



Town of Newmarket

Agenda

Committee of Adjustment

Date: June 23, 2021
Time: 9:30 AM
Location: Electronic VIA ZOOM
See How to Login Guide

	Pages
1. Public Notice	1
At this time, the Municipal Offices remain closed to the public. This meeting will be streamed live at newmarket.ca/meetings .	
2. Conflict of Interest Declarations	
3. Appeals	
Nil	
4. Approval of Minutes	
4.1. Minutes of the regular hearing held on Wednesday, May 19th, 2021	4
5. Items	
5.1. Consent Application D10-B03-21	13
Rionew Holdings Inc.	
17810 Yonge Street, Town of Newmarket	
PART LOT 97 CON 1 WYS EAST GWILLIMBURY, PARTS 3, 6 & 7 65R18629, EXCEPT PARTS 1 & 2 EXPROP PLAN YR2594369; S/T A64849A & T/W R718539; S/T EG15326, EG15329; T/W EASEMENT OVER PART LOT 98 CON 1 WYS, PARTS 4 & 6 65R24287 & PARTS 13 & 14 65R19686 AS IN YR8512.	
5.2. Consent Application D10-B04-21	25

Riokim Holdings(Ontario) Inc.

1111 Davis Drive, Town of Newmarket

PT LT 1 CON 3 EAST GWILLIMBURY PT 1 65R4683; PTS 1 TO 3
65R475;

EXCEPT PTS 1 TO 8 65R10905; S/T R637834 T/W R637835 ; S/T
R692477 NEWMARKET

- 5.3. Consent Application D10-B05-21 37

Di Rezze, Giovanni

90 Howard Road, Town of Newmarket

LT 75 PL 385 EAST GWILLIMBURY; TOWN OF NEWMARKET

- 5.4. Minor Variance Application D13-A18-21 47

Di Rezze, Giovanni

90 Howard Road, Town of Newmarket

LT 75 PL 385 EAST GWILLIMBURY; TOWN OF NEWMARKET

- 5.5. Minor Variance Application D13-A19-21 54

Di Rezze, Giovanni

0 Howard Road, Town of Newmarket

LT 75 PL 385 EAST GWILLIMBURY; TOWN OF NEWMARKET

6. Adjournment

Town of Newmarket

How to attend an Electronic Advisory Committee or Board Meeting

As all Town facilities remain closed to the public, members of the public can attend an electronic Advisory Committee or Board Meeting by joining via ZOOM.

These instructions are for the public, not Committee or Board Members.

Meeting: Committee of Adjustment
Date: Wednesday, June 23rd, 2021 at 9:30 AM
Location: Electronic VIA ZOOM Meeting

How to Join the Meeting by laptop, tablet, iPad, phone or computer:

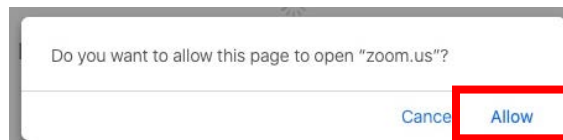
1

Click the link to the ZOOM Meeting below:

<https://townofnewmarket.zoom.us/j/97826018551?pwd=QXgwbi9vemVwdnFTeGdSTEthTmJnZz09>

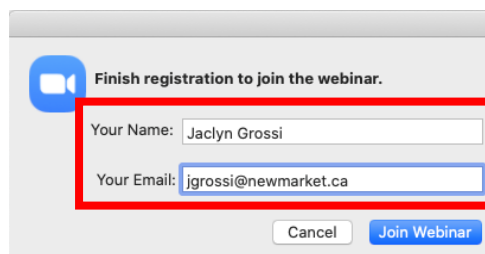
2

The link will open in your browser and the following pop-up will appear, click "Allow"



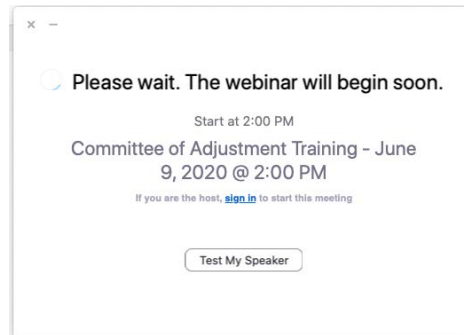
3

Type your First and Last name into the "Your Name" field and type your email into the "Your Email" field. Then click "Join Webinar".

