



Committee of Adjustment Meeting Agenda

May 6, 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

6. NEW BUSINESS

6.1 B/002/26 (West District, Ward 2)

Agent Name: Bousfields Inc. (Anusha Singh)
2695 Elgin Mills Road, Markham
CON 3 PT LT 25 65R24213 PTS 5 AND 9

The Owner is requesting provisional consent to:

- a. **sever and convey** a parcel of land (Part 1) with an approximate lot frontage of 35 metres and an approximate lot area of 0.4428 hectares;
- b. **sever and convey** parcels of land (Parts 3 and 4) to the City of Markham with an approximate lot area of 1.3861 hectares;
- c. **retain** a parcel of land (Part 2) with an approximate lot frontage of 47 metres and an approximate lot area of 0.8995 hectares;
- d. **establish an easement** over Part 2 for the purposes of shared access in favour of Part 1;and
- e. **establish an easement over Part 1 for the purposes of shared access in favour of Part 2.**

The purpose of this application is to create a total of two lots for the next phase of development and establish an easement for shared access.

Parts 3 and 4 will be conveyed to the City of Markham for a cul-de-sac inclusion to a public road and long-term natural heritage protection.

6.1.1 A/013/26 (West District, Ward 2)

Agent Name: Bousfields Inc. (Anusha Singh)
2695 Elgin Mills Road, Markham
CON 3 PT LT 25 65R24213 PTS 5 AND 9

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

- a. **By-law 177-96, Table B8, BP Zone, A:** a minimum lot area of 0.4428 hectares, whereas the by-law requires a minimum lot area of 0.8 hectares; and
- b. **By-law 177-96, Table B8, BP Zone, B:** a minimum lot frontage of 35.0 metres, whereas the by-law requires a minimum lot frontage of 60.0 metres;

as it relates to the severance of the property to facilitate the next development phase.

This application is related to Consent application B/002/26 and Minor Variance application A/014/26 which are under review concurrently.

6.1.2 A/014/26 (West District, Ward 2)

Agent Name: Bousfields Inc. (Anusha Singh)
2695 Elgin Mills Road, Markham
CON 3 PT LT 25 65R24213 PTS 5 AND 9

The applicant is requesting relief from the requirements of By-law 117-96, as amended, to permit the following:

- a. **By-law 177-96, Table B8, BC Zone, B:** a minimum lot frontage of 47.0 metres, whereas the by-law requires a minimum lot frontage of 60.0 metres;

as it relates to the severance of the property to facilitate the next development phase.

This application is related to Consent application B/002/26 and Minor Variance application A/013/26 which are under review concurrently.

6.2 B/030/25 (Heritage District, Ward 4)

Agent Name: Chris Burns

5 Rouge Street, Markham

PLAN 18 BLK A LOT 4 PT LOTS 1 2 & 3 RP 65R34761 PT 1

The Owner is requesting provisional consent to:

- a. **sever and convey** a parcel of land (Part 1) with an approximate lot frontage of 11.15 metres and an approximate lot area of 415.4 square metres; and
- b. **retain** a parcel of land (Part 2) with an approximate lot width of 11.15 metres and an approximate lot area of 417.67 square metres.

The purpose of this application is to sever the subject lands to facilitate the creation of one new residential lot.

This application is related to Minor Variance applications A/145/25 and A/148/25 which are under review concurrently.

6.2.1 A/145/25 (Heritage District, Ward 4)

Agent Name: Chris Burns

5 Rouge Street, Markham

PLAN 18 BLK A LOT 4 PT LOTS 1 2 & 3 RP 65R34761 PT 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 6.3.2.2(i)**: an interior side yard setback of 0.6 metres, whereas the by-law requires a minimum side yard setback of 1.8 metres;
- b. **By-law 2024-19, Section 6.3.2.2(i)**: a combined interior side yard setback of 1.87 metres, whereas the by-law requires a minimum combined side yard setback of 4 metres;
- c. **By-law 2024-19, Section 4.8.9.2(a)(i)**: a minimum landscaping strip of 0.6 metres, whereas the by-law requires a minimum landscaping strip of 1.5 metres;
- d. **By-law 2024-19, Section 6.3.2.2(a)**: a minimum lot frontage of 11.15 metres, whereas the by-law requires a minimum lot frontage of 23 metres;
- e. **By-law 2024-19, Section 6.3.2.2(d)**: a maximum lot coverage of 41 percent, whereas the by-law permits a maximum lot coverage of 35 percent;
- f. **By-law 2024-19, Section 6.3.2.2(c)**: a maximum first storey main building coverage of 38 percent, whereas the by-law permits a maximum first storey main building coverage of 30 percent;
- g. **By-law 2024-19, Section 6.3.2.2(c)**: a maximum second storey main building coverage of 38 percent, whereas the by-law permits a maximum second storey main building coverage of 20 percent; and
- h. **By-law 2024-19, Section 6.3.2.2(e)**: a maximum second storey distance from the established building line of 17.93 metres, whereas the by-law permits a maximum distance from the established building line of 14.5 metres for any storey above the first;

