

Memorandum to the City of Markham Committee of Adjustment

October 09, 2025

File: A/123/25
Address: 25 Fairway Heights Drive, Thornhill
Agent: Hossack & Associates Architects (Jonathan Knight)
Hearing Date: Wednesday, October 15, 2025

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

The applicant is requesting relief from the following requirements of By-law 2024-19, Open Space - Private (OS-PR) & Greenway One (GWY1), as amended, to permit:

a) By-law 2024-19, Section 11.2.1(d):

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

The requested variance relates to the construction of a new maintenance and storage building and retaining wall. This application is related to Site Plan Control application SPC 24 194620, which is currently under review.

BACKGROUND

Property Description

The 582,051 m² (6,265,144.82 ft²) subject property is located on the north side of Fairway Heights Drive, north of Steeles Avenue and west of the German Mills Meadow and Natural Habitat. The Subject Property is the Bayview Golf and Country Club, located within an established residential neighbourhood comprised of a mix of one and two-storey detached dwellings. The surrounding area is undergoing a transition with newer dwellings being developed as infill developments. Mature vegetation exists across the property.

Proposal

The applicant is proposing to construct a prefab building and storage building in the northeastern portion of the golf club. The proposed development includes cold storage and workshop, fertilizer storage, wash bay and chemical storage. The existing storage facility, workshop and fuel station will be demolished prior to development.

Official Plan and Zoning

Official Plan 2014 (partially approved on November 24/17, and updated on July 17/24)

The Official Plan designates the subject property "Private Open Space" and "Greenway". The proposed works are contained within the "Private Open Space" designation, which provides for club house facilities and accessory buildings on golf courses.

Zoning By-Law 2024-19

The subject property is zoned Open Space - Private (OS-PR) & Greenway One (GWY1) under By-law 2024-19, as amended, which permits golf courses and accessory uses. The proposal does not comply with respect to the interior side yard setback. Further details on the variance are provided in the comment section below.

Applicant's Stated Reason(s) for Not Complying with Zoning

According to the information provided by the applicant, the reason for not complying with Zoning is, "...Due to the requirements of parking and allowing a new fire route to reach the new construction there is not enough space within the facility to allow for a 7.5m setback...".

Zoning Preliminary Review (ZPR) Undertaken

The owner has completed a Zoning Preliminary Review (ZPR) on April 25, 2025 to confirm the variances required for the proposed development.

COMMENTS

The Planning Act states that four tests must be met in order for a variance to be granted by the Committee of Adjustment:

- a) The variance must be minor in nature;
- b) The variance must be desirable, in the opinion of the Committee of Adjustment, for the appropriate development or use of land, building or structure;
- c) The general intent and purpose of the Zoning By-law must be maintained;
- d) The general intent and purpose of the Official Plan must be maintained.

Accessory Building Setback

The applicant is requesting a minimum interior side yard setback of 1.5 m for accessory buildings/structures, whereas the by-law requires that no accessory building or structure can be located within 7.5 m of any lot line.

The requested variance applies to the proposed one storey storage building and retaining wall located at the south and east interior lot line. The building and retaining wall are located away from any nearby residential development, and is further buffered by the German Mills Meadow and Natural Habitat.

In the previously approved Site Plan Agreement for the property, a building was located abutting the east interior lot line. As the plan and scope of the proposal has changed from the Site Plan Agreement, those provisions would not apply. Staff has reviewed the proposed works and are of the opinion that the location will not adversely impact the surrounding neighbourhood, and as such, have no concerns.

EXTERNAL AGENCIES

TRCA Comments

TRCA provided comments on September 25, 2025 (Appendix C), indicating that they have no concerns subject to conditions outlined in their letter.

PUBLIC INPUT SUMMARY

No written submissions were received as of October 9, 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 "A" for conditions to be attached to any approval of this application.

PREPARED BY:



Theo Ako-Manieson, Planner I, West District

REVIEWED BY:



Rick Cefaratti, MCIP, RPP, Acting-Development Manager, West District

File Path: Amanda\File\ 24 185562 \Documents\District Team Comments Memo

APPENDIX “A”

CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/123/25

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. That the applicant satisfies the requirements of The TRCA, financial or otherwise, as indicated in their letter to the Secretary-Treasurer attached as Appendix C to this Staff Report, to the satisfaction of the TRCA, and that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled to the satisfaction of the TRCA.

