

**From:** [Abbas, Asif](#)  
**To:** [Umar Mahmood](#)  
**Subject:** CONS.22.N.0078 (CON-2022-013) BIROC INVESTMENTS INC.  
**Date:** September 19, 2022 11:41:03 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)

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Hi Umar,

The Regional Municipality of York has completed its review of the above Consent Application (CON-2022-013) (1255 Stackhouse Road, 1155 Stackhouse Road) to sever a parcel of land for the creation of a new lot and creation of easements. We have no objections on the application as it is a matter of local significance.

Please note the property is within the WHPA-Q (Recharge Management Area). As such the SGBLS Source Protection Plan water quantity recharge maintenance policy will apply. The proponent will be required to maintain recharge as demonstrated through a hydrogeological study that shows the existing (i.e. pre proposed development) water balance can be maintained in the future (i.e. post proposed development). The contact person for the scoping and review of the water balance is Shelly Cuddy at LSRCA. The approving body for compliance with the policy will be the local municipality. This comment was also provided as part of the site plan application

Thank you  
Asif

**Asif Abbas, RPP, MCIP** | Planner, Planning and Economic Development Branch, Corporate Services

The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1  
1-877-464-9675 ext. 77271 | [Asif.Abbas@york.ca](mailto:Asif.Abbas@york.ca) | [york.ca](http://york.ca)

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**From:** Umar Mahmood <umahmood@newmarket.ca>  
**Sent:** Thursday, September 8, 2022 12:01 PM  
**To:** Ian McDougall <imcdougall@newmarket.ca>; John Taylor <jtaylor@newmarket.ca>; Victor Woodhouse <vwoodhouse@newmarket.ca>; Bob Kwapis <bkwapis@newmarket.ca>; Christina Bisanz <cbisanz@newmarket.ca>; Grace Simon <gsimon@newmarket.ca>; Kelly Broome

<kbroome@newmarket.ca>; Jane Twinney <jtwinney@newmarket.ca>; Trevor Morrison <tmorrison@newmarket.ca>; Peter Noehammer <pnoehammer@newmarket.ca>; Jason Unger <junger@newmarket.ca>; Rachel Prudhomme <rprudhomme@newmarket.ca>; Sepideh Majdi <smajdi@newmarket.ca>; Lawrence Villanueva <lvillanueva@newmarket.ca>; Lisa Lyons <llyons@newmarket.ca>; rowcentre@bell.ca; Development Services <developmentservices@york.ca>; cameron.blaney@ontario.ca; William.Francolini@ontario.ca; gcreta@envinetwork.com; Laura Tafreshi <L.Tafreshi@lsrca.on.ca>; 'Dave Ruggle' <D.Ruggle@lsrca.on.ca>; Mike Thibeault <mikeufi@rogers.com>; Phoebe Chow <pchow@newmarket.ca>; Shane Jobber <shane@urbanforestinnovations.com>; PHILIP WASSENAER <pwassenaer1022@rogers.com>; Craig Bickers <cbickers@newmarket.ca>; Andrew Jurrius <ajurrius@newmarket.ca>; Jess McKee <jmckee@newmarket.ca>; Brahms Bennett <bbennett@newmarket.ca>; CYFS - Prevention <Prevention@cyfs.ca>; Mark Kryzanowski <mkryzanowski@newmarket.ca>; Adrian Cammaert <acammaert@newmarket.ca>; Janany Nagulan <jnagulan@newmarket.ca>; Angelica Rabe <arabe@newmarket.ca>; Meghan White <mwhite@newmarket.ca>; Kaitlin Friesen <kfriesen@newmarket.ca>; Jennifer Larmer <jlarmer@newmarket.ca>; Joyce Tsui <JTsui@newmarket.ca>; Aida Hosseinzadeh <AHosseinzadeh@newmarket.ca>  
**Cc:** gvescio1951@yahoo.ca; michs@rogers.com; alavim@yorku.ca; Peter Mertens <pmertens@bell.net>; elew@sympatico.ca  
**Subject:** Committee of Adjustment - Notice of Complete Application and Public Hearing Circulation (Sept 28, 2022)

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Good afternoon,

Please be advised, the next virtual Committee of Adjustment hearing will be held on **Wednesday, September 28, 2022 at 9:30 AM.**

The Committee will consider the following application:

**1. CON-2022-013 (1155 & 1255 Stackhouse Rd) Ward 2**

BIROC INVESTMENTS INC. requests the approval of the Committee to sever a parcel of land for the creation of a new lot and creation of easements.

**2. MV-2022-025 (219 Reg Harrison Trail) Ward 7**

The applicant is proposing the creation of an 'Accessory Dwelling Unit' 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.

**3. MV-2022-026 (162 Keffer Cir) Ward 6**

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.

#### **4. MV-2022-027 (102 Queen St) Ward 5**

The applicant is proposing the construction of a second storey addition. The following relief is requested from Zoning By-law 2010-40, as amended:

1. Relief from Section 6.2.2 Zone Standards to permit a lot coverage of 27.3% whereas By-law permits a maximum lot coverage of 25.00%; and
2. Relief from Section 6.2.2 Zone Standards to permit an interior side yard (southerly) of 1.49m whereas By-law requires a minimum interior side yard of 1.80m.

Comments are requested by **September 20, 2022** for inclusion in the Staff Report and for the benefit of everyone in attendance at the hearing.

For your convenience, you may access the Notice of Complete Application and all associated submission material using the link below:

<https://tonfileshare.newmarket.ca/share.cgi?ssid=594e6580dd0140c8ad31c8a638226154>

Please let me know if you have any questions or difficulties accessing the material.

Thank you,  
Umar



**Umar Mahmood**

Planner COA & Cultural Heritage | Planning & Building Services

905-953-5300 x2458 | [umahmood@newmarket.ca](mailto:umahmood@newmarket.ca)

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