



**CITY OF MARKHAM**  
**Virtual Meeting on Zoom**

**January 19, 2022**  
**7:00 pm**

**COMMITTEE OF ADJUSTMENT**

**Minutes**

The 1<sup>st</sup> regular meeting of the Committee of Adjustment for the year 2022 was held at the time and virtual space above with the following people present:

	<u>Arrival Time</u>
Jeamie Reingold	7:00 PM
Tom Gutfreund	7:00 PM
Patrick Sampson	7:00 PM
Gregory Knight, Chair	7:00 PM
Sally Yan	7:00 PM
Arun Prasad	7:00 PM

Justin Mott, Acting Secretary-Treasurer  
Bradley Roberts, Manager, Zoning and Special Projects  
Hussnain Mohammad, Development Technician

*Regrets*  
Kelvin Kwok

**DISCLOSURE OF INTEREST**

None

**Minutes: December 8, 2021**

THAT the minutes of Meeting No. 22 of the City of Markham Committee of Adjustment, held December 8, 2021, respectively, be

- a) Approved as submitted, on January 19, 2022

**Moved By: Tom Gutfreund**  
**Seconded By: Arun Prasad**

Carried

**PREVIOUS BUSINESS:**

**1. A/189/16**

**Owner Name: 3YM Canada International Inc.  
Agent Name: Frontop Engineering Limited (Amber Tong)  
150 Telson Road, Markham  
PLAN 9001 LOTS 47 & 48**

The applicant is requesting relief from the requirements of By-law 108-81, as amended to permit:

- a) **By-law 108-81, Section 4.3.7:**  
an open storage yard for vehicles, whereas the By-law does not permit an open storage yard for vehicles;
- as it relates to an existing moving company with multiple trucks on-site.  
**(Central District, Ward 8)**

The Secretary-Treasurer introduced the application.

The agent, Amber Tong, appeared on behalf of the application.

Committee member Tom Gutfreund supports the application and believes it supports the four tests. He moved to approval subject to conditions.

Committee member Sally Yan asked the applicant why the site plan control application was not requested by staff and would like clarification as to why.

The agent, Amber Tong, responded that the owner removed the soft landscaping back in 2018 to keep up with the increased operations of the business. The owner was not aware of the permits needed.

Manager of Zoning & Special Projects, Brad Roberts, explained that revisions to the Site Plan are required to amend the Site Plan. He believes the drawings provided years ago are not as detailed as presented at today's meeting.

The agent, Amber Tong, responded that they would apply for the site plan control extension to expand the building.

Committee member Patrick Sampson referenced google maps and stated that the back of the building is obstructed by trailers and other storage containers. He believed it to be a fire lane and wanted to know why no enforcement was made to

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clean up the site. He also asked how the Committee believes that the site would be cleaned up if the application was approved.

Committee Chair Greg Knight asked for clarification from the applicant.

The agent, Amber Tong, stated that the back of the building is for open storage. She stated they would remove the contents and are waiting for site plan approval.

Committee Chair Greg Knight stated that storage of vehicles is not permitted now, and because the site had not been cleaned up during the time upon the application was first heard, now, hopefully, By-law enforcement can enforce the problem.

Committee member Patrick Sampson suggested that the Committee add a condition to clean up the site if the application was to be approved.

Manager of Zoning & Special Projects, Brad Roberts, clarified that there is implied compliance regardless of the decision of the Committee of Adjustment. Photos show a willingness to rearrange the site based on a year-over-year review.

Committee Chair Greg Knight stated that enforcement is up to the City and clarified that the variance is for storage of vehicles.

Manager of Zoning & Special Projects, Brad Roberts, clarified that the Site Plan in front of the Committee has a proposal including more ample parking spaces to reorient the site.

Committee member Patrick Sampson highlighted that surrounding properties have encroachments regarding other storage facilities in the area and do not comply with fire or other By-laws.

Manager of Zoning & Special Projects, Brad Roberts, explained how enforcement transpires and explained that going through the approval process delays the enforcement. Going through the Committee of Adjustment will help with enforcement.

