



## Town of Newmarket How to attend an Electronic Advisory Committee or Board Meeting

As all Town facilities remain closed to the public, members of the public can attend an electronic Advisory Committee or Board Meeting by joining through ZOOM.

These instructions are for the public and not Committee or Board Members. **The public will join in “listen only” mode (as an “Attendee”).**

**Meeting:** Committee of Adjustment  
**Date:** Wednesday, July 22, 2020 at 9:30 AM  
**Location:** Electronic VIA ZOOM Meeting

**How to Join the Meeting by laptop, tablet, iPad, phone or computer:**

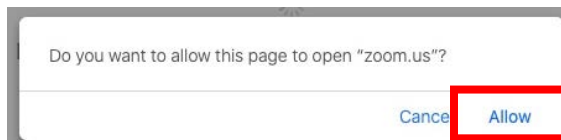
**1**

**Click the link to the ZOOM Meeting below:**

<https://townofnewmarket.zoom.us/j/98042578591?pwd=N1dHTHV3d2pWRGp3UldDSjl5clhHZz09>

**2**

**The link will open in your browser and the following pop-up will appear, click “Allow”**



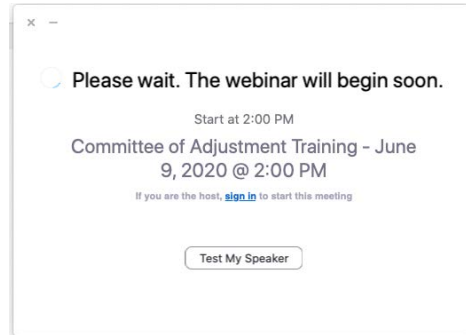
**3**

**Type your First and Last name into the “Your Name” field and type your email into the “Your Email” field. Then click “Join Webinar”.**

A screenshot of a Zoom registration form. The form has a title "Finish registration to join the webinar." and a Zoom logo. It contains two input fields: "Your Name:" with the text "Jaclyn Grossi" and "Your Email:" with the text "jgrossi@newmarket.ca". Both input fields are highlighted with a red rectangle. At the bottom, there are two buttons: "Cancel" and "Join Webinar".

4

The following pop-up window will appear, and you will join the meeting when it begins.



**Reminder** – you will only be able to listen and view the meeting, your camera and audio will not be on.

5

When the meeting begins you will be able to see the Committee or Board Members and Staff who are attending the meeting.

### How to Join the Meeting by telephone:

1

Dial one of the numbers below:

647-374-4685 or  
647-558-0588

2

Follow the telephone prompts and input the following information:

Meeting ID: 950 4257 8591 followed by #

There is no Participant ID, just press #

Password: 615201 followed by #

You will be placed in a “waiting room” until the meeting begins

3

Once the meeting begins, the telephone operator will advise that you have joined as an attendee and that you will be muted throughout the meeting.

## Technical Tips

- ✓ You will be attending the meeting in “listen only mode” (i.e., without your video or audio on)
- ✓ If you cannot connect, check your internet connection by going to another website (such as [www.newmarket.ca](http://www.newmarket.ca)) - If the internet is not working on other sites, you may need to reboot your device or modem



If your screen freezes, try to refresh or you may need to disconnect from the meeting and then reconnect using the link above

- ✓ If you get disconnected, rejoin the meeting using the link above



# **Town of Newmarket**

## **Agenda**

### **Committee of Adjustment**

Date: Wednesday, July 22, 2020  
Time: 9:30 AM  
Location: Electronic VIA ZOOM  
See How to Login Guide

#### **Pages**

#### **1. Notice**

At this time, the Municipal Offices remain closed to the public. This meeting will be available VIA ZOOM Meeting at [newmarket.ca/meetings](https://newmarket.ca/meetings).

#### **2. Conflict of Interest Declarations**

#### **3. Items**

##### **3.1 Minor Variance Application - D13-A02-20**

1

HASSAN, Yousefi-Nejaf-Noei

Lot 14 Plan 65M3165

93 Austin Paul Drive

##### **3.2 Minor Variance Application - D13-A03-20**

5

MOORE, Bradley and MOORE, Tanya

Lot 68 PLAN 65M3847

21 Mynden Way

##### **3.3 Minor Variance Application - D13-A04-20**

11

THREE SAC SELF-STORAGE CORPORATION

Lot 11 PLAN 65M2558

225 Harry Walker Parkway South

#### **4. Approval of Minutes**

16

Minutes of the regular Meeting of the Committee held on Wednesday, June

17, 2020.

## 5. Adjournment



## PLANNING AND BUILDING SERVICES

**Town of Newmarket**

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P.O. Box 328, STN Main

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T: 905.953.5321

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### Planning Report

To: Committee of Adjustment

From: Alannah Slattery  
Planner

Date: July 22, 2020

Re: Application for Minor Variance D13-A02-2020  
93 Austin Paul Drive  
Town of Newmarket  
Made by: HASSAN, Yousefi-Nejad-Noei

#### 1. Recommendations:

That Minor Variance Application D13-A02-2020 be approved, subject to the following conditions:

- i. That the variance pertains only to the request as submitted with the application;
- ii. That one space in the garage be reserved for the purpose of required parking and for no other use; and
- iii. That the development be substantially in accordance with the information submitted with the application.

