



AGENDA
Wednesday, October 30, 2024
7:00pm
Location: Virtual Meeting

- 1. CALL TO ORDER**
- 2. DISCLOSURE OF INTEREST**
- 3. APPROVAL OF PREVIOUS MINUTES**

October 9, 2024

4. PREVIOUS BUSINESS

4.1 A/057/24

Agent Name: In Roads Consultants (Ida Evangelista)
15 Tuscay Court, Markham
PLAN 7566 LOT 220

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

- a) By-law 2024-19, Section 4.8.10.1(a):**
a minimum front yard porch depth of 1.5 metres, whereas the by-law requires a porch depth of at least 1.8 metres;
- b) By-law 2024-19, Section 6.3.2.2(C):**
a maximum second-storey main building coverage of 24.9 percent of the lot area, whereas the by-law permits a maximum building coverage for the second-storey of 20 percent of the lot area;
- c) By-law 2024-19, Section 6.3.2.2(E):**
a maximum distance of 20.43 metres for the first storey measured from the established building line, whereas the by-law permits a maximum distance of 19.5 metres for the first storey measured from the established building line; and
- d) By-law 2024-19, Section 6.3.2.2(E):**

a maximum distance of 17.31 metres for the second storey measured from the established building line, whereas the by-law permits a maximum distance of 14.5 metres for the second storey measured from the established building line; as it relates to a proposed two-storey residential dwelling with a finished basement and a wood deck.

(Central District, Ward 3)

5. NEW BUSINESS:

5.1 B/026/24

**Agent Name: MM Nominee Inc. (David Georges)
9580 McCowan Road, Markham
CON 6 PT LOT 18 RP 65R26271 PARTS 1 TO 3**

The applicant is requesting provisional consent to:

- a) establish a lease** for a period of time exceeding twenty-one (21) years on the property.

The subject lands are identified as Part 2 of the Survey Plan submitted with the application.

(West District, Ward 6)

5.2 B/021/24

**Agent Name: Gregory Design Group (Russ Gregory)
189-193 Main Street, Unionville
CON 5 PT LT 12**

The applicant is requesting provisional consent to:

- a) sever and convey** a parcel of land with an approximate lot frontage of 6.95 metres and an approximate lot area of 378.539 square metres (Part 2); and
- b) retain** a parcel of land with an approximate lot frontage of 12.50 metres and an approximate lot area of 715.375 square metres (Part 1).



This application is for a lot line adjustment to consolidate the southerly portion of 193 Main Street with the abutting lands at 189 Main Street.

(Heritage District, Ward 3)

5.3 B/025/24

**Agent Name: Goldberg Group (Adam Layton)
4584, 4590, 4604, 4618 Major Mackenzie Drive, Markham
CON 6 PT LT 21 64R6941 PTS 5 AND 6**

The applicant is requesting provisional consent to:

- a) **sever and convey** a parcel of land with an approximate lot frontage of 42.85 metres and an approximate lot area of 0.71 hectares (Parts 1 and 5);
- b) **retain** a parcel of land with an approximate lot frontage of 120.03 metres and an approximate lot area of 1.24 hectares (Parts 2, 4, 7, and 10).

The purpose of this application is to sever the Subject Lands to facilitate a property exchange with the adjacent property owner.

This application is related to Minor Variance application A/104/24 which is under review concurrently.

(North Markham District, Ward 6)

5.4 A/104/24

**Agent Name: Goldberg Group (Adam Layton)
4584, 4590, 4604, 4618 Major Mackenzie Drive, Markham
CON 6 PT LT 21 64R6941 PTS 5 AND 6**

The applicant is requesting relief from the requirements of By-law 304-87, as amended, to permit:

- a) **By-law 304-87, Section 6.3(a):**
a minimum lot frontage of 110.0 metres, whereas the by-law requires a minimum lot frontage of 120 metres; and



b) By-law 304-87, Section 6.3(b):

a minimum lot area of 1.20 hectares, whereas the by-law requires a minimum lot area of 10 hectares;

as it relates to the retained lands of the proposed severance (Parts 2, 4, 7, and 10).

This application is related to Consent application B/025/24 which is under review concurrently.

(North Markham District, Ward 6)

5.5 A/115/24

**Agent Name: Weston Consulting (Raj Lamichhane)
Commerce Valley Drive, Thornhill
PLAN 65M2665 BLK 1**

The applicant is requesting relief from the requirements of By-law 165-80, as amended, to permit:

a) By-law 165-80, Amending By-law 108-92, Section 1.2(b)(i):

an industrial building height of 3 storeys with a maximum height of 29.0 metres, whereas the by-law permits a maximum industrial building height of 2 storeys, provided the maximum height does not exceed 8.0 metres;

as it relates to the development of a three-storey data processing centre building.

This application is associated with Site Plan Control application SPC 2023 116627 000 00 which is currently under review.

This application is also related to Minor Variance application A/064/24 which was approved on August 14, 2024, and was Final and Binding on September 6, 2024.

