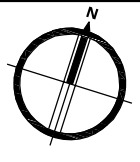
- \* BLDG. COVERAGE NOT INCLUDING PORCH
- \*\* FRONT YARD AREA AS PER DEFINITION OF FRONT YARD
- \*\*\* LANDSCAPE AREA IN FRONT YARD
- \*\*\*\* LANDSCAPE % IN FRONT YARD

- GENERAL NOTES:**
- BUILDER TO VERIFY LOCATION OF UTILITIES AND OTHER SERVICES. IF MIN. DIMENSIONS ARE NOT MAINTAINED, BUILDER IS TO RELOCATE AT BUILDER'S EXPENSE.
  - BUILDER TO VERIFY ELEV. OF STIM. AND SAN. LATERALS IN RELATION TO BASEMENT U/S OF FOOTING ELEVATIONS FOR COMPLIANCE WITH MUNICIPAL STANDARDS PRIOR TO EXCAVATION.
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It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

**FOR LOTS:**  
CITY OF MARKHAM  
I, AVI SHWARTZ OAA, MRAIC of JOHN G. WILLIAMS LIMITED, ARCHITECT certify that the plans/drawings comply with the applicable architectural control guidelines approved by the City of Markham and on file with the Design Group, Development Services Commission.

<ul style="list-style-type: none"> <li>ENGINEERED FILL LOTS</li> <li>STREET TREE</li> <li>RETAINING WALL</li> <li>CATCH BASIN</li> <li>DOUBLE / SINGLE STM &amp; SAN CONNECTION</li> </ul>	<ul style="list-style-type: none"> <li>SANITARY MANHOLE</li> <li>STORM MANHOLE</li> <li>VALVE &amp; CHAMBER</li> <li>VALVE &amp; BOX</li> <li>HYDRANT</li> </ul>	<ul style="list-style-type: none"> <li>WATER SERVICE</li> <li>HYDRO SERVICE</li> <li>SHEET DRAINAGE</li> <li>STREET LIGHT PEDESTAL</li> <li>STREET LIGHT</li> <li>TRAFFIC SIGNAL POWER PEDESTAL</li> </ul>	<ul style="list-style-type: none"> <li>BELL PEDESTAL</li> <li>CABLE PEDESTAL</li> <li>HYDRO POLE</li> <li>HYDRO POLE GUY</li> <li>STREET SIGN</li> <li>COMMUNITY MAILBOX</li> </ul>	<ul style="list-style-type: none"> <li>HYDRO TRANSFORMER</li> <li>PADMOUNTED MOTOR</li> <li>EXISTING GRADES</li> <li>PROPOSED GRADES</li> <li>SWALE DIRECTION</li> <li>EMBANKMENT / BERM MAX 3:1 SLOPE</li> </ul>	<ul style="list-style-type: none"> <li>SAN - SANITARY LINE</li> <li>STM - STORM WATER LINE</li> <li>W - WATERLINE</li> <li>H - HYDRO LINE</li> <li>G - GAS LINE</li> <li>C - CABLE LINE</li> <li>B - BELL</li> <li>HYDRO, GAS, BELL, CABLE LINE</li> </ul>	<ul style="list-style-type: none"> <li>DOWNSPOUTS</li> <li>WINDOWS PERMITTED</li> <li>45 MINUTE FIRE RATED WALL SIDEYARD DISTANCE IS LESS THAN 1.2m TO LOT LINE. (NO WINDOWS PERMITTED)</li> <li>EXTERIOR DOOR LOCATION</li> <li>EXTERIOR DOOR LOCATION IF GRADE PERMITS</li> </ul>	<ul style="list-style-type: none"> <li>SUMP PUMP AND SURFACE DISCHARGE LOCATION</li> <li>UPGRADE ELEVATION</li> <li>FENCE AND GATE</li> <li>CHAIN LINK FENCE</li> <li>PRIVACY FENCE</li> <li>ACOUSTIC FENCE</li> </ul>	<ul style="list-style-type: none"> <li>FF - FINISHED FLOOR</li> <li>TFW - TOP OF FOUNDATION WALL</li> <li>BF - BASEMENT FLOOR</li> <li>UF - UNDERSIDE OF FOOTING</li> <li>WOD - WALKOUT DECK</li> <li>WOB - WALKOUT BASEMENT</li> <li>MOD - MODIFIED</li> <li>REV - REVERSED</li> <li>ND - NO DOOR</li> <li>HIGHLIGHTED GRADE</li> </ul>
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Title: **SITING AND GRADING PLAN** Plan No. 5 Street Name: **14TH AVENUE**