Committee member Jeamie Reingold inquired about the for-hire trucks and wanted to know the difference between a truck rental company and also wanted to know how this would affect other businesses in the area.

Committee member Arun Prasad agreed with fellow members and remembers the file from five years ago having problems, which lacked drawings. He wanted to know after the approval what else the agent was applying for.

The agent, Amber Tong, stated they would apply for a building extension, and they already had a pre-consultation and would apply for Site Plan Control this year.

Committee Chair Greg Knight stated that at the end of the day, whatever the use of the site, the issue is about the storage of trucks and their appropriateness. The OP has issues with this use because of the ability to mask or buffer the site from other properties. The current area has a lot of green spaces compared to other spaces. The parking is at the back and is buffered from the storage from the street.

Committee member Tom Gutfreund believes that the proposal deals with the parking spots, and the overall application is a reconfiguration of the site. Committee expects that the owners will clean up the back of the building. He asked if the owners would really clean up the mess at the back of the site or will all of it sit there for another five years.

The agent, Amber, says the owner will clean up the site.

Committee member Tom Gutfreund asked how soon and what are the expectations? The owner's Karen and George Day stated that it would not permit easy cleanup because it is wintertime. Instead, they will clean up in the spring. They are second-generation owners and absolutely would like to clean out everything off the site and only when better weather allows for the cleanout.

Committee member Tom Gutfreund thanked the building owners for the explanation and believed they would clean the site. He would move for approval, and would leave the clean-up to Markham to enforce in the Spring.

**Moved By: Tom Gutfreund**  
**Seconded By: Sally Yan**  
**Opposed: Patrick Sampson**

THAT Application No A/189/16 be approved subject to conditions contained in the staff report.

Resolution Carried

**NEW BUSINESS:**

**1. A/057/21**

**Owner Name: Arumugam Kirubananthalin**  
**Agent Name: Rockim Design Inc.**  
**336 Main Street North, Markham**  
**CON 7 PT LOT 15**

The applicant is requesting relief from the requirements of By-law 1229, as amended to permit:

- a) **By-law 1229, Section 1.2 (iii), Amending By-law 99-90:**  
a building depth of 18.75 m, whereas the By-law permits a maximum building depth of 16.8 m;
- b) **By-law 1229, Section 11.1 - Existing:**  
a front yard setback of 18.17 ft, whereas the By-law requires a front yard setback of 25 ft;
- c) **By-law 1229, Section 11.2 (c)(I) - Existing:**  
an unenclosed porch and stairs to encroach 9.03 ft, whereas the By-law permits a maximum of 18";

as it relates to the proposed addition to a heritage home. **(Heritage District, Ward 4)**

The Secretary-Treasurer introduced the application.

The agent, Rock Kim, appeared on behalf of the application.

Committee member Tom Gutfreund is happy that the Heritage Department was satisfied with the application and had no problems.

Committee member Jeamie Reingold brought up that the neighbour had concerns with water grading onto her property and inquired if the agent had spoken to her about this issue.

The agent, Rock Kim, clarified that he spoke with the neighbour and presented at the Heritage Committee.

Marilyn Tufford of 332 Main Street North was concerned about the trees and that the applicants are mindful of drainage. She specified that she had not received an email from the agent Rock.

Committee Chair Greg Knight clarified that part of the conditions was that the applicant needed to provide an adequate grading plan.

**Moved By: Tom Gutfreund**  
**Seconded By: Patrick Sampson**

THAT Application No A/057/21 be approved subject to conditions contained in the staff report.