as it relates to a new two-storey detached dwelling on the conveyed lot created by consent.

This application is related to Consent Application B/030/25 and Minor Variance Application A/148/25 which are under review concurrently.

6.2.2 A/148/25 (Heritage District, Ward 4)

Agent Name: Chris Burns

5 Rouge Street, Markham

PLAN 18 BLK A LOT 4 PT LOTS 1 2 & 3 RP 65R34761 PT 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 6.3.2.2(i)**: an interior side yard setback of 0.6 metres, whereas the by-law requires a minimum side yard setback of 1.8 metres;
- b. **By-law 2024-19, Section 6.3.2.2(i)**: a combined interior side yard setback of 1.87 metres, whereas the by-law requires a minimum combined side yard setback of 4 metres;
- c. **By-law 2024-19, Section 4.8.9.2(a)(i)**: a minimum landscaping strip of 0.6 metres, whereas the by-law requires a minimum landscaping strip of 1.5 metres;
- d. **By-law 2024-19, Section 6.3.2.2(a)**: a minimum lot frontage of 11.15 metres, whereas the by-law requires a minimum lot frontage of 23 metres;
- e. **By-law 2024-19, Section 6.3.2.2(d)**: a maximum lot coverage of 40 percent, whereas the by-law permits a maximum lot coverage of 35 percent;
- f. **By-law 2024-19, Section 6.3.2.2(c)**: a maximum first storey main building coverage of 38 percent, whereas the by-law permits a maximum first storey main building coverage of 30 percent;
- g. **By-law 2024-19, Section 6.3.2.2(c)**: a maximum second storey main building coverage of 38 percent, whereas the by-law permits a maximum second storey main building coverage of 20 percent; and
- h. **By-law 2024-19, Section 6.3.2.2(e)**: a maximum second storey distance from the established building line of 18.5 metres, whereas the by-law permits a maximum distance from the established building line of 14.5 metres for any storey above the first;

as it relates to a new two-storey detached dwelling on the retained lot created by consent.

This application is related to Consent Application B/030/25 and Minor Variance Application A/145/25 which are under review concurrently.

6.3 A/022/26 (Central District, Ward 3)

Agent Name: 2860765 Ontario Inc. (Austin Emino)
16 Hagerman Boulevard, Markham
PLAN M1441 LOT 189

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 c):** a maximum second storey main building coverage of 24.75 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 E):** a maximum second storey distance from the established building line of 14.79 metres, whereas the by-law permits a maximum second storey distance from the established building line of 14.5 metres;
- c. **By-law 2024-19, Section 6.3.2. I):** a minimum east side yard setback of 1.2 metres for the 2nd floor, whereas the by-law requires a minimum side yard setback of 1.8 metres;
- d. **By-law 2024-19, Section 6.3.2 I):** a minimum combined interior side yard setback of 3.2 metres for the 2nd floor, whereas the by-law requires a minimum combined interior side yard setback of 4 metres;
- e. **By-law 2024-19, Section 6.3.2 J):** a maximum outside wall height of 7.15 metres, whereas the by-law permits a maximum outside wall height of 7 metres; and
- f. **By-law 2024-19, Section 6.3.2(J):** a maximum lot coverage of 36.05 percent, whereas the by-law permits a maximum lot coverage of 35 percent;

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

6.4 A/026/26 (East District, Ward 5)

Agent Name: Smart Group (Alireza Zahedi)
22 Calafia Street, Markham
PLAN 65M3884 PT LOT 86 RP 65R29348 PART 22

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 4.9.12(c)**: a coach house dwelling on a lot that has a minimum lot frontage of 7.25 metres, whereas the by-law requires a coach house dwelling on a lot to have a lot frontage of no less than 9.75 metres;
- b. **By-law 2024-19, Section 4.8.1.3(d)(ii)(1)**: a coach house with a lot coverage of 46.04 square metres, whereas the by-law permits a maximum lot coverage of 40 square metres;

as it relates to the proposed coach house and carport.

