

The meeting of the Committee of Adjustment was held on Wednesday, October 21st, 2015 at 9:30 a.m. in the Council Chambers at 395 Mulock Drive, Newmarket.

Members Present: Gino Vescio, Chair
Ken Smith, Member
Peter Mertens, Member
Elizabeth Lew, Member
Betty Dykstra, Alternate 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 APPLICATIONS

**D13-A15-15 SHERMAN, John
SHERMAN, Janet
Part Lot 42, Plan 314
752 Arthur Street
Town of Newmarket**

John and Janet Sherman of 406 Roywood Crescent, NEWMARKET, ON L3Y 1A5, addressed the Committee and provided the following comments:

- have reviewed the staff report and agree with the recommendations and conclusions
- there will be minimal impact
- asking for approval from the Committee

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

1. Report from Linda Traviss, Senior Planner - Development dated October 7, 2015;
2. Memorandum from V. Klyuev, Senior Engineering Development Coordinator - Residential dated October 8, 2015;

3. E-mail from Kevin Jarus, Development Planner, Lake Simcoe Region Conservation Authority dated October 13, 2015;
4. Comments from David Potter, Chief Building Official dated October 16, 2015;
5. E-mail from Vick Bilkhu, Development Review Coordinator, Community Planning, Transportation and Community Planning Department, The Regional Municipality of York dated October 6, 2015;
6. 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 October 13, 2015;
7. Letter from Margaret Ann Storry of 748 Arthur Street, NEWMARKET, ON L3Y 1S3 received October 14, 2015;
8. Letter from Henry John & Jean Soares of 754 Arthur Street, NEWMARKET, ON L3Y 1S3 dated October 9, 2015; and
9. Letter from C. White & C. Burkley of 766 Arthur Street, NEWMARKET, ON L3Y 1S3 dated October 14, 2015.

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

*Moved by Peter Mertens
Seconded by Betty Dykstra*

THAT Minor Variance Application D13-A15-15 be approved, subject to the following conditions:

1. that the variances pertain only to the request as submitted with the application;
2. that development be substantially in accordance with the sketch submitted with the application; and
3. 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 the items identified by the Town's Consulting Arborist in a report dated September 14, 2015.

as the Minor Variance Application:

- (1) appears to be minor in nature as the impact on adjacent properties will be negligible;
- (2) conforms to the general intent and purpose of the Official Plan and Zoning Bylaw as both documents permit detached dwellings; and
- (3) does not adversely affect the character of the neighbourhood as the use is permitted and normally contemplated as part of a detached dwelling and is desirable for the appropriate development or use of the land, buildings or structures.

CARRIED

**D13-A18-15 TULLOCH, Alson
TULLOCH, Sheika
Lot 18, Plan 65M-3722
376 Woodspring Avenue
Town of Newmarket**

James Faber of 2716 Bovaird Drive West, BRAMPTON, ON L7A 0H2, addressed the Committee and provided the following comments:

- Ken Faber is the agent on the application, however, he was not able to attend the meeting, therefore, his son is acting on his behalf
- applicants would like to build a small sunroom 10' by 12'.

Ken Smith inquired if anyone had spoken to the neighbour behind the property and Mr. Faber advised that he was not sure if his father had spoken to them.

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

1. Report from Meghan White, Planner dated October 15, 2015;
2. Memorandum from V. Klyuev, Senior Engineering Development Coordinator - Residential dated October 8, 2015;
3. E-mail from Kevin Jarus, Development Planner, Lake Simcoe Region Conservation Authority dated October 13, 2015;
4. Comments from David Potter, Chief Building Official dated October 6, 2015;
5. E-mail from Vick Bilkhu, Development Review Coordinator, Community Planning, Transportation and Community Planning Department, The Regional Municipality of York dated October 2, 2015; and
6. 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 October 5, 2015.

There were no comments from the public on this application.

***Moved by Ken Smith
Seconded by Elizabeth Lew***

THAT Minor Variance Application D13-A18-15 be approved, subject to the following conditions:

1. That the variance pertains only to the requests as submitted with the application; and
2. That the development be substantially in accordance with the sketch 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 residential uses on the property; and

- (3) does not adversely affect the character of the neighbourhood and is considered a desirable development of the lot.

CARRIED

**D13-A19-15 STORK, Trina J.
Lot 1, Plan 438
216 Avenue Road
Town of Newmarket**

Trina Stork of 216 Avenue Road, NEWMARKET, ON L3Y 1N7, addressed the Committee and provided the following comments:

- single storey bungalow on a corner lot
- wish to build a detached garage on west side of the property
- need relief from zoning bylaw to build the garage
- have spoken to the neighbour that would be impacted and they have no issues

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

1. Report from Meghan White, Planner dated October 15, 2015;
2. Memorandum from V. Klyuev, Senior Engineering Development Coordinator - Residential dated October 8, 2015;
3. E-mail from Kevin Jarus, Development Planner, Lake Simcoe Region Conservation Authority dated October 5, 2015;
4. Comments from David Potter, Chief Building Official dated October 6, 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 October 5, 2015; and
6. E-mail from Sonia and Robert Colhoun of 193 Avenue Road, NEWMARKET, ON L3Y 1N5 dated October 5, 2015.

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

***Moved by Elizabeth Lew
Seconded by Ken Smith***

THAT Minor Variance Application D13-A19-15 be approved, subject to the following conditions:

1. That the variance pertains only to the requests as submitted with the application;
2. 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 with the items identified by the Town's Consulting Arborist in a report dated September 14, 2015; and
3. That the development be substantially in accordance with the sketch 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 residential uses 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, September 16th, 2015 were placed before the Committee for consideration.

Moved by Peter Mertens
Seconded by Ken Smith

THAT the Minutes of the Wednesday, September 16th, 2015 meeting be approved as circulated.

CARRIED

Moved by Betty Dykstra
Seconded by Peter Mertens

THAT the Meeting adjourn.

CARRIED

The meeting adjourned at 9:45 a.m.

Dated

Chair