

The meeting of the Committee of Adjustment was held on Wednesday, July 15th, 2015 at 9:30 a.m. in the Council Chambers at 395 Mulock Drive, Newmarket.

Members Present: Gino Vescio, Chair
Ken Smith, Member
Fred Stoneman, Member
Peter Mertens, Member
Elizabeth Lew, Member

Staff Present: Meghan White, Planner
Kym Pelham, Committee Secretary

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 at that time; however, members were invited to declare a conflict of interest at any time during the meeting.

MINOR VARIANCE APPLICATION

D13-A12-15 SIDDIQI, Kamran
KAMRAN, Erum
Lot 1, Plan 65M-2736
711 Shanahan Blvd.
Town of Newmarket

Serge Pahotski of C-18 Wellington Street East, AURORA, ON L4G 1H5, addressed the Committee and provided the following comments:

- acting as agent for the owners who are currently in India, due to an emergency
- owners are building an ADU on the premises
- requirements are for 4 parking spaces
- requesting garage for 2 additional parking spaces
- the owners will keep the garage clean
- are willing to sign an agreement and have it registered on title
- there are currently other ADU's in the neighbourhood

Fred Stoneman inquired whether the owners live in the house and Mr. Pahotski advised that they do.

Richard Huskisson of 92 Nelson Circle, NEWMARKET, ON L3X 1R2, addressed the Committee and provided the following comments:

- ADU's are allowed in Newmarket and Aurora
- will this be a permanent ADU?
- has concerns that the building would be turned into apartments or condos

Meghan White advised that ADU's are a permitted use and the zoning bylaw permits ADU's in singles and semis, as long as it is an accessory use to the main building. The ADU's are registered with the Town.

Dorian Hill of 703 Caradonna Crescent, NEWMARKET, ON L3X 1W5, addressed the Committee and provided the following comments:

- has no objections to the change, however, is looking for some clarity
- concerned that they will be operating a business out of this location
- property maintenance and garbage is an issue
- concerned there may be perishable goods kept in the garage

The Chair mentioned that the garage would have to be kept clean in order to park the cars in it.

Deborah Huskisson of 92 Nelson Circle, NEWMARKET, ON L3X 1R2, addressed the Committee and provided the following comments:

- concerned that the driveway will be widened
- 112 Savage Road originally had 2 parking spaces on the driveway and they widened it twice to make a 3rd and 4th parking space.
- It is not very pleasing to the eye

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

1. Report from Meghan White, Planner dated July 9, 2015;
2. Letter from V. Klyuev, Senior Engineering Development Coordinator - Residential dated July 9, 2015;
3. Letter from Lisa-Beth Bulford, Development Planner, Lake Simcoe Region Conservation Authority dated July 2, 2015;
4. Comment by David Potter, Chief Building Official dated July 2, 2015; and
5. E-mail from Vick Bilkhu, Development Review Coordinator, Community Planning, Transportation and Community Planning Department, The Regional Municipality of York dated June 30, 2015.

There were no further comments from the public on this application.

***Moved by Peter Mertens
Seconded by Ken Smith***

THAT Minor Variance Application D13-A12-15 be approved, subject to the following conditions:

1. That the applicants enter into an agreement with the Town stating that as long as there is an Accessory Dwelling Unit in the dwelling unit that the garage remain available to park two (2) cars;
2. That the agreement is registered on title of the property;
3. That the variance pertains only to the requests as submitted with the application; and
4. That the development be substantially in accordance with the information submitted with the application.

as the Minor Variance Application:

- (1) is minor in nature as the impact on adjacent properties appears to be minimal;
- (2) conforms to the general intent and purpose of the Official Plan and Zoning By-law as both documents permit accessory dwelling units on the property; and
- (3) does not adversely affect the character of the neighbourhood and is considered a desirable development of the lot.

CARRIED

The Minutes of the meeting held on Wednesday, June 17th, 2015 were placed before the Committee for consideration.

*Moved by Fred Stoneman
Seconded by Ken Smith*

THAT the Minutes of the Wednesday, June 17th, 2015 meeting be approved as circulated.

CARRIED

*Moved by Ken Smith
Seconded by Fred Stoneman*

THAT the Meeting adjourn.

CARRIED

The meeting adjourned at 10:02 a.m.

Dated

Chair