#### 2. Application:

An application for a minor variance has been submitted by the above-noted owner to request relief from Zoning By-law Number 2010-40 as amended, to vary the parking requirements for an existing single-detached residential dwelling to permit a new accessory dwelling unit. The requested relief is below.

Relief	By-law	Section	Requirement	Proposed
1	2010-40	5.3.1	To provide four parking spaces exterior to a garage for a dwelling unit and accessory dwelling unit	To provide two parking spaces exterior to a garage and one parking space inside of a garage for a dwelling unit and accessory dwelling unit

The zoning by-law requires four exterior parking spaces. Ontario Regulation 299/19, enacted by the Provincial Government in September of 2019, supersedes this requirement and states that municipalities can only require one parking space for an accessory dwelling unit. The effect of this is that three exterior parking spaces are required.

The above-described property (herein referred to as the "subject lands") is located in a residential neighbourhood, northwest of the intersection of Austin Paul Drive and Doubletree Lane. There is an existing single-detached residence on the lot and it is abutted by similar single-detached homes.

### 3. Planning considerations:

The applicant is requesting relief from the By-law in order to permit a reduction in the required parking to facilitate the creation of a legal Accessory Dwelling Unit (ADU) in the existing building. The Zoning By-law requires four exterior parking spaces for a single detached dwelling with an ADU. This has been modified by provincial regulation, which now requires three outdoor parking spaces for a single detached dwelling with an ADU. In this case, the driveway is not large enough to accommodate three exterior spaces which meet the size requirements of the Zoning By-law, as such a variance is required to recognize one parking space in the existing garage.

In order to authorize a variance, Committee must be satisfied that the requested variance passes the four tests required by the Planning Act. In this regard, staff offer the following comments:

#### **Conformity with the general intent of the Official Plan**

The subject lands are designated "Stable Residential" in the Town's Official Plan. This designation permits a range of residential accommodation built form types. Regarding this designation, the Town's Official Plan states:

It is the objective of the Stable Residential Area policies to:

- a. sustain and enhance the character and identity of existing residential communities; and,
- b. encourage the preservation and maintenance of the Town's existing housing stock, supplemented by various forms of residential intensification such as infilling and the creation of accessory dwelling units.

This designation permits, among other uses, single-detached dwellings of a range of sizes and built forms, and encourages the creation of accessory dwelling units. The application is found to conform to the Official Plan. Furthermore, the Planning Act requires the Town's Official Plan to contain policies that authorize ADUs, and to create standards that support the creation of ADUs. This test is met.

#### **Conformity with the general intent of the Zoning By-law**

The subject lands are zoned Residential Detached Dwelling 9.7 Metre (R1-F) Zone by By-law Number 2010-40, as amended. Single-detached dwellings and accessory dwelling units are permitted uses in this zone.

Section 5.3.1 of the Zoning By-law sets out the parking standards for residential uses. This Section states that both a single-detached dwelling and an ADU must have two exterior spaces, for a total of four exterior parking spaces. This have been modified by provincial regulation which states that municipalities can only require one parking space for an accessory dwelling unit. The effect of this is that three exterior parking spaces are required. There is a note which states that when there is a dwelling unit and an ADU, the required parking spaces shall be provided exterior of any garage or structure. Therefore the parking requirement is three (3) outdoor parking spaces. The length of the driveway is measured from the garage face to the sidewalk or curb of the road, whichever is closest. In this case, the applicant's driveway from the garage face to the curb is not long enough to accommodate the three spaces. The applicants have two outdoor parking spaces and an attached garage, but the zoning by-law precludes any space in the garage from being counted toward the parking requirement.

The general intent of the By-law is to provide sufficient parking for the two dwelling units. Accessory dwelling units are generally found to have a lower parking demand due to their smaller size. Providing two parking spaces outdoors and one space inside the garage, as would be required by the proposed condition, meet the general intent of the zoning by-law. This test is met.

### **Desirable for the appropriate development of the land**

The variance is considered desirable for the development and the use of the land. An ADU contributes to the mix of housing types in Newmarket and supports the Town's goals of providing for affordable housing and an increased supply of rental housing. Furthermore, ADUs allow an increase in the density of dwelling units and allow homeowners a source of income for their property. While the standard parking requirement of three spaces exterior and additional to any spaces provided in a garage may provide ample parking, not all ADUs will generate such a parking demand. A minor variance is the appropriate tool for relief from zoning requirements that would prevent an otherwise desirable development, and a minor parking variance should not overshadow the desirability of an ADU as a development as encouraged by Town, Region, and Provincial policy.

### **Minor nature of the variance**

The impact of the proposed variance appears to be minimal as the potentially increased number of vehicles generated by the accessory unit can be accommodated on site, either by the existing two spaces or by the parking spaces in the garage as would be required by the proposed condition.

