

**From:** [Meehan, Christine](#)  
**To:** [Umar Mahmood](#)  
**Subject:** RE: Committee of Adjustment - YR Conditions for CON-2024-006 & MV-2024-048  
**Date:** December 10, 2024 3:15:22 PM  
**Attachments:** [image001.png](#)  
[image003.png](#)  
[image004.png](#)

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Hi Umar,

Thank you for the clarification. Please see the below revised comments. I removed the servicing allocation confirmation condition.

The Region has completed its review of minor variance application MV-2024-048 and has no comment. Please provide a copy of the notice of decision for our records.

The Region has completed its review of consent application CON-2024-006 and has the following comments.

#### Comments

Source Protection staff have no comments on this application, while it is in a Source Protection Area the proposed application does not trigger any Regional Source Protection requirements. Should the proposal change and/or the application be amended, Source Protection staff will require recirculation. For more information on source protection please visit [www.york.ca/protectingwater](http://www.york.ca/protectingwater).

Please note that any future development, depending on the proposal, may be subject to source water protection policies for any development that is ICI or multi-residential (4 units or more). Contact [sourcewaterprotection@york.ca](mailto:sourcewaterprotection@york.ca) to determine if any future development will be subject to requirements.

Many thanks,

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

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The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1  
1-877-464-9675 | [christine.meehan@york.ca](mailto:christine.meehan@york.ca) | [www.york.ca](http://www.york.ca)

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**From:** Umar Mahmood <umahmood@newmarket.ca>  
**Sent:** Tuesday, December 10, 2024 3:01 PM  
**To:** Meehan, Christine <Christine.Meehan@york.ca>  
**Subject:** RE: Committee of Adjustment - YR Conditions for CON-2024-006 & MV-2024-048

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Hi Christine,

To clarify on this application the lots have previously existed. They merged on title due to common ownership. There are currently two houses on each of the proposed lots. There is no new water or sewage capacity required for the severed lot. No new construction is being proposed at this time.

Thank you.

Regards,  
Umar

**Umar Mahmood**  
Planner COA & Cultural Heritage | Planning & Building Services  
Town of Newmarket | [905-953-5300 x2458](tel:905-953-5300) | [umahmood@newmarket.ca](mailto:umahmood@newmarket.ca)

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

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**From:** Meehan, Christine <[Christine.Meehan@york.ca](mailto:Christine.Meehan@york.ca)>  
**Sent:** December 9, 2024 2:42 PM  
**To:** Umar Mahmood <[umahmood@newmarket.ca](mailto:umahmood@newmarket.ca)>  
**Subject:** RE: Committee of Adjustment - YR Conditions for CON-2024-006 & MV-2024-048

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Hi Umar,

Sorry for the delay in providing comments.

The Region has completed its review of minor variance application MV-2024-048 and has no comment. Please provide a copy of the notice of decision for our records.

The Region has completed its review of consent application CON-2025-006 and has the following comments/conditions:

Comments:

Source Protection staff have no comments on this application, while it is in a Source Protection Area the proposed application does not trigger any Regional Source Protection requirements. Should the proposal change and/or the application be amended, Source Protection staff will require recirculation. For more information on source protection please visit [www.york.ca/protectingwater](http://www.york.ca/protectingwater).

Please note that any future development, depending on the proposal, may be subject to source water protection policies for any development that is ICI or multi-residential (4 units or more). Contact [sourcewaterprotection@york.ca](mailto:sourcewaterprotection@york.ca) to determine if any future development will be subject to requirements.

**Conditions:**

Prior to the final 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.

Many thanks,

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

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

**Sent:** Friday, November 22, 2024 5:07 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)>; Lawrence Villanueva <[Villanueva@newmarket.ca](mailto:Villanueva@newmarket.ca)>; Lisa Lyons <[llyons@newmarket.ca](mailto:llyons@newmarket.ca)>; [rowcentre@bell.ca](mailto:rowcentre@bell.ca); Development Services <[developmentsservices@york.ca](mailto:developmentsservices@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)>; 'Dave Ruggle' <[D.Ruggle@lsrca.on.ca](mailto:D.Ruggle@lsrca.on.ca)>; Mike Thibeault <[mikeufi@rogers.com](mailto:mikeufi@rogers.com)>; Shane Jobber <[shane@urbanforestinnovations.com](mailto:shane@urbanforestinnovations.com)>; PHILIP WASSENAER <[pwassenaer1022@rogers.com](mailto:pwassenaer1022@rogers.com)>; Craig