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION  
Valentina Mateescu 41548

NAME: Valentina Mateescu SIGNATURE: [Signature] BCIN: 41548

REGISTRATION INFORMATION  
HUNT DESIGN ASSOCIATES INC. 19695

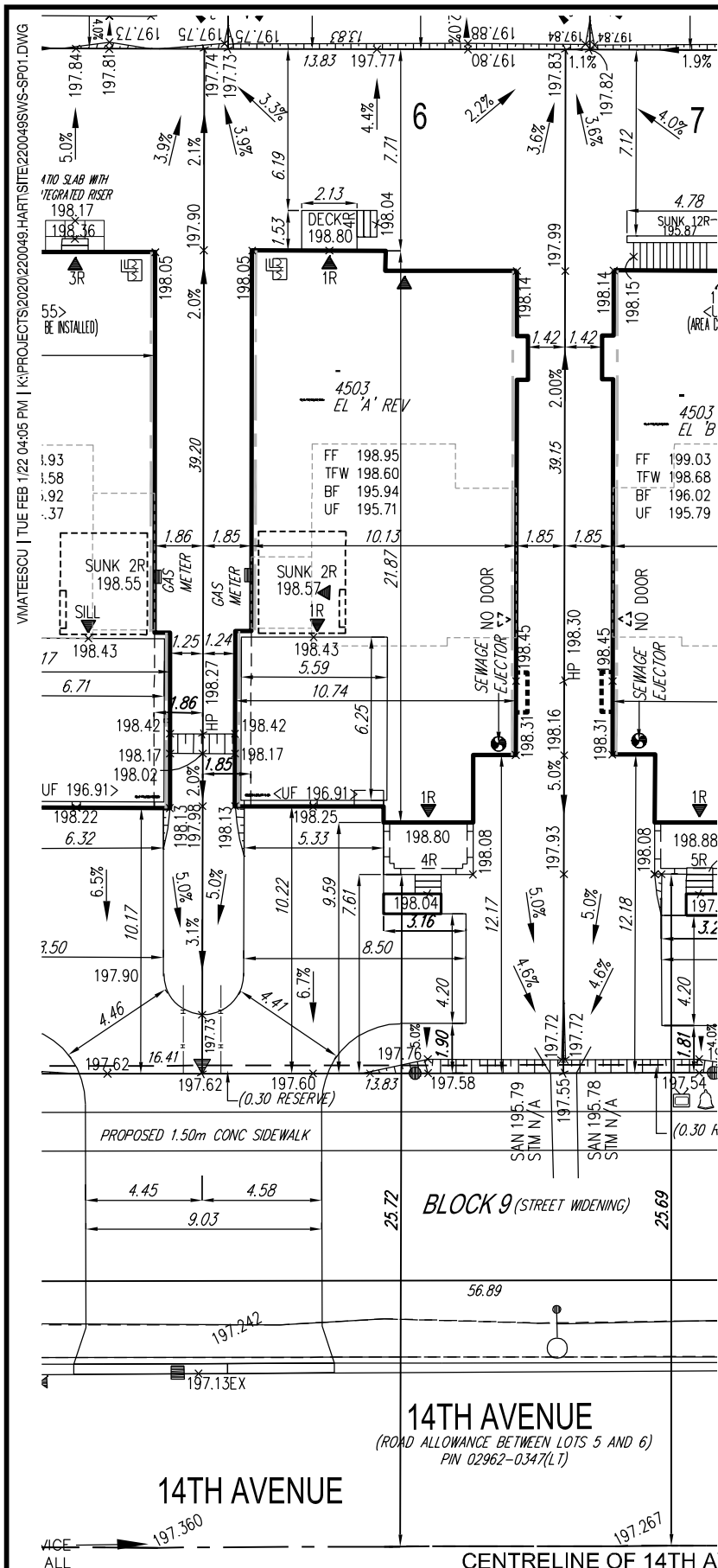
**HUNT DESIGN ASSOCIATES INC.**  
www.huntdesign.ca