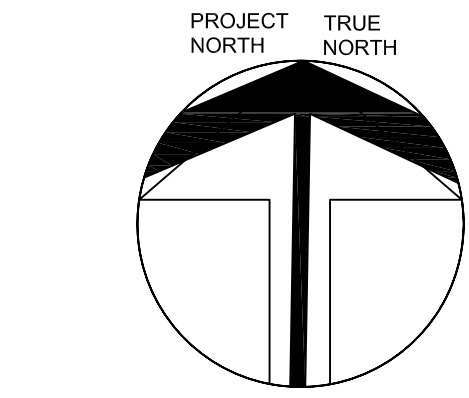
CONDITIONS PREPARED BY:



Theo Ako-Manieson, Planner I, West District

Appendix B

File: 25.133886.000.000001
Date: 10/9/2025
MM/DD/YYYY



LEGEND

- EXISTING ASPHALT & SUB BASE TO BE REMOVED
- EXISTING ASPHALT TO BE REMOVED
- EXISTING GRANULAR AND SUB-BASE TO BE REMOVED
- EXISTING SOD AND SUB-GRADE TO BE REMOVED
- EXISTING SOD REMOVAL & REPLACEMENT UPON COMPLETION OF AND RE-GRADING
- NEW ASPHALT TOP COAT ON EXISTING SUB-BASE
- NEW HD ASPHALT AND SUB-BASE
- NEW POURED CONCRETE PAD
- SNOW STORAGE AREA
- NEW SOD
- Ø B BOLLARD

8	ISSUED FOR MINOR VARIANCE	25/09/24
5	RE-ISSUED FOR SPA	25/01/11
4	RE-ISSUED FOR SPA	25/06/20
3	ISSUED FOR SPA	25/03/21
2	ISSUED FOR SPA	24/10/00
1	ISSUED FOR COORDINATION	24/03/00

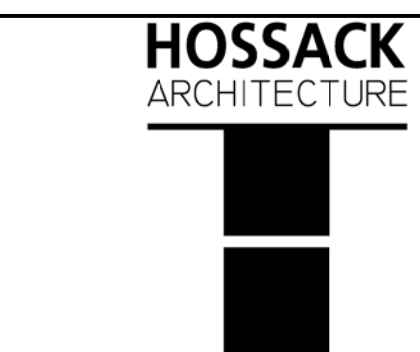
DRAWINGS ARE NOT TO BE SCALED. CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT, AND MUST REPORT ANY DISCREPANCIES TO THE CONSULTANTS BEFORE PROCEEDING WITH THE WORK. THE USE OF THIS DRAWING OR PART THEREOF IS FORBIDDEN WITHOUT THE WRITTEN APPROVAL OF THE CONSULTANTS.



