Town of Newmarket
MINUTES

COMMITTEE OF ADJUSTMENT

Council Chambers
395 Mulock Drive
Wednesday, February 26th, 2020 at 9:30 a.m.

The meeting of the Committee of Adjustment was held on Wednesday, February 26th, 2020 at 9:30 a.m. in the Council Chambers at 395 Mulock Drive, Newmarket.

Members Present: Gino Vescio, Chair
Elizabeth Lew, Member
Mohsen Alavi, Member
Ken Smith, Member
Michelle Starnes, Member

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

The Meeting was called to order at 9:30 a.m. in the Council Chambers 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

D10-B08-19 VAN'S ELECTRONICS LIMITED and RONDENE INC.
Part Lot 35, Concession 3, Parts 1, 2, 3 & 4, Plan 65R10585
1205 and 1215 Twinney Drive
Town of Newmarket

D10-B09-19 VAN'S ELECTRONICS LIMITED
Part Lot 35, Concession 3, Parts 1, 2, 3 & 4, Plan 65R10585
1205 Twinney Drive
Town of Newmarket

D10-B10-19 RONDENE INC.
Part Lot 35, Concession 3, Parts 1, 2, 3 & 4, Plan 65R10585
1215 Twinney Drive
Town of Newmarket

Howard Freeman, HBR Planning Centre, 30 Waymount Avenue, Richmond Hill, L4S 2G5, addressed the Committee as the agent working on behalf of the owners of 1205 and 1215 Twinney Drive.

Mr. Vescio informed the Committee that the applications are complementary and will be heard together.

Mr. Freeman explained that Van's Electronics Limited and Rondene Inc., owners of 1205 and 1215 Twinney Drive, collectively own all units on the subject property which consist of the Plan of Condominium that formed in 1988. Owners, Ed Van Vliet and Ron Chicora were present. The subject lands contain two buildings with 14 units each and 28 units jointly. The units on each property are currently rented out and there are only the two owners for the properties. De-registration of the plan of condominium will be considered legally. There are 5 applications in total being considered by the Committee today - 1 application to sever, 2 applications for easements to provide each owners reciprocal easements for services, parking and driveway access, and 2 applications for minor variances for the reduced frontages. There are properties in the surrounding area with the same proposed frontages, and the properties will operate just as it has since 1988. There will be no effective change to the site or any development if the Committee of Adjustment grants approval. Mr. Freeman agrees with the staff report prepared by Mr. Horton, which goes through assessment of the applications and that it is for the public interest. Mr. Freeman agrees that there will be no physical change to the site as proposed in the applications, the proposed frontages will be a representative form of surrounding sites and the employment lands, the Town's requirement for servicing are met, and overall, it is minor in nature and desirable for the lot. Mr. Freeman states that there were no comments received that were of concern from agencies or the public and have no objection to the conditions of approval.

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 Ted Horton, dated February 19th, 2020;
2. Email from Gabrielle Hurst, Planning and Economic Development Services, Region of York, dated February 13th, 2020;
3. Letter from Lily Apa, Planning Coordinator, Rogers Communications Canada Inc., dated February 20th, 2020; and,
4. Email from Kevin Balkaran, Real Estate Development, Hydro One, dated February 18th, 2020.

Moved by Michelle Starnes
Seconded by Ken Smith

THAT Consent Application D10-B08-19, D10-B09-19 and D10-B10-19 be APPROVED, subject to the following conditions:

a. That the applicant obtain relief from the zoning by-law for reduced lot frontages as set forth in Minor Variance Applications D13-A27-19 and D13-A28-19;

b. That the Owner be required to provide to the satisfaction of the Secretary-Treasurer of the Committee of Adjustment the following prior to the issuance by the Secretary-Treasurer of the certificate required under subsection 53(42) of the Planning Act:

   i. a copy of the notice of termination of York Region Condominium Corporation 610 pursuant to section 122(2) of the *Condominium Act* to the satisfaction of the Director of Planning and Building Services;

   ii. proof of payment of all outstanding taxes and local improvement charges owing to date against the subject lands;

   iii. three white prints of a deposited reference plan showing the subject land, which conforms substantially to the application as submitted; and

   iv. the required transfer to effect the severance and conveyance(s).

CARRIED

D13-A27-19 VAN'S ELECTRONICS LIMITED
Part Lot 35, Concession 3, Parts 1, 2, 3 & 4, Plan 65R10585
1205 Twinney Drive
Town of Newmarket

D13-A28-19 RONDENE INC.
Part Lot 35, Concession 3, Parts 1, 2, 3 & 4, Plan 65R10585
1215 Twinney Drive
Town of Newmarket

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

1. Report from Ted Horton, dated February 19th, 2020; and,
2. Email from Gabrielle Hurst, Planning and Economic Development Services, Region of York, dated February 14th, 2020.

Moved by Elizabeth Lew
Seconded by Ken Smith

THAT Minor Variance Application D13-A27-19 and D13-A28-19 be GRANTED.

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

The Minutes of the meeting held on Wednesday, January 22nd, 2020 were placed before the Committee for consideration.

Moved by Ken Smith
Seconded by Michelle Starnes

THAT the Minutes of the Wednesday, January 22nd, 2020 meeting be approved.

CARRIED

THAT the Meeting adjourn.

Moved by Elizabeth Lew
Seconded by Mohsen Alavi

CARRIED

The meeting adjourned at 9:47 a.m.

June 26, 2020
Dated

Chair