**HARTFORD HOMES INC. - 220049**  
**ROUGE HILL ESTATES, MARKHAM, ON**

Drawn By: CJO Checked By: VM Scale: 1:250 File Number: 220049SWS-SP01 Lot / Page Number: 5

8966 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133 F 905.737.7326

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## Appendix C

File: 22.113760.000.00.MNV

Date: 06/16/22  
MM/DD/YY

SITE STATISTICS:	LOT 6	PROPOSED
LOT AREA (m <sup>2</sup> )		541.80 m <sup>2</sup>
BLD'G COVERAGE (m <sup>2</sup> )		215.31 m <sup>2</sup>
LOT COVERAGE (%) (MAX 40%)		39.73 %
FRONT YARD AREA (m <sup>2</sup> )		105.13 m <sup>2</sup>
LANDSCAPE AREA (m <sup>2</sup> )		49.85 m <sup>2</sup>
LANDSCAPE (%) (MIN 40%)		47.42 %

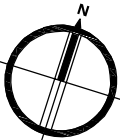
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**FOR LOTS:**  
 CITY OF MARKHAM  
 I, AVI SHWARTZ OAA, MRAIC of JOHN G. WILLIAMS LIMITED, ARCHITECT certify that the plans/drawings comply with the applicable architectural control guidelines approved by the City of Markham and on file with the Design Group, Development Services Commission.

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**SITING AND GRADING PLAN**

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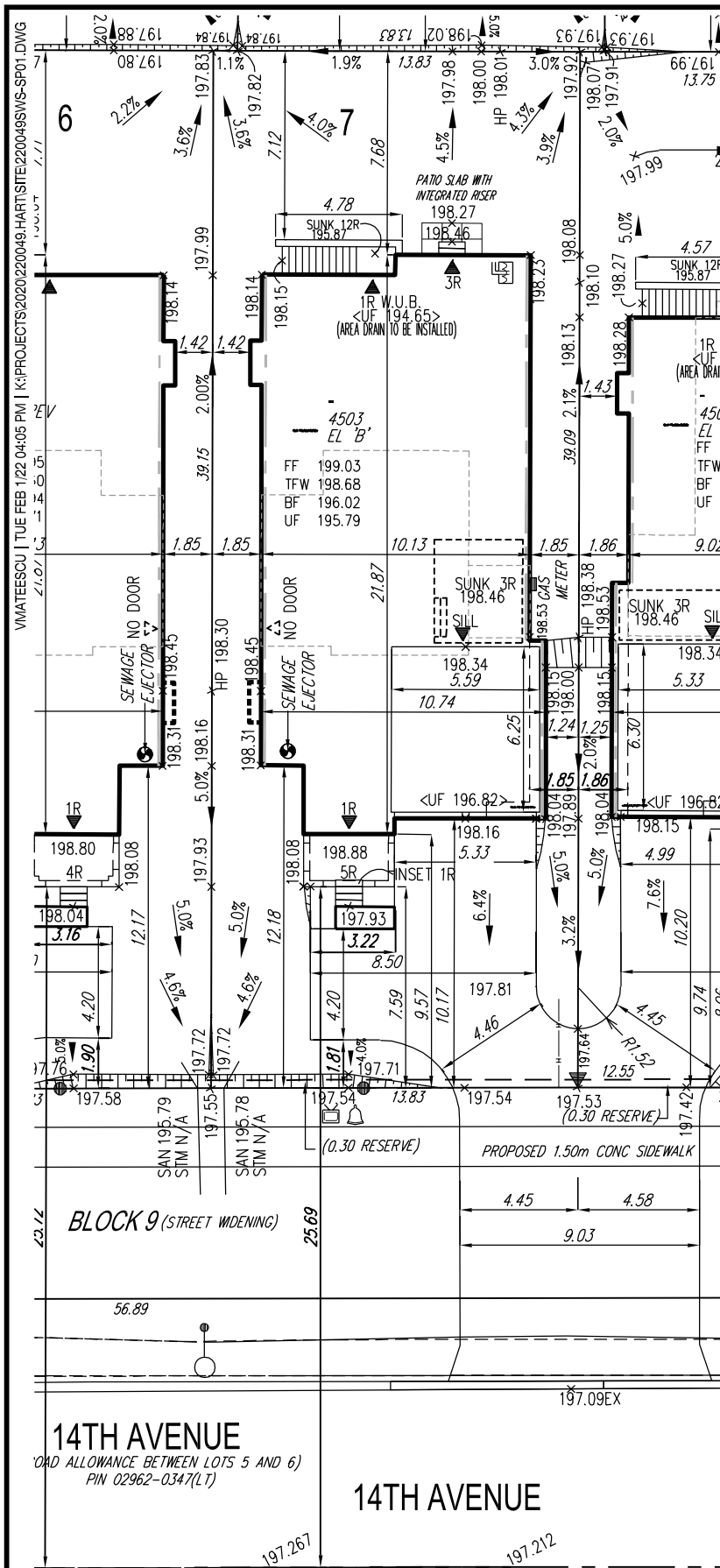
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**ROUGE HILL ESTATES, MARKHAM, ON**