ADDITION & RENOVATION TO
BAYVIEW G&CC
MAINTENANCE FACILITY
25 FAIRWAY HEIGHTS DR. THORNHILL, ON L3T 3X1

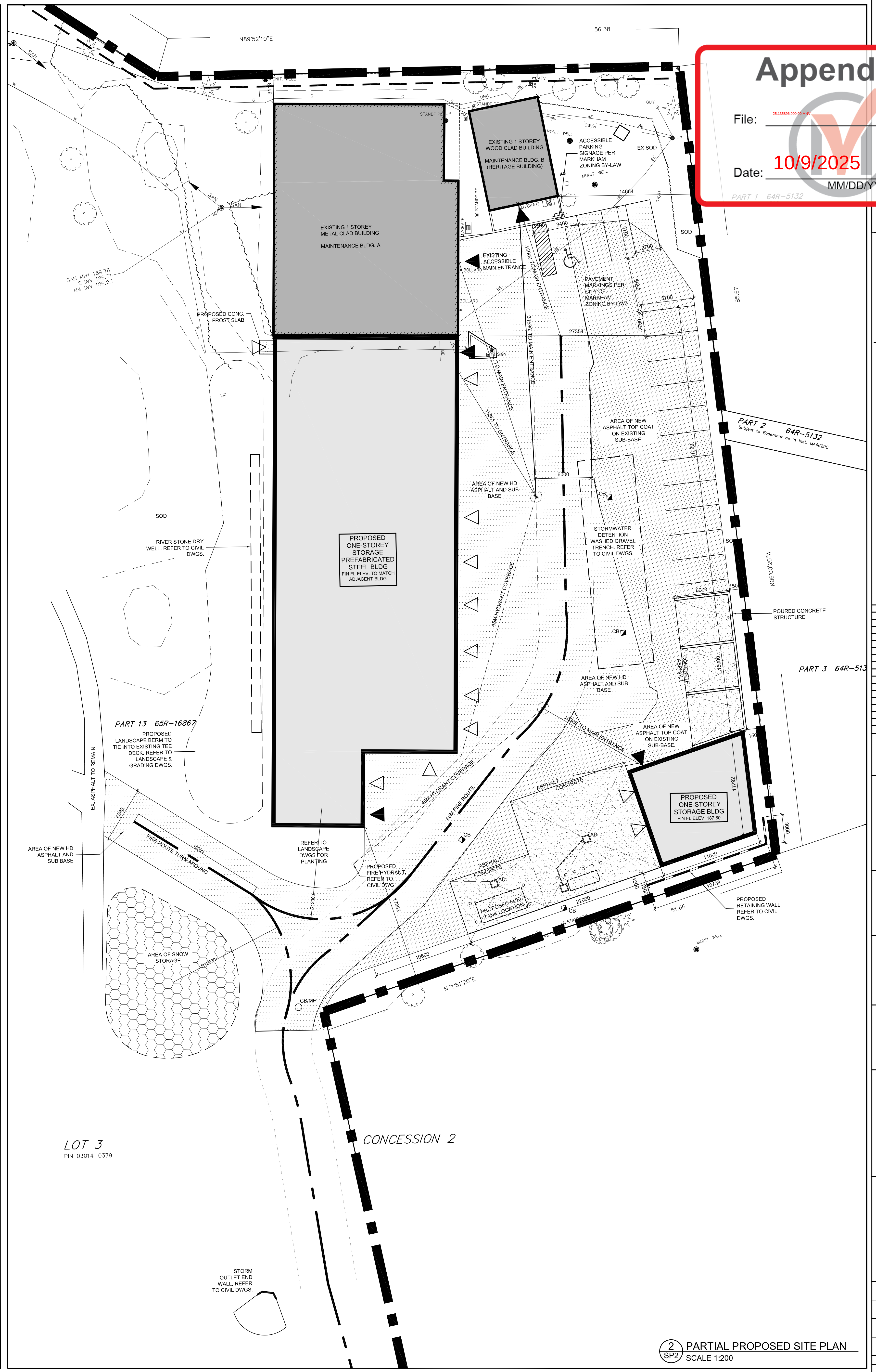
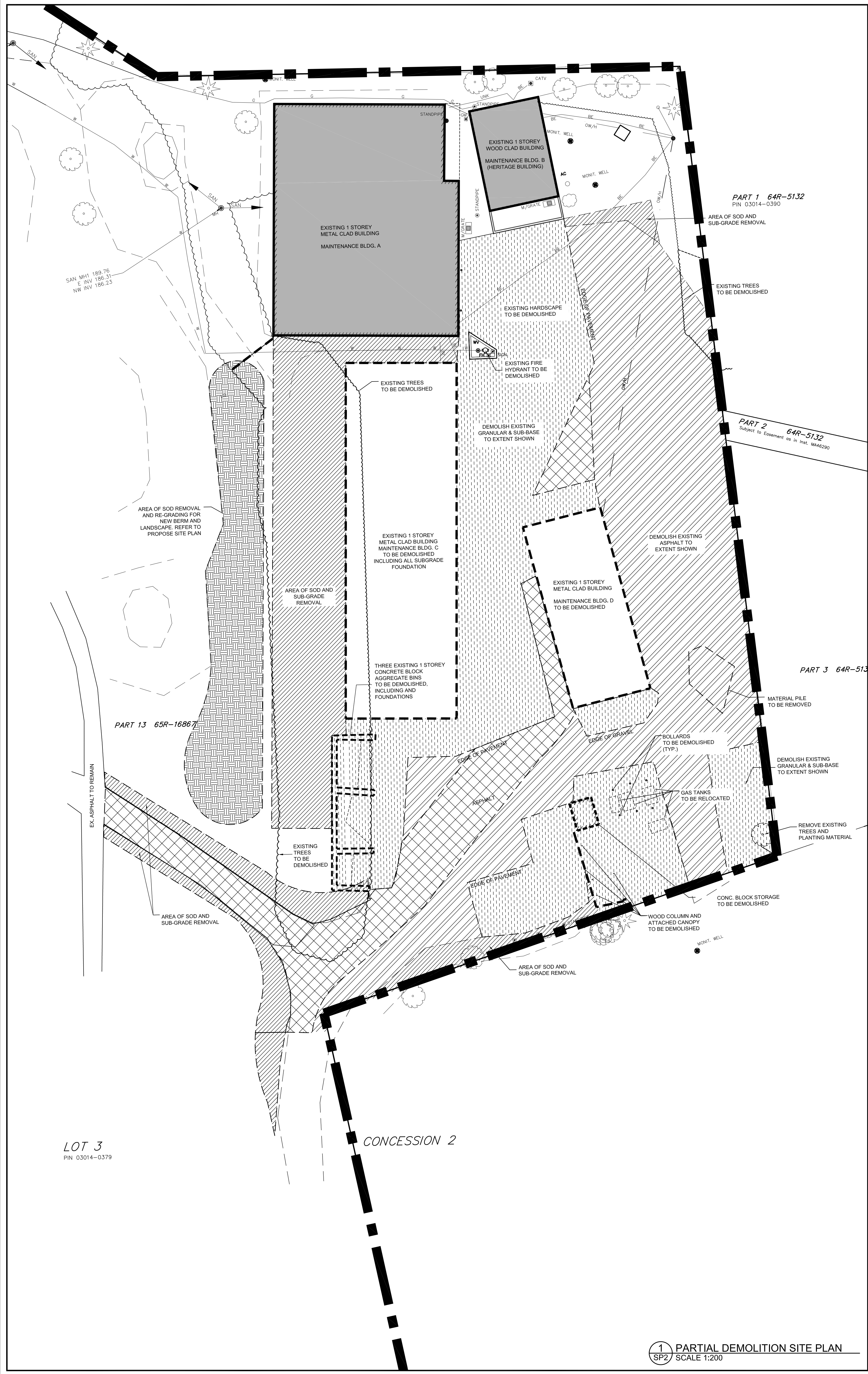