In consideration of the above, the proposed variance is deemed to meet the four tests under the Planning Act and is recommended to be approved subject to conditions..

## **4. Other comments:**

### **Heritage**

No structure on the lot is listed under the Ontario Heritage Act.

### **Commenting agencies and departments**

Building Services stated no objection to the proposed application.

No comment was available from Engineering Services at the time of writing this report.

The Regional Municipality of York has no comment on the application.

### **Interim Control By-law**

On January 21st, 2019 Council adopted an Interim Control By-law under Section 38 of the Planning Act. The Interim Control By-law limits the ability to increase the floor area or height of residential dwellings throughout its study area, which includes the lands subject to this minor variance application. This property is not proposed to add floor area or increase the building height. As such, the Interim Control By-law it has no effect on this application.

### **Effect of Public Input**

No public input was received as of the date of writing this report.

## **5. Conclusions:**

The relief as requested:

- 1) is minor in nature;
- 2) conforms to the general intent and purpose of the Official Plan and Zoning By-law; and
- 3) is considered desirable for the appropriate development of the lot.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Alannah Slattery', with a stylized, flowing script.

Alannah Slattery, BES, MCC  
Planner


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**Planning Report**

TO: Committee of Adjustment  
 FROM: Alannah Slattery  
 Planner  
 DATE: July 22, 2020  
 RE: Application for Minor Variance **D13-A03-20**  
 21 Mynden Way  
 Made by: MOORE, Bradley and MOORE, Tanya

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**1. Recommendations:**

That Minor Variance Application D13-A03-20 be approved, subject to the following conditions:

- i. That the variance pertains only to the request as submitted with the application; and
- ii. That the development be substantially in accordance with the information and sketch submitted with the application.

**2. Application:**

An application for a minor variance has been submitted by the above-noted owner to request relief from Zoning By-law Number 2010-40 as amended, in order to permit a swimming pool to be located in a side yard while the by-law normally requires pools to be located in the rear yard.

The owner is also requesting relief from Zoning By-law Number 2010-40 as amended, in order to permit a residential accessory structure (shed) to have a setback of 0.5 metres from the rear lot line, whereas the By-law requires a 1.0 metre setback from a rear lot line.

The above-described property (herein referred to as the “subject lands”) is located in a residential neighbourhood along Mynden Way, south of Woodspring Avenue. The subject lands contain a single detached dwelling and are surrounded by similar single detached dwellings.

**3. Planning considerations:**

The applicant is requesting relief from the By-law in order to allow a pool to be located in the side yard. Due to the layout of the lot, the largest open space is located to the side of the structure, which is by definition a side yard as defined by Zoning By-law 2010-40. Zoning By-law 2010-40, as amended, only permits pools in rear yards. The applicant is also requesting relief from the By-law to permit a residential accessory structure (shed) to have a setback of

0.5 metres from the rear lot line, whereas the By-law requires a 1.0 metre setback for a residential accessory structure up to 2.8m in height. Each relief requested is presented below:

Relief	By-law	Section	Requirement	Proposed
1	2010-40	4.4	Pools may only be located in the rear yard	To permit a pool in the side yard
2	2010-40	4.2	A residential accessory structure up to 2.8m in height must be set back a minimum of 1.0m from the rear lot line	A residential accessory structure up to 2.8m in height to be set back a minimum of 0.5m from the rear lot line

In order to authorize a variance, Committee must be satisfied that the requested variances individually and cumulatively pass the four tests required by the *Planning Act*. In this regard, staff offer the following comments:

### 3.1 Conformity with the general intent of the Official Plan

The subject lands are designated “Emerging Residential” in the Town’s Official Plan. The objectives of the designation are to provide for a range of residential accommodation by housing type, tenure, size, location and price ranges to help satisfy the Town’s housing needs; and to encourage the provision for a range of innovative and affordable housing types, zoning standards and subdivision designs. This designation permits single detached dwellings, and allows for accessory structures and buildings normally associated with residential uses. This test is met.

### 3.2 Conformity with the general intent of the Zoning By-law

The subject lands are zoned Residential Detached Dwelling 12.0m Zone (R1-E) by By-law Number 2010-40, as amended. A single detached dwelling is a permitted use in this zone, as are pools and residential accessory structures, such as sheds, subject to certain policies.

The general intent of requiring pools to be located in the rear yard rather than side yards is to set them back from the public street and from abutting dwellings in areas that may be considered more private or likely to generate noise by enclosing them in rear yards. In the case of the subject lands the proposed pool location is the principal open space of the subject lands and is well set back from the street. The proposed pool location also maintains a side yard setback of 1.6 metres, which meets the setback requirement of Zoning By-law 2010-40. This test is met.

The general intent of setbacks are to ensure that the use of a property does not infringe on the rights of neighbours, and to allow sufficient space for sunlight, airflow, storm water run-off, and

movement around the home. In the case of the subject lands, the residential accessory structure will be 0.5 metre closer to the rear lot line than a structure would otherwise be. However, the proposed reduced setback appears to maintain a functional space and distance from the lot line that is sufficient for runoff. In addition, the proposed shed and reduced rear yard setback abuts a Town owned park space; as such impacts to neighbours are not anticipated. This test is met.

