

## **Declarations of Pecuniary Interest**

### **Minor Variance Applications**

1. D13-A14-15 MARS CANADA INC. p. 1  
Lots 2 & 3, Concession 3,  
designated as Part 1 to 8, Plan 65R-9244,  
further designated as part of part 1, Plan 65R-13678  
285 Harry Walker Parkway North  
Town of Newmarket

### **Consent Applications**

2. D10-B03-15 WRIGHT, Andrew p. 11  
WRIGHT, Eloise  
MORRIS, Lenore  
Lot 25 and Part Lot 24, Plan 25  
292 & 296 Hamilton Street  
Town of Newmarket

### **New Business**

3. Minutes of the regular Meeting of the Committee held on Wednesday, August 19, 2015. p. 22

### **Adjournment**



**PLANNING AND BUILDING SERVICES**

**Town of Newmarket**

395 Mulock Drive

P.O. Box 328, STN Main

Newmarket, ON L3Y 4X7

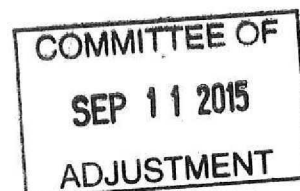
www.newmarket.ca

planning@newmarket.ca

T: 905.953.5321

F: 905.953.5140

**REPORT**



TO: Committee of Adjustment

FROM: Linda L. Traviss, MCIP, RPP  
Senior Planner – Development

DATE: September 8, 2015

RE: Application for Minor Variance **D13-A14-15**  
Lots 2 & 3, Concession 3, designated as  
Parts 1 to 8, Plan 65R-9244  
285 Harry Walker Parkway  
Made by: Mars Canada Inc.

**1. RECOMMENDATION:**

**That Minor Variance Application D13-A14-15 be approved subject to the following conditions:**

- a. that the variance pertains only to the request as submitted with the application;**
- b. that development be substantially in accordance with the sketch submitted with the application; and**
- c. that the Owner be advised that an Amending Site Plan Agreement will be required prior to the issuance of a building permit; and**
- d. that the applicant be advised that prior to the issuance of any building permit compliance will be required with the provisions of the Town's Tree Preservation, Protection, Replacement and Enhancement Policy and any items identified by the Town's Consulting Arborist.**

**2. APPLICATION:**

Application for Minor Variance has been submitted by the above-noted property owner to request relief from Section 6.5.2 Zone Standards of Zoning By-law Number 2010-40, as amended, to permit the existing building and a proposed new addition to have a maximum height of 12.5 metres, whereas the by-law permits a maximum height of 10.6 metres.

### **3. PLANNING CONSIDERATIONS:**

The above-described property is designated Business Park – Mixed Employment in the Town's Official Plan which was approved by the Region of York on May 29, 2008. The Official Plan permits manufacturing, processing, assembling, storage, warehousing, fabricating and wholesaling (except to the general public) of goods and materials. The proposed application would not conflict with the purpose and intent of the Official Plan.

The property is zoned Heavy Employment (EH) on Map Number 7 of Schedule 'A' to Zoning By-law Number 2010-40, as amended. "Light manufacturing" is a permitted use in the EH Zone. The By-law defines "light manufacturing" as "the use of buildings or structures primarily for the purpose of manufacturing, processing, fabrication, assembly, treatment, packaging, or distribution and incidental indoor storage of goods and materials and may include accessory sales of such products but does not include basic industrial processing from raw materials".

The original building was constructed in 1986 and an addition was added to the rear of the building in 1989. Both the original building and previous addition were constructed having a height of 11.78 metres although the previous zoning by-law also permitted a maximum building height of 10.6 metres. It appears that the matter of the additional height was an oversight at the time of permit review when the original building and subsequent addition were constructed.

The zoning by-law defines building height as the vertical distance between the average finished grade and on a flat roof, the highest point of the roof surface or parapet. Height is determined by averaging the heights measured at every location where there is a change in grade.

At this time the owner is proposing to construct a new two storey addition to the front of the existing building that will exceed the allowable height provisions of the by-law. Relief is being sought from the height requirements of the by-law which provide that the maximum building height allowed is 10.6 metres. The requested relief amounts to a difference of 1.9 metres in height.

