



## 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: Peterson Rissis  
Junior Planner, Development

DATE: November 24, 2023

RE: Application for Minor Variance **MV-2023-012**  
58 Carlson Drive  
Town of Newmarket  
Made by: Stepan Martirosian & Ofelia Martirosian-Maloian

---

#### 1. Recommendations:

That Minor Variance Application MV-2023-012 be deferred to allow the applicant additional time to submit a request for an additional minor variance for the proposed Accessory Dwelling Unit (ADU).

#### 2. Application:

An application for Minor Variance has been submitted by the owner of the above-noted property. The applicant is requesting relief from the By-law to permit parking for a proposed accessory dwelling unit within the existing garage. The following variance has been 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 to be provided within the garage whereas the By-law requires parking spaces be provided exterior to any garage or structures.

#### 3. Staff considerations

The Minor Variance application was reviewed by Planning Services staff and it was determined that an additional minor variance would be required to permit a proposed below-grade staircase in the interior side yard that would provide access to the accessory dwelling unit. More specifically, relief is required from the following provision:

1. Relief from Section 4.2: Balconies, landings, steps, and fire escapes may not be located closer than 1.2 m from the property line. The applicant is proposing the below-grade staircase within one (1) metre of the property line.

Staff recommend that this matter be deferred to allow the applicant additional time to submit the request for an additional minor variance.

Respectfully submitted,

Peterson Rissis  
Junior Planner, Development