Drawn By: CJO Checked By: VM Scale: 1:250 File Number: 220049SWS-SP01 Lot / Page Number: 6  
 8966 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133 F 905.737.7326

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## Appendix C

File: 22.113760.000.00.MNV

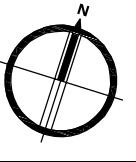
Date: 06/16/22  
MM/DD/YY

SITE STATISTICS:	
LOT 7	PROPOSED
LOT AREA (m2)	541.10 m2
BLD'G COVERAGE (m2)	215.31 m2
LOT COVERAGE (%)- (MAX 40%)	39.79 %
FRONT YARD AREA (m2)	105.09 m2
LANDSCAPE AREA (m2)	49.78 m2
LANDSCAPE (%)- (MIN 40%)	47.37 %

- \* BLDG. COVERAGE NOT INCLUDING PORCH
- \*\* FRONT YARD AREA AS PER DEFINITION OF FRONT YARD
- \*\*\* LANDSCAPE AREA IN FRONT YARD
- \*\*\*\* LANDSCAPE % IN FRONT YARD

- GENERAL NOTES:**
1. BUILDER TO VERIFY LOCATION OF UTILITIES AND OTHER SERVICES. IF MIN. DIMENSIONS ARE NOT MAINTAINED, BUILDER IS TO RELOCATE AT BUILDER'S EXPENSE.
  2. BUILDER TO VERIFY ELEV. OF STM. AND SAN. LATERALS IN RELATION TO BASEMENT U/S OF FOOTING ELEVATIONS FOR COMPLIANCE WITH MUNICIPAL STANDARDS PRIOR TO EXCAVATION.
  3. APPROVED PERMIT DRAWINGS & CONSTRUCTION NOTES MUST BE REVIEWED AND FOLLOWED IN CONJUNCTION WITH THE SITING AND GRADING PLAN. BUILDER TO VERIFY BUILDING ENVELOPE ON SITE PLAN MATCHES APPROVED PERMIT DRAWINGS & CONSTRUCTION NOTES PRIOR TO POURING CONCRETE. IF THERE ARE ANY DISCREPANCIES, THEY ARE TO BE BROUGHT TO THE ATTENTION OF HUNT DESIGN ASSOCIATES INC.
  4. UNLESS NOTED ON BUILDING ENVELOPE OR APPROVED PERMIT DRAWINGS & CONSTRUCTION NOTES, ALL TOP OF FOUNDATION WALLS INCLUDING GARAGE WALLS TO BE CONSISTENT WITH THE ELEVATION PROVIDED FOR TFW ON SITING AND GRADING PLAN. THE EXTERIOR OF THE FOUNDATION WALL TO BE PROVIDED WITH A REDUCTION OF THICKNESS FOR MASONRY VENEER AS REQUIRED.

REVISED PER PERMIT COMMENTS	VM	2022.01.31
ISSUED FOR FINAL	VM	2021.05.17
ISSUED FOR PRELIMINARY APPROVAL	VM	2021.03.25



It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

**FOR LOTS:**  
CITY OF MARKHAM

I, AVI SHWARTZ OAA, MRAIC of JOHN G. WILLIAMS LIMITED, ARCHITECT certify that the plans/drawings comply with the applicable architectural control guidelines approved by the City of Markham and on file with the Design Group, Development Services Commission.