Resolution Carried

2. **A/103/21**

**Owner Name: Hua Sun**  
**Agent Name: Markham High Tech Inc. (Gabriela Lopez)**  
**15 Fierheller Court, Markham**  
**PLAN 65M4398 LOT 216**

The applicant is requesting relief from the requirements of By-law 177-96, as amended to permit:

- a) **By-law 177-96, Section 6.2.1 (b):**  
a rear deck having a height greater than 1.0 m to extend 4.0 m from the wall closest to the rear lot line, whereas the By-law permits a deck having a height greater than 1.0 m to extend a maximum of 3.0 m from the wall closest to the rear lot line;
- b) **By-law 177-96, Section 6.2 (b)(i):**  
a rear deck having a height greater than 1.0 m to be located 2.52 m from the wall closest to the rear lot line, whereas the By-law permits a deck having a height greater than 1.0 m to extend a maximum of 3.0 m from the wall closest to the rear lot line;
- c) **By-law 177-96, Sec. 6.2 (b)(iii):**  
the floor of a deck to be located above the first storey, whereas the By-law requires that the floor of the deck is not higher than the floor level of the first storey of the main building;

as it relates to the proposed rear deck. (**West District, Ward 6**)

The Secretary-Treasurer introduced the application.

The agent, Michael Forte appeared on behalf of the application.

Jeawei Hau of 10 Beckett spoke on the application. It was highlighted that other decks were built to permitted standards and that the current proposal was out of character to the current neighbourhood. These proposed variances are far beyond what is permitted in the By-law.

Siu Chi Chan of 6 Beckett spoke on the application and agrees with his neighbour.

Committee Chair Greg Knight brought up that the staff report is not supportive.

Agent, Michael Forte, was not aware of the staff report or had read the report. He commented on the 15 feet by 15 feet proposed deck and clarified that it was not huge

compared to the dwelling. It was a grade level relevant to the front of the house. He does not believe reducing it by three feet will have an impact.

Committee member Tom Gutfreund stated that it is a disadvantage to have not read the report. He disagrees with the three feet assumption. He believes the deck is far too big for the property and that 25% is not minor. He also affirmed that the staff report states that there is a slope. He believes the deck should stay within the By-law. He will not support the application as it does not meet the four tests.

Committee member Jeamie Reingold believes the deck is completely out of character for the size of the house.

**Moved By: Tom Gutfreund**  
**Seconded By: Jeamie Reingold**

THAT Application No A/103/21 be refused

Resolution Carried

**3. A/127/21**

**Owner Name: 2827865 Ontario Inc. (Saseenthiran Sinnarajajah)**  
**Agent Name: AR Design Associates**  
**9889 Markham Road, Unit 3, Markham**  
**YORK REGION CONDO PLAN 1078 LEVEL 1 UNIT 3**

The applicant is requesting relief from the requirements of By-law 177-96, as amended to permit:

- a) **By-law 177-96, Section 7.246.3 (b):**  
a gross floor area of 570.0 square metres for all restaurants, whereas the By-law permits a maximum floor area of 475.0 square metres for all restaurants;

as it relates to a proposed restaurant unit. **(East District, Ward 5)**

The Secretary-Treasurer introduced the application.

The agent, Asha Shankar appeared on behalf of the application.

Committee member Patrick Sampson supports the application.

Committee member Sally Yan is happy to hear about the restaurant use and supports the application.

Committee member Jeamie Reingold agreed that her colleagues covered all the points and supported the application.

Committee member Arun Prasad supports the application.

**Moved By: Arun Prasad**  
**Seconded By: Patrick Sampson**

THAT Application No A/127/21 be approved subject to conditions contained in the staff report.

Resolution Carried

**4. A/133/21**

**Owner Name: Miguel Maruszki**  
**Agent Name: David Small Designs**  
**17 Doncrest Drive, Thornhill**  
**PLAN M899 LOT 17**

The applicant is requesting relief from the requirements of By-law 1767, as amended to permit:

- a) **By-law 1767, Section 14 (l) (e):**  
a minimum rear yard setback of 9.37 m, whereas the By-law permits a minimum rear yard setback of 15.24 m;
  - b) **By-law 1767, Section 13 (l) (c):**  
a minimum front yard setback of 10.0 m, whereas the By-law permits a minimum front yard setback of 10.67 m;
  - c) **By-law 100-90, Section 1.2 (ii):**  
a maximum building depth of 18.31 m, whereas the By-law permits a building depth of 16.80 m;
  - d) **By-law 1767, Section 9 (l):**  
an unenclosed/unexcavated roofed porch encroachment of 41.0 in., whereas the By-law permits a maximum 18.0 in. into any required yard;
- as it relates to proposed detached dwelling. **(West District, Ward 1)**



The Secretary-Treasurer introduced the application.