### **3.3 Desirable development of the lot**

It is generally desirable to allow a property owner to invest in their property and arrange it in a manner that suits their needs, subject to the limits of the zoning by-law and impacts on neighbouring properties. This deference is balanced against the desirability of development in the public interest when permission beyond that of the zoning by-law is sought by way of a minor variance.

As the requested relief would allow the property owner to to invest in their property and arrange the property to suit their needs without significant impact to neighbours or the community, the variance is desirable for the appropriate development of the lot. This test is met.

### **3.4 Minor nature of the variance**

The test of whether a variance is minor in nature is not simply an evaluation of the numerical value, nor is impact the sole determining factor. In some cases, a variance may not be minor even if there is no impact on other properties. As the proposed variance recognizes an uncommon lot configuration, and allows for it to be arranged in a manner that suits the owner without likely negative impact on others, this test is met.

In consideration of the above, the proposed variances are deemed to meet the four tests under the *Planning Act* and are recommended to be approved, subject to the conditions provided.

## **4. 4. Other comments:**

### **4.1 Tree Protection**

The applicant has indicated that there are no trees on or within the prescribed radius of the lot that would be defined as significant under the Town's Tree Policy.

### **4.2 Heritage**

No structure on the lot is designated under the *Ontario Heritage Act*.

### **4.3 Effect of public input**

No public input was received as of the date of writing this report.

#### **4.4 Interim Control By-law**

On January 21<sup>st</sup>, 2019 Council adopted an Interim Control By-law under Section 38 of the *Planning Act*. The Interim Control By-law limits the ability to increase the floor area or height of residential dwellings throughout its study area, which includes the lands subject to this minor variance application. The Interim Control By-law does not prohibit pools or residential accessory structures and as such has no bearing on this application.

#### **4.5 Commenting agencies and departments**

Building Services has no comments on the application.

Comments from Engineering Services were not available as of the date of writing this report.

The Regional Municipality of York has no comment on the application.

#### **5. Conclusions:**

The relief as requested:

- (1) is minor in nature;
- (2) conforms to the general intent and purpose of the Official Plan and Zoning By-law; and
- (3) is considered desirable for the appropriate development of the lot.

