



Town of Newmarket

Minutes

Committee of Adjustment

Date: Wednesday, June 17, 2020
Time: 9:30 AM
Location: Electronic VIA ZOOM
See How to Join Meeting Details

Members Present: Gino Vescio, Chair
Seyedmohsen Alavi
Elizabeth Lew
Peter Mertens
Ken Smith

Members Absent: Michelle Starnes

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

1. Notice

At this time, the Municipal Offices remain closed to the public. This meeting was available VIZ ZOOM Meeting at newmarket.ca/meetings.

2. Conflict of Interest Declarations

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.

3. Items

3.1 Minor Variance Application - 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 18th, 2020;
2. Email from Gabrielle Hurst, Planning and Economic Development Services, Region of York, dated March 5th, 2020;

3. Memorandum from David Potter, Chief Building Official, dated March 4th, 2020; and,
4. Letter from owners of 626 McGregor Farm Trail, NEWMARKET, L3X 0H3, dated March 11th, 2020.

Moved by: Seyedmohsen 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

3.2 Consent Application - D10-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 18th, 2020;
2. Email from Alice Coleman, Municipal Planning Analyst, Enbridge Gas Inc., dated March 12th, 2020;
3. Email from Lily Apa, Planning Coordinator, Rogers Communications Canada Inc., dated March 10th, 2020;
4. Email from Carrie Gordon, External Liaison – Right of Way Control Centre, Bell Canada, dated March 10th, 2020;
5. Kevin Balkaran, Land Use Planning, Hydro One, dated March 9th, 2020;
6. Email from Gabrielle Hurst, Planning and Economic Development Services, Region of York, dated March 5th, 2020;
7. Memorandum from David Potter, Chief Building Official, dated March 4th, 2020;

8. Email from Diana Guida, Planning and Economic Development Branch, Region of York, dated March 10th, 2020; and,
9. Email from Walid Omar, Engineering Development Coordinator, dated March 13th, 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

4. Approval of Minutes

Moved by: Elizabeth Lew

Seconded by: Ken Smith

THAT the Minutes of the Wednesday, February 26th, 2020 meeting be approved.

Carried

5. Adjournment

Moved by: Peter Mertens

Seconded by: Seyedmohsen Alavi

THAT the Meeting adjourn.

Carried

Chair

Date