



PLANNING AND BUILDING SERVICES

Town of Newmarket

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Planning Report

TO: Committee of Adjustment

FROM: Joyce Tsui
Intermediate Planner, Development

DATE: July 26, 2024

RE: Application for Consent **CON-2024-005** and Minor Variance **MV-2024-035**
411 Millard Avenue
Made by: Darcy Toombs and Michelle Gilberts

1. Recommendations:

That Consent Application **CON-2024-005** and Minor Variance Application **MV-2024-035** be deferred until the applicant submits additional supporting documentation.

2. Application:

Applications for Consent and Minor Variance have been submitted by the owner of the above noted property. The applicant is proposing to sever approximately 154.20 square metres from 411 Millard Avenue and add the severed portion to the north property at 406 Tecumseth Street. The applicant is also requesting the following variances from Zoning By-law 2010-40, as amended:

1. Relief from Section 6.2.2 Zone Standards to permit a lot area of 339.10 square metres whereas the By-law requires a minimum lot area of 511.00 square metres; and,
2. Relief from Section 6.2.2 Zone Standards to permit a rear yard setback of 1.89 metres whereas the By-law requires a minimum rear yard setback of 7.5 metres.

3. Staff Considerations

The Consent and Minor Variance applications are under review by Planning Services staff and commenting partners. Planning staff have concerns that the reduced rear yard setback and lot area would not allow for sufficient space for private amenity area, sunlight, airflow, privacy, landscaping, stormwater run-off, and movement around the existing dwelling located at 411 Millard Avenue. Engineering Services has also requested a comprehensive grading plan to demonstrate that both 406 Tecumseth Street and 411 Millard Avenue would comply with the Town of Newmarket Engineering Design Criteria.

Staff recommend that this matter be deferred to allow the applicant additional time to provide additional information or potentially revise the design.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Joyce Tsui".

Joyce Tsui
Intermediate Planner, Development