

**From:** [Meehan, Christine](#)  
**To:** [Umar Mahmood](#)  
**Subject:** RE: Committee of Adjustment - Notice of Complete Application and Public Hearing Circulation (May 29, 2024) - MV-2024-023  
**Date:** May 6, 2024 4:06:45 PM  
**Attachments:** [image001.png](#)  
[image003.png](#)  
[image004.png](#)

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Hi Umar,

The Region has completed its review of minor variance application MV-2024-023 and has no comment.

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

Many thanks,

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

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**From:** Umar Mahmood <[umahmood@newmarket.ca](mailto:umahmood@newmarket.ca)>

**Sent:** Friday, May 3, 2024 5:26 PM

**To:** Ian McDougall <[imcdougall@newmarket.ca](mailto:imcdougall@newmarket.ca)>; John Taylor <[jtaylor@newmarket.ca](mailto:jtaylor@newmarket.ca)>; Victor Woodhouse <[vwoodhouse@newmarket.ca](mailto:vwoodhouse@newmarket.ca)>; Bob Kwapis <[bkwapis@newmarket.ca](mailto:bkwapis@newmarket.ca)>; Christina Bisanz <[cbisanz@newmarket.ca](mailto:cbisanz@newmarket.ca)>; Grace Simon <[gsimon@newmarket.ca](mailto:gsimon@newmarket.ca)>; Kelly Broome <[kbroome@newmarket.ca](mailto:kbroome@newmarket.ca)>; Jane Twinney <[jtwinney@newmarket.ca](mailto:jtwinney@newmarket.ca)>; Trevor Morrison <[tmorrison@newmarket.ca](mailto:tmorrison@newmarket.ca)>; Peter Noehammer <[pnoehammer@newmarket.ca](mailto:pnoehammer@newmarket.ca)>; Jason Unger <[junger@newmarket.ca](mailto:junger@newmarket.ca)>; Rachel Prudhomme <[rprudhomme@newmarket.ca](mailto:rprudhomme@newmarket.ca)>; Lawrence Villanueva <[lvillanueva@newmarket.ca](mailto:lvillanueva@newmarket.ca)>; Lisa Lyons <[ll Lyons@newmarket.ca](mailto:ll Lyons@newmarket.ca)>; [rowcentre@bell.ca](mailto:rowcentre@bell.ca); Development Services <[developmentservices@york.ca](mailto:developmentservices@york.ca)>; Moustafa Popal <[mpopal@newmarket.ca](mailto:mpopal@newmarket.ca)>; John Comeau <[jcomeau@newmarket.ca](mailto:jcomeau@newmarket.ca)>; [cameron.blaney@ontario.ca](mailto:cameron.blaney@ontario.ca); [William.Francolini@ontario.ca](mailto:William.Francolini@ontario.ca); [gcreta@envinetwork.com](mailto:gcreta@envinetwork.com); Laura Tafreshi <[L.Tafreshi@lsrca.on.ca](mailto:L.Tafreshi@lsrca.on.ca)>;

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**Subject:** Committee of Adjustment - Notice of Complete Application and Public Hearing Circulation (May 29, 2024)

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Hello,

Please be advised the next virtual Committee of Adjustment hearing will be held on **Wednesday May 29, 2024 at 9:30 AM.**

The Committee will consider the following applications:

**CON-2024-003, MV-2024-014, MV-2024-015, & MV-2024-016 (137 Wesley St) Ward 2**  
NGG HOMES INC. requests the approval of the Committee to sever a parcel of land for the creation of two new lots and totaling three lots on the subject property. The first severed parcel is indicated on the attached sketch as Lot 1 and has a frontage of 10.13m and an area of 299sq.m. Lot 2 is the retained lot and has a remaining frontage of 10.13m and an area of 298sq.m. Lot 3 is a severed parcel with a frontage of 10.14m and an area of 298sq.m.

#### **MV-2024-014**

The applicant requests a minor variance for the severed lands known as lot 1 of Consent application of CON-2024-003. The following relief is requested from Zoning By-law 2010-40, as amended:

1. Relief from Section 6.2.2 Zone Standards to permit a lot area of 299sq.m whereas By-law requires a minimum lot area of 511sq.m; and
2. Relief from Section 6.2.2 Zone Standards to permit a lot frontage of 10.13m whereas By-law requires a minimum lot frontage of 15.00m.

#### **MV-2024-015**

The applicant requests a minor variance for the retained lands known as lot 2 of Consent application CON-2024-003. The following relief is requested from Zoning By-law 2010-40, as amended:

1. Relief from Section 6.2.2 Zone Standards to permit a lot area of 298sq.m whereas

- By-law requires a minimum lot area of 511sq.m; and
2. Relief from Section 6.2.2 Zone Standards to permit a lot frontage of 10.13m whereas By-law requires a minimum lot frontage of 15.00m.

**MV-2024-016**

The applicant requests a minor variance for the severed lands known as lot 3 of Consent application CON-2024-003. The following relief is requested from Zoning By-law 2010-40, as amended:

1. Relief from Section 6.2.2 Zone Standards to permit a lot area of 298sq.m whereas By-law requires a minimum lot area of 511sq.m; and
2. Relief from Section 6.2.2 Zone Standards to permit a lot frontage of 10.14m whereas By-law requires a minimum lot frontage of 15.00m.

**MV-2024-022 (876 Magnolia Ave) Ward 3**

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 of 0.17m whereas By-law requires a minimum interior side yard of 1.8m; and
2. Relief from Section 6.2.2 Zone Standards to permit an exterior side yard of 5.73m whereas By-law requires a minimum exterior side yard of 6.0m.

**MV-2024-023 (292 Rushbrook Dr) Ward 6**

The applicant is proposing the construction of 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 a side yard (measured to a concrete walkway and steps) of 0.22m whereas By-law requires a minimum side yard of 1.2m; and
2. Relief from Section 6.2.2 Zone Standards to permit a driveway of 5.72m whereas By-law permits a maximum driveway width of 5.5m.

Comments are requested by **May 17, 2024** or earlier if possible 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=e40e24ffbeea46438ae5647e15226fb0>

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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