PARTIAL
DEMOLITION AND
PROPOSED SITE
PLAN

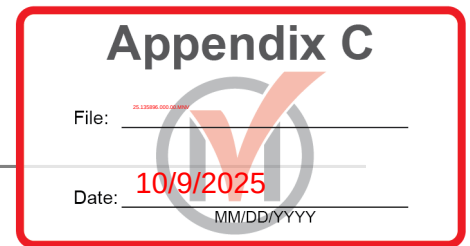


135 - 1399 IRON OAK WAY
OAKVILLE, ON L6H 5Y8
(905) 855-8888 or info@hossackarch.com

SCALE	AS NOTED	PROJECT
DATE	SEPT. 2025	23110
DRAWN	JK	DRAWING
CHECKED	ST	SP2
PRINT DATE	SEPTEMBER 2025	
CAD FILE	T:\2023\23110	



From: [Hamedeh Razavi](#)
To: ["Ako-manieson, Theo"](#)
Subject: TRCA Comments - PAR-DPP-2025-00984 - A/123/25 - 25 Fairway Heights Dr - Bayview G&CC
Date: September 25, 2025 5:28:06 PM
Attachments: [image002.png](#)



Hi Theo,

Thank you for circulating the above-noted minor variance application to the TRCA.

We have reviewed the submitted materials for this minor variance application and found that the proposal is consistent with the previously reviewed Site Plan application (TRCA File# PAR-DPP-2025-00495 and municipal no. SPC 24 194620), on which we had no objections.

Therefore, the TRCA has no objections to the proposed variances, subject to the following condition:

The applicant must submit the TRCA plan review fee of \$145.00 within 60 days of the Committee hearing.

Please let me know if you have any questions.

Best regards,

Hamedeh Razavi, MURP, MCIP, RPP
Senior Planner
Development Planning and Permits | Development Engineering Services

T: [\(437\) 880-1940](tel:437-880-1940)
E: hamedeh.razavi@trca.ca
A: [5 Shoreham Drive, Toronto, ON, M3N 1S4](#) | trca.ca



From: DoNotReplyMHON@avolvecloud.com <DoNotReplyMHON@avolvecloud.com>
Sent: September 15, 2025 10:29 AM
To: York Plan <yorkplan@trca.ca>
Subject: _EXT_ TRCA Department Review cycle #1 Assignment for 25.135896.000.00.MNV

EXTERNAL SENDER

EXT TRCA Department Review cycle #1 Assignment

Attention TRCA:

You have been assigned a task on Project: **25.135896.000.00.MNV**

The due date for this task is: **9/29/2025 10:28:00 AM**

Task Instructions:

- Accept your Task immediately.
- Perform your technical review and update the status of your review by selecting:

Commented - this means that you are providing comments and expect

an applicant response prior to your final acceptance, or

Accepted - this mean that you have reviewed the drawings and documents,

have no further issues and acknowledge that the application will be

recommended for approval/draft approval (depending on application type)

Project:	25.135896.000.00.MNV
Project Name:	A/123/25 - 25 Fairway Heights Dr - Bayview G&CC - as it relates to the construction of a new maintenance and storage buildings and retaining wall.
Project Location:	25 Fairway Heights Dr, Thornhill, ON, L3T 3X1
Task:	Discipline Review
Reviewer ePLAN Login	

If you do not have access to the specified folder, please contact the [Project Administrator](#).

Please do not reply to this email.