There should be no adverse impact on adjacent properties if the variance is approved as the existing building and addition have existed beyond the limits of the zoning by-law since 1986 and 1989. The relief can be considered minor and should have negligible impact on adjacent properties given the proposed use.

Based on the above considerations, the proposed application appears to conform to the general intent and purpose of the Zoning By-law.

**4. OTHER CONSIDERATIONS:**

Development of the site to accommodate the proposed addition will be through the site plan approval process. An application for Amendment to Site Plan Approval has been submitted to the Town and is currently under review. The owner will be required to enter into an amending site plan agreement with the Town prior to the issuance of any building permit.

**5. OTHER COMMENTS:**

The application is subject to the provisions of the Town's Tree Preservation, Protection, Replacement and Enhancement Policy that was adopted by Council on October 12, 2004. The policy provides that all significant trees, as defined in the policy, and subject to a development application, may not be removed, injured, pruned or destroyed in any way without the approval of the Town. Significant trees that have been identified in a tree inventory which cannot be protected due to development constraints can be removed with the Town's approval, provided compensation is provided to the Town. Compensation may be in the form of aggregate inch replacement trees or financial payment.

The applicant has submitted with the application a report prepared by D. A. White Tree Care dated July 14, 2015 which identifies the trees that are to be protected and the trees that are proposed to be removed. The report has been forwarded to the Town's Consulting Arborist for review. If Committee were to approve the application, any conditions identified by the Town's Consulting Arborist would need to be addressed through the site plan approval process and prior to the issuance of a building permit for the proposed addition.

The Chief Building Official and the Senior Engineering Development Co-ordinator - ICI have offered no objections to the application.

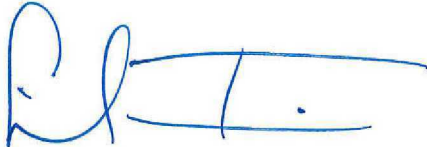
**6. CONCLUSIONS:**

The relief as requested:

- (1) appears to be minor in nature as the impact on adjacent properties will be minimal as the existing building has existed in its present form for a number of years;
- (2) conforms to the intent and purpose of the Official Plan and Zoning By-law as both documents contemplate manufacturing uses; and

- (3) does not adversely affect the character of the neighbourhood and is desirable for the appropriate development or use of the land, buildings or structures.

Respectfully submitted,



Linda L. Traviss, MCIP, RPP  
Senior Planner – Development

copy: Rachel Prudhomme, M.Sc., P.Eng., Director, Engineering Services

COMMITTEE OF  
SEP - 9 2015  
ADJUSTMENT

**Pelham, Kym**

**From:** Kevin Jarus <K.Jarus@lsrca.on.ca>  
**Sent:** September-09-15 1:27 PM  
**To:** Pelham, Kym  
**Subject:** RE: D10-B03-15 - 292 & 296 Hamilton Street and D13-A14-15 - 285 Harry Walker Parkway

Good afternoon Kym,

In the interest of expediency, please accept this email as our formal comments in relation to the subject applications:

D10-B03-15: We note that this property is not subject to Ontario Regulation 179/06 under the *Conservation Authorities Act*. As such, a permit will not be required prior to development occurring on the property. As such, and given our review of the proposal in light of the relevant provincial policies/plans, please note we have no further requirements or concerns with this proposal.

D13-A14-15: Again, we note that this property is not subject to Ontario Regulation 179/06 under the *Conservation Authorities Act*. Given our review of the proposal in light of the relevant provincial policies/plans, please note we have no further requirements or concerns with this proposal.

Should you have any questions please let me know.

Regards,



**Kevin Jarus, M.Pl.**  
Development Planner  
**LSRCA** 120 Bayview Parkway, Newmarket, Ontario L3Y 3W3  
905.895.1281 x 151 | 1.800.465.0437  
[K.JARUS@LSRCA.on.ca](mailto:K.JARUS@LSRCA.on.ca) | <http://www.LSRCA.on.ca>

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---

**From:** Pelham, Kym [<mailto:kpelham@newmarket.ca>]  
**Sent:** Wednesday, September 09, 2015 9:53 AM  
**To:** Kevin Jarus  
**Subject:** D10-B03-15 - 292 & 296 Hamilton Street and D13-A14-15 - 285 Harry Walker Parkway

Hi Kevin,

This is just a reminder that I will require LSRCA comments by noon tomorrow with regards to the above noted consent and minor variance applications.

