



Committee of Adjustment Agenda

COMMITTEE OF ADJUSTMENT AGENDA
Wednesday, September 10, 2025

7:00pm
Virtual Meeting

1. CALL TO ORDER
2. DISCLOSURE OF PECUNIARY INTEREST
3. APPROVAL OF PREVIOUS MINUTES
4. REQUESTS FOR DEFERRAL
5. PREVIOUS BUSINESS:
- 5.1 A/002/25

Agent Name: Noble Prime Solution Ltd. (Pavneet Kaur)
78 Lahore Crescent, Markham
PLAN 65M3928 PT LOT 58 RP 65R29790 PTS 15 AND 16

The applicant is requesting relief from the requirements of By-law 2024-19, as amended, to permit the following:

- a) **By-law 2024-19, Section 4.8.8(f):**
a rear yard stair encroachment of 2.75 metres, whereas the by-law permits a maximum stair encroachment of 2.0 metres into the required rear yard; and
- b) **By-law 2024-19, Section 4.9.9(d):**
an unobstructed path of travel to an additional dwelling unit of 0.91 metres, whereas the by-law requires a minimum clear path of travel of 1.2 metres;

as it relates to a basement walkout for an additional residential dwelling unit.

(East District, Ward 7)

- 5.2 A/042/25

Agent Name: Prohome Consulting Inc (Vincent Emami)
7 Worsley Court, Markham
PLAN 7566 LOT 172



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The applicant is requesting relief from the requirements of By-law 2024-19, as amended, to permit the following:

- a) **By-law 2024-19, Section 6.3.2.2 c):**
a maximum second storey main building coverage of 23.91 percent, whereas the by-law permits a maximum second storey main building coverage of 20 percent; and
- b) **By-law 2024-19, Section 6.3.2.2 i):**
a minimum combined interior side yard setback of 4.2 metres, whereas the by-law requires a minimum combined interior side yard setback of 5.03 metres;

as it relates to a proposed two storey detached dwelling.

(Central District, Ward 3)

6. NEW BUSINESS:

6.1 A/038/25

Agent Name: KLM Planning Partners Inc. (Marshall Smith)
26 Laidlaw Boulevard, Markham
PLAN 7564 LOT 9 LOT 10

The applicant is requesting relief from the requirements of By-law 2024-19, as amended, to permit the following:

- a) **By-law 2024-19, Section 9.4.2.1:**
a restaurant as an accessory use to the existing industrial use, whereas the by-law does not permit a restaurant use;

as it relates to the proposed accessory use of a dine-in restaurant to the primary frozen food manufacturing use.

(East District, Ward 4)

6.2 A/026/25

Agent Name: Gagnon Walker Domes Ltd. (Richard Domes)
50 Esna Park Drive, Markham
CON 4 PT LT 4 65R2181 PT 2 65R2215 PT 1

The applicant is requesting relief from the requirements of By-law 2024-19, as amended, to permit the following:



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a) **By-law 2024-19, Section 9.4.1.1:**

a financial institution, banquet hall, trade and convention centre, childcare centre, recreational fitness centre, business office, restaurant, and minor local entertainment centre, whereas the by-law does not permit these specific uses;

as it relates to site specific uses otherwise not permitted on the subject lands.

(Central District, Ward 8)

6.3 A/063/25

Agent Name: The Spruce Tree Interiors and Contracting (Diane Powers)
60 Apricot Street, Thornhill
PLAN M1319 LOT 41

The applicant is requesting relief from the requirements of By-law 2024-19, as amended, to permit the following:

a) **By-law 2024-19, Section 4.8.2.1 a):**

a maximum height of 5.6 metres for a detached private garage not accessed by a lane, whereas the by-law permits a maximum height of 4.5 metres for a detached private garage not accessed by a lane;

as it relates to renovations to the existing detached garage.

(West District, Ward 1)

6.4 A/091/25

Agent Name: Four Seasons Sunrooms (Nour Elgendy)
16 Summerfeldt Crescent, Markham
PLAN M1441 LOT 140

The applicant is requesting relief from the requirements of By-law 2024-19, as amended, to permit the following:

a) **By-law 2024-19, Section 6.3.2 I):**

a minimum interior side yard setback of 1.5 metres, whereas the by-law requires a minimum interior side yard setback of 1.8 metres; and

b) **By-law 2024-19, Section 6.3.2.I):**

a minimum combined interior side yard setback of 3.33 metres, whereas the by-law requires a minimum combined interior side yard setback of 4.0 metres;



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as it relates to a proposed single storey rear sunroom addition.

