

From: [Meehan, Christine](#)
To: [Umar Mahmood](#)
Subject: RE: Committee of Adjustment - Notice of Complete Application and Public Hearing Circulation (June 26, 2024) - CON-2024-004, MV-2024-020, MV-2024-021
Date: June 18, 2024 3:03:15 PM
Attachments: [image001.png](#)
[image003.png](#)
[image004.png](#)

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Hi Umar,

The Region has completed its review of consent application CON-2024-004 and related minor variance applications MV-2024-020 & MV-2024-021 and has no comment. We would normally add the following condition:

- Prior to the approval of the Consent application, the Town of Newmarket shall confirm that adequate water supply and sewage capacity have been allocated for the proposed new lot.

We understand that capacity allocation will instead be allocated/managed by staff through the Town's servicing allocation program. Please confirm.

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>

Sent: Monday, June 3, 2024 11:56 AM

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Subject: Committee of Adjustment - Notice of Complete Application and Public Hearing Circulation (June 26, 2024)

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Hello,

Please be advised the next virtual Committee of Adjustment hearing will be held on **Wednesday June 26, 2024 at 9:30 AM.**

The Committee will consider the following applications:

**CON-2024-004, MV-2024-020, MV-2024-021 (165 Carlson Drive) Ward 2:
CON-2024-004**

The applicant requests the approval of the Committee to sever a parcel of land for the creation of a new lot on the subject property. The parcel of land has a frontage of 27.19m and an approximate area of 662.89sq.m.

MV-2024-020

The applicant requests a minor variance for the retained lands known as part 1 of Consent application of CON-2024-004. 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 730.42sq.m whereas By-law requires a minimum lot area of 743.00sq.m; and
2. Relief from Section 6.2.2 Zone Standards to permit a rear yard of 1.80m whereas By-law required a minimum rear yard setback of 7.50m.

MV-2024-021

The applicant requests a minor variance for the severed lands known as part 2 and 3 of Consent application CON-2024-004. 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 662.89sq.m whereas By-law requires a minimum lot area of 743.00sq.m.

MV-2024-027 (908 Bosworth Court) Ward 6

The applicant is proposing the construction of an attached garage. 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 driveway width of 10.30m whereas By-law permits a maximum driveway width of 6.00m.

MV-2024-028 (753 Srigley Street) Ward 2

The applicant is proposing the construction of an addition on the existing foundation. 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 1.37m whereas By-law requires a minimum side yard of 1.80m; and
2. Relief from Section 4.2 Encroachments into Required Yards to permit an encroachment of a covered porch and stairs of 2.77m whereas By-law permits a maximum encroachment of a porch and stairs of 2.40m.

MV-2024-029 (139 Bethpage Cres) Ward 7

The applicant is proposing the construction of a below grade entrance. 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 to a below grade entrance of 0.54m whereas By-law requires a minimum interior side yard of 1.8m.

MV-2024-013 (766 Beman Drive) Ward 3

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

1. Relief from Section 5.2.2 Parking Space Design to permit dimensions of parking spaces to be 2.6m by 4.75m whereas By-law requires minimum parking space dimensions of 2.6 by 5.0m; and
2. Relief from Section 6.2.2 Zone Standards to permit a driveway width of 5.29m whereas By-law permits a maximum driveway width of 5.20m.

Comments are requested by **June 14, 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=b8dc6fc9b1d44392b40018027919efa7>

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

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