Thanks  
Kym





**Kym Pelham, ACST**

Committee Secretary  
Planning and Building Services  
905-953-5300, press 2, ext. 2456  
905-953-5140 (fax)

[kpelham@newmarket.ca](mailto:kpelham@newmarket.ca)

[www.newmarket.ca](http://www.newmarket.ca)

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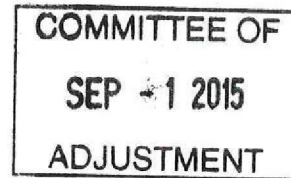
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## Pelham, Kym

---

**From:** Ewart, Brandon  
**Sent:** September-01-15 10:33 AM  
**To:** Pelham, Kym  
**Cc:** Bingham, Rick  
**Subject:** RE: 285 Harry Walker Parkway



Hi Kym,

Engineering Services has no objection to the proposed minor variance to permit a max. height of 12.5m.

Thank you,

Brandon.

---

**From:** Ewart, Brandon  
**Sent:** August-11-15 2:15 PM  
**To:** Pelham, Kym  
**Cc:** Bingham, Rick ([rbingham@newmarket.ca](mailto:rbingham@newmarket.ca))  
**Subject:** 285 Harry Walker Parkway

Hi Kym,

Engineering Services has no objection to the proposed minor variance to permit the existing and new addition to have a max. height of 12m, whereas the bylaw permits a max. height of 10.6m.

Thanks,



**Brandon Ewart B.A.Sc.**  
Senior Engineering Development Coordinator - ICI  
Engineering Services Department  
905-953-5300, press 2, ext. 2514  
905-953-5138 (fax)  
[bewart@newmarket.ca](mailto:bewart@newmarket.ca)  
[www.newmarket.ca](http://www.newmarket.ca)  
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Planning & Building Services  
Office of the Building Inspector  
TOWN OF NEWMARKET

395 Mulock Drive

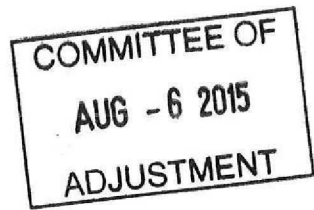
P.O. Box 328

Newmarket, ON L3Y 4X7

www.newmarket.ca

buildings@newmarket.ca

905.953-5300 ext. 2400



## MEMORANDUM

**TO:** Committee of Adjustment

**FROM:** David Potter, CBCO, B. Tech., MAATO  
Chief Building Official

**DATE:** August 6, 2015

**RE:** Application for Minor Variance

**File no:** D13-A14-15

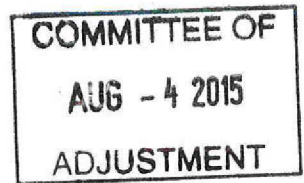
I have reviewed the above and have no objection to this application.

*David Potter*  
for David

**Pelham, Kym**

---

**From:** Hurst, Gabrielle <Gabrielle.Hurst@york.ca>  
**Sent:** August-04-15 4:11 PM  
**To:** Pelham, Kym  
**Subject:** RE: D13-A14-15 - 285 Harry Walker Parkway



Good Afternoon,

The Region of York has completed its review of the above Minor Variance Application and has no objection. Please contact me if you require additional information.

Regards,

**Gabrielle Hurst, MCIP. RPP. C.Tech** | Programs and Process Improvement  
1-877-464-9675 ext. 71538 | [gabrielle.hurst@york.ca](mailto:gabrielle.hurst@york.ca)

---

**From:** Bilkhu, Vick  
**Sent:** Saturday, August 01, 2015 11:56 AM  
**To:** Hurst, Gabrielle  
**Subject:** FW: D13-A14-15 - 285 Harry Walker Parkway

---

**From:** Pelham, Kym [<mailto:kpelham@newmarket.ca>]  
**Sent:** Thursday, July 30, 2015 8:05 AM  
**To:** Bilkhu, Vick  
**Subject:** D13-A14-15 - 285 Harry Walker Parkway

Hi Vick,

Please find attached the Notice of Application with regards to file D13-A14-15, together with a copy of the Application for your review and comments.

Could I please get your comments for Thursday, August 13, 2015.

