



Committee of Adjustment Agenda

COMMITTEE OF ADJUSTMENT AGENDA
Wednesday, June 11, 2025

7:00pm
Virtual Meeting

1. CALL TO ORDER
2. DISCLOSURE OF PECUNIARY INTEREST
3. APPROVAL OF PREVIOUS MINUTES
4. REQUESTS FOR DEFERRAL
5. NEW BUSINESS:

9. A/020/25

Agent Name: I.G.P. Realty Advisors Inc. (Blair Gagnon)
274 Steeles Avenue, Markham
CON 2 PT LOT 1

The applicant is seeking **permission under Section 45(2)(a) of the *Planning Act*** to permit:

an enlargement and extension to an existing legal non-conforming use by reconstructing the existing motor vehicle fueling station and constructing an accessory motor vehicle washing establishment and restaurant with accessory drive-through service establishments.

(West District, Ward 1)

5. A/019/25

Agent Name: I.G.P. Realty Advisors Inc. (Blair Gagnon)
2830 16th Avenue, Markham
PL 65M3184 PT LT 2 PT BLK 3 65R19878 1 TO 5

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:**
an outdoor display and sales area, whereas the by-law does not permit an outdoor display and sales area associated with a motor vehicle fueling station;
- b) **By-law 2024-19, Section 4.9.7 a)(ii):**



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a 3.1 metre east lot line landscaping strip, whereas the by-law requires a minimum landscape strip of 6.0 metres adjacent to the east lot line;

c) By-law 2024-19, Section 5.10.3:

an unobstructed stacking space length of 6.0 metres, whereas the by-law requires a minimum unobstructed drive-through service establishment (restaurant) stacking space length of 6.5 metres;

d) By-law 2024-19, Section 5.10.4(A):

Eight (8) drive through service establishment stacking spaces for a restaurant use, whereas the by-law requires a minimum of 10 drive-through service establishment stacking spaces for a restaurant use; and

e) By-law 2024-19, Section 5.10.3:

an unobstructed stacking space length of 6.0 metres, whereas the by-law requires a minimum car wash stacking space length of 6.5 metres;

as it relates to a proposed gasoline island and a convenience store with a quick serve restaurant and drive-through.

(West District, Ward 2)

8. A/039/25

**Agent Name: Hirman Architects Inc. (Mani Yeganegi)
21 Limcombe Drive, Thornhill
PLAN M896 LT 67**

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

a) By-law 2024-19, Special Standard (xiv):

a maximum combined main building coverage of 552 square metres, whereas the by-law permits a maximum combined main building coverage of 500 square metres;

as it relates to a proposed first floor addition to an existing residential dwelling.

(West District, Ward 1)

6. A/043/25

**Agent Name: Four Seasons Sunrooms (Nour Elgendy)
39 Ambleside Cres, Markham
PLAN 65M2249 LOT 46**



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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 main building coverage of 32.5 percent for the first storey, whereas the by-law permits a maximum main building coverage of 30 percent for the first storey;

as it relates to a proposed one-storey sunroom addition.

(Central District, Ward 2)

4. **A/024/25**

**Agent Name: Viya Sisters Inc. (Mayu Balasubramaniam)
33 Hawkridge Avenue, Markham
PLAN 4065 LOT 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 4.8.1(b)(ii):**

an accessory building to be a maximum of 24.58 square metres (**bathroom building**), whereas the by-law permits a maximum of 20 square metres per accessory building;

b) **By-law 2024-19, Section 4.8.1(b)(ii):**

an accessory building to be a maximum of 41.16 square metres (**cabana**), whereas the by-law permits a maximum of 20 square metres per accessory building;

c) **By-law 2024-19, Section 4.8.1(d):**

an accessory building (**bathroom building**) with a maximum height of 3.91 metres, whereas the by-law permits a maximum height of 3 metres;

d) **By-law 2024-19, Section 4.8.1(d)(i):**

an accessory building (**cabana**) with a maximum height of 5.79 metres, whereas the by-law permits a maximum height of 3 metres; and

e) **By-law 2024-19, Section 4.8.1(e):**

a minimum interior side yard setback of 0.41 metres (**cabana**), whereas the by-law requires a minimum interior side yard setback of 1.2 metres;

as it relates to an existing cabana and an existing outdoor washroom.

(East District, Ward 4)



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3. A/036/25

Agent Name: Inspire Homes (Louis Orazem)
5 Thorny Brae Drive, Thornhill
PLAN 7695 LOT 206

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):**
a minimum front yard setback of 8.34 metres, whereas the by-law requires a minimum front yard setback of 9.11 metres; and
- b) **By-law 2024-19, Section 6.3.2.2 (c):**
a maximum second-storey main building coverage of 33.2 percent, whereas the by-law permits a maximum second storey main building coverage of 20 percent;

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

2. A/047/25

Agent Name: Paar Design Inc. (Nikol Paar)
16 Honeybourne Crescent, Markham
PLAN 4949 LOT 109

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 distance from the established building line of 16.43 metres, whereas the by-law permits a maximum second storey distance from the established building line of 14.5 metres;
- b) **By-law 2024-19, Section 6.3.2.2 (g):**
a minimum rear yard setback of 6.71 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 (c):**
a maximum second storey main building coverage of 22.99 percent, whereas the by-law permits a maximum second storey main building coverage of 20 percent;
- d) **By-law 2024-19, Section 6.2.1 (b):**



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a maximum projection of a roof with a pitch less than 25 degrees of 3 metres from the permitted outside wall height, whereas the by-law permits a maximum projection of a roof with a pitch of less than 25 degrees of 1 metre from the permitted outside wall height;

as it relates to a proposed two storey residential dwelling.

(East District, Ward 4)

1. A/042/25

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

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 25.72 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 i):**
a minimum combined interior side yard setback of 4.12 metres, whereas the by-law requires a minimum combined interior side yard setback of 5 metres; and
- c) **By-law 2024-19, Section 4.8.10.1 a):**
a minimum front porch depth of 1.2 metres, whereas the by-law requires a minimum front porch depth of 1.8 metres;

as it relates to a proposed two storey detached dwelling.

(Central District, Ward 3)

6. ADJOURNMENT:

6.1 Next Meeting, (June 25, 2025)

6.2 Adjournment