(West District, Ward 8)

5.6 A/051/24

**Agent Name: Battaglia Architect Inc. (Joseph Battaglia)
159 Main Street, Unionville
PLAN 338 LOT E CON 5 PT LOT 12 RP 65R30694 PTS 1 AND 2**



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

a) By-law 2024-19, Section 5.1, Section 5.4.1 (g) SP(5):

a minimum of 9 parking spaces, whereas the by-law requires a minimum of 14 parking spaces with a maximum restaurant area of 80.5 square metres;

as it relates to a proposed restaurant.

(Heritage District, Ward 3)

5.7 A/072/24

**Agent Name: Thorstone Consulting Services Inc. (Bonnie Tang)
11303 Warden Avenue, Markham
CON 5 PT LT 29 64R6775 PT 1 2 3 4**

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

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

a maximum gross floor area of 497 square metres, whereas the by-law permits a maximum gross floor area of 60 square metres; and

b) By-law 2024-19, Section 10.3.4.1.f):

a farm labour residence to provide accommodations for employees of an agricultural use or agricultural processing facility operated by Rouge River Farms; whereas the by-law permits a farm labour residence which provides accommodations for employees of an agricultural use located on the same lot only.

as it relates to the addition of a farm labour residence.

(West District, Ward 6)

5.8 A/091/24

**Agent Name: In Roads Consultants (Ida Evangelista)
29 Jeremy Drive, Markham
PLAN 7566 LOT 3**

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

- a) **By-law 2024-19, Section 6.3.2 c) & (iii) (iv):**
a maximum main building coverage of 26.7 percent for the second storey, whereas the by-law permits a maximum main building coverage for the second storey of 20 percent;
- b) **By-law 2024-19, Section 6.3.2 c) & (iii) (iv):**
a maximum combined building coverage of 524.2 square metres, whereas the by-law permits a maximum combined building coverage of 500 square metres;
- c) **By-law 2024-19, Section 6.3.2 e):**
a maximum distance of 16.7 metres for the second storey measured from the established building line, whereas the by-law permits a maximum distance of 14.5 metres for the second storey measured from the established building line;
- d) **By-law 2024-19, Section 6.2.1 b):**
a roof structure to project a maximum of 1.65 metres above the permitted outside wall height, whereas over 10 percent of a roof containing a roof pitch less than 25 degrees is permitted to project a maximum of 1 metre above the permitted outside wall height; and
- e) **By-law 2024-19, Section 6.3.2 l):**
a minimum combined interior side yard of 4.34 metres, whereas the by-law requires a minimum combined interior side yard of 5.75 metres;

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

(Central District, Ward 3)

5.9 A/073/24

**Agent Name: Huis Design Studios (Kurtis Van Keulen)
70 Babcombe Drive, Thornhill
PLAN M941 LOT 107**

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

- a) **By-law 2024-19, Section 6.3.2.2(c):**

a maximum main building coverage of 20.8 percent (290.34 square metres) for the second storey, whereas the by-law permits a maximum main building coverage of 20 percent (278.71 square metres) of the lot area for any storey above the first;

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

a maximum distance of the main building from the established line for the storey above the first storey of 16.05 metres, whereas the by-law permits a maximum distance of 14.5 metres for any storey above the first from the established building line;

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

a minimum combined interior side yard on both sides of 6.54 metres, whereas the by-law requires a minimum combined interior side yard on both sides of 25 percent (7.62 metres) of the lot width;

d) By-law 2024-19, Section 6.3.2.2(j):

a maximum outside wall height of 7.69 metres, whereas the by-law permits a maximum outside wall height of 7.0 metres;

e) By-law 2024-19, Section 6.3.2, Special Standards(xiv):

a maximum combined main building coverage of 577.06 square metres, whereas the by-law permits a maximum combined main building coverage of 500 square metres;

f) By-law 2024-19, Section 4.8.8 (b)(i):

a maximum south interior side yard architectural feature/roof overhang encroachment of 1.07 metres, whereas the by-law permits a maximum encroachment into the required interior side yard of 0.45 metres;

g) By-law 2024-19, Section 4.8.8(b)(i):

a maximum north interior side yard eave/roof overhang encroachment of 0.61 metres, whereas the by-law permits a maximum encroachment into the required interior side yard of 0.45 metres;

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

a maximum second storey rear main wall balcony projection of 1.98 metres, whereas the by-law permits a maximum projection of any balcony from the main wall of 1.8 metres;

i) By-law 2024-19, Section 4.8.10.1(a):

a minimum depth of 1.27 metres for the floor of a porch located in the front yard, whereas the by-law requires the floor of a porch located in the front yard to have a minimum depth of 1.8 metres; and

j) By-law 2024-19, Section 6.2.1(b):

a roof projection of 1.52 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 only a maximum of 1.0 metre above the maximum outside wall height;

as it relates to a proposed ground floor and second storey addition to the existing one-storey residential dwelling and a proposed pool cabana accessory structure in the rear yard.

(West District, Ward 1)

6. Adjournment

6.1 Next Meeting: November 20, 2024

6.2 Adjournment