Thanks  
Kym



**Kym Pelham, ACST**  
Committee Secretary  
Planning and Building Services  
905-953-5300, press 2, ext. 2456  
905-953-5140 (fax)  
[kpelham@newmarket.ca](mailto:kpelham@newmarket.ca)  
[www.newmarket.ca](http://www.newmarket.ca)  
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**PLANNING AND BUILDING SERVICES**

**Town of Newmarket**

395 Mulock Drive

P.O. Box 328, STN Main

Newmarket, ON L3Y 4X7

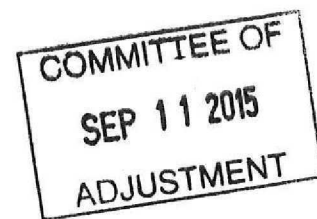
www.newmarket.ca

planning@newmarket.ca

T: 905.953.5321

F: 905.953.5140

**REPORT**



TO: Committee of Adjustment

FROM: Linda L. Traviss, MCIP, RPP  
Senior Planner - Development

DATE: September 9, 2015

RE: Application for Consent **D10-B03-15**  
Lot 25 and Part Lot 24, Plan 25  
292 and 296 Hamilton Street  
Made by: Andrew Wright, Eloise Wright & Lenore Morris

---

**RECOMMENDATIONS**

- 1. That Consent Application D10-B03-15 be approved subject to the Owner providing three white prints of a deposited reference plan of survey to conform substantially with the application as submitted.**

**COMMENTS**

**1. APPLICATION**

An application for Consent has been submitted by Andrew Wright, Eloise Wright and Lenore Morris, the owners of the above noted property. The purpose of the consent application is to convey the subject lands indicated as "A" on the attached sketch for residential purposes and to retain the land marked "B" on the attached sketch for residential purposes.

The lands are located on the west side of Hamilton Street mid-block between Gorham Street and Pearson Street. The parcel is generally rectangular in shape and has a frontage of 30.48 metres on Hamilton Street. The consent, if granted, would create two lots having frontages on Hamilton Street.

The subject lands and remaining lands each contain a detached dwelling unit. The use on the subject lands will remain a detached dwelling. The remaining lands will also be used for a detached dwelling.

## **2. PLANNING CONSIDERATIONS**

The land to be severed and the retained lands are designated Stable Residential in the Town's Official Plan which was approved by the Region of York on May 29, 2008. The Plan permits single-detached and semi-detached dwellings. In considering the consent application, regard has been given to the consent policies of Section 16.1.5 of the Official Plan. Therefore, the proposed application would not conflict with the purpose and intent of the Official Plan.

The owners are proposing to convey approximately 0.0678 ha from the northerly portion of the property in order to create a new lot which will continue as a detached residence, municipally known as 292 Hamilton Street and to retain the remaining parcel of approximately 0.068 ha, municipally known as 296 Hamilton Street, which will also continue as a detached residence. The applicant has advised that the two dwellings have existed on the one lot since the 1950's. The consent application is to create two separate parcels.

The subject lands (292 Hamilton Street) and the remaining lands (296 Hamilton Street) are zoned Residential Detached Dwelling 15m (R1-D) on Map Number 14 of Schedule "A" of By-law Number 2010-40, as amended. Both parcels appear to comply with the minimum lot frontage and minimum lot area requirements of the By-law along with the standards relating to setbacks and lot coverage.

The resultant lot pattern would be deemed compatible with the surrounding lot sizes and patterns and would create two lots that would conform to the provisions of the current zoning by-law.

The land uses surrounding the subject and remaining lands are generally residential uses, i.e. detached dwellings. The existing detached dwellings on the subject and remaining lands are permitted uses and are compatible with the surrounding uses.

If the subject consent application is approved, it would be possible to facilitate the creation of two separate land parcels each containing an existing detached residential dwelling.

## **3. OTHER COMMENTS**

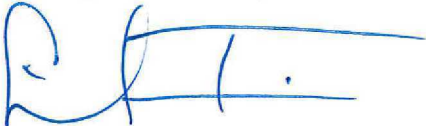
The Chief Building Official has offered no objection to the proposed consent application.

As of the time of writing this reports comments had not been received from the Senior Engineering Development Co-ordinator – Residential. If there are comments, they will be provided under separate cover.

#### 4. CONCLUSIONS

The proposed application for consent would conform to the purpose and intent of the Official Plan and the Zoning By-law. The consent would not adversely affect the character of the neighbourhood and is desirable for the appropriate development and land use.

