

The meeting of the Committee of Adjustment was held on Wednesday, August 19<sup>th</sup>, 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: Linda Traviss, Senior Planner - Development  
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-A13-15 MOORE, Robin  
TAMBURRO, Michael  
Part of Block 1, Plan 65M-4356,  
designated as Part 11, Plan 65R-34958  
226 Appleton Court  
Town of Newmarket**

Robin Moore of 226 Appleton Court, NEWMARKET, ON L3Y 0B8, addressed the Committee and provided the following comments:

- originally applied for the deck permit in April
- wanted to make the deck larger to fit a hot tub under it
- there was a misunderstanding with the information received
- there is a site specific bylaw for the property
- the permit was issued and later revoked
- originally wanted a 12' deck, however, they are going to proceed with a 10' deck which will meet their minimum requirements
- understand there is an objection by a neighbour, however, that neighbour is in the set of townhomes closest to Eagle Street and they will never see the deck

Fred Stoneman inquired if everyone on Appleton Court had received a copy of the notice and Secretary-Treasurer advised that everyone on the street had received notification and the sign had been posted in the window facing the street, however, it was not possible to post a notice in the front yard, as the builders are currently doing work on the yards.

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

1. Report from Meghan White, Planner dated August 13, 2015;
2. Letter from V. Klyuev, Senior Engineering Development Coordinator - Residential dated August 12, 2015;
3. E-mail from Kevin Jarus, Development Planner, Lake Simcoe Region Conservation Authority dated August 13, 2015;
4. E-mail from David Potter, Chief Building Official dated July 30, 2015;
5. E-mail from Gabrielle Hurst, Programs and Process Improvement Section of the Planning and Economic Development Branch, Corporate Services, The Regional Municipality of York dated August 5, 2015; and
6. Letter from John & Heather Vincent of 220 Appleton Court, NEWMARKET, ON L3Y 0B8 dated August 12, 2015.

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

*Moved by Elizabeth Lew  
Seconded by Peter Mertens*

***THAT Minor Variance Application D13-A13-15 be approved, subject to the following conditions:***

1. That the variance pertains only to the request as submitted with the application;
2. That the final grading certificate from the Developer Consultant be forwarded to the Town's Engineering Services Department for review and satisfaction;
3. That approved drainage patterns are not altered, any increase in stormwater runoff is maintained onsite and construction not does not occur within any easement(s), where applicable; and
4. That the development be substantially in accordance with the Site Plan 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 a residential dwelling 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, July 15<sup>th</sup>, 2015 were placed before the Committee for consideration.

*Moved by Peter Mertens*  
*Seconded by Fred Stoneman*

THAT the Minutes of the Wednesday, July 15<sup>th</sup>, 2015 meeting be approved as circulated.

CARRIED

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

THAT the Meeting adjourn.

CARRIED

The meeting adjourned at 9:44 a.m.

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Dated

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Chair