

**From:** [Jessica Lim](#)  
**To:** [Umar Mahmood](#)  
**Subject:** RE: Committee of Adjustment - Notice of Complete Application and Public Hearing Circulation (Mar 26, 2025)  
**Date:** March 3, 2025 8:10:48 AM  
**Attachments:** [image001.png](#)

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Good morning Umar,

I hope you had a good weekend. Thank you for circulating the LSRCA on this month's COA applications.

I've reviewed the circulated material and can confirm that all three properties (203 Willow Lane, 427 Andrew St & 207 Queen St) are not located within an area regulated under Ontario Regulation 41/24. As such, we will not be reviewing or providing comment on these applications.

If there's any questions, please let me know.

Thanks,

**Jessica Lim**  
Planner I  
**Lake Simcoe Region Conservation Authority**  
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Newmarket, Ontario L3Y 3W3  
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**From:** Umar Mahmood <umahmood@newmarket.ca>

**Sent:** February 28, 2025 5:45 PM

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**Subject:** Committee of Adjustment - Notice of Complete Application and Public Hearing Circulation (Mar 26, 2025)

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Hello,

Please be advised the next virtual Committee of Adjustment hearing will be held on **Wednesday March 26, 2025 at 9:30 AM.**

The Committee will consider the following applications:

**MV-2025-002 (203 Willow Ln) 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; and
2. Relief from Section 6.2.2 Zone Standards to permit a side yard measured to a below grade entrance/staircase of 0.93m whereas the By-law requires a minimum side yard measured to a below grade entrance/staircase of 1.20m.

**MV-2025-005 (427 Andrew St) Ward 5:**

The applicant is proposing the construction of a new dwelling. The following relief is requested from Zoning By-law 2010-40, as amended:

1. Relief from Section 6.2.2 Zone Standards to permit a lot coverage of 31.5% whereas the By-law permits a maximum lot coverage of 25%.

**MV-2025-009 (207 Queen St) Ward 5:**

The applicant is proposing the construction of a new detached garage. The following relief is requested from Zoning By-law 2010-40, as amended:

1. Relief from Section 6.2.2 Zone Standards to permit a rear yard measured to a detached garage of 4.57m whereas the By-law requires a minimum rear yard measured to a detached garage of 7.5m; and
2. Relief from Section 6.2.2 Zone Standards to permit a side yard measured to a detached garage of 1.00m whereas the By-law requires a minimum side yard measured to a detached garage

of 1.20m.

Comments are requested by **March 14, 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=aff055bf033d4c92987606f3d1d75d39>

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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[| heynewmarket.ca](http://heynewmarket.ca)

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