

From: [Development Services](#)
To: [Umar Mahmood](#)
Subject: RE: Committee of Adjustment - (Nov 30, 2022) - MV-2022-031 - 301 Primrose Lane
Date: November 21, 2022 10:21:58 AM
Attachments: [image001.png](#)
[image003.png](#)
[image004.png](#)

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Hi Umar,

The Regional Municipality of York has completed its review of the above minor variance and has no comment.

Many thanks,

Christine Meehan, B.U.R.PL. | Associate Planner, Programs and Process Improvement, Planning and Economic Development, Corporate Services

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From: Umar Mahmood <umahmood@newmarket.ca>
Sent: Thursday, November 3, 2022 3:55 PM
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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 (Nov 30, 2022)

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Good afternoon,

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

The Committee will consider the following applications:

1. MV-2022-030 (384 Dixon Blvd) Ward 5

The applicant is proposing exterior alterations. The following relief is requested from Zoning By-law 2010-40, as amended:

1. Relief from Section 6.2.2 Zone Standards to permit an existing interior side yard (southerly) of 0.84m whereas By-law requires a minimum interior side yard of 1.80m in this instance; and
2. Relief from Section 6.2.2 Zone Standards to permit an existing interior side yard (northerly) of 1.15m whereas By-law requires a minimum interior side yard of 1.80m in this instance.

2. MV-2022-031 (301 Primrose Ln) Ward 4

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 in this instance.

3. MV-2022-032 (116 Eden Crt) Ward 3

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

1. Relief from Section 6.2.2 Zone Standards, Schedule D to By-law 2010-40 states to refer to Schedule D, if there is a conflict between this section and Schedule D, Schedule D takes precedence (By-law 2020-63), to permit a lot coverage of 31.50% whereas the By-law permits a maximum lot coverage of 30.00% in this instance.

4. MV-2022-033 (228 Reg Harrison Tr) 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 in this instance.

Comments are requested by **November 21st, 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=55d5eab8deb44790847cc4aa11122619>

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

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[| heynewmarket.ca](http://heynewmarket.ca)

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