

Memorandum to the City of Markham Committee of Adjustment

November 11, 2025

File: A/045/25
Address: 67 Sciberras Road, Markham
Applicant/Agent: Prohome Consulting Inc.
Hearing Date: Wednesday, November 26, 2025

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

The Applicant is requesting relief from the following requirements of the “Residential Established Neighbourhood Low Rise (RES-ENLR)” Zone in By-law 2024-19, as amended, as it relates to a proposed two-storey detached dwelling. The variances requested are to permit:

a) Section 6.3.2.2 c):

a maximum second storey main building coverage of 24.60 percent, whereas the By-law permits a maximum second storey main building coverage of 20 percent;

b) Section 6.3.2.2 e):

a maximum second storey main building distance from the established building line of 16.4 metres, whereas the By-law permits a maximum second storey main building distance from the established building line of 14.5 metres; and,

c) Section 4.8.10.1 a):

a minimum front porch depth of 1.37 metres, whereas the By-law requires a minimum front porch depth of 1.8 metres.

APPLICATION HISTORY

This Application was previously deferred at the [September 24, 2025, Committee of Adjustment \(“COA”\) meeting](#) to allow the Applicant to address Staff’s and Committee’s concerns related to the side yard setback.

The Applicant submitted revised plans on October 9, 2025 (Appendix “A” – Revised Plans) modifying the proposed development which has resulted in following revisions to the requested variances:

- Maximum second-storey main building coverage reduced from 24.64% to 24.60%
- Removal of the minimum combined interior side yard setback variance
- Removal of the porch and underground cold cellar projection variance
- Removal of the porch stairs projection variance

The variance requests for b) and c) related to the second storey main building distance and the minimum front porch depth remain unchanged

Zoning Preliminary Review (ZPR) Undertaken

The Applicant has completed a Zoning Preliminary Review (ZPR) to confirm the initial variances required for the proposed development. The applicant submitted revised drawings on October 9, 2025. The Applicant has not conducted a Zoning Preliminary Review for the revised drawings. Consequently, it is the Applicant's responsibility to ensure that the application has accurately identified all the variances to the Zoning By-law required for the proposed development. If the variance request in this application contains errors, or if the need for additional variances is identified during the Building Permit review process, further variance application(s) may be required to address the non-compliance.

COMMENTS

Staff have reviewed the revised plans and advise that the tree preservation concerns have been addressed and that the comments related to the proposed maximum second storey main building coverage, maximum second storey main building distance from the established building line, and the minimum front porch depth from the [original report dated September 12, 2025](#) remain applicable. Staff have no concerns with the requested variances.

PUBLIC INPUT SUMMARY

Two residents spoke in opposition to the application at the September 24, 2025 COA meeting citing concerns related to massing and impacts on adjacent trees.

No additional written submissions were received as of November 12, 2025. 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 refer to Appendix "B" for conditions to be attached to any approval of this application.

PREPARED BY:



Melissa Leung, RPP MCIP, Senior Planner, Central District

REVIEWED BY:



Stephen Corr, RPP MCIP, Development Manager, Central District

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APPENDICES

Appendix "A" – Revised Plans

Appendix "B" – Conditions of Approval

Appendix A

File: 11/17/2025
Date: 11/17/2025
MM/DD/YYYY

SCIBERRAS ROAD

WATER MAIN 150mmØ

CURB CUT

CURB CUT



ONLY FOR ARCHITECTURAL STAMP



DRAWN BY

V.E

SCALE:

1:150

LAST MODIFIED ON:

OCTOBER 2, 2025

DRAWING TITLE:

