



# Committee of Adjustment Agenda

## COMMITTEE OF ADJUSTMENT AGENDA

Wednesday, February 19, 2025

7:00pm  
Virtual Meeting

1. CALL TO ORDER
2. DISCLOSURE OF PECUNIARY INTEREST
3. APPROVAL OF PREVIOUS MINUTES
4. PREVIOUS BUSINESS:
  - 4.1 B/029/24

**Agent Name: Malone Given Parsons Ltd. (Rohan Sovig)**  
**3985 Highway 7, Markham**  
**PLAN 65M4294 BLK 2**

The owner is requesting provisional consent to:

- a) **sever and convey** a parcel of land with an approximate lot frontage of 80 metres and an approximate lot area of 7,688 square metres (Parts 3, 4, 6, 7, 8, 9, 10, and 11);
- b) **establish an easement** for the purpose of vehicular and pedestrian access over Parts 10 and 11 in favour of the retained lands;
- c) **retain** a parcel of land with an approximate lot frontage of 174.43 metres and an approximate lot area of 29,908.2 square metres (Parts 1, 2, 5, 12, and 13);
- d) **establish an easement** for the purpose of vehicular and pedestrian access over Parts 12 and 13 in favour of the conveyed lands.

The purpose of this application is to sever the Subject Lands and to establish easements to facilitate the creation of one (1) new lot for a high-density residential development.

**(Central District, Ward 3)**



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## 5. NEW BUSINESS

### 5.1 A/001/25

**Agent Name: Gregory Design Group (Shane Gregory)**  
**5 Boyd Court, Markham**  
**PLAN M1880 LOT 2**

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 porch depth of 1.2 metres fronting the street, whereas the by-law requires a minimum front porch depth of 1.8 metres;
- b) **By-law 2024-19, Section 6.3.2 E):**  
a maximum distance of 24.57 metres for the 1st storey measured from the established building line, whereas the by-law permits a maximum distance of 19.5 metres for the first storey from the established building line; and
- c) **By-law 2024-19, Section 4.8.1 e) iii):**  
an accessory building located between the main building and the interior side lot line with a side yard setback of 1.1 metres, whereas the by-law requires a side yard setback of 1.8 metres;

as it relates to a two-storey addition including a secondary suite to an existing two-storey residential dwelling.

**(West District, Ward 2)**

### 5.2 A/151/24

**Agent Name: Sakora Design Inc. (Marco Razzolini)**  
**138 Sherwood Forest Drive, Markham**  
**PLAN 5881 LOT 16**

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 26.54 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;



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- b) **By-law 2024-19, Section 6.3.2.2(e):**  
a maximum distance of 18.67 metres for any storey above the first storey of the main building from the established building line, whereas the by-law permits a maximum of 14.5 metres for any storey above the first storey of the main building from the established building line;
- c) **By-law 2024-19, Section 6.3.2.2(j):**  
a maximum outside wall height of 7.26 metres, whereas the by-law permits a maximum outside wall height of 7 metres;
- d) **By-law 2024-19, Section 4.8.9.2(a)(i):**  
a minimum soft landscaping strip of 1.23 metres, whereas the by-law requires a minimum soft landscaping strip of 1.5 metres;
- e) **By-law 2024-19, Section 4.8.10.1(a):**  
a minimum exterior side yard porch with a depth of 0.62 metres, whereas the by-law requires a minimum exterior side yard porch with a depth of 1.8 metres;  
and
- f) **By-law 2024-19, Section 4.8.10.2(d)(iii):**  
a porch to project 0.84 metres beyond the established building line, whereas the by-law permits a maximum of 0.6 metres beyond the established building line;

as it relates a new two-storey single family detached dwelling.

**(East District, Ward 4)**

**5.3 A/131/24**

**Agent Name: Galbraith Planning & Associates Inc. (Sean Galbraith)  
24 Orsi Court, Thornhill  
PLAN 8 PCL J**

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 30.9 percent (3,711 square feet) for the first storey and 29.3 percent (3,527 square feet) for the second storey, whereas the by-law permits a maximum main building coverage of 30 percent



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(3,605 square feet) of the lot area for the first storey and 20 percent (2,403 square feet) of the lot area for any storey above the first;

- b) **By-law 2024-19, Section 6.3.2.2(f):**  
a minimum front yard setback of 6.93 metres, whereas the by-law requires a minimum front yard setback of approximately 8.48 metres;
- c) **By-law 2024-19, Section 6.3.2.2(i):**  
a minimum west interior side yard setback of 1.51 metres and a combined interior side yard on both sides of 4.41 metres, whereas the by-law permits a minimum interior side yard of 1.8 metres and combined interior side yard on both sides of 11.75 metres;
- d) **By-law 2024-19, Section 6.3.2.2(j):**  
a maximum outside wall height of 7.97 metres, whereas, the by-law permits a maximum outside wall height of 7.0 metres;
- e) **By-law 2024-19, Section 6.2.1(b):**  
a roof projection of 2.05 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 metres above the maximum outside wall height;
- f) **By-law 2024-19, Section 4.8.10.2(d)(iii):**  
a porch and underground cold cellar to project 1.25 metres beyond the established building line, whereas the by-law permits a porch with underground cold cellar to project a maximum of 0.6 metres beyond an established building line; and
- g) **By-law 2024-19, Section 4.8.10.2(d)(iv):**  
stairs used to access a porch to project 1.40 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 an addition to the first storey and a new second storey addition to the existing single-detached dwelling and a proposed deck.

**(West District, Ward 1)**

**5.4 A/003/25**

**Agent Name: Malone Given Parsons Ltd. (Lincoln Lo)  
3912 Highway 7, Markham**



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## CON 5 PT LOT 11

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

- a) **By-law 177-96, Section 7.558:**  
an Apartment Dwelling use, whereas the by-law does not permit this use;

as it relates to a proposed seniors life lease residence.

**(Central District, Ward 3)**

### 5.5 A/149/24

**Agent Name: MHBC Planning Limited (Mr. David McKay)**  
**7481 Woodbine Avenue, Markham**  
**CON 4 PT LOT 4 65R9891 PTS 1 2 & 3**

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

- a) **By-law 2024-19, Section 9.4.2.1:**  
a child care centre, motor vehicle sales establishment, restaurant, and minor entertainment centre uses, whereas the by-law does not permit these uses;  
and
- b) **By-law 2024-19, Section Table 5.8.1:**  
a minimum of 0 loading spaces for a gross floor area between 1,000 square metres and 1860 square metres, whereas the by-law requires 1 loading space for a gross floor area between 1,000 square metres and 1860 square metres;

as it relates to an existing two-storey commercial building.

**(Central District, Ward 8)**

### 5.6 A/152/24

**Agent Name: Nethery Planning (Denise Landry)**  
**1443 Denison Street, Markham**  
**PLAN 65M2230 PT LOTS 4 AND 5 RS65R38007 PTS 1 AND 2**

The applicant is requesting relief from the requirements of By-law 108-81, as amended, to permit:



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- a) **By-law 108-81, Section 4.3.8 and 7.4.1(c):**  
retail as an accessory use to a permitted Health Centre, whereas the by-law  
does not permit this use;

as it relates to an existing health centre.

**(Central District, Ward 8)**

## **6. ADJOURNMENT:**

- 1. Next Meeting, March 5, 2025**
- 2. Adjournment**