Respectfully submitted,

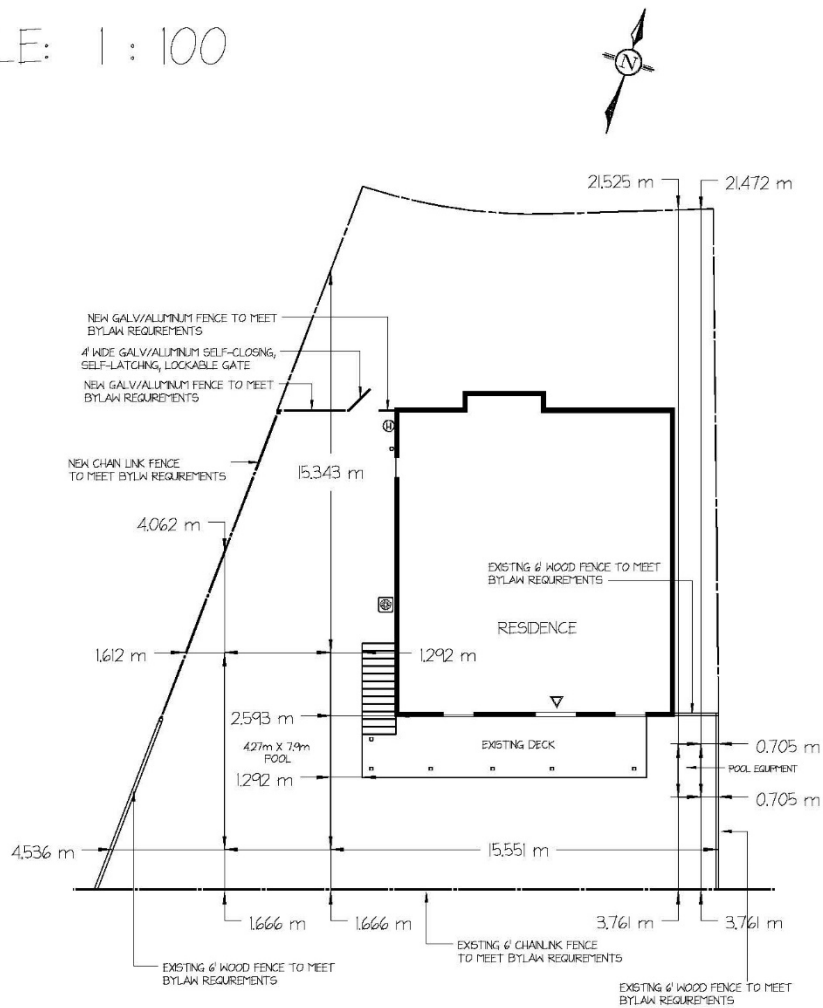


Alannah Slattery, BES, MCC  
Planner

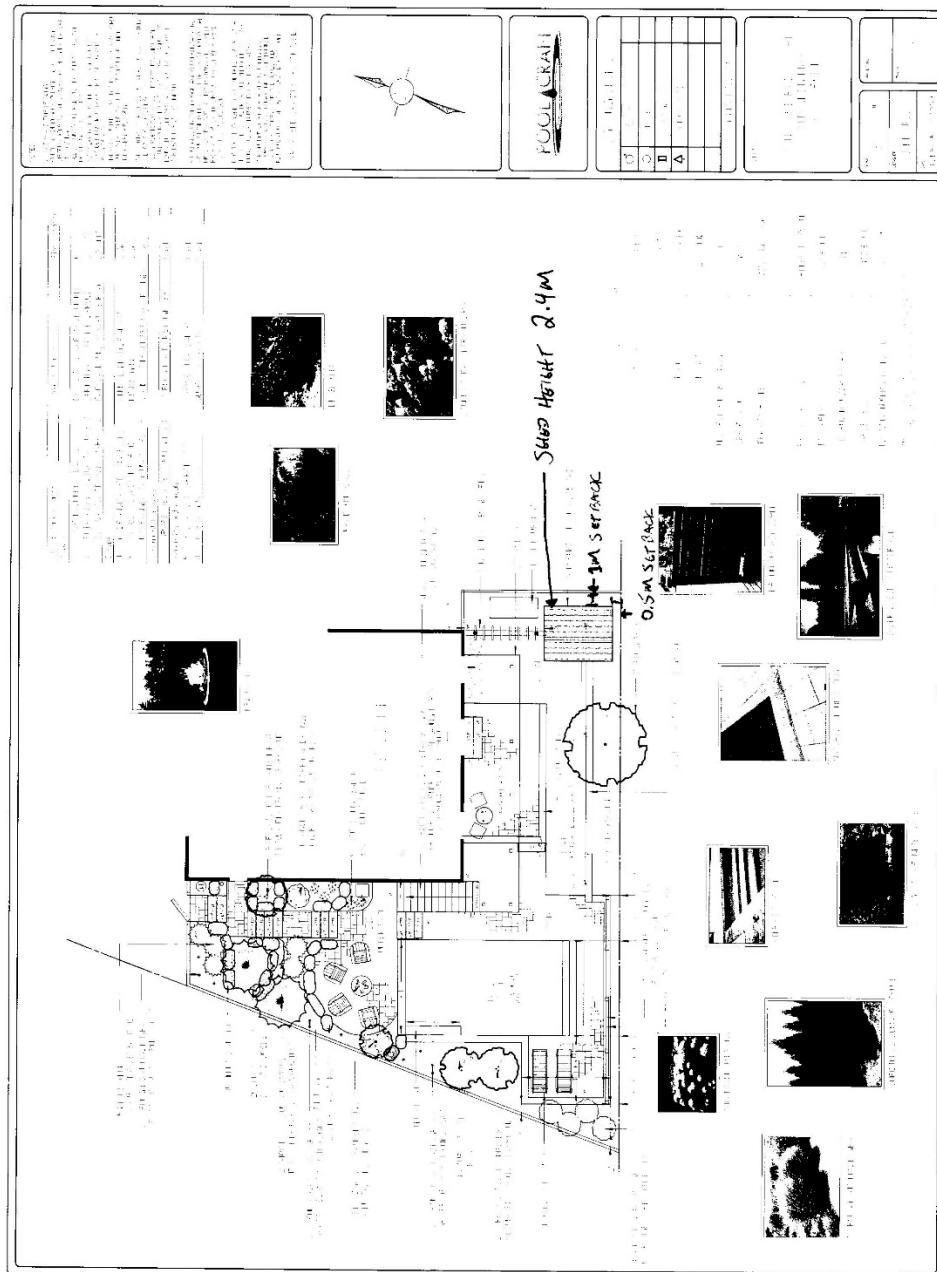
## Appendix 1

TANYA & BRAD MOORE  
 21 MYNDEN WAY  
 NEWMARKET

SCALE: 1 : 100



## Appendix 2




**PLANNING AND BUILDING SERVICES**
**Town of Newmarket**

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**Planning Report**

To: Committee of Adjustment  
 From: Alannah Slattery  
 Planner  
 Date: July 22, 2020  
 Re: Application for Minor Variance D13-A04-2020  
 225 Harry Walker Parkway South  
 Town of Newmarket  
 Made by: THREE SAC SELF-STORAGE CORPORATION

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**1. Recommendations:**

That Minor Variance Application D13-A04-2020 be approved, subject to the following conditions:

1. That the variance pertains only to the request as submitted with the application;
2. That the development be substantially in accordance with the sketch submitted with the application.

**2. Application:**

An application for a minor variance has been submitted by the above-noted owner to request relief from Zoning By-law Number 2010-40 as amended, to permit a reduced landscape buffer along the northern lot line of the subject lands. The applicant is currently going through a site plan approval process (file number D11-NP-1819).

