



Notice of Rescheduled Hearing

COMMITTEE OF ADJUSTMENT

November 26th, 2025

To Whom It May Concern:

Re: 76 Highland Park Boulevard
Committee of Adjustment File: A/084/25

As requested by the applicant, the above-noted Minor Variance application was deferred at the September 10th, 2025 Committee of Adjustment (COA) meeting.

The applicant has requested that the application be brought back to the December 10th, 2025 COA meeting. You may contact COA staff at coa@markham.ca if you require more information on how to participate in this virtual COA meeting or if you would like further information regarding this application.

Previous Variance Request:

- a) **By-law 2024-19, Section 6.3.2.2.1:** a minimum west side yard setback of 1.52 metres and a minimum combined interior side yard setback on both sides of 3.36 metres, whereas the by-law requires a minimum side yard setback of 1.8 metres and a minimum combined interior side yard setback on both sides of 4.00 metres;
- b) **By-law 2024-19, Section 6.2.1b):** a maximum roof projection of 2.54 metres above the maximum outside wall height, whereas the by-law permits a roof structure with a pitch of less than 25 degrees to project a maximum of 1 metre above the maximum outside wall height;
- c) **By-law 2024-19, Section 6.3.2.2.c:** a maximum main building coverage of 24 percent for any storey above the first, whereas the by-law permits a maximum main building coverage of 20 percent for any storey above the first;

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

New Variance Request:

- a) **By-law 2024-19, Section 6.3.2.2.1:** a minimum west side yard setback of 1.84 metres and a minimum combined interior side yard setback on both sides of 3.68 metres, whereas the by-law requires a minimum side yard setback of 1.8 metres and a minimum combined interior side yard setback on both sides of 4.0 metres;
- b) **By-law 2024-19, Section 6.2.1b):** a maximum roof projection of 2.54 metres above the maximum outside wall height, whereas the by-law permits a roof structure with a pitch of less than 25 degrees to project a maximum of 1 metre above the maximum outside wall height;
- c) **By-law 2024-19, Section 6.3.2.2.c:** a maximum main building coverage of 21.4 percent for any storey above the first, whereas the by-law permits a maximum main building coverage of 20 percent for any storey above the first;

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

Variance a) as originally submitted has been increased. Variance b) as originally submitted remains unchanged. Variance c) as originally submitted has been reduced.

If you have any further questions or comments contact the undersigned at coa@markham.ca or 905.475.4721.

Yours truly,

Shawna Houser, Secretary-Treasurer, Committee of Adjustment
City of Markham, 101 Town Centre Boulevard, Markham, Ontario L3R 9W3