

**From:** [Hurst, Gabrielle](#)  
**To:** [Umar Mahmood](#)  
**Subject:** RE: Committee of Adjustment - Notice of Complete Application and Public Hearing Circulation (Jan 29, 2025)  
**Date:** January 13, 2025 10:49:36 AM  
**Attachments:** [image001.png](#)

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Good morning Umar,  
The Regional Municipality of York has completed its review of minor variance MV-2024-049 and has no comment.  
Regards,

*Gabrielle*

**Gabrielle Hurst MCIP, RPP** | Associate Planner, Development Planning, Economic and Development Services Branch | The Regional Municipality of York | 1-877 464 9675 ext 71538 | [gabrielle.hurst@york.ca](mailto:gabrielle.hurst@york.ca) | [www.york.ca](http://www.york.ca)

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**From:** Umar Mahmood <[umahmood@newmarket.ca](mailto:umahmood@newmarket.ca)>  
**Sent:** Friday, January 10, 2025 5:56 PM  
**To:** Development Services <[developmentsservices@york.ca](mailto:developmentsservices@york.ca)>  
**Subject:** RE: Committee of Adjustment - Notice of Complete Application and Public Hearing Circulation (Jan 29, 2025)

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Hello Gabrielle,

Comments are requested by end of day Jan 17 if possible for inclusion in the staff report.

Again apologies for the short review time on this one.

Please let me know if you have any questions. Thank you.

Regards,  
Umar

**Umar Mahmood**  
Planner COA & Cultural Heritage | Planning & Building Services  
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**From:** Development Services <[developmentsservices@york.ca](mailto:developmentsservices@york.ca)>  
**Sent:** January 9, 2025 7:30 AM  
**To:** Umar Mahmood <[umahmood@newmarket.ca](mailto:umahmood@newmarket.ca)>  
**Subject:** RE: Committee of Adjustment - Notice of Complete Application and Public Hearing

Circulation (Jan 29, 2025)

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Good morning Umar,

When do you need comments by. This file will need to be circulated.

Regards,

*Gabrielle*

**Gabrielle Hurst MCIP, RPP** | Associate Planner, Development Planning, Economic and Development Services Branch | The Regional Municipality of York | 1-877 464 9675 ext 71538 | [gabrielle.hurst@york.ca](mailto:gabrielle.hurst@york.ca) | [www.york.ca](http://www.york.ca)

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

**Sent:** Wednesday, January 8, 2025 5:23 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 Bickers <[cbickers@newmarket.ca](mailto:cbickers@newmarket.ca)>; Andrew Jurrius <[ajurrius@newmarket.ca](mailto:ajurrius@newmarket.ca)>; Jess McKee <[jmckee@newmarket.ca](mailto:jmckee@newmarket.ca)>; CYFS - Prevention <[Prevention@cyfs.ca](mailto:Prevention@cyfs.ca)>; Adrian Cammaert <[acammaert@newmarket.ca](mailto:acammaert@newmarket.ca)>; Meghan White <[mwhite@newmarket.ca](mailto:mwhite@newmarket.ca)>; Kaitlin McKay <[kmckay@newmarket.ca](mailto:kmckay@newmarket.ca)>; Joyce Tsui <[JTsui@newmarket.ca](mailto:JTsui@newmarket.ca)>; Aida Hosseinzadeh <[AHosseinzadeh@newmarket.ca](mailto:AHosseinzadeh@newmarket.ca)>; Robin Nadorozny <[RNadorozny@newmarket.ca](mailto:RNadorozny@newmarket.ca)>; David Sanza <[DSanza@newmarket.ca](mailto:DSanza@newmarket.ca)>; Peterson Rissis <[PRissis@newmarket.ca](mailto:PRissis@newmarket.ca)>; [J.Lim@lsrca.on.ca](mailto:J.Lim@lsrca.on.ca); [A.knapp@lsrca.on.ca](mailto:A.knapp@lsrca.on.ca); Kelly Nesbitt <[K.Nesbitt@lsrca.on.ca](mailto:K.Nesbitt@lsrca.on.ca)>; Andria Sallese <[asallese@newmarket.ca](mailto:asallese@newmarket.ca)>; Scott Ansell <[sansell@newmarket.ca](mailto:sansell@newmarket.ca)>; Brahms Bennett <[bbennett@newmarket.ca](mailto:bbennett@newmarket.ca)>; Artem Gouchtine <[AGouchtine@newmarket.ca](mailto:AGouchtine@newmarket.ca)>

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**Subject:** RE: Committee of Adjustment - Notice of Complete Application and Public Hearing  
Circulation (Jan 29, 2025)

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Hello,

Please be advised the following attached item has been added to the January 29, 2025 agenda.