The above-described property (herein referred to as the "subject lands") is located on the east side of Harry Walker Parkway South. There is an existing storage facility on the lands, which was established through site plan approval with the Town in 1990. The site itself is considered legal-nonconforming, as the original site plan no longer meets all requirements of Zoning By-law 2010-40. The applicants are currently proceeding through site plan approval to permit the continuation of a recently constructed driveway at the front of the building and the reconstructed northerly driveway. As the proposed works will change the northern landscape buffer, a variance is being requested to permit the reduced landscape buffer on the northerly side of the existing parking lot.

A zoning review has been conducted on the subject lands as part of the Planning Act application (site plan approval). As part of this review, the northern landscape buffer has been identified as being out of compliance with the originally approved site plan agreement. As such, a minor variance application is required to permit the reduced northern landscape buffer.

The requested relief is below.

Relief	By-law	Section	Requirement	Proposed
1	2010-40	4.14.1	To provide a 3 metre landscape buffer around periphery of parking lot	To permit a 0.25 metre landscape buffer along the northern periphery of the parking lot

### 3. Planning considerations:

In making a recommendation to the Committee, staff are required to consider the 4 tests under the *Planning Act R.S.O. ch. 13*. As such staff have the following comments:

#### **Conformity with the general intent of the Official Plan**

The subject lands are designated Business Park – Mixed Employment by the Town's Official Plan. This designation permits a range of uses, as set out in section 6.3.2 of the Official Plan. The Official Plan sets out that a high standard of building and site design, landscaping, and signage shall be encouraged. As this use is permitted, this application is found to conform to the general intent of the Official Plan. This test is met.

#### **Conformity with the general intent of the Zoning By-law**

The subject lands are zoned General Employment (EG-12) by By-law Number 2010-40, as amended. This zone permits a *Public Storage Facility*, as defined by Zoning By-law 2010-40 below:

##### *Public Storage Facility*

*Means a premises used for the temporary storage of household items and seasonal, recreational or commercial vehicles, boats and trailers in storage areas or lockers within enclosed buildings, which are generally accessible by means of individual loading doors.*

Section 4.14.1 of Zoning By-law 2010-40 lays out the requirements for landscape buffers, which includes the requirement of a 3 metre buffer around the edge of all parking lots on a lot.

The general intent of landscaped buffers is to ensure the presence of landscaped areas through the separation of parking areas and adjacent properties, which helps to ensure a consistent and attractive design. The variance to reduce the 3 metre landscape buffer to 0.25 metres would continue to achieve a parking and landscape design that is consistent and compatible with nearby properties. As the proposed variance would recognize the reduced landscape buffer which has already been constructed and has been in operation, impacts to neighbours are not anticipated. This test is met.

#### **Desirable for the appropriate development of the land**

The up-keep and renovation of employment uses such as a storage facility is a desirable development of the lot. Impacts of the development will be managed through the site plan approval process, including addressing stormwater management, compliance with the Tree Preservation, Protection, Replacement and Enhancement Policy, and other matters. This test is met.

### **Minor nature of the variance**

The test of if a variance is minor is not simply an evaluation of the numerical value, nor is impact the sole determining factor. In some cases, a variance may not be minor even if there is no impact on other properties.

The property will continue to have a landscape buffer of a reduced width. The development will be further regulated through the site plan approval process. This test is met.

In consideration of the above, the proposed variance is deemed to meet the four tests under the *Planning Act*, and is recommended to be approved.

#### **4. Other comments:**

##### **Heritage**

No structure on the lot is listed under the Ontario Heritage Act.

##### **Commenting agencies and departments**

Building Services stated no objection to the proposed application.

No comment was available from Engineering Services at the time of writing this report.

The Regional Municipality of York has no comment on the application.

##### **Effect of Public Input**

No public input was received as of the date of writing this report.

##### **Tree protection**

Compliance with the Tree Preservation, Protection, Replacement and Enhancement Policy will be required through the site plan approval process.

##### **Site Plan Control**

The property is is currently going through a site plan approval process (file number D11-NP-1819).

