



**Committee of Adjustment
Town of Newmarket**
395 Mulock Drive
P.O. Box 328
Newmarket, ON L3Y 4X7

www.newmarket.ca
umahmood@newmarket.ca
T: 905.895.5193 Ext. 2458

Notice of Complete Application for Consent and Virtual Public Hearing

In the Matter of Section 53 of the Planning Act, R.S.O. 1990, c. P.13, as amended, and

In the Matter of an application by **ANDREI BALAKAI** owners of that parcel of land being and situated in the Town of Newmarket, known as 589 & 593 Watson Avenue, Town of Newmarket, Ontario.

File Number: CON-2024-006
Made By: ANDREI BALAKAI
Subject Land: 589 & 593 WATSON AVENUE, NEWMARKET, ON
Legal Description: PT LT 13 PL 125 EAST GWILLIMBURY; PT LT 14 PL 125 EAST GWILLIMBURY AS IN R587818; NEWMARKET; & PT LT 19 PL 125 EAST GWILLIMBURY; PT LT 20 PL 125 EAST GWILLIMBURY AS IN B18837B; NEWMARKET
Related Files: MV-2024-048
Ward: 3

The purpose and effect of the application is as follows:

Andrei Balakai requests the approval of the Committee to sever a parcel of land for the creation of a new lot (589 and 593 Watson Avenue have merged on title due to common ownership) on the subject property. The parcel of land has a frontage of 15.24m and an approximate area of 400.51sq.m. The severed parcel is indicated as part 1 and the retained parcel is indicated as part 2 on the attached sketch.

Hearing Date and Time: Wednesday, December 18, 2024 at 9:30 AM
Hearing Location: Virtual via ZOOM (contact the Secretary-Treasurer for more information)

The Town will be hosting a virtual public hearing via ZOOM. Members of the public may access the virtual public hearing online or by phone and are encouraged to make oral submissions in support of or in opposition to this application.

For more information, please contact the Secretary-Treasurer anytime at umahmood@newmarket.ca or 905 953 5300 extension 2458. Additional participation information is also available on the Town's website at: <https://www.newmarket.ca/committeeofadjustment>

If a person or public body that files an appeal of a decision of the Committee of Adjustment in respect of the proposed consent does not make written submission to the Committee of Adjustment before it gives or refuses to give a provisional consent, the Tribunal may dismiss the appeal. Please provide comments by the Friday prior to the hearing.

For more information about this matter, including how to participate in a virtual electronic public hearing, contact the Secretary-Treasurer anytime at umahmood@newmarket.ca.

If you wish to be notified of the decision of the Committee of Adjustment in respect to the proposed consent, you must make a written request to the Committee of Adjustment at 395 Mulock Drive, STN MAIN, Box 328, Newmarket, Ontario L3Y 4X7 or via e-mail at umahmood@newmarket.ca.



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If you are the owner or manager of any land that contains seven (7) or more residential units, you are requested to post this notice in a location that is visible to all of the residents.

Additional information and material regarding the application will be available to the public online for inspection by contacting the Secretary-Treasurer anytime at umahmood@newmarket.ca.

Applicants Please Note: If you do not attend or are not represented at this meeting, the Committee may adjourn the file or proceed in your absence and make a decision, or may consider the application to have been abandoned or withdrawn, and close the file.

U Mahmood

Secretary-Treasurer
Committee of Adjustment