<ul style="list-style-type: none"> <li> ENGINEERED FILL LOTS</li> <li> STREET TREE</li> <li> RETAINING WALL</li> <li> CATCH BASIN</li> <li> DOUBLE / SINGLE STM &amp; SAN CONNECTION</li> </ul>	<ul style="list-style-type: none"> <li> SANITARY MANHOLE</li> <li> STORM MANHOLE</li> <li> VALVE &amp; CHAMBER</li> <li> VALVE &amp; BOX</li> <li> HYDRANT</li> </ul>	<ul style="list-style-type: none"> <li> WATER SERVICE</li> <li> HYDRO SERVICE</li> <li> SHEET DRAINAGE</li> <li> STREET LIGHT PEDESTAL</li> <li> STREET LIGHT</li> <li> TRAFFIC SIGNAL POWER PEDESTAL</li> </ul>	<ul style="list-style-type: none"> <li> BELL PEDESTAL</li> <li> CABLE PEDESTAL</li> <li> HYDRO POLE</li> <li> HYDRO POLE GUY</li> <li> STREET SIGN</li> <li> COMMUNITY MAILBOX</li> </ul>	<ul style="list-style-type: none"> <li> HYDRO TRANSFORMER</li> <li> PADMOUNTED MOTOR</li> <li> EXISTING GRADES</li> <li> PROPOSED GRADES</li> <li> SWALE DIRECTION</li> <li> EMBANKMENT / BERM MAX 3:1 SLOPE</li> </ul>	<ul style="list-style-type: none"> <li> SAN - SANITARY LINE</li> <li> STM - STORM WATER LINE</li> <li> W - WATERLINE</li> <li> H - HYDRO LINE</li> <li> G - GAS LINE</li> <li> C - CABLE LINE</li> <li> B - BELL</li> <li> HYDRO, GAS, BELL, CABLE LINE</li> </ul>	<ul style="list-style-type: none"> <li> DOWNSPOUTS</li> <li> WINDOWS PERMITTED</li> <li> 45 MINUTE FIRE RATED WALL SIDEYARD DISTANCE IS LESS THAN 3.2m TO LOT LINE. (NO WINDOWS PERMITTED)</li> <li> EXTERIOR DOOR LOCATION</li> <li> EXTERIOR DOOR LOCATION IF GRADE PERMITS</li> </ul>	<ul style="list-style-type: none"> <li> SUMP PUMP AND SURFACE DISCHARGE LOCATION</li> <li> UPGRADE ELEVATION</li> <li> FENCE AND GATE</li> <li> PRIVACY FENCE</li> <li> ACOUSTIC FENCE</li> </ul>	<ul style="list-style-type: none"> <li> FF - FINISHED FLOOR</li> <li> TFW - TOP OF FOUNDATION WALL</li> <li> BF - BASEMENT FLOOR</li> <li> UF - UNDERSIDE OF FOOTING</li> <li> WOD - WALKOUT DECK</li> <li> WOB - WALKOUT BASEMENT</li> <li> MOD - MODIFIED</li> <li> REV - REVERSED</li> <li> ND - NO DOOR</li> <li> HIGHLIGHTED GRADE</li> </ul>
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Title: **SITING AND GRADING PLAN** Plan No. **7** Street Name **14TH AVENUE**

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION  
Valentina Mateescu 41548