#### **5. Conclusions:**

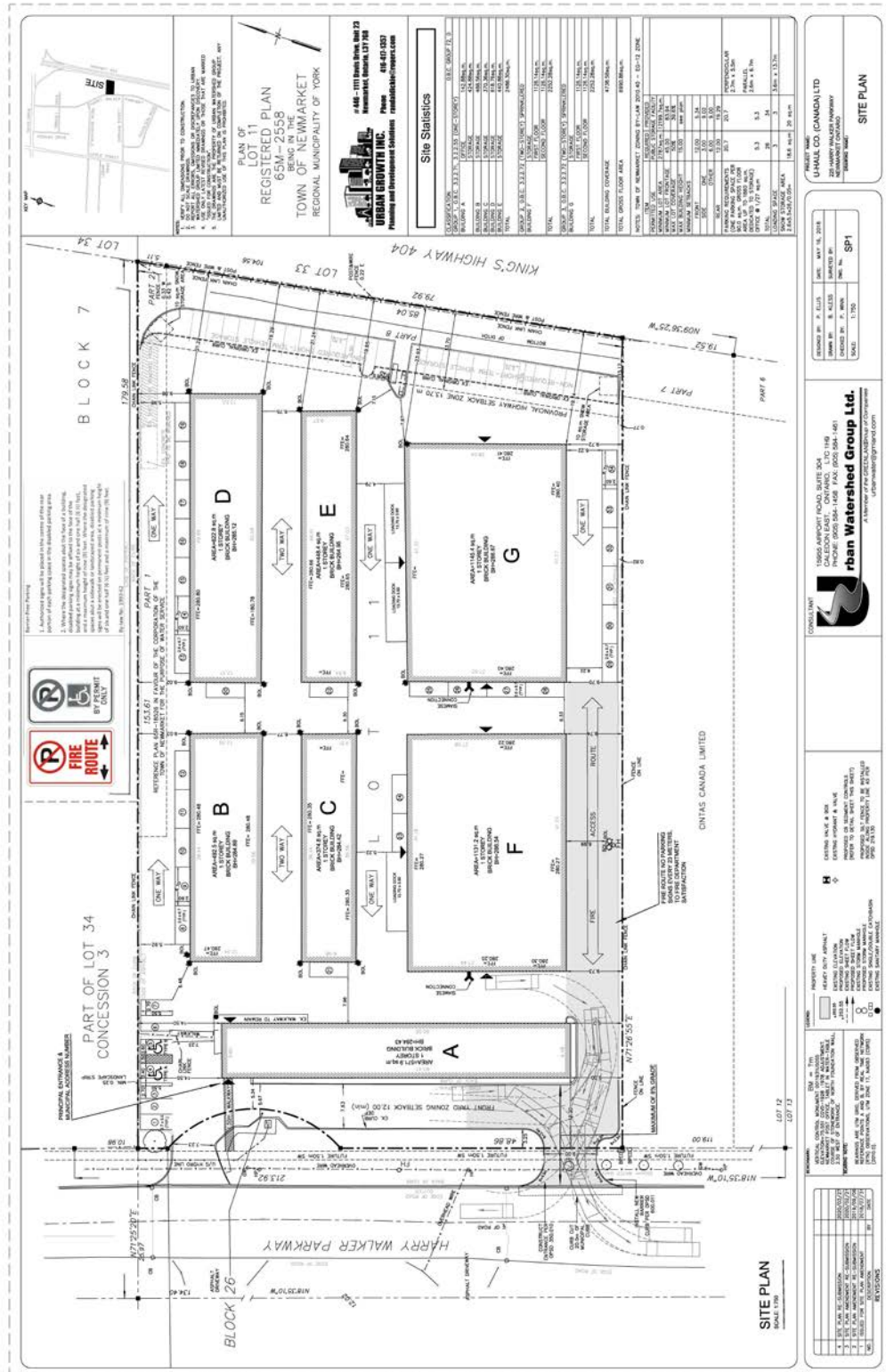
The relief as requested:

- (1) is minor in nature;
- (2) conforms to the general intent and purpose of the Official Plan and Zoning By-law; and
- (3) is considered desirable for the appropriate development of the lot.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Alannah Slattery', with a stylized, flowing script.

Alannah Slattery, BES, MCC  
Planner



The electronic meeting of the Committee of Adjustment was held on Wednesday, June 17<sup>th</sup>, 2020 at 9:30 a.m. VIA ZOOM.

Members Present: Gino Vescio, Chair  
Peter Mertens, Vice Chair  
Elizabeth Lew, Member  
Mohsen Alavi, Member  
Ken Smith, Member

Staff Present: Alannah Slattery, Planner  
Patricia Cho, Secretary-Treasurer

The Meeting was called to order at 9:30 a.m. to consider items on the agenda.

Gino Vescio in the Chair.

The Chair called for conflicts of interest. No conflicts were declared. Members were invited to declare any other conflicts of interest at any time during the meeting.

### **MINOR VARIANCE APPLICATIONS**

**D13-A01-20 REHMAN, Naeem, REHMAN, Mati-Ur & REHMAN, Aroosa**  
**Part Lot 36 Plan 65M4436**  
**698 Yarfield Crescent**  
**Town of Newmarket**

Naeem Rehman and Mati-Ur Rehman, 698 Yarfield Crescent, NEWMARKET, L3X 1C8, addressed the Committee as the owners of the subject property.

Mr. Vescio asked if the owners would like to address the application.

Mrs. Rehman responded by saying that they are trying to get the basement finished and need the variance for the parking.

Mr. Vescio asked if they have spoken to the neighbours.

Mrs. Rehman responded that the neighbours are aware.

Mr. Vescio asked if committee members had any questions.

Ms. Lew asked the applicants what is currently in their garage.

Mrs. Rehman responded that the garage was empty.

Ms. Lew said that garage is to remain empty to be used for parking. Ms. Lew also asked if there were any additional comments from the public - aside from the one in the comment package provided.