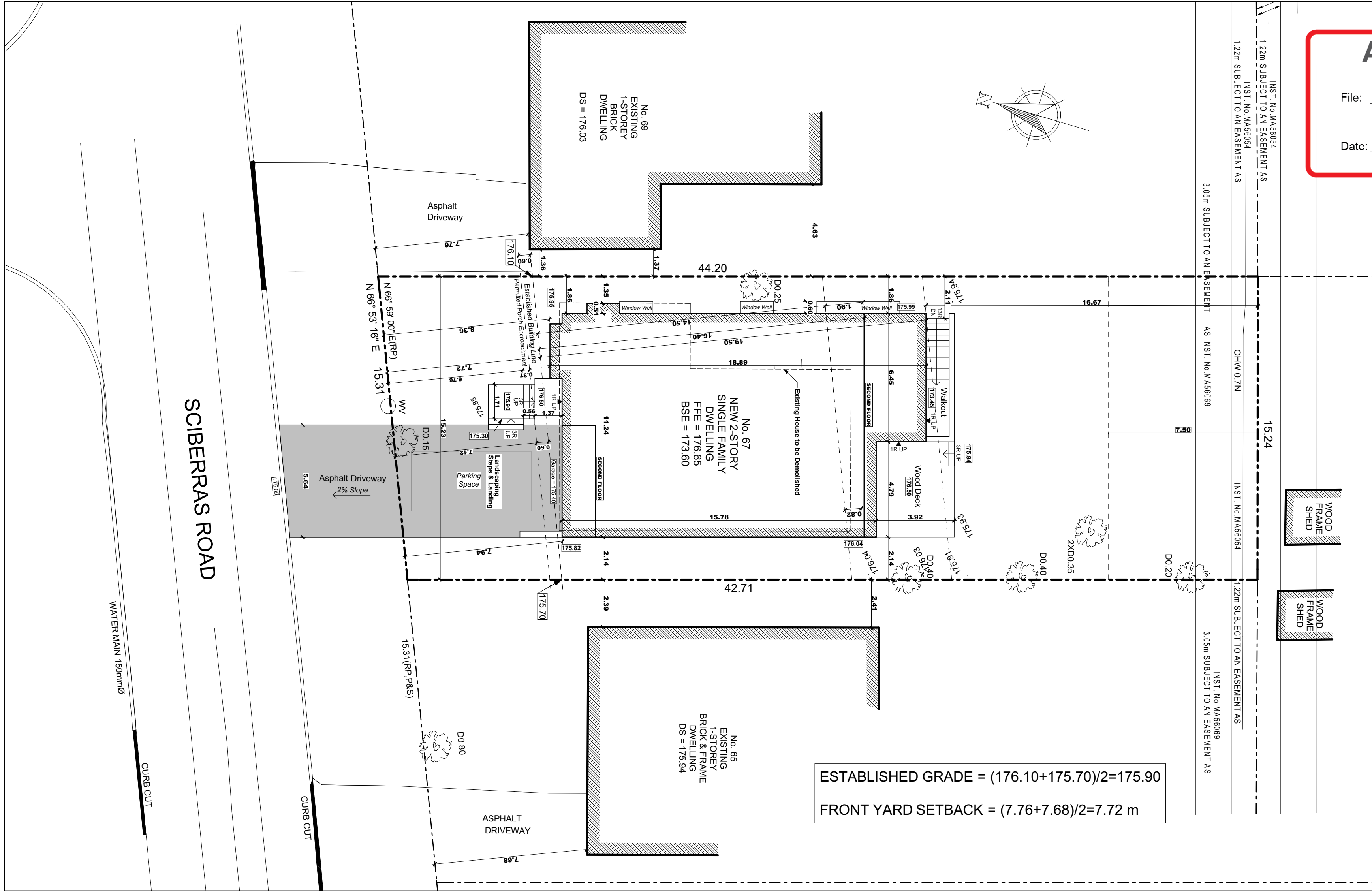
SITE PLAN

PROJECT TITLE/ADDRESS:

67 SCIBERRAS RD, MARKHAM, ON

A.00

LOT AREA	661.89 m ²			
GROND FLOOR LOT COVERAGE	196.05 m ²	%29.62		
SECOND FLOOR LOT COVERAGE	162.84 m ²	%24.60		
FLOOR AREA	GROUND FLOOR (Excl. garage & open floor areas)	SECOND FLOOR	BASEMENT	GARAGE
	1,739 ft ² / 161.53 m ²	1,736 Ft ² / 161.28 m ²	1,760 ft ² / 163.47 m ²	359 ft ² / 33.37 m ²
Combined Floor Area (Incl. Garage & Open Floors, Excl. Basement)	358.89 m ²			



