



PLANNING AND BUILDING SERVICES

Town of Newmarket

395 Mulock Drive

P.O. Box 328, STN Main

Newmarket, ON L3Y 4X7

www.newmarket.ca

planning@newmarket.ca

T: 905.953.5321

F: 905.953.5140

Planning Report

TO: Committee of Adjustment

FROM: Joyce Tsui
Planner, Development

DATE: September 22, 2022

RE: Application for Minor Variance **MV-2022-027**
102 Queen Street
Made by David and Lara DeJong

1. Recommendations:

That Minor Variance Application MV-2022-027 be deferred until the applicant has clarified the details of the proposed development and provided justifications for the requested variances.

2. Application:

An application for Minor Variance has been submitted by the owner of the above noted property. The applicant is proposing a second-storey addition to the existing single storey, single detached dwelling. The following variance have been requested from Zoning By-law 2010-40, as amended:

1. Relief from Section 6.2.2 to permit lot coverage of 27.3% whereas the By-law requires a maximum lot coverage of 25%; and
2. Relief from Section 6.2.2 to permit side yard setback of 1.49m whereas the By-law requires a minimum side yard setback of 1.8m.

3. Staff considerations

The Minor Variance application was reviewed by Planning staff and commenting partners. Although this was submitted as a second-storey addition to an existing dwelling, upon further discussions with the applicant, it appears that the existing structure above the established grade is proposed to be demolished in order to construct a new two-storey detached-dwelling with an entry staircase, a covered front porch, a walkout basement and an uncovered deck. This has raised questions around if this development is technically an addition to an existing structure, or if it's a new development. More information is needed by staff to make this determination and this will impact staff's recommendations regarding the requested relief.

Staff recommend that this matter be deferred until such time as the applicant can provide staff with the requested information for a comprehensive review.

Respectfully submitted,

Joyce Tsui
Planner, Development