

From: [Meehan, Christine](#)
To: [Umar Mahmood](#)
Subject: RE: Committee of Adjustment - Notice of Complete Application and Public Hearing Circulation (April 24, 2024) - MV-2024-019
Date: April 18, 2024 2:54:47 PM
Attachments: [image001.png](#)
[image002.png](#)
[image004.png](#)

CAUTION: This email originated outside of the Town of Newmarket. **DO NOT** click links or open attachments unless you recognize the sender and trusted content.

Hi Umar,

The Region has completed its review of Minor Variance application MV-2024-019 and has the following comment:

Comments:

Please note that Source Water Protection Team have reviewed and while there are no concerns with the proposed minor variance, please note that while unlikely that there will be bulk fuel or chemicals associated with the development, the Highly Vulnerable policy applies.

Recharge Management Area (WHPA-Q)

The approving body for compliance with the policy will be the local municipality.

Best Management Practices - Salt Management

As the site is within a vulnerable area, Water Resources recommends the use of a contractor who is certified by Smart About Salt, and use of best management practices identified in the TAC Synthesis of Best Management Practices for Salt and Snow are followed: <https://www.tac-atc.ca/sites/tac-atc.ca/files/site/doc/resources/roadsalt-1.pdf>. Please note that in vulnerable areas snow melt piles are to be located on paved surfaces and in proximity to storm drains.

Conditions:

Highly Vulnerable Area (HVA)

Should the proposed development include bulk fuel (= 2500L) or bulk chemicals (= 500L) within the HVA, a [Contaminant Management Plan](#) (CMP) will be required prior to application approval, for Water Resources review and approval.

If a CMP is not required, a letter prepared by a qualified professional (P.Eng or P. Geo) shall be submitted to the Region stating that bulk fuel or bulk chemicals will not be occurring on the subject lands.

Many thanks,

Christine Meehan, B.U.R.Pl., B. B. A | Planner (Intake Lead), Development Services, Planning & Economic Development Branch, Corporate Services Department

Our Values: Integrity, Commitment, Accountability, Respect, Excellence



Our Mission: Working together to serve our thriving communities – today and tomorrow

Please consider the environment before printing this email.

From: Umar Mahmood <umahmood@newmarket.ca>

Sent: Thursday, April 4, 2024 5:31 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>; Rachel Prudhomme <rprudhomme@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>; 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>; Phoebe Chow <pchow@newmarket.ca>; Shane Jobber <shane@urbanforestinnovations.com>; PHILIP WASSENAER <pwassenaer1022@rogers.com>; 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>; Jennifer Larmer <jlarmer@newmarket.ca>; Joyce Tsui <JTsui@newmarket.ca>; Aida Hosseinzadeh <AHosseinzadeh@newmarket.ca>; Moustafa Popal <mpopal@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>

Cc: michs@rogers.com; alavim@yorku.ca; j_scholten@hotmail.com; rwgreen@rogers.com; j.georgeff j.georgeff <j.georgeff@sympatico.ca>; 4bblewis@gmail.com

Subject: Committee of Adjustment - Notice of Complete Application and Public Hearing Circulation (April 24, 2024)

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, forward it to isitsafe@york.ca then delete it from your inbox. If you think you may have clicked on a phishing link, report it to the IT Service Desk, ext. 71111, and notify your supervisor immediately.

Hello,

Please be advised the next virtual Committee of Adjustment hearing will be held on **Wednesday April 24, 2024 at 9:30 AM.**

The Committee will consider the following applications:

MV-2024-011 (455-465 Harry Walker Pkwy S) Ward 2

The applicant is proposing a reduction in required bicycle parking. The following relief is requested from Zoning By-law 2010-40, as amended:

1. Relief from Section 5.3.8 Bicycle Parking to permit 0 long term bicycle parking spaces (8 additional short terms spaces to be provided) whereas By-law requires a minimum of 10 long-term bicycle parking spaces.

MV-2024-017 (693 Sunnypoint Dr) Ward 3

The applicant is proposing to legalize 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 an accessory structure (existing shed) setback 0.11m to the side property line whereas By-law requires a minimum setback of 2.40m.

MV-2024-018 (393 Woodspring Ave) Ward 7

The applicant is proposing the construction of an accessory dwelling unit. 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-2024-019 (281 Main St N) Ward 4

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

1. Relief from Section 8.1.1 List of Exceptions (exception 132) to permit 19 townhouse units whereas By-law permit a maximum of 16 townhouse units; and
2. Relief from Section 8.1.1 List of Exceptions (exception 132) to permit a lot frontage of 4.3m per unit whereas By-law requires a minimum lot frontage of 5.0m per unit.

Comments are requested by **April 16, 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=92d91074d78e41d58d5de2e8d1f82ce4>

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
[905-953-5300 x2458](tel:905-953-5300) | umahmood@newmarket.ca
[| heynewmarket.ca](https://www.newmarket.ca/heynewmarket.ca)



Follow us on [X](#), [Facebook](#) and [Instagram](#)

Newmarket: A Community *Well* Beyond the Ordinary

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

The information contained in this message is directed in confidence solely to the person(s) named above and may not be otherwise distributed, copied or disclosed. The message may contain information that is privileged, confidential and exempt from disclosure under the *Municipal Freedom of Information and Protection of Privacy Act*. If you have received this message in error, please notify the sender immediately advising of the error and delete the message without making a copy. Thank you.