



# Committee of Adjustment Meeting Agenda

April 22, 2026

7:00 pm

Electronic Meeting

## 1. CALL TO ORDER

We begin today by acknowledging the traditional territories of Indigenous peoples and their commitment to stewardship of the land. We acknowledge the communities in circle. The North, West, South and Eastern directions, and Haudenosaunee, Huron- Wendat, Anishnabeg, Seneca, Chippewa, and the Mississaugas of the Credit peoples. We share the responsibility with the caretakers of this land to ensure the dish is never empty and to restore relationships that are based on peace, friendship, and trust. We are committed to reconciliation, partnership and enhanced understanding.

## 2. DISCLOSURE OF PECUNIARY INTEREST

## 3. APPROVAL OF PREVIOUS MINUTES

## 4. REQUESTS FOR DEFERRAL

## 5. PREVIOUS BUSINESS

5.1 A/019/25

Agent Name: Arcadis Professional Services (Canada) Inc. (Simon Yee)  
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 5.10.4(A):** 7 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;
- c. **By-law 2024-19, Section 4.9.7 a)(ii):** a minimum 5.8 metre north lot line landscape strip, whereas the by-law requires a minimum landscape strip of 6.0 metres adjacent to the north lot line; and
- d. **By-law 2024-19, Section 9.4.2.2(G):** a minimum height of 4.8 metres within 12 metres of any lot line that serves as the boundary of a street, whereas the by-law requires a minimum height of 6.0 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)

## 5.2 A/012/26

Agent Name: Adstruct Ltd. (Farhad Vatandoost)  
41 Kirk Drive, Thornhill  
PLAN 4184 LOT 20

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, Special Standard (xiv)**: a maximum combined main building coverage of 629.6 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 (e)**: a maximum first storey main building distance from the established building line of 23.63 metres, whereas the by-law permits a maximum first storey main building distance from the established building line of 19.5 metres;
- c. **By-law 2024-19, Section 6.3.2.2 (e)**: a maximum second storey main building distance from the established building line of 19.82 metres, whereas the by-law permits a maximum second storey main building distance from the established building line of 14.5 metres;
- d. **By-law 2024-19, Section 6.2.1 (b)**: a maximum roof projection above the maximum outside wall height of 1.94 metres for roofs with a pitch of less than 25 degrees, whereas the by-law permits a maximum roof projection above the maximum outside wall height of 1 metre for roofs with a pitch of less than 25 degrees; and
- e. **By-law 2024-19, Section 4.8.8 (c)(2)**: a maximum rear balcony encroachment from the main wall of 3.18 metres, whereas the by-law permits a maximum rear balcony encroachment from the main wall of 1.8 metres;

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

(West District, Ward 1)

## 6. NEW BUSINESS

6.1 B/004/26

**Agent Name: JKO Planning Services Inc. (Jim Kotsopoulos)**  
**10 River Bend Road, Markham**  
**PLAN 3684 PT LOT 24 CONCESSION 6 PART LOT 10**

The Owner is requesting provisional consent to:

- a. **sever and convey** a parcel of land (Part 2) with an approximate lot frontage of 15.75 metres, and an approximate lot area of 685.7 square metres;
- b. **sever and convey** a parcel of land (Part 3) with an approximate lot frontage of 16.91 metres, and an approximate lot area of 700.4 square metres;
- c. **sever and convey** a parcel of land (Part 4) with an approximate lot frontage of 16.13 metres, and an approximate lot area of 751.8 square metres;
- d. **sever and convey** a parcel of land (Part 5) to the City of Markham with an approximate width of 75.16 metres, and an approximate lot area of 3013.3 square metres; and
- e. **retain** a parcel of land (Part 1) with an approximate lot frontage of 15.24 metres, and an approximate lot area of 709.3 square metres;

The purpose of this application is to sever the subject lands to facilitate the creation of three new residential lots, and one new greenway lot to be conveyed to the City of Markham.

This application is related to PLAN 24 189460 which has been previously approved.

**(Central District, Ward 3)**

6.2 A/008/26

**Agent Name: Twinscape Construction Inc. (Nick Dinatale)**  
**75 John Street, Thornhill**  
**PLAN 3537 PT LOT 17 RS65R16635 PART 1**

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)**: a deck projection of 4.9 metres from the main wall closest to the rear lot line, whereas the by-law permits a maximum deck projection of 3.7 metres where decks have a height greater than 1.0 metres above the lowest ground surface at any point around the perimeter of the platform;

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

**(Heritage District, Ward 1)**

6.3 A/009/26

Agent Name: Jeff Cogliati  
190 Henderson Avenue, Thornhill  
PLAN 9766 LOT 12

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 4.9.10 g**: a garden home to be located 32.78 metres from the lot line abutting a street, whereas the By-law requires a garden home to be located no further than 30 metres from the lot line abutting a street; and
- b. **By-law 2024-19, Section 4.8.1.2(d)(i)**: a maximum permitted height for an accessory building of 4.5 metres, whereas the building permits a maximum height of 4.0 metres for an accessory building;

as it relates to a proposed one-storey garden home.

(West District, Ward 1)

6.4 A/175/21

Agent Name: Arcica Inc. (Narges Nassiri)  
70 Highland Park Boulevard, Thornhill  
PLAN 2446 LOT 150

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 main building coverage of 27.6 percent (1931.29 square feet) for the second storey, whereas the By-law permits a maximum main building coverage of 20 percent (1400 square feet) of the lot area for any storey above the first;
- b. **By-law 2024-19, Section 6.3.2.2 e**: a main building distance of 16.33 metres for the second storey, whereas the By-law permits a maximum distance of 14.5 metres for any storey above the first from the established building line;

as it relates to a new two-storey detached dwelling.

(West District, Ward 1)

7. ADJOURNMENT