

From: [Abbas, Asif](#)
To: [Umar Mahmood](#)
Subject: RE: Committee of Adjustment - Notice of Complete Application and Public Hearing Circulation (November 29, 2023)
Date: November 17, 2023 11:14:45 AM
Attachments: [image001.png](#)

CAUTION: This email originated outside of the Town of Newmarket. **DO NOT** click links or open attachments unless you recognize the sender and trusted content.

Hi Umar,

Development Engineering has the following comments on the access easement on CON-2023-002 (351 Davis Drive) Ward 4:

- The easement needs to be reciprocal in that they both need to provide easements to each other so there can be cross over.
- For the entire entrance, that services both properties, there needs to be two parts on a draft 65RPlan: Part 1 will be across one frontage and Part 2 across the other frontage and then they both get access across each other's land in order to legally enter and exit from Davis Drive.

We have no comments on the related Minor Variance for MV-2023-016 (345 Davis Drive) Ward 4.

Asif

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

1-877-464-9675 ext. 77271

Our Mission: **Working together to serve our thriving communities – today and tomorrow**

From: Umar Mahmood <umahmood@newmarket.ca>

Sent: Thursday, November 9, 2023 10:30 AM

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>; Lawrence Villanueva <lvillanueva@newmarket.ca>; Lisa Lyons <llyons@newmarket.ca>; rowcentre@bell.ca; Development Services <developmentservices@york.ca>; Moustafa Popal <mpopal@newmarket.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>; CYFS - Prevention <Prevention@cyfs.ca>; Mark Kryzanowski <mkryzanowski@newmarket.ca>; Adrian Cammaert <acammaert@newmarket.ca>; Meghan White <mwhite@newmarket.ca>; Kaitlin McKay <kmckay@newmarket.ca>; Jennifer Larmer <jlarmer@newmarket.ca>; Joyce Tsui <JTsui@newmarket.ca>; Aida Hosseinzadeh <AHosseinzadeh@newmarket.ca>; Moustafa Popal <mpopal@newmarket.ca>; Casey Blakely <cblakely@newmarket.ca>; Robin Nadorozny <RNadorozny@newmarket.ca>; David Sanza <DSanza@newmarket.ca>; Peterson Rissis <PRissis@newmarket.ca>
Cc: michs@rogers.com; alavim@yorku.ca; j_scholten@hotmail.com; rwgreen@rogers.com; j.georgeff j.georgeff <j.georgeff@sympatico.ca>; 4bblewis@gmail.com
Subject: Committee of Adjustment - Notice of Complete Application and Public Hearing Circulation (November 29, 2023)

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, forward it to isitsafe@york.ca then delete it from your inbox. If you think you may have clicked on a phishing link, report it to the IT Service Desk, ext. 71111, and notify your supervisor immediately.

Good morning,

Please be advised, the next virtual Committee of Adjustment hearing will be held on **Wednesday November 29, 2023 at 9:30 AM.**

The Committee will consider the following applications:

CON-2023-002 (351 Davis Drive) Ward 4

345 DAVIS INC. owners of 351 Davis Drive requests the approval of the Committee for the creation of a shared access easement for the benefit of the property immediately to the west at 345 Davis Drive and the property immediately to the east at 355 Davis Drive. The easement has an approximate width of 6.0m. The easement is indicated on the attached sketch for illustrative purposes.

MV-2023-012 (58 Carlson Drive) Ward 2

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.

MV-2023-015 (491 Eagle Street) Ward 5

The applicant is proposing the construction of an addition to existing detached garage. The following relief is requested from Zoning By-law 2010-40, as amended:

1. Relief from Section 4.1.2 Accessory Building and Structures to permit a height of a detached garage of 5.7m whereas By-law permits a maximum height of a detached garage of 4.6m;
2. Relief from Section 6.2.2 Zone Standards to permit a rear yard measured to a detached garage of 2.05m (existing) whereas By-law requires a minimum rear yard measured to a detached garage of 7.5m; and

3. Relief from Section 6.2.2 Zone Standards to permit an exterior side yard measured to a detached garage of 1.34m (existing) whereas By-law requires a minimum exterior side yard measured to a detached garage of 3.0m.

MV-2023-016 (345 Davis Drive) Ward 4

The applicant is proposing the construction of a six-storey retirement home. The following relief is requested from Zoning By-law 2019-06, as amended:

1. Relief from Section 5.3.4 - Bicycle Parking Spaces - to permit 0 long term and 13 short term bicycle parking spaces whereas By-law requires a minimum of 63 long term and 13 short term bicycle spaces;
2. Relief from Section 5.6.1 Required Number of Loading Spaces - to permit 2 loading spaces whereas By-law requires a minimum of 4 loading spaces;
3. Relief from Section 5.6.2 Access to Loading Spaces to permit access width to a loading space of 2.45m whereas By-law requires a minimum access width to a loading space of 6m; and
4. Relief from Section 5.3.1.5 - Car-Share Parking Spaces to permit a reduction in required parking spaces with provided car share parking in a retirement home use whereas By-law only permits a reduction in required parking spaces with provided car share parking in a mixed use or apartment building use.

Comments are requested by **November 17, 2023** 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=93fdc58677ca4ccd869565d7c8d370fe>

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

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

Follow us on [Twitter](#), [Facebook](#) and [Instagram](#)

Newmarket: A Community Well Beyond the Ordinary

"The information contained in this message is directed in confidence solely to the person(s) named above and may not be otherwise distributed, copied or disclosed. The message may contain information that is privileged, confidential and exempt from disclosure under the *Municipal Freedom of Information and Protection of Privacy Act*. If you have received this message in error, please notify the sender immediately advising of the error and delete the message without making a copy. Thank you."