



**DEVELOPMENT AND INFRASTRUCTURE SERVICES - ENGINEERING SERVICES**

**Town of Newmarket**

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**M E M O R A N D U M**

TO: Jason Unger, B.E.S., M.PL., MCIP, RPP, Director, Planning and Building Services

FROM: Sepideh Majdi, P.Eng., Manager, Development Engineering

DATE: February 10, 2021

RE: Application for Minor Variance  
Made by: Roosta, Bahman & Attar, Anoosheh  
File No.: D13-A04-21  
625 McGregor Farm Trail  
LOT 132, PLAN 65M4436 SUBJECT TO AN EASEMENT FOR ENTRY AS IN  
YR2432902 TOWN OF NEWMARKET  
Town of Newmarket Ward 7  
**Engineering Services File No.: R. McGregor Farm Trail**

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We herein acknowledge receipt of the Application for Minor Variance wherein the applicant is proposing to add an accessory dwelling unit. The following relief is requested from Zoning By-law 2010-40, as amended:

1. Relief from Section 5.3.1 Minimum Off-Street Parking Requirements to permit one parking space for an accessory dwelling unit within a garage, whereas the By-law requires parking spaces be provided exterior of any garage.

We have concerns with this application, as allowing this request may result in additional cars parking on the road. We have been advised that parking requirements are typically commented on by the Planning Department and Planning have been supporting requests of this nature. For the sake of consistency, it is our opinion that Engineering should defer comments to the Planning Department and not object to this request at this time.

Should you have any questions please contact the undersigned.

Sincerely,

**ENGINEERING SERVICES**

Sepideh Majdi, P.Eng.  
Manager, Development Engineering

## Morton, Devon

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**From:** Hurst, Gabrielle <Gabrielle.Hurst@york.ca>  
**Sent:** February 12, 2021 3:05 PM  
**To:** Morton, Devon  
**Subject:** RE: D13-A04-21 625 McGregor Farm Trail Committee of Adjustment - Notice of Application Circulation (February 24, 2021)

Good afternoon Devon,  
The Regional Municipality of York has completed its review of the above minor variance application and has no comment  
Regards,  
Have a nice long weekend

*Gabrielle*

**Gabrielle Hurst MCIP RPP** | Community Planning and Development Services | The Regional Municipality of York | 1-877 464 9675 ext 71538 | [Gabrielle.hurst@york.ca](mailto:Gabrielle.hurst@york.ca) | [www.york.ca](http://www.york.ca)

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**From:** Morton, Devon <dmorton@newmarket.ca>  
**Sent:** Tuesday, February 2, 2021 5:02 PM  
**To:** jtaylor <jtaylor@newmarket.ca>; Woodhouse, Victor <vwoodhouse@newmarket.ca>; Kwapis, Bob <bkwapis@newmarket.ca>; Bisanz, Christina <cbisanz@newmarket.ca>; Simon, Grace <gsimon@newmarket.ca>; Broome, Kelly <kbroome@newmarket.ca>; Twinney, Jane <jtwinney@newmarket.ca>; Morrison, Trevor <tmorrison@newmarket.ca>; Sharma, Jag <jsharma@newmarket.ca>; Noehammer, Peter <pnoehammer@newmarket.ca>; Unger, Jason <junger@newmarket.ca>; Potter, David <dpotter@newmarket.ca>; Prudhomme, Rachel <rprudhomme@newmarket.ca>; Majdi, Sepideh <smajdi@newmarket.ca>; Schell, Ryan <rschell@cyfs.ca>; Villanueva, Lawrence <lvillanueva@newmarket.ca>; Lyons, Lisa <llyons@newmarket.ca>; Saini, Kiran <ksaini@newmarket.ca>; rowcentre@bell.ca; Development Services <developmentservices@york.ca>; mikeufi@rogers.com; pwassenaer1022@rogers.com; shane@urbanforestinnovations.com; L.Tafreshi@lsrca.on.ca; christian.singh@ontario.ca  
**Cc:** Cammaert, Adrian <acammaert@newmarket.ca>; Cho, Patricia <pcho@newmarket.ca>  
**Subject:** Committee of Adjustment - Notice of Application Circulation (February 24, 2021)

**CAUTION!** This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, forward it to [isitsafe@york.ca](mailto:isitsafe@york.ca) then delete it from your inbox. If you think you may have clicked on a phishing link, report it to the IT Service Desk, ext. 71111, and notify your supervisor immediately.

