



Committee of Adjustment Agenda

COMMITTEE OF ADJUSTMENT AGENDA
Wednesday, October 29, 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/139/22

Agent Name: Z Square Group (Mengdi Zhen)
170 Krieghoff Avenue, Markham
PLAN 7566 LOT 105

The applicant is requesting relief from the requirements of By-law 11-72, as amended, to permit the following:

a) **By-law 11-72, Section 6.1:**

a maximum lot coverage of 35.86 percent, whereas the by-law permits a maximum lot coverage of 33.33 percent; and

b) **By-law 11-72, Section 6.1:**

a maximum building height of 25 feet and 11.5 inches, whereas the by-law permits a maximum building height of 25 feet;

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

(Central District, Ward 3)

6. NEW BUSINESS:

6.1 B/026/25

Agent Name: Glen Schnarr & Associates Inc. (Sarah Clark)
7528 Woodbine Avenue, Markham
PLAN M1707 PT BLKS A AND R RP 65R41192 PARTS 3 TO 6



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- a) **establish** an easement over the retained lands severed under application B/019/24, being Part 4 of Plan 65R-41192, for the purposes of stormwater management in favour of the severed lands, being Parts 1 & 2, Plan 65R-41192.

The purpose of this application is to establish servicing easements for stormwater management.

This application is related to previously approved Consent application B/019/24 for a self-storage facility.

(West District, Ward 8)

6.2 A/122/25

**Agent Name: Rachel Liu
8 Porterfield Crescent, Thornhill
YORK REGION CONDO PLAN 279 UNIT 288**

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 5.2.5 a):**
a minimum parking space length of 4.8 metres (6 feet) within the garage, whereas the by-law requires a minimum parking space length of 5.8 metres within the garage;

as it relates to interior renovations to an existing townhouse dwelling.

6.3 A/114/25

**Agent Name: Bijan Homes Limited (Bijan (M.A.) Jamali)
41 Laureleaf Road, Thornhill
PLAN M896 LT 6**

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 569.12 square metres, whereas the by-law permits a maximum combined main building coverage of 500 square metres;
- b) **By-law 2024-19, Section 6.3.2.2 f):**
a minimum front yard setback of 15.2 metres, whereas the by-law requires a minimum front yard setback of 19.68 metres;



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- c) **By-law 2024-19, Section 6.3.2.2 c):**
a maximum main building coverage of 20.38 percent (3,063 square feet) for the second storey, whereas the by-law permits a maximum main building coverage of 20 percent (3000 square feet) of the lot area for any storey above the first;
- d) **By-law 2024-19, Section 6.3.2.2 J):**
a maximum outside wall height of 7.16 metres, whereas the by-law permits a maximum outside wall height of 7 metres;
- e) **By-law 2024-19, Section 6.3.2.2 I):**
a minimum combined interior side yard setback on both side of 7.4 metres, whereas the by-law requires a minimum 1.8 metre setback and a combined interior side yard setback on both sides of 7.62 metres;
- f) **By-law 2024-19, Section 4.8.10.2d(iv):**
stairs used to access a porch to project 0.6 metres beyond a permitted porch encroachment, whereas the by-law permits stairs used to access a porch to project 0.45 metres beyond a permitted porch encroachment;

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

(West District, Ward 1)

6.4 A/118/25

**Agent Name: Prohome Consulting Inc (Vincent Emami)
29 Alanadale Avenue, Markham
PLAN 5810 LOT 21**

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 25.41 percent for the second storey, whereas the by-law permits a maximum main building coverage of 20 percent for the second storey; and
- b) **By-law 2024-19, Section 4.8.8 (f):**
a walkout stair to encroach a maximum of 3.07 metres into the rear yard, whereas the by-law permits a walkout stair to encroach a maximum of 2 metres into the rear yard;

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



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6.5 A/121/25

Agent Name: Wang Architects Inc. (Henry Wang)
50 Sciberras Road, Markham
CON 5 PT 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 4.8.10.2 d)(i):**
a maximum height of 8.33 metres from established grade to the underside of the roof of the porch, whereas the by-law permits the underside of the roof of a porch to be a maximum of 4.5 metres above established grade;
- b) **By-law 2024-19, Section 4.8.10.2 d)(iii):**
a maximum porch projection into the front yard of 0.9 metres, whereas the by-law permits a maximum porch projection into the front yard of 0.6 metres;
- c) **By-law 2024-19, Section 6.3.2.2 J):**
a maximum outside wall height of 7.41 metres, whereas the by-law permits a maximum outside wall height of 7 metres;
- d) **By-law 2024-19, Section 6.3.2.2 E):**
a maximum second floor distance from the established building line of 17.9 metres, whereas the by-law permits a maximum second floor distance from the established building line of 14.5 metres; and
- e) **By-law 2024-19, Section 4.8.10.2 d)(iv):**
stairs used to access a porch to project a maximum of 1.12 metres beyond the permitted porch encroachment, whereas the by-law permits stairs used to access a porch to project a maximum of 0.45 metres beyond the permitted porch encroachment;

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

(Central District, Ward 3)

7. ADJOURNMENT:

7.1 Next Meeting: November 12, 2025

7.2 Adjournment