A screenshot of a Zoom registration form. The title is "Finish registration to join the webinar." Below the title are two input fields: "Your Name:" with the text "Jaclyn Grossi" and "Your Email:" with the text "jgrossi@newmarket.ca". Both input fields are highlighted with a red rectangular box. At the bottom of the form are two buttons: "Cancel" and "Join Webinar".

4

The following pop-up window will appear, and you will join the meeting when it begins.



5

When the meeting begins you will be able to see the Committee or Board Members and Staff who are attending the meeting.

How to Join the Meeting by telephone:

1

Dial one of the numbers below:

647-374-4685 or
647-558-0588

2

Follow the telephone prompts and input the following information:

Webinar ID: 978 2601 8551 followed by #

There is no Participant ID, just press #

Passcode: 400059 followed by #

You will be placed in a “waiting room” until the meeting begins

3

Once the meeting begins, the telephone operator will advise that you have joined as an attendee.

Technical Tips

- ✓ **You will be attending the meeting in “listen only mode” (i.e., without your video or audio on, until you are invited to speak/offer comment)**
- ✓ If you cannot connect, check your internet connection by going to another website (such as www.newmarket.ca) - If the internet is not working on other sites, you may need to reboot your device or modem



If your screen freezes, try to refresh or you may need to disconnect from the meeting and then reconnect using the link above

- ✓ If you get disconnected, rejoin the meeting using the link above



Town of Newmarket

Minutes

Committee of Adjustment

Date: Wednesday, May 19, 2021

Time: 9:30 AM

Location: Electronic VIA ZOOM
See How to Login Guide

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

Staff Present: Patricia Cho, Planner
Devon Morton, Secretary-Treasurer
Janany Nagulan, Planner

1. **Public Notice**

The Chair gave notice.

2. **Conflict of Interest Declarations**

No conflicts declared by the Committee.

3. **Appeals**

None.

4. **Approval of Minutes**

4.1 **Minutes of the regular hearing held on Wednesday, April 21st, 2021**

The Committee accepted the Minutes of the April 21st, 2021 hearing.

5. **Deferred Applications**

5.1 Minor Variance Application D13-A13-21

The applicant is proposing a sunroom addition to the existing residential dwelling. The following relief is requested from Zoning By-law 2010-40, as amended:

1. Relief from Exception 123, Development Standards (c), to permit a maximum lot coverage of 41.6% whereas the By-law requires a maximum lot coverage of 37%.
2. Relief from Section 6.2.2 Zone Standards to permit a 1.2 m interior side yard whereas the By-law requires a 1.8 m interior side yard for structures up to 5.7 m in Building Height.

Mr. Shih indicated he will be representing Minor Variance application D13-A13-21.

Mr. Shih questioned the reason for continued deferral of the application.

The Planner, Patricia Cho, explained lot grading had not yet been confirmed.

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

1. Planning Report from Patricia Cho, Planner, dated April 16th, 2021.
2. Memorandum from Sepideh Majdi, Manager, Development Engineering, Town of Newmarket, dated April 14th, 2021.
3. Email correspondence from David Potter, Chief Building Official, Town of Newmarket, dated April 8th, 2021.
4. Email correspondence from Gabrielle Hurst, Community Planning and Development Services, Region of York, dated April 11th, 2021.
5. Peer Review, Urban Forest Innovations, dated April 13th, 2021.

Moved by: Seyedmohsen Alavi, Member

Seconded by: Peter Mertens, Member

That Minor Variance Application D13-A13-2021 be deferred until Engineering Services has received certification of lot grading.

Carried

6. Items

6.1 Minor Variance Application D13-A14-21

The applicant is proposing construction of new, semi-detached dwellings. The following relief is requested from Zoning By-law 2010-40, as amended:

1. Relief from Section 6.2.2 Zone Standards to permit a 4.0 m front yard whereas the By-law requires a 4.5 m front yard.

Mr. Sovig indicated he will be representing Minor Variance application D13-A14-21 as the Authorized Agent.

Mr. Sovig explained the extent of the relief requested.

Mr. Vescio questioned why the matter was before the Committee again.

Mr. Sovig indicated there was an oversight during the initial review process.

The Committee had no further question or comment.

The Public had no further question or comment.