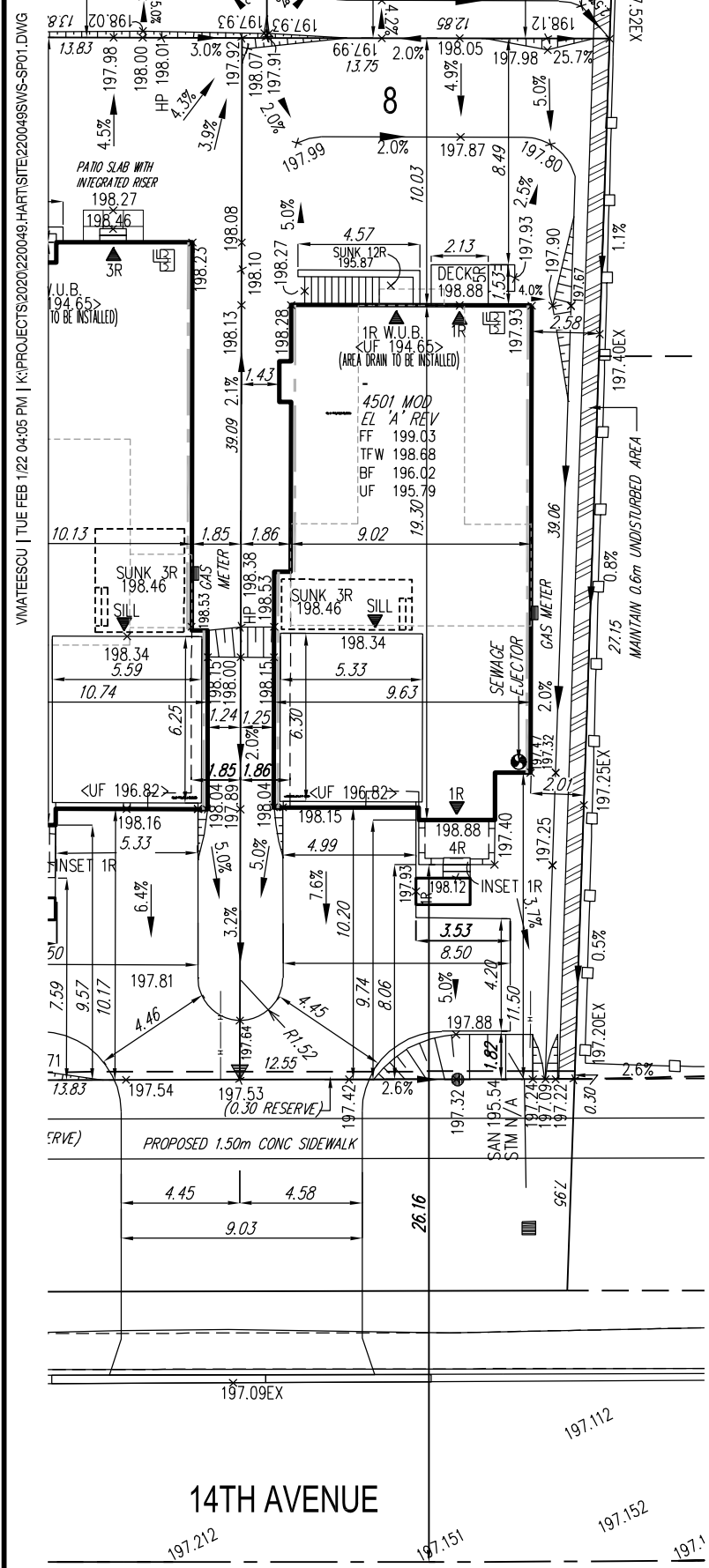
NAME: **HUNT DESIGN ASSOCIATES INC.** REGISTRATION INFORMATION: **19695** www.huntdesign.ca

**HARTFORD HOMES INC. - 220049**  
**ROUGE HILL ESTATES, MARKHAM, ON**

Drawn By: **CJO** Checked By: **VM** Scale: **1:250** File Number: **220049SWS-SP01** Lot / Page Number: **7**

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## Appendix C

File: 22.113760.000.00.MNV

Date: 06/16/22  
MM/DD/YY

SITE STATISTICS: LOT 8		PROPOSED
LOT AREA (m2)		514.10 m2
BLD'G COVERAGE (m2)		175.51 m2
LOT COVERAGE (%)- (MAX 40%)		34.14 %
FRONT YARD AREA (m2)		102.15 m2
LANDSCAPE AREA (m2)		44.80 m2
LANDSCAPE (%)- (MIN 40%)		43.86 %

- \* BLDG. COVERAGE NOT INCLUDING PORCH
- \*\* FRONT YARD AREA AS PER DEFINITION OF FRONT YARD
- \*\*\* LANDSCAPE AREA IN FRONT YARD
- \*\*\*\* LANDSCAPE % IN FRONT YARD