Respectfully submitted,



Linda L. Traviss, MCIP, RPP  
Senior Planner – Development

copy: Rachel Prudhomme, M.Sc., P.Eng., Director, Engineering Services





**DEVELOPMENT AND INFRASTRUCTURE SERVICES - ENGINEERING SERVICES**

**Town of Newmarket**

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T: 905 895.5193

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COMMITTEE OF

SEP 10 2015

ADJUSTMENT

**M E M O R A N D U M**

TO: R. Nethery, B.E.S., MCIP, RPP, Director of Planning

FROM: V. Klyuev, B.A., C.E.T., Senior Engineering Development Coordinator – Residential

DATE: September 9, 2015

RE: Application for Consent  
File Number: D10-B03-15  
Wright, Andrew  
Wright, Eloise  
Morris, Lenore  
Lot 25 and Part Lot 24, west side of Hamilton Street, Plan 25  
292 & 296 Hamilton Street  
Town of Newmarket

We herein acknowledge receipt of the Notice of Application for Consent for the above noted properties.

We have reviewed the application and supporting documentation and have no objection to the Notice of Application for Consent. We advise that both buildings have been constructed, including the construction of driveways; we also advise that municipal services have been provided to each property.

Should you have any questions please contact the undersigned.

Sincerely,

**ENGINEERING SERVICES**

A blue ink signature of V. Klyuev.

V. Klyuev, B.A., C.E.T.  
Senior Engineering Development Coordinator – Residential

File No: VK028M

COPY: R. Bingham, C.E.T., Manager of Engineering and Technical Services  
File digital and hardcopy

**Pelham, Kym**

**From:** Della Mora, Dan (MTO) <Dan.DellaMora@ontario.ca>  
**Sent:** September-09-15 4:23 PM  
**To:** Pelham, Kym  
**Subject:** MTO Comments - Notice of Application for Consent - D10-B03-15

COMMITTEE OF  
SEP -9 2015  
ADJUSTMENT

Good Afternoon,

MTO Corridor Management Section has reviewed the above-referenced Notice of Application for Consent. Please be advised that the subject land is located outside of MTO's Permit Control Area.

Regards,

Dan

**Dan Della Mora | Corridor Management Planner**

Corridor Management Section | Central Region | Ministry of Transportation  
7th Floor, Building D | 1201 Wilson Ave. | Downsview, ON | M3M 1J8  
Tel: 416-235-4081 | Fax: 416-235-4267  
Email: Dan.DellaMora@ontario.ca

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**Pelham, Kym**

COMMITTEE OF

SEP - 9 2015

ADJUSTMENT

**From:** Kevin Jarus <K.Jarus@lsrca.on.ca>  
**Sent:** September-09-15 1:27 PM  
**To:** Pelham, Kym  
**Subject:** RE: D10-B03-15 - 292 & 296 Hamilton Street and D13-A14-15 - 285 Harry Walker Parkway

Good afternoon Kym,

In the interest of expediency, please accept this email as our formal comments in relation to the subject applications:

D10-B03-15: We note that this property is not subject to Ontario Regulation 179/06 under the *Conservation Authorities Act*. As such, a permit will not be required prior to development occurring on the property. As such, and given our review of the proposal in light of the relevant provincial policies/plans, please note we have no further requirements or concerns with this proposal.

D13-A14-15: Again, we note that this property is not subject to Ontario Regulation 179/06 under the *Conservation Authorities Act*. Given our review of the proposal in light of the relevant provincial policies/plans, please note we have no further requirements or concerns with this proposal.

Should you have any questions please let me know.

Regards,



**Lake Simcoe Region**  
conservation authority

**Kevin Jarus, M.P.I.**

Development Planner

**LSRCA** 120 Bayview Parkway, Newmarket, Ontario L3Y 3W3

905.895.1281 x 151 | 1.800.465.0437

[K.JARUS@LSRCA.on.ca](mailto:K.JARUS@LSRCA.on.ca) | <http://www.LSRCA.on.ca>

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**From:** Pelham, Kym [<mailto:kpelham@newmarket.ca>]  
**Sent:** Wednesday, September 09, 2015 9:53 AM  
**To:** Kevin Jarus  
**Subject:** D10-B03-15 - 292 & 296 Hamilton Street and D13-A14-15 - 285 Harry Walker Parkway

Hi Kevin,

This is just a reminder that I will require LSRCA comments by noon tomorrow with regards to the above noted consent and minor variance applications.

