

**From:** [Jessica Lim](#)  
**To:** [Robin Nadorozny](#)  
**Subject:** RE: Committee of Adjustment - Notice of Complete Application and Public Hearing Circulation (April 30, 2025)  
**Date:** April 9, 2025 11:45:49 AM  
**Attachments:** [image001.png](#)

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Hi Robin,

Thank you for circulating the LSRCA on this month's COA application. I can confirm that the subject property is not located within an area regulated under Ontario Regulation 41/24, therefore we will not be providing comment on this application.

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

Thanks,

**Jessica Lim**  
Planner I  
**Lake Simcoe Region Conservation Authority**  
120 Bayview Parkway  
Newmarket, Ontario L3Y 3W3  
905.895.1281 x 212 | 1.800.465.0437 | Mobile 905.955.1736  
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**From:** Robin Nadorozny <RNadorozny@newmarket.ca>  
**Sent:** April 9, 2025 11:35 AM  
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**Subject:** Committee of Adjustment - Notice of Complete Application and Public Hearing Circulation (April 30, 2025)

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Hello,

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

The Committee will consider the following application:

**MV-2025-008 (273 McCaffrey Road) 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.
2. Relief from Section 4.2 Encroachments into Required Yards of By-law 2010-40 to permit a rear and side yard encroachment of 0.20m whereas the By-law requires a minimum interior side yard measured to a walkway of 0.60m
3. Relief from Section 6.2.2 Zone Standards to permit a side yard (measured to a concrete walkway and steps) of 0.22m whereas By-law requires a minimum side yard of 1.2m

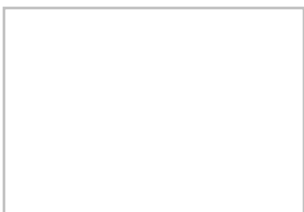
Comments are requested by **April 17, 2025** or earlier if possible for inclusion in the Staff Report and for the benefit of everyone in attendance at the hearing.

For your convenience, you may access the Notice of Complete Application and all associated submission material using the link below:

Please let me know if you have any questions or difficulties accessing the material.

Thank you,  
**Robin**

**Robin Nadorozny**  
Planning Services Assistant | Planning and Building Services  
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