



**PLANNING AND BUILDING SERVICES**

**Town of Newmarket**

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**Planning Report**

TO: Committee of Adjustment

FROM: Patricia Cho  
Planner

DATE: June 23, 2021

RE: Application for Consent – **D10-B05-21**  
Applications for Minor Variance – **D13-A18-21, D13-A19-21**  
90 Howard Drive  
Town of Newmarket  
Made by: Di Rezze, Giovanni

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**1. Recommendations:**

That Consent Application D10-B05-21 and Minor Variance Applications D13-A18-21 and D13-A19-21 be deferred as additional analysis is required. Planning staff are requesting that the applicant provide plans showing the proposed building massing and building envelopes for each lot prior to bringing the item back to the Committee for consideration.

**2. Application:**

An application for Consent has been submitted by the owner of the above noted lands. The applicant is proposing to convey the subject land indicated as “A” on the attached sketch for proposed residential purposes and to retain the land marked as “B” on the attached sketch for residential purposes.

Minor Variance applications have also been submitted to recognize the reduced lot frontages for both the retained lot and the severed lot. The following relief has been requested from Zoning By-law 2010-40, as amended:

- i. Relief from Section 6.2.2 Zone Standards to permit a minimum lot frontage of 15.26m whereas the By-law requires a minimum lot frontage of 18.0m.

**3. Planning Considerations:**

The subject property is located in a residential neighbourhood, north of Davis Drive, on the south side of Howard Road. At this time, Planning staff recommend that this item be deferred until such time that the applicant provides drawings showing the proposed building massing and building envelopes for each lot for review by staff. Additional analysis is required to consider the proposals to determine if they are in accordance with the recently approved Established Neighbourhood Study zoning standards.

Respectfully submitted,

Patricia Cho  
Planner