Thanks  
Kym



**Kym Pelham, ACST**

Committee Secretary  
Planning and Building Services  
905-953-5300, press 2, ext. 2456  
905-953-5140 (fax)

[kpelham@newmarket.ca](mailto:kpelham@newmarket.ca)

[www.newmarket.ca](http://www.newmarket.ca)

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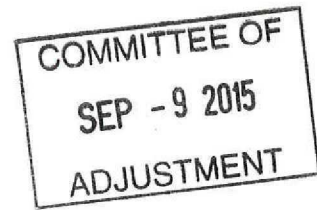
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**Pelham, Kym**

---

**From:** Hurst, Gabrielle <Gabrielle.Hurst@york.ca>  
**Sent:** September-09-15 11:10 AM  
**To:** Pelham, Kym  
**Subject:** Consent Application: D10-B03-15



Good Morning Kym,

The Region of York has reviewed the consent application for the properties located at 292 and 296 Hamilton Street and has no objection. Please contact me if you require any additional information.

*Gabrielle*

**Gabrielle Hurst, MCIP. RPP. C.Tech** | Programs and Process Improvement Section of the Planning and Economic Development Branch | Corporate Services

-----  
The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1

☎ 1-877-464-9675 ext. 71538 | [gabrielle.hurst@york.ca](mailto:gabrielle.hurst@york.ca) | [www.york.ca](http://www.york.ca)

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Office of the Building Inspector  
TOWN OF NEWMARKET

395 Mulock Drive

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Newmarket, ON L3Y 4X7

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buildings@newmarket.ca

905.953-5300 ext. 2400

## MEMORANDUM



**TO:** Committee of Adjustment

**FROM:** David Potter, CBCO, B. Tech., MAATO  
Chief Building Official

**DATE:** September 9, 2015

---

**RE:** Application for Consent

**File no:** D10-B03-15

I have reviewed the above and have no comment at this time.

A handwritten signature in cursive script, appearing to read "D. Potter".  
David



SEP - 9 2015

ADJUSTMENT

**Pelham, Kym**

**From:** Vitumbiko.Mhango@HydroOne.com on behalf of LandusePlanning@HydroOne.com  
**Sent:** September-09-15 9:49 AM  
**To:** Pelham, Kym  
**Subject:** Town of Newmarket (292 and 296 Hamilton Street) Consent to Sever Circulation No. D10-B03-15

Consent to Sever Circulation No. D10-B03-15

We have reviewed the documents concerning the above noted Application for Consent and have no comments or concerns at this time.

Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.

For proposals affecting 'Low Voltage Distribution Facilities' please consult your local area Distribution Supplier.

(Where Hydro One is the Distribution Supplier the Owner/Applicant should contact the closest Hydro One office).

If you have any questions please call me at the number below.

Thank you.

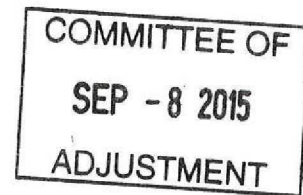
Dennis De Rango  
Specialized Services Team Lead  
905-946-6237

**Please note that Hydro One accepts planning circulations by email at [landuseplanning@Hydroone.com](mailto:landuseplanning@Hydroone.com)**

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September 8, 2015



Town of Newmarket  
395 Mulock Dr.  
Newmarket, Ontario  
L3Y 4X7

**Attention:** Kym Pelham

**Re:**           **File No.:**       D10-B03-15  
                 **Applicant:**   Wright, Andrew/Eloise & Morris, Lenore  
                 **Location:**   292 & 296 Hamilton St

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Dear Ms. Pelham:

Thank you for your letter. Rogers Communications appreciates the opportunity to review and comment on future development within the Town of Newmarket.

We have reviewed the proposed area and do not have any comments or concerns at this time.

Should you have any questions or require further information, please do not hesitate to contact me at 905-780-7018.

Sincerely,

A handwritten signature in black ink, appearing to read 'Lily Apa'.

Lily Apa  
Planning Coordinator  
[lily.apa@rci.rogers.com](mailto:lily.apa@rci.rogers.com)

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