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

1. Planning Report from Patricia Cho, Planner, dated May 14th, 2021.
2. Memorandum from Sepideh Majdi, Manager, Development Engineering, Town of Newmarket, dated May 12th, 2021.
3. Email correspondence from David Potter, Chief Building Official, Town of Newmarket, dated May 13th, 2021.
4. Email correspondence from Gabrielle Hurst, Planning and Economic Development Services, Region of York, dated May 6th, 2021.

Moved by: Peter Mertens, Member

Seconded by: Elizabeth Lew, Member

That Minor Variance Application D13-A14-2021 be approved, subject to the following conditions:

- i. **That the variance pertains only to the request as submitted with the application;**
- ii. **That the development be substantially in accordance with the information submitted with the application; and,**

- iii. **That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.**

The relief as requested:

- 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 desirable for the appropriate development of the lot.**

Carried

6.2 Minor Variance Application D13-A15-21

The applicant is proposing the addition of an 'Accessory Dwelling Unit' within the existing residential dwelling. The following relief is requested from Zoning By-law 2010-40, as amended:

- 1. Relief from Section 5.3.1 Minimum Off-Street Parking Requirements to permit one (1) parking space for an Accessory Dwelling Unit to be provided within the existing garage whereas the By-law requires parking spaces be provided exterior to any garage

Mr. Qureshi indicated he will be representing Minor Variance application D13-A15-21.

Mr. Qureshi explained the extent of the relief requested.

Mr. Mertens questioned if the existing dwelling is owner occupied.

Mr. Qureshi indicated the existing dwelling is owner occupied.

Ms. Lew questioned if the neighbors had expressed any opposition.

Mr. Qureshi indicated no opposition had been demonstrated.

The Committee had no further question or comment.

The Public had no further question or comment.

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

1. Planning Report from Janany Nagulan, Planner, dated May 14th, 2021.
2. Memorandum from Sepideh Majdi, Manager, Development Engineering, Town of Newmarket, dated May 12th, 2021.
3. Email correspondence from David Potter, Chief Building Official, Town of Newmarket, dated May 13th, 2021.
4. Email correspondence from Gabrielle Hurst, Planning and Economic Development Services, Region of York, dated May 6th, 2021.

Moved by: Ken Smith, Member

Seconded by: Seyedmohsen Alavi, Member

That Minor Variance Application D13-A15-21 be approved, subject to the following conditions:

1. **That the variance pertains only to the request as submitted with the application; and,**
2. **That one space in the garage be reserved for the purpose of required parking and for no other use;**
3. **That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.**

The relief as requested:

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 desirable for the appropriate development of the lot.**

Carried

6.3 Minor Variance Application D13-A16-21

The applicant is proposing the addition of an 'Accessory Dwelling Unit' within the existing residential dwelling. The following relief is requested from Zoning By-law 2010-40, as amended:

1. Relief from Section 5.3.1 Minimum Off-Street Parking Requirements to permit one (1) parking space for an Accessory Dwelling Unit to be provided within the existing garage whereas the By-law requires parking spaces be provided exterior to any garage.

Mr. Hassani indicated he will be representing Minor Variance application D13-A16-21.

Mr. Hassani explained the extent of the relief requested.

Ms. Lew questioned what the garage was currently being used for.

Mr. Hassani indicated the garage was currently being used for parking.

The Committee had no further question or comment.

The Public had no further question or comment.

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

1. Planning Report from Patricia Cho, Planner, dated May 14th, 2021.
2. Memorandum from Sepideh Majdi, Manager, Development Engineering, Town of Newmarket, dated May 12th, 2021.
3. Email correspondence from David Potter, Chief Building Official, Town of Newmarket, dated May 13th, 2021.
4. Email correspondence from Gabrielle Hurst, Planning and Economic Development Services, Region of York, dated May 6th, 2021.

Moved by: Seyedmohsen Alavi, Member

Seconded by: Peter Mertens, Member

That Minor Variance Application D13-A16-2021 be approved, 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 failure to comply with and maintain the conditions of the Committee shall render the approval null and void.**

The relief as requested:

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 desirable for the appropriate development of the lot.**

Carried

6.4 Minor Variance Application D13-A17-21

The applicant is proposing construction of a new, detached, 2-car garage. The following relief is requested from Zoning By-law 2010-40, as amended:

1. Relief from Section 4.1.2 Accessory Buildings and Structures to permit a maximum total lot coverage for accessory structures of 89.11% of the ground floor whereas the By-law requires a maximum total lot coverage for accessory structures of 75% of the ground floor.

