

**From:** [Development Services](#)  
**To:** [Umar Mahmood](#)  
**Subject:** RE: Committee of Adjustment - (Dec 18, 2024) - MV-2024-039  
**Date:** November 26, 2024 3:54:32 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-2024-039 and has no comment. Please provide a copy of the notice of decision for our records.

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>

**Sent:** Friday, November 22, 2024 5:07 PM

**To:** Ian McDougall <imcdougall@newmarket.ca>; John Taylor <jtaylor@newmarket.ca>; Victor Woodhouse <vwoodhouse@newmarket.ca>; Bob Kwapis <bkwapis@newmarket.ca>; Christina Bisanz <cbisanz@newmarket.ca>; Grace Simon <gsimon@newmarket.ca>; Kelly Broome <kbroome@newmarket.ca>; Jane Twinney <jtwinney@newmarket.ca>; Trevor Morrison <tmorrison@newmarket.ca>; Peter Noehammer <pnoehammer@newmarket.ca>; Jason Unger <junger@newmarket.ca>; Lawrence Villanueva <lvillanueva@newmarket.ca>; Lisa Lyons <llyons@newmarket.ca>; rowcentre@bell.ca; Development Services <developmentsservices@york.ca>; Moustafa Popal <mpopal@newmarket.ca>; John Comeau <jcomeau@newmarket.ca>; cameron.blaney@ontario.ca; William.Francolini@ontario.ca; gcreta@envinetwork.com; Laura Tafreshi <L.Tafreshi@lsrca.on.ca>; 'Dave Ruggle' <D.Ruggle@lsrca.on.ca>; Mike Thibeault <mikeufi@rogers.com>; Shane Jobber <shane@urbanforestinnovations.com>; PHILIP WASSENAER <pwassenaer1022@rogers.com>; Craig Bickers <cbickers@newmarket.ca>; Andrew Jurrius <ajurrius@newmarket.ca>; Jess McKee

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**Subject:** Committee of Adjustment - Notice of Complete Application and Public Hearing Circulation (Dec 18, 2024)

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Hello,

Please be advised the next virtual Committee of Adjustment hearing will be held on **Wednesday December 18, 2024 at 9:30 AM.**

The Committee will consider the following applications:

**CON-2024-006 & MV-2024-048 (589 & 593 Watson Ave) Ward 3:**

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.

MV-2024-048:

The applicant is proposing a lot severance (lots have merged on title due to common ownership). The following relief is requested for the retained lands of application CON-2024-006 from Zoning By-law 2010-40, as amended:

1. Relief from Section 6.2.2 Zone Standards to permit an interior side yard (westerly) of 1.13m whereas the By-law requires a minimum interior side yard of 1.20m.

**CON-2024-007 (329 Park Ave, 155 & 157 Lorne Ave) Ward 5:**

Lucas & Kayla O'Neill requests the approval of the Committee to sever a parcel of land for the creation of a new lot. The parcel of land has a frontage of 14.74m and an approximate area of 370.18sq.m. The severed parcel is indicated in red and the retained parcel is indicated in green on the attached sketch.

**MV-2024-039 (204 McCaffrey Rd) Ward 7:**

The applicant is proposing the construction of an Additional Residential Unit (basement apartment). The following relief is requested from Zoning By-law 2010-40, as amended:

1. Relief from Section 5.3.1 Minimum Off-Street Parking Requirements to permit one parking space for an Accessory Dwelling Unit be provided within the garage whereas the By-law requires parking spaces be provided exterior to a garage.

**MV-2024-041 (724 Arthur St) Ward 2:**

The applicant is proposing the construction of an accessory structure (to legalize an existing shed). The following relief is requested from Zoning By-law 2010-40, as amended:

1. Relief from Section 4.2 Encroachments into Required Yards to permit a shed (2.9m in height) setback to a side property line of 0.3m whereas the By-law requires sheds (2.9m in height) to be at minimum setback to a side property line of 2.4m; and
2. Relief from Section 4.2 Encroachments into Required Yards to permit an eave setback 0.00m from the side property line whereas the By-law requires eaves to be setback a minimum 0.3m from the side lot line.

**MV-2024-042 (80 Savage Rd) Ward 6:**

The applicant is proposing the construction of an Additional Residential Unit (basement apartment). The following relief is requested from Zoning By-law 2010-40, as amended:

1. Relief from Section 5.3.1 Minimum Off-Street Parking Requirements to permit one parking space for an Accessory Dwelling Unit be provided within the garage whereas the By-law requires parking spaces be provided exterior to a garage; and
2. Relief from Section 6.2.2 Zone Standards to permit an interior side yard measured to a walkway of 0.67m whereas the By-law requires a minimum interior side yard measured to a walkway of 1.2m.

**MV-2024-043 (215 Billings Cres) Ward 4:**

The applicant is proposing the construction of an Additional Residential Unit (basement apartment). The following relief is requested from Zoning By-law 2010-40, as amended:

1. Relief from Section 5.3.1 Minimum Off-Street Parking Requirements to permit one parking space for an Accessory Dwelling Unit be provided within the garage whereas the By-law requires parking spaces be provided exterior to a garage.

Comments are requested by **December 6, 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=370b684f419042b288013666a8a7add9>

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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