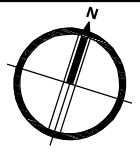
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ENGINEERED FILL LOTS	SANITARY MANHOLE	WATER SERVICE	BELL PEDESTAL	HYDRO TRANSFORMER	SAN - SANITARY LINE	DOWNSPOUTS	SUMP PUMP AND SURFACE DISCHARGE LOCATION	FF FINISHED FLOOR
STREET TREE	STORM MANHOLE	HYDRO SERVICE	CABLE PEDESTAL	PADMOUNTED MOTOR	STM - STORM WATER LINE	WINDOWS PERMITTED	UPGRADE ELEVATION	TOP OF FOUNDATION WALL
RETAINING WALL	VALVE & CHAMBER	SHEET DRAINAGE	HYDRO POLE	EXISTING GRADES	W - WATERLINE	45 MINUTE FIRE RATED WALL	CHAIN LINK FENCE	BASEMENT FLOOR
CATCH BASIN	VALVE & BOX	STREET LIGHT PEDESTAL	HYDRO POLE GUY	PROPOSED GRADES	H - HYDRO LINE	THAN 1.2m TO LOT LINE	FENCE AND GATE	UNDERSIDE OF FOOTING
DOUBLE / SINGLE STM & SAN CONNECTION	HYDRANT	STREET LIGHT	STREET SIGN	SWALE DIRECTION	G - GAS LINE	(NO WINDOWS PERMITTED)	ACoustic FENCE	WALKOUT DECK
		TRAFFIC SIGNAL POWER PEDESTAL	COMMUNITY MAILBOX	EMBANKMENT / BERM MAX 3:1 SLOPE	C - CABLE LINE	EXTERIOR DOOR LOCATION	PRIVACY FENCE	WALKOUT BASEMENT
					B - BELL	EXTERIOR DOOR LOCATION IF GRADE PERMITS	ACoustic FENCE	MODIFIED
					HYDRO, GAS, BELL, CABLE LINE			REV REVERSED
								ND NO DOOR
								HIGHLIGHTED GRADE

REVISED PER PERMIT COMMENTS	VM	2022.01.31
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ISSUED FOR PRELIMINARY APPROVAL	VM	2021.03.25



### SITING AND GRADING PLAN

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

Valentina Mateescu  
 NAME: Valentina Mateescu  
 REGISTRATION INFORMATION: 41548  
 SIGNATURE: [Signature]  
 BOIN: 41548