The agent, Peter Giordano appeared on behalf of the application.

Renzo Bulluz of 3 Ladyslipper Court was worried about the new proposal's impact on his backyard regarding drainage and believed the Zoning By-law should be reviewed. However, he does not believe that incremental changes should be permitted.

The owner's Solister, Marc Kemerer, stated that the neighbour wanted a boundary fence, which the applicant is providing.

Renzo Bulluz of 3 Ladyslipper Court also stated that the hedgerow is on both properties.

Committee Chair Greg Knight stated that tree preservation and other preservation will be provided during construction and that this is a condition within the application.

Committee member Tom Gutfreund believes that the variances provided meet the four tests and supports the application.

Committee member Jeamie Reingold does not believe that this is about a fence; she highlighted that the neighbour is concerned about grading.

Committee Chair Greg Knight highlighted that other parts of the City deal with stormwater issues, and that this neighbourhood is not alone. He believes that the variances will not affect the hedge. The development of this lot is similar to other dwellings in the area.

Committee member Sally Yan thought that the agent did a great job presenting and with speaking to the neighbours. She believes that it conforms to the four tests and therefore supports the application.

**Moved By: Tom Gutfreund**

**Seconded By: Sally Yan**

THAT Application No A/133/21 be approved subject to conditions contained in the staff report.

Resolution Carried

**5. A/137/21**

**Owner Name: Wou Mai**

**Agent Name: Wei Mao**

**10 Middleton Court, Markham**

**PLAN M1797 LOT 233**

The applicant is requesting relief from the requirements of By-law 250-77, as amended to permit:

a) **By-law 250-77, Section 6.1:**

one accessory dwelling unit, whereas the By-law permits no more than one single detached dwelling on one lot;

as it relates to proposed secondary suite (basement apartment). **(Central District, Ward 8)**

The Secretary-Treasurer introduced the application.

The agent, Wei Mao appeared on behalf of the application.

Committee member Jeamie Reingold agrees with the agent and likes that the dwelling has direct and separate access to the proposed secondary suite.

**Moved By: Jeamie Reingold**  
**Seconded By: Patrick Sampson**

THAT Application No A/137/21 be approved subject to conditions contained in the staff report.

Resolution Carried

6. **A/163/21**

**Owner Name: Haran Thangavadivel**  
**Agent Name: Varatha Design Associates**  
**2766 Donald Cousens Parkway, Markham**  
**PLAN 65M4362 LOT 3**

The applicant is requesting relief from the requirements of By-law 177-96, as amended to permit:

a) **By-law 28-97, Section 3.0 Table A:**

two (2) parking spaces, whereas the By-law requires a minimum of three (3) parking spaces;

b) **By-law 177-96, Section 7.190.1 (a)(ii):**

an accessory dwelling unit in the main building, whereas the By-law permits an accessory dwelling unit only above a private garage in either the main building or an accessory building on the same lot;

as it relates to a proposed secondary suite (basement apartment). **(East District, Ward 5)**

The Secretary-Treasurer introduced the application.

The agent, Ken Varatha appeared on behalf of the application.

Eric Williams of 2768 Donald Cousens Parkway explained that the dwelling is empty, but the basement is rented. He believes that the egress window does not conform to the Building Code. He would prefer to see the coach house come to Committee instead of this secondary suite in the basement. He is opposed to the application because the house is not owner-occupied.

The agent, Ken Varatha stated that there is a separate entrance, and they already had a building permit obtained. Ken clarified that everything would meet the Building Code.

Committee member Jeamie Reingold can't recall a letter from a resident stating there would be coach houses but no basement suites and wanted clarification.

Committee member Tom Gutfreund stated that the letter highlighted that the development was only a residential development without a basement or coach houses. Tom highlighted that the former Ontario government had created legislation that permitted basement apartments.