(Central District, Ward 3)

6.5 A/052/25

Agent Name: MOHAMMAD TOURANI
144 Snowshoe Crescent, Thornhill
PLAN M1412 PT LOT 270 RS66R6241 PART 11

The applicant is requesting relief from the requirements of By-law 2024-19, as amended, to permit the following:

- a) **By-law 2024-19, Section 4.8.8 (f):**
a minimum interior east side yard stair setback of 0.71 metres, whereas the by-law requires a minimum interior side yard stair setback of 1.2 metres; and
- b) **By-law 2024-19; Section 4.8.9.2 (a)(i):**
a minimum 0.71 metre landscape strip width made up of soft landscaping abutting the north interior side lot line, whereas the by-law requires minimum 1.5 metre landscape strip width made up of soft landscaping abutting interior side lot lines;

as it relates to the existing side entrance.

(West District, Ward 1)

6.6 A/084/25

Agent Name: Aleksandar Markovic
76 Highland Park Boulevard, Thornhill
PLAN 2446 LOT 153

The applicant is requesting relief from the requirements of By-law 2024-19, as amended, to permit the following:

- 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):**



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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.

(West District, Ward 1)

6.7 B/003/25

Agent Name: Anison & Associates (Tanya Roman)
21 Riverview Avenue, Markham
PLAN 4365 LOT 12

The owner is requesting provisional consent to:

- a) sever and convey** a parcel of land (Part 2) with an approximate lot width of 11.60 metres and an approximate lot area of 464.41 square metres; and
- b) retain a parcel of land** (Part 1) with an approximate lot width of 22.80 metres and an approximate lot area of 916.26 square metres.

The purpose of this application is to sever and convey a portion of 21 Riverview Avenue (Part 2) with the intent to merge this parcel with the severed portion of 23 Riverview Avenue (Part 3) to facilitate the creation of one new residential lot.

This application is related to Consent application B/004/25 and Minor Variance applications A/049/25, A/050/25 and A/051/25 which are under review concurrently.

(East District, Ward 4)

6.8 A/049/25

Agent Name: Anison & Associates (Tanya Roman)
21 Riverview Avenue, Markham
PLAN 4365 LOT 13

The applicant is requesting relief from the requirements of By-law 2024-19, as amended, to permit the following:



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a) By-law 2024-19, Section 6.3.2.2 a):

a minimum lot frontage of 22.6 metres, whereas the by-law requires a lot frontage the greater of 23.0 metres or the average lot frontage of the two neighbouring lots;

as it relates to the creation of a new residential lot.

This application is associated with Consent applications B/003/25 and B/004/25 as well as Minor Variance applications A/050/25 and A/051/25 which are under review concurrently.

(East District, Ward 4)

6.9 A/051/25

**Agent Name: Anison & Associates (Tanya Roman)
21 Riverview Avenue, Markham
PLAN 4365 LOT 13**

The applicant is requesting relief from the requirements of By-law 2024-19, as amended, to permit the following:

a) By-law 2024-19, Section 6.3.2.2 a):

a minimum lot frontage of 22.6 metres, whereas the by-law requires a lot frontage the greater of 23.0 metres or the average lot frontage of the two neighbouring lots;

as it relates to the creation of a new residential lot.

This application is associated with Consent applications B/003/25 and B/004/25 as well as Minor Variance applications A/049/25 and A/050/25 which are under review concurrently.

(East District, Ward 4)

6.10 B/004/25

**Agent Name: Anison & Associates (Tanya Roman)
23 Riverview Avenue, Markham
PLAN 4365 LOT 12**

The owner is requesting provisional consent to:

- a) sever and convey** a parcel of land (Part 3) with an approximate lot width of 11.26 metres and an approximate lot area of 450.84 square metres; and



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- b) **retain** a parcel of land (Part 4) with an approximate lot width of 22.86 metres and an approximate lot area of 912.48 square metres.

The purpose of this application is to sever and convey a portion of 23 Riverview Avenue (Part 3) with the intent to merge this parcel with the severed portion of 21 Riverview Avenue (Part 2) to facilitate the creation of one new residential lot.

This application is related to Consent application B/003/25 and Minor Variance applications A/049/25, A/050/25 and A/051/25 which are under review concurrently.

(East District, Ward 4)

6.11 A/050/25

Agent Name: Anison & Associates (Tanya Roman)
23 Riverview Avenue, Markham
PLAN 4365 LOT 12

The applicant is requesting relief from the requirements of By-law 2024-19, as amended, to permit the following:

- a) **By-law 2024-19, Section 6.3.2.2 a):**
a minimum lot frontage of 22.6 metres, whereas the by-law requires a lot frontage the greater of 23.0 metres or the average lot frontage of the two neighbouring lots;

as it relates to the creation of a new residential lot.

This application is associated with Consent applications B/003/25 and B/004/25 as well as Minor Variance applications A/049/25 and A/051/25 which are under review concurrently.

(East District, Ward 4)

7. ADJOURNMENT:

7.1 Next Meeting, September 24, 2025

7.2 Adjournment