6.5 A/030/26 (West District, Ward 1)

Agent Name: Contempo Studio (Marin Zabzuni)
4 Thornlea Court, Thornhill
PLAN 9766 LOT 75

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 20.24 percent (3,416 square feet), whereas the by-law permits a maximum second storey main building coverage of 20 percent (3,375 square feet) of the lot area;
- b. **By-law 2024-19, Section 6.3.2.2(e)**: a maximum second storey distance from the established building line of 19.44 metres, whereas the by-law permits a maximum second storey distance from the established building line of 14.5 metres;
- c. **By-law 2024-19, Section 6.3.2.2(j)**: a maximum outside wall height of 7.11 metres, whereas the by-law permits a maximum outside wall height of 7.0 metres;
- d. **By-law 2024-19, Section 6.3.2.2(k)**: a maximum garage door width of 12 metres (54.5 percent), whereas the by-law permits a maximum garage door width of 11 metres (50 percent) of the building façade;
- e. **By-law 2024-19, Special Standards(xiv)**: a maximum combined main building coverage of 656.37 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)**: a maximum first floor roof overhang encroachment of 1.14 metres, whereas the by-law permits a maximum encroachment of 0.9 metres into the required front yard;
- g. **By-law 2024-19, Section 4.8.8(c)(ii)**: a maximum rear balcony projection of 3.86 metres, whereas the by-law permits a maximum balcony projection from the main wall of 1.8 metres;
- h. **By-law 2024-19, Section 4.8.1(d)(i)**: a maximum accessory building height of 3.85 metres, whereas the by-law permits a maximum height of 3.0 metres for an accessory building if the lot area is less than 4,000 square metres;
- i. **By-law 2024-19, Section 5.3.3(a)(i)**: a horseshoe driveway with a main building setback of 7.63 metres from the front lot line, whereas the by-law requires a main building setback from the front lot line of 8.0 metres;
- j. **By-law 2024-19, Section 5.3.3(a)(iii)**: a horseshoe driveway to have a maximum width of 5.68 metres, whereas the by-law permits a maximum horseshoe driveway width of 3.7 metres;

as it relates to a new two-storey residential dwelling and a cabana.

6.6 A/165/25 (Central District, Ward 8)

Agent Name: Tai Architect Inc (Ken Tai)

1271 Denison Street, Markham

PLAN M1915 BLKS 1 2 & 4 AND PART OF BLKS 3 & 5

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

- a. **By-law 108-81, Amending By-law 315-83, Section 1 (b)**: a respite day care facility with an in-premises restaurant, whereas the by-law does not permit the use;

as it relates to the proposed respite day care facility with an in-premises restaurant.

6.7 A/166/25 (East District, Ward 7)

Agent Name: WSP (Tina Le)
18 Coxworth Avenue, Markham
PLAN 65M2630 BLK 77 PLAN 65M2598 BLK 124

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 width of 2.75 metres and a minimum parking space length of 4.2 metres, whereas the by-law requires a parking space length of 5.8 metres; and
- b. **By-law 2024-19, Section 5.2.6.c)**: a maximum of 51 dead end parking spaces on a parking aisle, whereas the by-law permits a maximum of 6 dead end parking spaces on a parking aisle;

as it relates to proposed additional parking spaces to an existing public school.

This application is related to SPC application 25 112972.

6.8 A/019/26 (West District, Ward 2)

Agent Name: Groundswell Urban Planners Inc. (Maggie Way)
190 Allstate Parkway, Markham
YORK REGION CONDO PLAN 1593 LEVEL 1 UNIT 7

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 9.4.3.1**: a motor vehicle maintenance shop, whereas the By-law does not permit a motor vehicle maintenance shop use;

as it relates to a proposed warehouse and distribution facility for motor vehicle tires and wheels.

6.9 A/027/26 (Central District, Ward 8)

Agent Name: Szeto Architect (Mr. Alfred Szeto)
1001 Denison Street, Markham
PLAN M1792 LOTS 48 & 49

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 9.4.1.1:** vehicle windshield repair, whereas the By-law does not permit motor vehicle repair and body shop;

as it relates to an industrial mall.

7. ADJOURNMENT

7.1 Next Meeting, (May 20, 2026)

7.2 Adjournment