Manager of Zoning & Special Projects, Brad Roberts, highlighted that coach houses are permitted uses; they must be above a detached garage. The zoning only permitted a coach house, and the reason for the Committee of Adjustment allows for applications to be heard, allowing for the current variances to be brought forward and heard.

Committee Chair Greg Knight highlighted the conditions in the staff report.

**Moved By: Tom Gutfreund**  
**Seconded By: Patrick Sampson**

THAT Application No A/163/21 be approved subject to conditions contained in the staff report.

Resolution Carried

7. **A/165/21**

**Owner Name: Yinghong Zhou**  
**Agent Name: FDL Design and Construction Inc.**  
**28 Charnwood Place, Thornhill**  
**PLAN M1765 PT LOT 139 RS66R10063 PART 7**

The applicant is requesting relief from the requirements of By-law 151-75, as amended to permit:

- a) **Parking By-law 28-97, Section 6.2.4.22 (b)(l)(c):**  
a maximum driveway width of 5.50 m, whereas the By-law permits a maximum driveway width of 4.50 m;
- b) **By-law 151-75, Section 6.1:**  
an accessory dwelling unit (basement apartment), whereas the By-law does not permit this use;

as it relates to a proposed secondary suite (basement apartment).  
**(West District, Ward 1)**

Agent, Victor Lan, appeared on behalf of the application.

Lily Zhang of 8 Charnwood Place supports the application.

Committee member Tom Gutfreund inquired about the driveway referenced. Google maps highlighted that the driveway's expansion would mostly eliminate the green space.

Committee member Jeamie Reingold wondered about the car being parked almost nearly on the neighbour's property and asked if it could have a design aspect with proper drainage.

Manager of Zoning & Special Projects, Brad Roberts, highlighted that the Parking By-law has exceptional standards regarding building materials.

Committee Chair Greg Knight highlighted that the winding had been completed some time ago. Requested the agent to clarify how long ago it was created.

The agent, Victor Lan, highlighted that the Planning Department had issues.

Committee member Tom Gutfreund highlighted that google maps displays that it has been paved to the sidewalk. The drawings display it has been paved further to the west passed the paved walkway.

The agent, Victor Lan suggested that the walkway is more expansive than what was submitted.

Manager of Zoning & Special Projects, Brad Roberts, suggested that the drawings are not scale based on Markham's GIS mapping.

Committee member Patrick Sampson is surprised that staff welcomed this application.

Committee Chair Greg Knight highlighted that the driveway is in place and is consistent with other driveways in the area.

Committee member Jeamie Reingold highlighted that it is in place and would get another car off the road.

Committee member Tom Gutfreund agrees with Jeamie but stated he was basing his opinion on the staff report. But he now understands that the driveway has been there for years, and no further paving will occur.

Committee member Sally Yan agrees with other committee members, and in this case, it is an existing situation and supports the application.

Committee member Patrick Sampson disagrees that allowing this will benefit the long term and other applications that come in the future.

Committee Chair Greg Knight highlighted that this is not what we want future dwellings to do in the future.

**Moved By: Tom Gutfreund**  
**Seconded By: Jeamie Reingold**

THAT Application No A/165/21 be approved subject to conditions contained in the staff report.

Resolution Carried

**8. A/169/21**

**Owner Name: Kwan Ngok Chung**  
**Agent Name: Zahra Falamarzi**  
**4 John Dexter Place, Markham**  
**PLAN 8330 LOT 105**

The applicant is requesting relief from the requirements of By-law 1229, as amended to permit:

- a) **By-law 99-90. Section 1.2 (vi):**  
a maximum floor area ratio of 53.43 percent, whereas the By-law permits a maximum floor area ratio of 45.0 percent;
- b) **By-law 99-90. Section 1.2 (ii):**  
a building depth of 19.2 m, whereas the By-law permits a maximum building depth of 16.8 m;
- c) **By-law 1229. Section Table 11.1:**  
a lot coverage of 35.3 percent, whereas the By-law permits a maximum lot coverage of 35.0 percent;

as it relates to a proposed addition to a detached dwelling. **(East District, Ward 4)**

The Secretary-Treasurer introduced the application.

