

**From:** [Jessica Lim](#)  
**To:** [Umar Mahmood](#)  
**Subject:** RE: LSRCA Planning Comments - Committee of Adjustment (February 28, 2024)  
**Date:** February 7, 2024 12:53:46 PM  
**Attachments:** [image001.png](#)  
[02-07-2024 LSRCA Planning Review Comments 102 Queen.pdf](#)  
[02-07-2024 LSRCA Planning Review Comments 124 Avenue.pdf](#)

**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,

Please see attached our planning comments for **102 Queen St (MV-2024-003)** and **124 Avenue Rd (MV-2024-005)**. We have no objection to either of these applications for Minor Variance.

I can confirm that **7 Harry Walker Parkway, 1054 Leslie Valley Dr, and 200 Vermont Ave** are not located within an area regulated under Ontario Regulation 179/06 therefore we will not be providing comments or collecting a fee for these applications.

Please let me know if you have any questions.

Thanks,

**Jessica Lim**

Planning Analyst

**Lake Simcoe Region Conservation Authority**

120 Bayview Parkway

Newmarket, Ontario L3Y 3W3

905.895.1281 x 212 | 1.800.465.0437 | Mobile 905.955.1736

[j.lim@lsrca.on.ca](mailto:j.lim@lsrca.on.ca) | [www.LSRCA.on.ca](http://www.LSRCA.on.ca)

---

**From:** Umar Mahmood <umahmood@newmarket.ca>

**Sent:** Monday, February 5, 2024 5:45 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>; 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 <JTui@newmarket.ca>; Aida Hosseinzadeh <AHosseinzadeh@newmarket.ca>; Moustafa Popal <mpopal@newmarket.ca>; Robin Nadorozny <RNadorozny@newmarket.ca>; David Sanza <DSanza@newmarket.ca>; Peterson Rissis <PRissis@newmarket.ca>; Jessica Lim <J.Lim@lsrca.on.ca>; Amy Knapp <A.Knapp@lsrca.on.ca>; Kelly Nesbitt <K.Nesbitt@lsrca.on.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 (February 28, 2024)

**CAUTION: This email originated outside of LSRCA. DO NOT** click links or open attachments unless you recognize the sender and trusted content. If in doubt, contact the IT Helpdesk at [ITHelpdesk@lsrca.on.ca](mailto:ITHelpdesk@lsrca.on.ca)

Hello,

Please be advised the next virtual Committee of Adjustment hearing will be held on **Wednesday February 28, 2024 at 9:30 AM.**

The Committee will consider the following applications:

**CON-2024-001 (7 Harry Walker Parkway) & MV-2024-006 Ward 2**

**Davis Drive 404 Retail Gp Inc & 12652463 Canada Inc.** requests the approval of the Committee to sever a parcel of land for the creation of a new lot and easements on the subject property. The parcel of land has a frontage of 138m and an approximate area of 75,312sq.m. (18.61acres). The severed parcel is indicated as "A" on the attached sketch and the retained parcel is indicated as "B" on the attached sketch.

The applicant is proposing the construction of completing a retail plaza. The following relief is requested from Zoning By-law 2010-40, as amended:

1. Despite any existing or future severance, partition or division of the lands, the provisions of By-law 2010-40 shall continue to apply to the whole of the lands as if no severance, partition or division occurred.

**MV-2024-002 (1054 Leslie Valley Dr) Ward 3**

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-2024-003 (102 Queen St) Ward 5**

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

- Relief from Section 6.2.2 Zone Standards to permit a finished first floor height of 1.7m

1. whereas By-law requires a minimum finished first floor height of 1.2m; and
2. Relief from Section 4.2 Encroachments into Required Yards to permit a porch encroachment inclusive of steps of 3.9m whereas By-law permits a maximum porch encroachment inclusive of steps of 2.4m.

#### **MV-2024-004 (200 Vermont Ave) Ward 6**

The applicant is proposing the creation of 'Accessory Dwelling Units' 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' to be provided within the garage whereas the By-law requires parking spaces be provided exterior to any garage in this instance; and
2. Relief from Section 4.5 Accessory Dwelling Units to permit the alteration of a façade (new doorway at grade) facing a street whereas the By-law does not permit the alteration of a façade facing a street.

#### **MV-2024-005 (124 Avenue Rd) Ward 5**

The applicant is proposing the construction of an 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 an interior side yard measured of 1.21m to whereas By-law requires a minimum interior side yard of 1.80m.

Comments are requested by **February 16, 2024** 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=bc975b1851e0439182c17b22c89f3de7>

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)

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

Newmarket: A Community Well Beyond the Ordinary

**Note:** Our working hours may be different. Please do not feel obligated to reply outside of your scheduled working hours.

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.