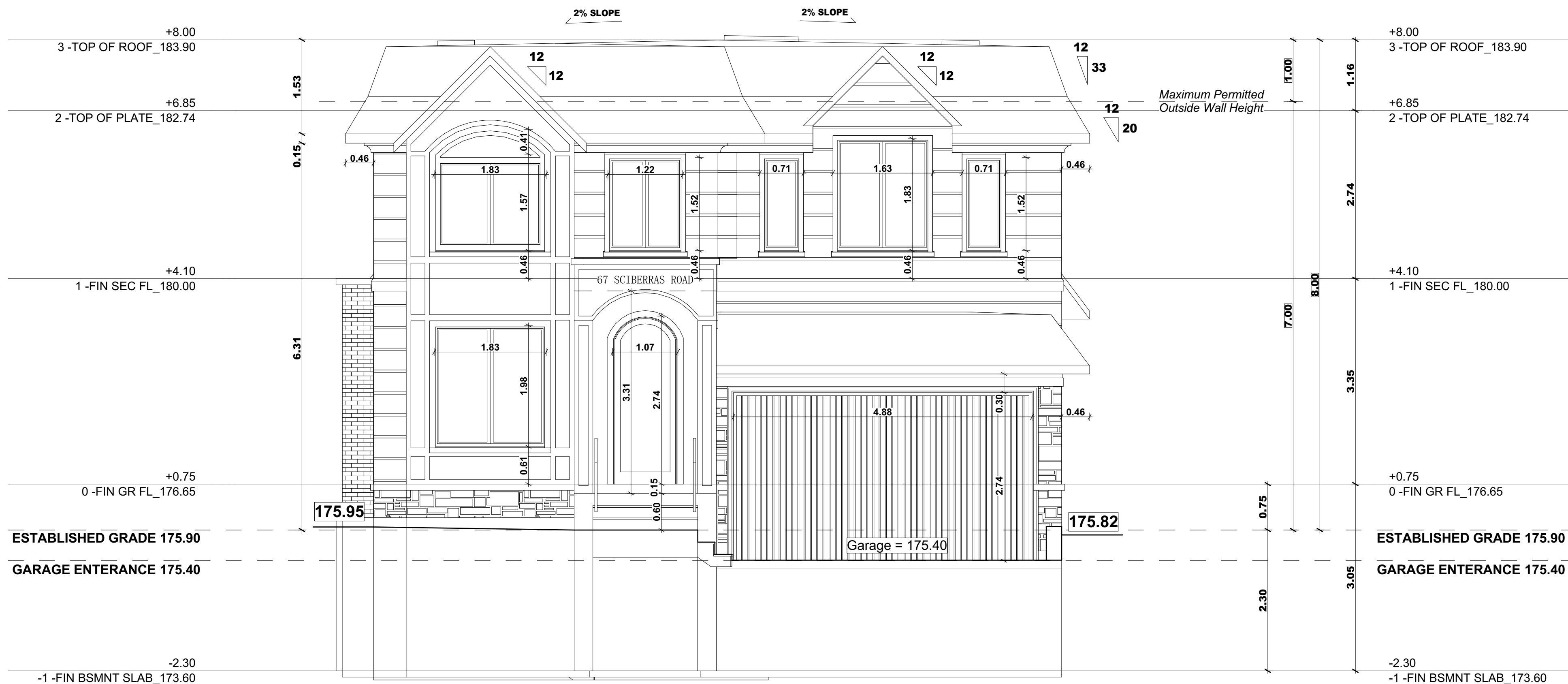
ESTABLISHED GRADE = (176.10+175.70)/2=175.90

FRONT YARD SETBACK = (7.76+7.68)/2=7.72 m

Appendix A

File: 16.117016.000.0000

Date: 11/17/2025
MM/DD/YYYY



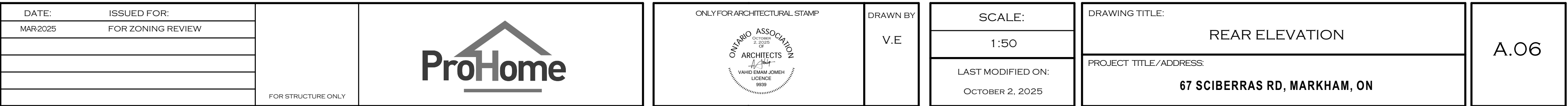
DATE: MAR2025	ISSUED FOR: FOR ZONING REVIEW	<div>FOR STRUCTURE ONLY</div> <div></div>	<div>ONLY FOR ARCHITECTURAL STAMP</div> <div></div>	<div>DRAWN BY V.E</div>	SCALE: 1:50	DRAWING TITLE: FRONT ELEVATION	A.05
					LAST MODIFIED ON: OCTOBER 2, 2025	PROJECT TITLE/ADDRESS: 67 SCIBERRAS RD, MARKHAM, ON	