The agent, Zahra Falamarzi appeared on behalf of the application.

Elizabeth Brown stated that if 51% is approved, it would have repercussions on other applications. She asked if it was possible to come down from the 51%.

The agent, Zahra Falamarzi, responded by stating that 53% was initially proposed. However, after discussion with the City, it was understood that by extending their family, they would need an additional room. In discussion with staff, they reduced their variances to 51%, which City staff then supported

Committee member Jeamie Reingold stated that the lot coverage is very respectable and happy they're not knocking the house down; it looks like a good fit.

Committee member Arun Prasad believes it is a good proposal. It looks compatible and supports the application.

Chair, Greg Knight, highlighted that the Committee is making an exception and that this application is a particular case with a low profile and buffer from the street and includes a very humble addition. That is a particular case, and if future applications came in with this number and variance, they would not be approved.

Committee member Tom Gutfreund highlighted that it needs to be noted in the minutes that this is a special consideration only from the committee members.

**Moved By: Jeamie Reingold**  
**Seconded By: Patrick Sampson**

THAT Application No A/169/21 be approved subject to conditions contained in the staff report.

Resolution Carried

9. **A/177/21**

**Owner Name: Huang Shuai**  
**Agent Name: AND Architecture Inc.**  
**10843 Victoria Square Boulevard, Markham**  
**PLAN 4123 LOT 7**

The applicant is requesting relief from the requirements of By-law 83-73, as amended to permit:

- a) **By-law 83-73, Section 8.2 (c):**  
a minimum side yard setback of 7 ft; whereas, the By-law permits a minimum side yard setback of 10 ft;
- b) **By-law 83-73, Section 8.2 (a):**  
a minimum lot frontage of 77 ft; whereas, the By-law permits a minimum lot frontage of 100 ft;
- c) **By-law 83-73, Section 8.2 (b):**  
a minimum lot area of 15,002 sq ft; whereas, the By-law permits a minimum lot area of 22,000 sq ft;

as it relates to a proposed two-storey detached dwelling. **(West District, Ward 2)**

The Secretary-Treasurer introduced the application.

The agent Henry Wang appeared on behalf of the application.

Committee member Tom Gutfreund stated that this is a massive looking home. Even with the development across the street, it overshadows every other development in the area. He does not believe it fits the character of the neighbourhood.

Committee member Patrick Sampson asked why there are no NFA regulations in this area.

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Manager of Zoning & Special Projects, Brad Roberts, explained that this area is a former hamlet, and it does not have any infill regulation in the area.

Committee member Sally Yan asked if this is an area with large lots and no zoning. She highlighted that the Site Plan Control application had been going on since last June and wondered if there were any problems.

Manager of Zoning & Special Projects, Brad Roberts, explained that the Site Plan Control application would not be finalized without permission for the zoning sideyards presented to the Committee.

Committee member Jeamie Reingold can't support the proposed side yard setbacks.

Committee member Tom Gutfreund agrees with Jeamie that it is a massive lot and soft landscaping should be followed. Eliminating item A which is the setback, could work.

The agent, Henry Wang, would like to speak with his client.

The owner, Huang Shui, questioned the concern regarding the six feet set back.

Committee Chair Greg knight highlighted that other properties surrounding the home look similar to the neighbours. The problem is that the house looks twice the size.

Committee member Jeamie Reingold said that the houses would not be developed for years.

Manager of Zoning & Special Projects Brad Roberts showed the Site Plan and the requested variances.

Margarita Leventis of 10823 Victoria Square is a resident of 20 years. She is concerned about the side yard variances, and is worried about setting precedence for the building of future homes.

Ryan Hosford of 20 Tomas Reid believes the variances will create precedence.

Committee member Tom Gutfreund speaks to the Official Plan and asks what the Committee suggests. He first proposes to respect the 10-foot side yard and will support the application if they remove variance A.