Good Evening,

The next virtual Committee of Adjustment hearing will be held on Wednesday, February 24<sup>th</sup>, 2021 at 9:30 a.m. The Committee of Adjustment will consider the following applications:

- D13-A01-21 – 455 Harry Walker Parkway (Ward 2)  
*The applicant is proposing construction of two medium hazard industrial buildings for employment uses. Application is to seek relief to the landscape buffer use and width, and the minimum front yard.*

- D13-A02-21 – 125 Prospect Street (Ward 2)  
*The applicant is proposing reconstruction of a second-storey balcony. Application is to seek relief to the definition of 'balcony'.*
- D13-A03-21 – 438 Bristol Road (Ward 4)  
*The applicant is proposing to add an accessory dwelling unit. Application is to seek relief to permit one parking space for an accessory dwelling unit to be within a garage.*
- D13-A04-21 – 625 McGregor Farm Trail (Ward 7)  
*The applicant is proposing to add an accessory dwelling unit. Application is to seek relief to permit one parking space for an accessory dwelling unit to be within a garage.*
- D10-B01-21 – 855 Mulock Drive (Ward 5)  
*College Manor Shops Inc. (The Landlord) is proposing to permit the lease agreement registered on title between the Landlord and TDL Group Inc. (the Tenant) to be extended for a period of 21 years or greater.*

The Committee invites your advice and comments on these matters. The Committee would like to receive comments, if possible, by **Tuesday, February 16<sup>th</sup>, 2021**. For your convenience, you may download the submitted documents in digital format and Notice of Hearing on the Town's file share site with the link below:

<https://tonfileshare.newmarket.ca/share.cgi?ssid=0vx2CgH>

Please let me know if you have any questions.

Regards,



**Devon Morton, B.U.R.PI**

Planner, Committee of Adjustment & Cultural Heritage  
Secretary-Treasurer to the Committee of Adjustment  
Planning and Building Services

[dmorton@newmarket.ca](mailto:dmorton@newmarket.ca)

[www.newmarket.ca](http://www.newmarket.ca)

***Please note that I am working remotely due to the COVID-19 pandemic and can be reached by email.***

## Morton, Devon

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**From:** Georgette Marcuzzi <georgettemarcuzzi@gmail.com>  
**Sent:** February 19, 2021 12:16 PM  
**To:** Morton, Devon  
**Cc:** Stefano Marcuzzi  
**Subject:** File number D13-A04-21

Good afternoon Dylan,

We spoke a couple of weeks ago,

Regarding file # above

Can we address the following:

- Dust reduction technique for the duration of entire project.  
(wetting concrete, dirt and crushed stone) to help eliminate excessive dust while working.
- Crushed stone between the subject property and our home (lot 131- 621 McGregor incorrect in drawing submitted)  
while working on window well (concern is window(s) could be damaged from flying rock)  
Tarp area if needed.
- Requesting to have wooden fence gate door of only the subject property being worked on be removed between our properties to help eliminate vibration for duration of project.
- Requesting only that 1 side entrance walkway to basement apartment will be used from same side as shown in drawing walk up to be. (no use from shared side lot 131)
- No contractors to walk on lot 131 lawn at any point,  
Please keep all materials during construction off lot 131 to avoid grass damage.
- No weekend construction please  
And all work during the hours of 8 am- 5pm pls if possible.

Thank you Dylan,  
Your input would be greatly appreciated if any.  
We plan to be on the zoom meeting.

Have a wonderful day  
Georgette Marcuzzi

Helping YOU is what I do!

Georgette Marcuzzi -Broker  
ABR, SRS, MCNE

Mortgage Agent #M16000758  
Mortgage Outlet Inc. #12628

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ABR - Accredited Buyer Representative  
SRS - Seller Representative Specialist  
MCNE - Master Certified Negotiating Expert

## **Morton, Devon**

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**From:** YAQIANG LI <liyaqiang@hotmail.com>  
**Sent:** February 15, 2021 12:16 PM  
**To:** Morton, Devon  
**Subject:** Application File Number D13-A04-21 (625 McGregor Farm Trail)

Dear Secretary-Treasurer,

I am writing to oppose the application D13-A04-21. My concern lies with the safety and peacefulness of the community. It is unclear whether some of the proposed changes will/could be used to support the use of the home for commercial purposes.

I would also like to be made aware of the decision.

Thank you very much,

Yaqiang Li and Qiuyan Chu  
626 McGregor Farm Trail  
Newmarket, ON, L3X0H3