

From: [Umar Mahmood](#)
To: [Planning](#)
Subject: FW: Committee of Adjustment - MV-2025-012 Notice of Complete Application and Public Hearing Circulation (Mar 26, 2025)
Date: March 14, 2025 9:09:27 AM
Attachments: [image001.png](#)

From: Hurst, Gabrielle <Gabrielle.Hurst@york.ca>
Sent: Friday, March 14, 2025 9:09:14 AM (UTC-05:00) Eastern Time (US & Canada)
To: Umar Mahmood <um Mahmood@newmarket.ca>
Subject: RE: Committee of Adjustment - MV-2025-012 Notice of Complete Application and Public Hearing Circulation (Mar 26, 2025)

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Good morning Umar,

The Regional Municipality of York has completed its review of the above minor variance 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 | www.york.ca

From: Umar Mahmood <um Mahmood@newmarket.ca>
Sent: Tuesday, March 11, 2025 2:38 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 <developmentservices@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>; Craig Bickers <cbickers@newmarket.ca>; Andrew Jurrius <ajurrius@newmarket.ca>; Jess McKee <jmckee@newmarket.ca>; CYFS - Prevention <Prevention@cyfs.ca>; Adrian Cammaert <acammaert@newmarket.ca>; Meghan White <mwhite@newmarket.ca>; Kaitlin McKay <kmckay@newmarket.ca>; Joyce Tsui <JTsui@newmarket.ca>; Aida Hosseinzadeh <AHosseinzadeh@newmarket.ca>; Robin Nadorozny

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Cc: michs@rogers.com; rwgreen@rogers.com; 4bblewis@gmail.com; Josh Scholten <j_scholten@hotmail.com>; James (Jim) Georgeff <j.georgeff@sympatico.ca>; dr.alavialavi@gmail.com

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

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Good afternoon,

A new item has been added to the March 26th, 2025 meeting agenda. Apologies for the short review window.

The Committee will consider the additional item:

MV-2025-012 (1100 Gorham St) Ward 2:

The applicant is proposing a new retail clothing store. The following relief is requested from Zoning By-law 2010-40, as amended:

1. Relief from Section 8.1 (exception 15) Special Provisions to allow a retail clothing store use whereas the By-law does not permit a retail store to include the sale of clothing as a permitted use.

We are requesting any comments if possible to be provided by Tuesday **March 18** for inclusion in the Planning Staff Report.

Again I apologize for any inconvenience this expedited review may cause.

Please let me know if you have any questions. 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

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

From: Umar Mahmood <umahmood@newmarket.ca>

Sent: February 28, 2025 5:45 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 <Villanueva@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>; Craig Bickers <cbickers@newmarket.ca>; Andrew Jurrius <ajurrius@newmarket.ca>; Jess McKee <jmckee@newmarket.ca>; CYFS - Prevention <Prevention@cyfs.ca>; Adrian Cammaert <acammaert@newmarket.ca>; Meghan White <mwhite@newmarket.ca>; Kaitlin McKay <kmckay@newmarket.ca>; Joyce Tsui <JTtsui@newmarket.ca>; Aida Hosseinzadeh <AHosseinzadeh@newmarket.ca>; Robin Nadorozny <RNadorozny@newmarket.ca>; David Sanza <DSanza@newmarket.ca>; Peterson Rissis <PRissis@newmarket.ca>; J.Lim@lsrca.on.ca; A.knapp@lsrca.on.ca; Kelly Nesbitt <K.Nesbitt@lsrca.on.ca>; Andria Sallese <asallese@newmarket.ca>; Scott Ansell <sansell@newmarket.ca>; Brahms Bennett <bbennett@newmarket.ca>; Artem Gouchtine <AGouchtine@newmarket.ca>; Christopher Pumo <cpumo@newmarket.ca>; Laura Pott <lpott@newmarket.ca>

Cc: michs@rogers.com; rwgreen@rogers.com; 4bblewis@gmail.com; Josh Scholten <j_scholten@hotmail.com>; James (Jim) Georgeff <j.georgeff@sympatico.ca>; dr.alavialavi@gmail.com

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

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

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

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