Manager of Zoning & Special Projects, Brad Roberts, suggested that variances b and c recognized the situation and that the area is subject to site plan control. If it is not in the interest of the Committee to grant this variance, they should defer the application and then the applicant can work with City staff.

Committee member Tom Gutfreund would like to improve the side yard setback.



Committee member Jeamie Reingold disagrees with what is proposed. It will set precedence and change the streetscape and character. She would not support any side yard setback. She believes this is a mansion-style home.

Committee Chair Greg Knight highlighted that it may be better to defer and work with staff.

**Moved By: Tom Gutfreund**  
**Seconded By: Jeamie Reingold**

THAT Application No A/177/21 be deferred sine die

Resolution Carried

**10. B/009/21**

**Owner Name: Reinhard Schaffhuber**  
**Agent Name: Torkin Manes LLP**  
**76 & 78 Fullerton Crescent, Markham**  
**PLAN M1797 PT LOT 24**

The applicant is requesting provisional consent to:

- a) Sever and convey a parcel of land being Parts 1 and 2 as shown on Reference Plan 66R-10522, having an approximate lot frontage of 6.89 m; and
- b) Retain a parcel of land being Parts 7 and 8 as shown on Reference Plan 66R- 10825, having an approximate lot frontage of 7.20 m.

The purpose of this application is to re-establish a lot that has been merged in title. **(Central District, Ward 8)**

The Secretary-Treasurer introduced the application.

The agent, Noorin Manji appeared on behalf of the application.

Committee member Tom Gutfreund has no problem with the application. He has no problem with waiving the conditions that were requested.

Manager of Zoning & Special Projects, Brad Roberts, stated that the reference plan could be waived without changes. We would review it first. The concern to condition 4 is that the existing zoning is from the 1980s that deals with semi-detached dwellings.

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The intent of this condition is for the property to remain semi-detached. It will need to be kept to keep notice of the title.

The agent, Noorin Manji stated it is not cost-effective to add this condition. Therefore, this is a technical variance only.

Manager of Zoning & Special Projects, Brad Roberts, highlighted that this was the advice from the City's legal counsel.

Chair, Greg Knight, highlighted that the Committee operates under the advice from City Staff.

Committee member Tom Gutfreund approves with removing condition 3.

**Moved By: Tom Gutfreund**  
**Seconded By: Patrick Sampson**

THAT Application No B/009/21 be approved subject to conditions contained in the staff report.

Resolution Carried

### **Additional Items**

1. Motion to appoint Hussnain Mohammad and Brad Roberts Acting Secretary-Treasurer.

Manager of Zoning & Special Projects, Brad Roberts, requested that in the event that the Secretary-Treasurer is not available to perform their duties, Acting Secretary Treasurers would be required to fulfill the responsibilities of that position.

**Moved by: Tom Gutfreund**  
**Seconded by: Sally Yan**

Resolution Carried

2. Motion to use the meeting minutes for attendance to provide remuneration to committee members

The City of Markham's Council resolution to remunerate committee members is based on attendance. Manager of Zoning & Special Projects, Brad Roberts, presented options to have Committee take roll call at the beginning of the meeting, in the end, or to use the meeting minutes to confirm attendance for remuneration.

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Committee member Arun Prasad agreed that members would like to continue using minutes as attendance.

Committee member Patrick Sampson stated that the minutes stated attendance.

Committee member Tom Gutfreund inquired about possible technical issues because of the virtual meeting.

Committee agreed that the attendance was based on when the members showed up at the beginning of the meeting.

**Moved by: Tom Gutfreund**  
**Seconded by: Arun Prasad**

Resolution Carried

Adjournment

**Moved by: Tom Gutfreund**  
**Seconded by: Patrick Sampson**

THAT the virtual meeting of the Committee of Adjustment be adjourned at 10:25 pm, and the next regular meeting will be held on February 2, 2022.

CARRIED



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Acting Secretary-Treasurer,  
Committee of Adjustment



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Chair, Committee of  
Adjustment