25.117219.000.00 MW

11/17/2025

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Date: 11/17/2025
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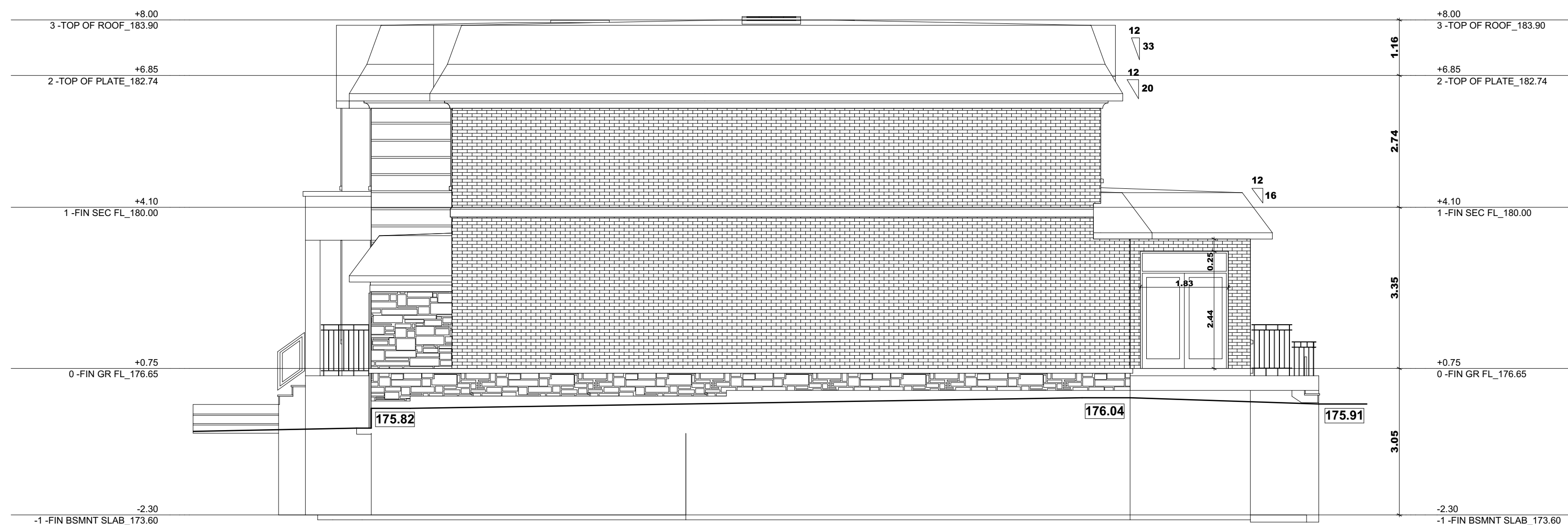




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11/17/2025

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Date: 11/17/2025
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DATE:	ISSUED FOR:			DRAWN BY: V.E	SCALE:	DRAWING TITLE: SIDE ELEVATION	PROJECT TITLE/ADDRESS: 67 SCIBERRAS RD, MARKHAM, ON	A.07
MAR2025	FOR ZONING REVIEW				1:75.00			
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					OCTOBER 2, 2025			


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MM/DD/YYYY

Date: 11/17/2025
MM/DD/YYYY



DATE:	ISSUED FOR:	FOR STRUCTURE ONLY		ONLY FOR ARCHITECTURAL STAMP 	DRAWN BY V.E	SCALE:	DRAWING TITLE: SIDE ELEVATION	PROJECT TITLE/ADDRESS: 67 SCIBERRAS RD, MARKHAM, ON	A.08
MAR2025	FOR ZONING REVIEW					1:75.00			
						LAST MODIFIED ON:			
						OCTOBER 2, 2025			

Appendix B

File: _____

Date: _____

11/17/2025

MM/DD/YYYY

APPENDIX "B"

CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF F

1. The variances apply only to the proposed development as long as it remains;
2. That the variances apply only to the subject development, 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;
3. Submission of a Tree Assessment and Preservation Plan, prepared by a Qualified Tree Expert in accordance with the City's Tree Assessment and Preservation Plan (TAPP) Requirements (2024) as amended, to be reviewed and approved by the City, and that the Secretary-Treasurer receive written confirmation from the Tree Preservation By-law Administrator that this condition has been fulfilled to his/her satisfaction, and that any detailed Siting, Lot Grading and Servicing Plan required as a condition of approval reflects the Tree Assessment and Preservation Plan;
4. That prior to the commencement of construction or demolition, tree protection be erected and maintained around all trees on site, neighbouring properties, and street trees, in accordance with the City's Streetscape Manual (2009) as amended, and inspected by City Staff to the satisfaction of the Tree Preservation By-law Administrator; and,
5. If required as per Tree Preservation review, tree securities and/or tree fees be paid to the City and that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled to the satisfaction of the Tree Preservation By-law Administrator.

CONDITIONS PREPARED BY:



Melissa Leung, RPP MCIP, Senior Planner, Central District