

**From:** [Meehan, Christine](#)  
**To:** [Umar Mahmood](#)  
**Subject:** RE: Committee of Adjustment - Notice of Complete Application and Public Hearing Circulation (November 29, 2023)- MV-2023-012  
**Date:** November 16, 2023 2:42:45 PM  
**Attachments:** [image001.png](#)  
[image003.png](#)  
[image004.png](#)

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Hi Umar,

The Region has completed its review of minor variance MV-2023-012 and has no comment.

Please provide a copy of the notice of decision for our records.

Many thanks,

**Christine Meehan, B.U.R.Pl., B. B. A** | Planner (Intake Lead), Development Planning, Planning & Economic Development Branch, Corporate Services Department

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

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**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 <developmentsservices@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 <JTtsui@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)

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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](mailto:umahmood@newmarket.ca)

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

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