**CON-2025-001 (17760 Yonge Street) Ward 4:**

Yonge-Kingston Centre Inc. (the Landlord) is proposing to permit the lease agreement registered on title between the Landlord and Tim Horton's and Wendy's (the Tenant) to be extended for a period of 21 years or greater.

Apologies for any inconvenience on the short review time for the additional item.

Thank you.

Regards,  
Umar

**Umar Mahmood**

Planner COA & Cultural Heritage | Planning & Building Services

Town of Newmarket | 905-953-5300 x2458 | [umahmood@newmarket.ca](mailto:umahmood@newmarket.ca)

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

**Sent:** January 3, 2025 4:09 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 <[developmentservices@york.ca](mailto:developmentservices@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 Bickers <[cbickers@newmarket.ca](mailto:cbickers@newmarket.ca)>; Andrew Jurrius <[ajurrius@newmarket.ca](mailto:ajurrius@newmarket.ca)>; Jess McKee <[jmckee@newmarket.ca](mailto:jmckee@newmarket.ca)>; CYFS - Prevention <[Prevention@cyfs.ca](mailto:Prevention@cyfs.ca)>; Adrian Cammaert <[acammaert@newmarket.ca](mailto:acammaert@newmarket.ca)>; Meghan White <[mwhite@newmarket.ca](mailto:mwhite@newmarket.ca)>; Kaitlin McKay <[kmckay@newmarket.ca](mailto:kmckay@newmarket.ca)>; Joyce Tsui <[JTtsui@newmarket.ca](mailto:JTtsui@newmarket.ca)>; Aida Hosseinzadeh <[AHosseinzadeh@newmarket.ca](mailto:AHosseinzadeh@newmarket.ca)>; Robin Nadorozny <[RNadorozny@newmarket.ca](mailto:RNadorozny@newmarket.ca)>; David Sanza

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**Subject:** Committee of Adjustment - Notice of Complete Application and Public Hearing Circulation  
(Jan 29, 2025)

Hello,

Please be advised the next virtual Committee of Adjustment hearing will be held on **Wednesday  
January 29, 2025 at 9:30 AM.**

The Committee will consider the following applications:

**MV-2024-049 (0 Jordanray Blvd) Ward 6:**

The applicant is proposing the construction of a three unit townhouse. The following relief is requested from Zoning By-law 2019-06, as amended:

1. Relief from Section [6.2.4.5](#) Setbacks to permit a side yards of 1.2m whereas the By-law requires a minimum side yards of 5.5m;
2. Relief from Section [6.2.4.3](#) Floor Space Index to permit a floor space index of 0.80 whereas the By-law requires a minimum floor space index of 1.5;
3. Relief from Section [5.3.1.1](#) to permit 6 parking spaces whereas the By-law permits a maximum of 4.05 parking spaces;
4. Relief from Section 5.6 to permit 0 loading spaces whereas the By-law requires a minimum of 1 loading space;
5. Relief from Section [6.2.4.6](#) to permit a 0 degrees angular plan from side yard whereas the By-law require a 45 degree angular plane measured from a height of 1.7m at the lot line;
6. Relief from Section 4.2 to permit a side yard setback measured to steps of 0.6m whereas the By-law requires steps to be setback a minimum of 1.2m from the property line; and
7. Relief from Section [6.4.4.1](#) and Schedule B Map 10 to permit a minimum height of 7.6m whereas the By-law requires a minimum height of 11m.

**MV-2024-050 (423 Penn Ave) Ward 4:**

The applicant is requesting permission to extend/enlarge the existing legal non-conforming house to construct a rear addition. Any extension or enlargement of a legal non-conforming use requires approval under Section 45(2) of the Planning Act. The proposed lot coverage is 34.8% whereas the By-law permits a maximum lot coverage of 25.00%.

Comments are requested by **January 17, 2025** 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=e67791eef3c4478ead8b0ded34f240c5>

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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