



# Committee of Adjustment Agenda

COMMITTEE OF ADJUSTMENT AGENDA  
Wednesday, October 15, 2025

7:00pm  
Virtual Meeting

1. CALL TO ORDER & LAND ACKNOWLEDGEMENT
2. COMMITTEE BUSINESS
  - 2.1 INTRODUCTION OF NEW COMMITTEE MEMBERS
  - 2.2 APPOINTMENT OF CHAIR, VICE-CHAIR, AND SECRETARY-TREASURER
3. DISCLOSURE OF PECUNIARY INTEREST
4. APPROVAL OF PREVIOUS MINUTES
5. REQUESTS FOR DEFERRAL
6. PREVIOUS BUSINESS:

6.1 A/158/24

Agent Name: Rockim Design Inc. (Rock Kim)  
7726 9th Line, Markham  
PLAN 19 E PT LOT 3 BLK A

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(J):**  
a maximum outside wall height of 7.81 metres, whereas the by-law permits a maximum outside wall height of 7 metres;
- b) **By-law 2024-19, Section 6.2.1(b):**  
a roof to project a maximum of 2.56 metres above the outside wall height, whereas the by-law permits a roof to project a maximum of 1 metre above the outside wall height;
- c) **By-law 2024-19, Section 6.3.2.2(c):**  
a maximum main building coverage of 20.4 percent for the second storey, whereas the by-law permits a maximum main building coverage of 20 percent for any storey above the first;



# Committee of Adjustment Agenda

- d) **By-law 2024-19, Section 6.3.2.2(f):**  
a minimum front yard setback of 6 metres, whereas the by-law requires a minimum front yard setback of 66.36 metres;
- e) **By-law 2024-19, Section 5.3.3(a)(i):**  
a circular driveway on a lot with a main building setback of 6.0 metres, whereas the by-law requires a main building setback of 8.0 metres;
- f) **By-law 2024-19, Section 10.3.1.1:**  
the construction of a detached house within the GWY1 zone, whereas no building is permitted to be constructed within the GWY1 zone;

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

(East District, Ward 7)

## 6.2 A/040/25

**Agent Name: Z Square Group (Mengdi Zhen)**  
**44 Peter Street, Markham**  
**PLAN 3905 LOT 36**

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 (i):**  
a minimum combined interior side yard setback of 4.24 metres, whereas the by-law requires a minimum combined interior side yard setback of 4.98 metres; and
- b) **By-law 2024-19, Section 6.3.2.2 (c):**  
a maximum second storey main building coverage of 23 percent, whereas the by-law permits a maximum second storey main building coverage of 20 percent;

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

(East District, Ward 4)

## 7. NEW BUSINESS:

### 7.1 A/123/25

**Agent Name: Hossack & Associates Architects (Jonathan Knight)**  
**Bayview Golf and Country Club Limited**  
**25 Fairway Heights Drive, Thornhill**  
**CON 2 PT LOTS 1 2 & 3**



# Committee of Adjustment Agenda

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 11.2.1(d):**  
a minimum interior side yard setback of 1.5 metres for accessory buildings/structures, whereas the by-law requires that no accessory building or structure can be located within 7.5 metres of any lot line;

as it relates to the construction of a new maintenance and storage buildings and retaining wall.

This application is related to Site Plan Control application SPC 24 194620 which is currently under review.

**(West District, Ward 1)**

## **7.2 A/083/25**

**Agent Name: Gregory Design Group (Shane Gregory)**  
**11 Gleason Avenue, Markham**  
**CON 8 PT LOT 14**

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 (f)(v):**  
a minimum front yard setback of 5 metres, whereas the by-law requires a minimum front yard setback of 7.5 metres;
- b) **By-law 2024-19, Section 6.3.2.2 (g):**  
a minimum rear yard setback of 5.75 metres, whereas the by-law requires a minimum rear yard setback of 7.5 metres;
- c) **By-law 2024-19, Section 6.3.2.2 (i):**  
a minimum interior side yard setback of 1.52 metres, whereas the by-law requires a minimum side yard setback of 1.8 metres;
- d) **By-law 2024-19, Section 4.8.10.2 (d)(iv):**  
stairs accessing a porch to project 0.61 metres beyond the porch encroachment, whereas the by-law permits a maximum stair projection beyond the porch encroachment of 0.45 metres; and
- e) **By-law 2024-19, Section 4.8.10.2 (d)(iii):**  
a porch projection beyond the established building line of 1.83 metres, whereas the by-law permits a maximum porch projection beyond the established building line of 0.6 metres;



# Committee of Adjustment Agenda

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

(East District, Ward 4)

## 7.3 A/087/24

**Agent Name: Hirman Architects Inc. (Mani Yeganegi)**  
**53 Old English Lane, Thornhill**  
**PLAN M1127 LOT 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 6.3.2.2 J):**  
a maximum outside wall height of 8.39 metres, whereas the by-law permits a maximum outside wall height of 7 metres;
- b) **By-law 2024-19, Section 6.3.2.2 K):**  
a garage door width of 52.2 percent (33 feet 8 inches), whereas the by-law permits a maximum garage door width of 50 percent (32 feet 3 inches) of the building facade;
- c) **By-law 2024-19, Section 6.3.2.2 E):**  
a maximum distance from the established building line of 20.74 metres for the first and second storey, whereas the by-law permits a maximum first storey distance from the established building line of 19.5 metres and a maximum second storey distance from the established building line of 14.5 metres;
- d) **By-law 2024-19, Section 6.3.2.2 C):**  
a maximum second storey main building coverage of 22.2 percent, whereas the by-law permits a maximum second storey main building coverage of 20 percent; and
- e) **By-law 2024-19, Special Standard (xiv):**  
a maximum combined main building coverage of 753.1 square metres, whereas the by-law permits a maximum combined main building coverage of 500 square metres;

as it relates to a proposed two-storey residential dwelling with a rear yard pool house.

(West District, Ward 1)

## 8. ADJOURNMENT:

**8.1 Next Meeting, Wednesday, October 29, 2025**

**8.2 Adjournment**