**HUNT**  
DESIGN ASSOCIATES INC.  
www.huntdesign.ca

### HARTFORD HOMES INC. - 220049 ROUGE HILL ESTATES, MARKHAM, ON

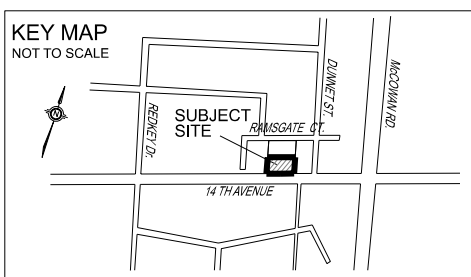
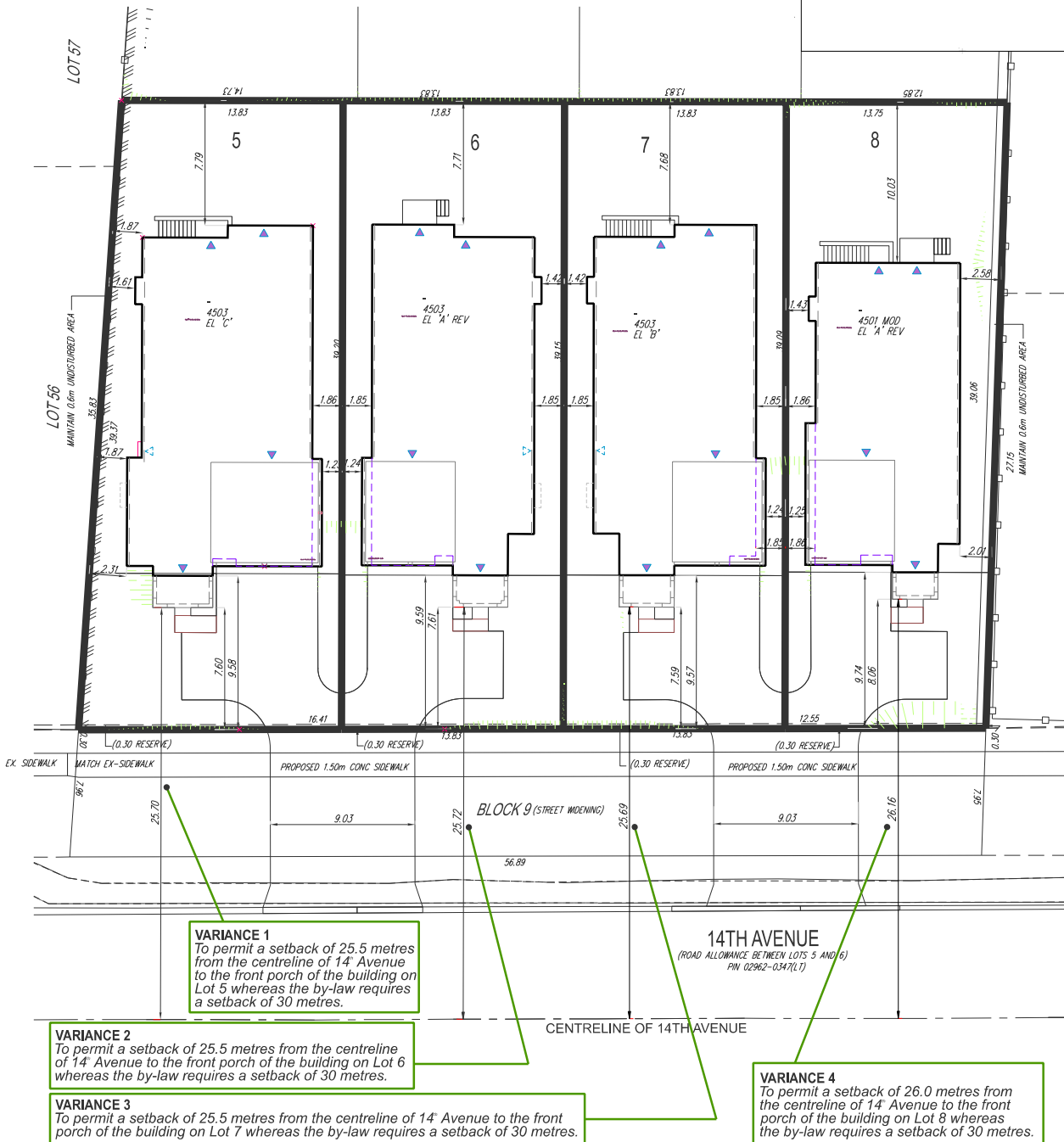
Drawn By: CJO | Checked By: VM | Scale: 1:250 | File Number: 220049SWS-SP01 | Lot / Page Number: 8

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File: 22.113760.000.00.MNV

Date: 06/16/22  
MM/DD/YY



- Subject Lands
- Variances Requested

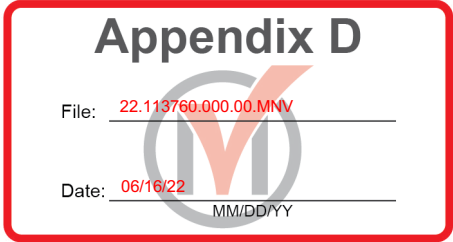
## MINOR VARIANCE SKETCH

LOTS 5-8  
BLOCK 26  
REGISTERED PLAN 65M-3800  
CITY OF MARKHAM  
REGIONAL MUNICIPALITY OF YORK

SCALE: SEE SCALE BAR  
DATE DRAWN: APRIL 22, 2022  
Weston File No. 10429



Vaughan office  
201 Midway Ave, Suite 19  
Vaughan, Ontario L4K 5K8  
T. 905.738.8080 F. 905.738.9937  
Toronto office  
268 Berkeley Road  
Toronto, Ontario M5A 2X5  
T. 416.640.9917 F. 905.738.9937



**APPENDIX "D"**  
**CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/042/22**

- 1. The variances apply only to the proposed development as long as it remains.

CONDITIONS PREPARED BY:

  
\_\_\_\_\_  
Melissa Leung, Planner II, Central District