Ms. Rogano indicated she will be representing Minor Variance application D13-A17-21 as the Authorized Agent.

Ms. Rogano explained the extent of the relief requested.

Mr. Vescio questioned the use of the garage.

Ms. Rogano indicated the garage would be used for storage of recreational vehicles.

The Committee had no further question or comment.

The Public had no further question or comment.

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

1. Planning Report from Patricia Cho, Planner, dated May 14th, 2021.
2. Memorandum from Sepideh Majdi, Manager, Development Engineering, Town of Newmarket, dated May 12th, 2021.
3. Email correspondence from David Potter, Chief Building Official, Town of Newmarket, dated May 13th, 2021.
4. Email correspondence from Gabrielle Hurst, Planning and Economic Development Services, Region of York, dated May 6th, 2021.

5. Letter of Support, Helen Alicandri, 243 Pine Street, Newmarket, ON, dated May 17th, 2021.

Moved by: Elizabeth Lew, Member

Seconded by: Ken Smith, Member

That Minor Variance Application D13-A17-21 be approved, subject to the following conditions:

1. **That the variance pertains only to the request as submitted with the application; and,**
2. **That the development be substantially in accordance with the information submitted with the application; and,**
3. **That the applicant submits a sealed grading plan designed and stamped by a P.Eng of Ontario to the Town, complying with the Town standards for grading and drainage requirements; and,**
4. **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**
5. **That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.**

The relief as requested:

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 desirable for the appropriate development of the lot.**

Carried

7. Adjournment

The meeting was adjourned.

Moved by: Peter Mertens, Member

Seconded by: Elizabeth Lew, Member

That the meeting be adjourned.

Carried

Chair

Secretary-Treasurer

Date


PLANNING AND BUILDING SERVICES

Town of Newmarket www.newmarket.ca
 395 Mulock Drive planning@newmarket.ca
 P.O. Box 328, STN Main
 Newmarket, ON L3Y 4X7

T: 905.953.5321
 F: 905.953.5140

Planning Report

To: Committee of Adjustment

From: Patricia Cho
Planner

Date: June 23, 2021

Re: Application for Consent - **D10-B03-21**
 17810 Yonge Street
 Made by: Rionew Holdings Inc.

1. Recommendations

That Consent Application D10-B03-21 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. a copy of the fully executed lease regarding the subject lands; and
 - iii. three white prints of a deposited reference plan showing the subject land, which conforms substantially to the application as submitted.
- b. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

2. Subject Lands

This application pertains to the property described by the legal description below:

PART LOT 97 CON 1 WYS EAST GWILLIMBURY, PARTS 3, 6 & 7 65R18629, EXCEPT PARTS 1 & 2 EXPROP PLAN YR2594369; S/T A64849A & T/W R718539; S/T EG15326, EG15329; T/W EASEMENT OVER PART LOT 98 CON 1 WYS, PARTS 4 & 6 65R24287 & PARTS 13 & 14 65R19686 AS IN YR8512.

3. Application

The lands are located on the west side of Yonge Street, north of Dawson Manor Boulevard (Staples plaza). The proposed consent seeks the approval of Committee of a lease with a period of 21 years or greater, as the Planning Act requires a consent for the creation of any interest in land with a period of 21 years or greater. If granted, the proposed consent would allow the extension of the existing lease for a period of 21 years or greater.

The lands to be leased are known as 17810 Yonge Street (outlined in red on the sketch attached to the application) and is approximately 11,037.5 m² in area. The building is located towards the west corner of the lot currently occupied by a Staples (office supply store). The lands to be retained constitute the balance of the property and are addressed: 17820 and 17830 Yonge Street and 75 and 79 Dawson Manor Boulevard, where there are currently commercial buildings and a restaurant.

4. Planning Considerations – Consent

Conformity with the Official Plan

The subject lands are designated “Urban Centre” in the Town’s Official Plan and Mixed Use in the Urban Centres Secondary Plan. This designation permits a mix of uses including commercial, office, residential, employment, recreational and institutional. Commercial uses include retail stores, service shops, restaurants, and office. No division of land or physical change to the site is proposed through this application. The proposed application for consent would not conflict with the purpose and intent of the Official Plan or Secondary Plan.

