



# Committee of Adjustment Agenda

COMMITTEE OF ADJUSTMENT AGENDA  
Wednesday, December 10, 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/057/25

**Agent Name: Glen Schnarr & Associates Inc.**  
**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;
- 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;



# Committee of Adjustment Agenda

- 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)

## 5.2 A/120/25

**Agent Name: Malone Given Parsons Ltd (Ms. Emily Grant)**  
**10506 Warden Avenue, Markham**  
**CON 4 PT LT 24**

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

- a) **By-law 177-96, Amending By-law 2024-135, Section 7.743.2(h)(i):**  
a maximum of 258 dwelling units, whereas the by-law permits a maximum of 160 dwelling units;
- b) **By-law 177-96, Amending By-law 2024-135, Section 7.743.2 (n)(ii):**  
a minimum of 0.15 parking spaces per unit for visitor parking, whereas the by-law requires a minimum of 0.25 spaces per unit for visitor parking;
- c) **By-law 177-96, Table B7, CC):**  
a minimum landscaped open space of 20 percent, whereas the by-law requires a minimum landscaped open space of 25 percent; and



# Committee of Adjustment Agenda

d) **By-law 177-96, Amending By-law 2024-135, Section 7.743.2(c)(i):**

a minimum front yard setback of 3.6 metres, whereas the by-law requires a minimum front yard setback of 4.5 metres;

as it relates to Block 38 of Draft Plan 19TM-22021.

This application is related to SPC 24 197537 000 00 which is under review concurrently.

**(North Markham District, Ward 2)**

**5.3 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 1.84 metres and a minimum combined interior side yard setback on both sides of 3.68 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 4.0 metres;

b) **By-law 2024-19, Section 6.2.1b):**

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 21.4 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)**

**5.4 A/130/25**

**Agent Name: Sensus Design and Build (Jesse Sahlani)  
10 Rouge River Circle, Markham  
PLAN 6230 LOT 25**



# 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 6.3.2.2 (E):**  
a maximum distance for the first storey of the main building from the established building line of 38.4 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 29.90 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 1229.55 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 8.9 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)

## 6. NEW BUSINESS:

### 6.1 A/155/25

**Agent Name: Macaulay Shiomi Howson (Nick Pileggi)**  
**770 Markland Street, Markham**  
**CON 3 PT LOT 21 PLAN RP 65R33373 PTS 1 2 AND 3**



# Committee of Adjustment Agenda

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

a) **By-law 177-96, Table B7 Part 4 of 4 MJC Zone GGG:**

a minimum width of landscaping adjacent to the interior and rear lot lines of 0.0 metres, whereas the by-law requires a minimum width of landscaping adjacent to the interior and rear lot lines of 3 metres;

as it relates to an auto service and sales building.

This application is related to Consent application B/031/24 which has been approved.

**(West District, Ward 2)**

**6.2 A/141/25**

**Agent Name: Szeto Architect (Mr. Alfred Szeto)  
455 Cochrane Drive, Markham  
PLAN 65M2073 LT 5 & PT LOT 4 65R8531 PT 2**

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 9.4.4.1e (1):**

a fitness centre, recreational, whereas the by-law only permits a fitness centre, recreational in the first floor of an office building;

as it relates to a unit within an existing business park.

**(West District, Ward 8)**

**6.3 A/137/25**

**Agent Name: 1000879147 Ontario Corp. (Sahar Koosha)  
13 Eberly Woods Drive, Markham  
65M4709 LOT 2**

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

a) **By-law 177-96, Section 6.6.2 and 6.6.3:**

the as-built uncovered paver landing and stairs to encroach a maximum of 0.85 meters into the required interior side yard setback, whereas the by-law does not permit stairs to encroach into an interior side yard setback;



# Committee of Adjustment Agenda

as it relates to an existing side entrance for a residential dwelling.

**(Central District, Ward 2)**

## **6.4 A/127/25**

**Agent Name: Chun Wa Kei**  
**58 Russell Hill Road, Markham**  
**PLAN 65M3364 LOT 212**

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 4.8.3 b) iv):**

the floor of the rear deck to be higher than the first storey of the main building, whereas the by-law requires a deck floor over 1 metre from grade to not be located higher than the first storey of the main building;

as it relates to a proposed rear deck for an existing residential dwelling.

**(Central District, Ward 6)**

## **6.5 A/142/25**

**Agent Name: Ajtdesign.ca (Andy Trotter)**  
**40 John Dexter Place, Markham**  
**PLAN 8330 LOT 123**

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 main building coverage of 22.82 percent for the second storey, whereas the by-law permits a maximum main building coverage of 20 percent for any storey above the first; and

**b) By-law 2024-19, Section 6.3.2.2(i):**

a minimum west interior side yard setback of 1.37 metres, whereas the by-law requires a minimum interior side yard setback of 2.59 metres;

as it relates to a proposed second-storey addition to an existing two-storey residential dwelling.

**(East District, Ward 4)**



# Committee of Adjustment Agenda

## 6.6 A/133/25

**Agent Name: Gregory Design Group (Shane Gregory)**  
**35 Peter Street, Markham**  
**PLAN 1105 LOT 35**

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(D):**  
a maximum lot coverage of 36.8 percent, whereas the by-law permits a maximum of lot coverage of 35 percent;
- b) **By-law 2024-19, Section 6.3.2.2(C):**  
a maximum second storey main building coverage of 21.4 percent, whereas the by-law permits a maximum second storey main building coverage of 20 percent;
- c) **By-law 2024-19, Section 6.3.2.2(E):**  
a maximum first storey distance from the established building line of 19.8 metres, whereas the by-law permits a maximum first storey distance from the established building line of 19.5 metres;
- d) **By-law 2024-19, Section 6.3.2.2(E):**  
a maximum second storey distance from the established building line of 16.96 metres, whereas the by-law permits a maximum second storey distance from the established building line of 14.5 metres;
- e) **By-law 2024-19, 6.3.2.2(I):**  
a minimum combined side yard of 4.73 metres, whereas the by-law requires a minimum combined side yard of 5.03 metres; and
- f) **By-law 2024-19, Section 4.8.10.2(d)(iv):**  
stairs used to access a porch to project a maximum of 0.6 metres beyond the porch encroachment, whereas the by-law permits stairs used to access a porch to project a maximum of 0.45 metres beyond the porch encroachment

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

**(Heritage District, Ward 4)**

## 7. ADJOURNMENT:

### 7.1 Next Meeting, January 21, 2026

City of Markham, Anthony Roman Centre,  
101 Town Centre Blvd., Markham, ON L3R 9W3  
905.477.5530 | markham.ca





# Committee of Adjustment Agenda

## 7.2 Adjournment