



**Committee of Adjustment  
Town of Newmarket**  
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**LAM THOMAS, LAM BEE-ING  
79 BALLARD CRES  
NEWMARKET ON, L3X 1S2**

## **Notice of Complete Application for Minor Variance and Virtual Public Hearing**

**In the Matter of** Subsection 1 or 2 of Section 45 of the Planning Act, R.S.O. 1990, c. P.13, as amended, and

**In the Matter of** an application for Minor Variance or for Permission for relief from By-law Number 2010-40, as amended.

**File Number:** MV-2022-026  
**Made By:** AARON LOVI  
**Subject Land:** 162 KEFFER CIRCLE, NEWMARKET, ON  
**Legal Description:** PCL 173-1 SEC 65M2734; LT 173 PL 65M2734; TOWN OF NEWMARKET  
**Ward:** 6

### **The purpose and effect of the application is as follows:**

The applicant is proposing the creation of an 'Accessory Dwelling Unit' and below grade entrance within the existing residential dwelling. 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' be provided within the garage whereas the By-law requires parking spaces be provided exterior to any garage;
2. Relief from Section 6.2.2 Zone Standards Requirements to permit a side yard setback measured to stairs to facilitate a below grade entrance of 0.75m whereas By-law requires a minimum side yard of 1.8m; and
3. Relief from Section 4.2 Encroachments into Required Yards to permit steps in an interior side yard whereas By-law does not permit steps to be located in an interior side yard.

**Hearing Date and Time:** Wednesday, September 28, 2022 at 9:30 AM

**Hearing Location:** Virtual via ZOOM (contact the Secretary-Treasurer for more information)

The Town will be hosting a virtual Public Hearing via ZOOM. Members of the public may access the virtual Public Hearing online or by phone and are encouraged to make oral submissions in support of or in opposition to this application. Additional participation information is also available on the Town's website:

<https://www.newmarket.ca/committeeofadjustment>

You may also submit written comments in support of or in opposition to this application to the Secretary-Treasurer at [umahmood@newmarket.ca](mailto:umahmood@newmarket.ca). Please provide comments by the Friday prior to the hearing.

If you wish to be notified of the decision of the Committee of Adjustment in respect to the proposed minor variance, you must make a written request to the Committee of Adjustment at 395 Mulock Drive, STN MAIN, Box 328, Newmarket, Ontario L3Y 4X7 or via e-mail at [umahmood@newmarket.ca](mailto:umahmood@newmarket.ca).

For more information about this matter, contact the Secretary-Treasurer at [umahmood@newmarket.ca](mailto:umahmood@newmarket.ca) or at 905 895 5193 extension 2458.

If you are the owner of any land that contains seven or more residential units you are hereby requested to post this notice in a location that is visible to all of the residents.

**Applicants Please Note:** If you do not attend or are not represented at this meeting, the Committee may adjourn the file or proceed in your absence and make a decision, or may consider the application to have been abandoned or withdrawn, and close the file.

**Dated** at the Town of Newmarket this 13<sup>th</sup> day of September, 2022.

A handwritten signature in black ink, appearing to read "U. Mahmood".

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Secretary-Treasurer  
Committee of Adjustment