Conformity with the Zoning By-law

The subject lands are zoned Mixed Use Zone (MU-1) by By-law Number 2019-06. This zone permits a retail store such that currently exists on the proposed lands to be leased. The lands to be retained include a multi-unit commercial building and a restaurant which are also permitted within the MU-1 zone.

5. Other comments

Tree protection

The application is to permit the lease agreement for the subject property, and therefore, no physical changes are proposed for the subject lands.

Heritage

The lands to be leased, 17810 Yonge Street, is not listed or designated under the *Ontario Heritage Act*. The lands to be retained, 75 and 79 Dawson Manor Boulevard are designated under the *Ontario Heritage Act*. A heritage permit would not be required as the application for consent is for 17810 Yonge Street and there is no physical change to the site.

Commenting agencies and departments

The Chief Building Official has no comment with regard to this application.

Engineering Services has no objection to the application.

The Regional Municipality of York has no comment with regard to this application.

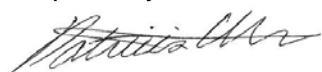
Effect of public input

No public input was received as of the date of writing this report.

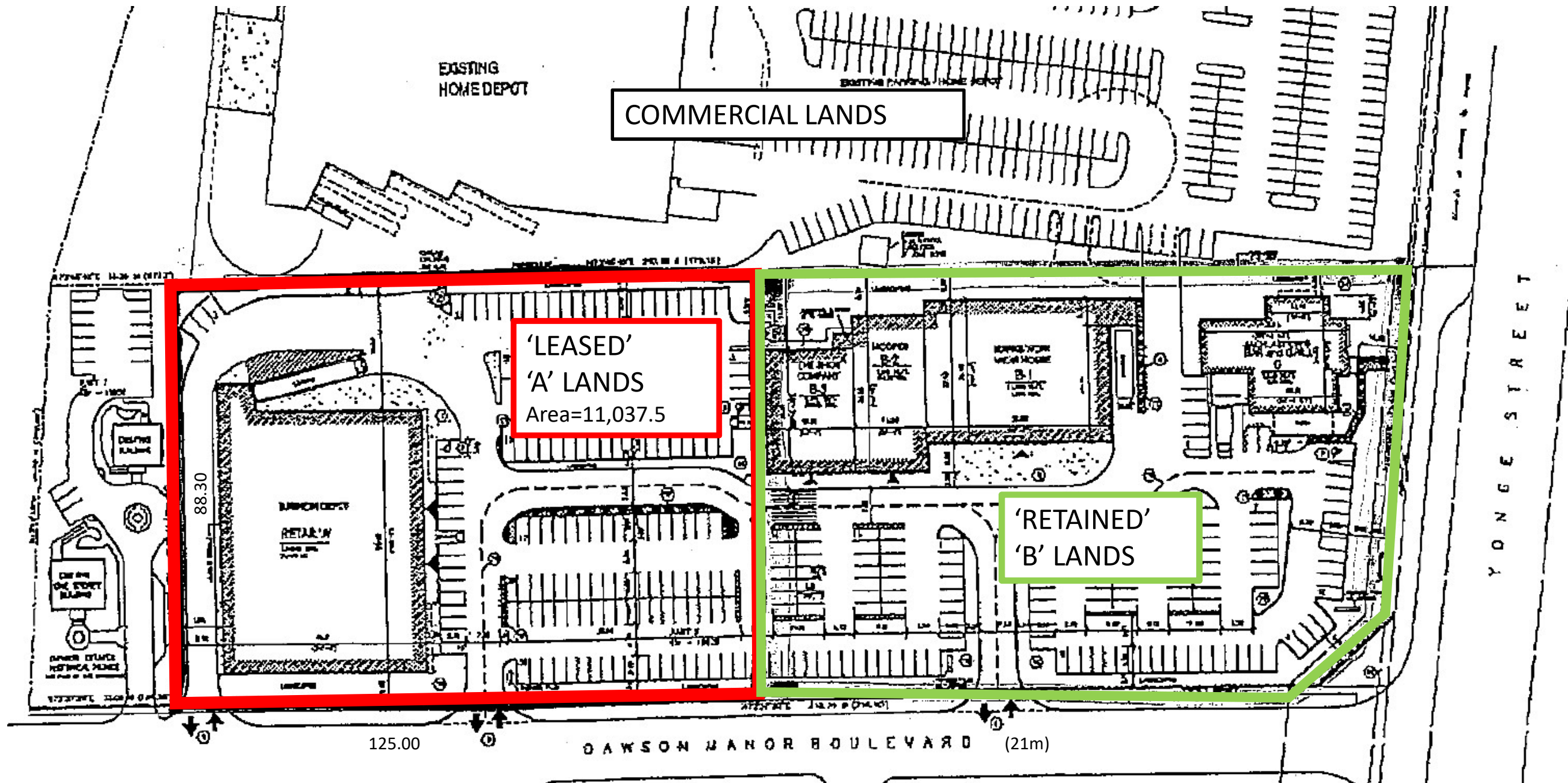
6. Conclusions

The consent meets the relevant requirements of the Official Plan and Zoning By-law, and is recommended to be granted subject to conditions.

Respectfully,



Patricia Cho
Planner



Morton, Devon

From: Potter, David
Sent: June 7, 2021 3:03 PM
To: Morton, Devon
Cc: Larmer, Jennifer
Subject: RE: Committee of Adjustment - Notice of Application Circulation (June 23rd, 2021)

Please see below comments.

Dave

From: Morton, Devon <dmorton@newmarket.ca>
Sent: June 4, 2021 11:12 AM