Ms. Slattery responded that only one correspondence was received from the public and that there were no additional comments.

Mr. Vescio asked if committee members had any further questions. There were none.

Mr. Vescio stated that there were no more speakers.

The following correspondence was received and considered by the Committee regarding the application:

1. Report from Alannah Slattery, Planner, dated March 18<sup>th</sup>, 2020;
2. Email from Gabrielle Hurst, Planning and Economic Development Services, Region of York, dated March 5<sup>th</sup>, 2020;
3. Memorandum from David Potter, Chief Building Official, dated March 4<sup>th</sup>, 2020; and,
4. Letter from owners of 626 McGregor Farm Trail, NEWMARKET, L3X 0H3, dated March 11<sup>th</sup>, 2020.

***Moved by Mohsen Alavi  
Seconded by Ken Smith***

**THAT Minor Variance Application D13-A01-20 be GRANTED, subject to the following conditions:**

- 1. That the variance pertains only to the request as submitted with the application;**
- 2. That one space in the garage be reserved for the purpose of required parking and for no other use; and**
- 3. That the development be substantially in accordance with the information submitted with the application.**

**As the Minor Variance Application:**

- 1) is minor in nature;**
- 2) conforms to the general intent and purpose of the Official Plan and Zoning By-law; and**
- 3) is considered a desirable development of the lot.**

**CARRIED**

**D13-B01-20 DEERFIELD 2 GP INC.**  
**Part Lot 5 and 6, Plan 32**  
**175 Deerfield Road**  
**Town of Newmarket**

David McKay MHBC, 7050 Weston Road, WOODBRIDGE, ON, L4L 8G7, addressed the Committee as the agent working on behalf of the owner. Natalie Breger, Rose Corporation, 156 Duncan Mill Road, Suite 12, TORONTO, ON, M3B 3N2, was also present on behalf of the owner.

Mr. McKay began with providing background information on the site and application. The redevelopment process of the subject lands was approved by Council in 2018. Undergoing site plan approval process for three buildings and reconstruction of Deerfield Road. They have established the legal boundary of the three buildings. Previous Committee of Adjustment application granted approval of the first building and severance of that parcel. This severance is for the next building in the sketch provided with the application. This severance is for the condominium and the remnant will be for the third building and Deerfield Road and park component. That will be dealt with in the future. The applicant requires severance of the phase 2 building to move forward with approval process.

Mr. Vescio asked if committee members had any questions. There were none.

Mr. Vescio stated that there were no more speakers.

The following correspondence was received and considered by the Committee regarding the application:

1. Report from Alannah Slattery, Planner, dated March 18<sup>th</sup>, 2020,
2. Email from Alice Coleman, Municipal Planning Analyst, Enbridge Gas Inc., dated March 12<sup>th</sup>, 2020;
3. Email from Lily Apa, Planning Coordinator, Rogers Communications Canada Inc., dated March 10<sup>th</sup>, 2020;
4. Email from Carrie Gordon, External Liaison – Right of Way Control Centre, Bell Canada, dated March 10<sup>th</sup>, 2020;
5. Kevin Balkaran, Land Use Planning, Hydro One, dated March 9<sup>th</sup>, 2020;
6. Email from Gabrielle Hurst, Planning and Economic Development Services, Region of York, dated March 5<sup>th</sup>, 2020;
7. Memorandum from David Potter, Chief Building Official, dated March 4<sup>th</sup>, 2020;
8. Email from Diana Guida, Planning and Economic Development Branch, Region of York, dated March 10<sup>th</sup>, 2020; and,
9. Email from Walid Omar, Engineering Development Coordinator, dated March 13<sup>th</sup>, 2020.

***Moved by Peter Mertens***  
***Seconded by Elizabeth Lew***

**THAT Consent Application D10-B01-20 be GRANTED, subject to the following conditions:**

- a. That the Owner be required to provide to the satisfaction of the Secretary-Treasurer of the Committee of Adjustment the following:**
  - i. proof of payment of all outstanding taxes and local improvement charges owing to date against the subject lands;**
  - ii. three white prints of a deposited reference plan showing the subject land, which conforms substantially to the application as submitted; and**
  - iii. the required transfer to effect the severance and conveyance applied for under Consent Application D10-B01-20, conveying the subject lands, and issuance by the Secretary-Treasurer of the certificate required under subsection 53(42) of the Planning Act.**

**CARRIED**

The Minutes of the meeting held on Wednesday, February 26<sup>th</sup>, 2020 were placed before the Committee for consideration.

***Moved by Elizabeth Lew  
Seconded by Ken Smith***

**THAT the Minutes of the Wednesday, February 26<sup>th</sup>, 2020 meeting be approved.**

**CARRIED**

**THAT the Meeting adjourn.**

***Moved by Peter Meterns  
Seconded by Mohsen Alavi***

**CARRIED**

The meeting adjourned at 9:48 a.m.

\_\_\_\_\_  
Dated

\_\_\_\_\_  
Chair