



Committee of Adjustment Agenda

COMMITTEE OF ADJUSTMENT AGENDA

Wednesday, November 26, 2025

7:00pm

Virtual Meeting

1. CALL TO ORDER & LAND ACKNOWLEDGEMENT

2. DISCLOSURE OF PECUNIARY INTEREST

3. APPROVAL OF PREVIOUS MINUTES

4. REQUESTS FOR DEFERRAL

5. PREVIOUS BUSINESS:

5.1 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 (e):

a maximum second storey main building distance from the established building line of 15.247 metres, whereas the by-law permits a maximum second storey main building distance from the established building line of 14.5 metres;

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;

c) By-law 2024-19, Section 4.8.8 (A):

a maximum encroachment of an architectural feature into the required front yard of 1.057 metres, whereas the by-law permits a maximum encroachment of an architectural feature into the required front yard of 0.6 metres;

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

(East District, Ward 4)

5.2 A/045/25

Agent Name: Prohome Consulting Inc. (Vincent Emami)
67 Sciberras Road, Markham
PLAN 7566 LOT 311



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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 24.60 percent, whereas the by-law permits a maximum second storey main building coverage of 20 percent;
- b) **By-law 2024-19, 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;
- c) **By-law 2024-19, 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;

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

(Central District, Ward 3)

6. NEW BUSINESS:

6.1 A/057/25

Agent Name: Glen Schnarr & Associates Inc. (Stephanie Matveeva)
4611 Highway 7 East, Markham
CON 6 PT 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 4.9.6(a):**
a minimum landscape strip of 0 metres abutting a front lot line, whereas the by-law requires a minimum landscape strip of 3.0 metres abutting a front lot line;
- b) **By-law 2024-19, Section 4.9.6(b):**
a minimum landscape strip of 0.8 metres abutting a (west) interior side lot line, a landscape strip of 1.3 metres abutting a (east) interior side lot line, a landscape strip of 1.4 metres abutting a rear lot line and a landscape strip of 2.8 metres abutting a rear lot line, whereas the by-law requires a minimum landscape strip of 6.0 metres abutting the interior side lot line and rear lot line;
- c) **By-law 2024-19, Section 5.2.6(c):**
a maximum of 18 dead end parking spaces on a parking aisle, whereas the by-law permits a maximum of 6 dead end parking spaces on a parking aisle;



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d) By-law 2024-19, Section 5.2.8(b):

a minimum of 6.0 metres drive aisle width, whereas the by-law requires a full width of the drive aisle to project a minimum of 1.2 metres beyond the adjacent parking spaces;

e) By-law 2024-19, Section 7.2.1.2(f)(i):

a minimum (west) interior side yard setback of 0.89 metres, whereas the by-law requires a minimum interior side yard setback of 3.0 metres;

f) By-law 2024-19, Section 5.2.5(a):

a minimum width of 2.6 metres for parallel EV parking space, whereas the by-law requires a minimum width of 2.75 metres for parallel EV parking spaces;

g) By-law 2024-19, Section 5.7.1:

a minimum of five (5) Level 2 electric vehicle charging ready parking spaces and three (3) Level 2 electric vehicle charging stations, whereas the by-law requires a minimum of five (5) Level 2 electric vehicle ready parking space and five (5) Level 2 electric vehicle charging stations; and

h) By-law 2024-19, Section 5.2.4:

parking spaces to be obstructed by a loading space, whereas the by-law requires parking spaces to be unobstructed and available for parking purposes;

as it relates to renovations to a motor vehicle sales establishment facility with a surface parking area.

(Central District, Ward 3)

6.2 A/138/25

**Agent Name: Enterprise Boulevard Inc. (Jonathan Karavos)
570 Enterprise Boulevard, Markham
CON 5 PT LOT 9 RP 65R40039 PART 1**

The applicant is requesting relief from the requirements of By-law 2004-196, as amended, to permit the following:

a) By-law 2004-196, Amended by By-law 2022-103, Schedule H2:

a maximum of 1,368 residential units, whereas the by-law permits a maximum of 1,360 units;

as it relates to a high density mixed-used development.

This application is related to previously approved Minor Variance application A/159/23.

(Central District, Ward 3)



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6.3 A/131/25

Agent Name: RN Design (David Huie)
133 Thomas Catterall Street, Markham
65M4830 PT BLOCK 10

The applicant is requesting relief from the requirements of By-law 117-96, as amended, to permit the following:

a) By-law 177-96, Section 6.3.2.1 a) iii):

a minimum interior side yard setback of 0 metres for a detached private garage, whereas the by-law requires a minimum interior side yard setback of 0.5m for a detached private garage;

as it relates to a proposed rear detached garage.

(East District, Ward 5)

6.4 A/139/25

Agent Name: Ian Robertson Design (Michael Grisch)
7580 9th Line, Markham
PLAN 6230 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 6.3.2.2(C)(xiv):

a maximum combined main building coverage of 964.89 square metres, whereas the by-law permits a maximum combined main building coverage of 500 square metres; and

b) By-law 2024-19, Section 4.8.2.1(a):

a maximum height for a detached private garage of 4.83 metres, whereas the by-law permits a maximum height for a detached private garage of 4.5 metres;

as it relates to the proposed addition of a detached 3 car garage to an existing two-storey residential dwelling.

(East District, Ward 7)

6.5 A/130/25

Agent Name: Sensus Design and Build (Jesse Sahlani)
10 Rouge River Circle, Markham



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PLAN 6230 LOT 25

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 (E):**
a maximum distance for the first storey of the main building from the established building line of 37.31 metres, whereas the by-law permits a maximum distance of 19.5 metres for the first storey of the main building from the established building line;
- b) **By-law 2024-19, Section 6.3.2.2 (E):**
a maximum distance for the second storey of the main building from the established building line of 28.81 metres, whereas the by-law permits a maximum distance of 14.5 metres for the second storey from the established building line;
- c) **By-law 2024-19, Section 5.3.3(c)(ii)(i):**
a maximum arc portion width for a circular driveway of 6 metres, whereas the by-law permits a maximum of 3.7 metres;
- d) **By-law 2024-19, Section 6.3.2.2(c)(xiv):**
a maximum main building coverage of 731 square metres, whereas the by-law permits a maximum main building coverage of 500 square metres;
- e) **By-law 2024-19, Section 6.3.2.2 (J):**
a maximum outside wall height of 8.2 metres, whereas the by-law permits a maximum outside wall height of 7 metres; and
- f) **By-law 2024-19, Section 6.2.1(b):**
a maximum flat roof projection over the maximum outside wall height of 4.64 metres, whereas the by-law permits a maximum flat roof projection over the maximum outside wall height of 1 metre;

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

(East District, Ward 7)

7. ADJOURNMENT:

7.1 Next Meeting, December 10, 2025

7.2 Adjournment