To: Taylor, John <jtaylor@newmarket.ca>; Woodhouse, Victor <vwoodhouse@newmarket.ca>; Kwapis, Bob <bkwapis@newmarket.ca>; Bisanz, Christina <cbisanz@newmarket.ca>; Simon, Grace <gsimon@newmarket.ca>; Broome, Kelly <kbroome@newmarket.ca>; Twinney, Jane <jtwinney@newmarket.ca>; Morrison, Trevor <tmorrison@newmarket.ca>; Sharma, Jag <jsharma@newmarket.ca>; Noehammer, Peter <pnoehammer@newmarket.ca>; Unger, Jason <junger@newmarket.ca>; Potter, David <dpotter@newmarket.ca>; Larmer, Jennifer <jlarmer@newmarket.ca>; Prudhomme, Rachel <rprudhomme@newmarket.ca>; Majdi, Sepideh <smajdi@newmarket.ca>; Villanueva, Lawrence <lvillanueva@newmarket.ca>; Lyons, Lisa <llyons@newmarket.ca>; Saini, Kiran <ksaini@newmarket.ca>; rowcentre@bell.ca; Development Services <developmentservices@york.ca>; christian.singh@ontario.ca; gcreta@envinetwork.com; Elizabeth Lew (elew@sympatico.ca) <elew@sympatico.ca>; Gino Vescio (gvescio1951@yahoo.ca) <gvescio1951@yahoo.ca>; Ken Smith (khsmithis@rogers.com) <khsmithis@rogers.com>; Michelle Starnes (michs@rogers.com) <michs@rogers.com>; Mohsen Alavi (alavim@yorku.ca) <alavim@yorku.ca>; Peter Mertens (pmertens@bell.net) <pmertens@bell.net>; Laura Tafreshi <L.Tafreshi@lsrca.on.ca>; McDonald, John <jmcdonald@cyfs.ca>; Oberfrank, Joshua <joberfrank@newmarket.ca>; Puccini, Lisa <lpuccini@cyfs.ca>; Tustin, Tim <ttustin@cyfs.ca>; Mike Thibeault <mikeufi@rogers.com>; Shane Jobber <shane@urbanforestinnovations.com>; PHILIP WASSENAER <pwassenaer1022@rogers.com>
Cc: Cammaert, Adrian <acammaert@newmarket.ca>; Cho, Patricia <pcho@newmarket.ca>; Nagulan, Janany <jnagulan@newmarket.ca>; February, Stephanie <sfebruary@newmarket.ca>
Subject: Committee of Adjustment - Notice of Application Circulation (June 23rd, 2021)

Good morning,

The next virtual Committee of Adjustment hearing will be held on Wednesday, June 23rd, 2021 at 9:30 AM. The Committee of Adjustment will consider the following applications:

- D10-B03-21 (17810 Yonge Street - Jordan Trinder) **WARD 7**
Rionew Holdings Inc. (The Landlord) is proposing to permit the lease agreement registered on title between the Landlord and Staples (the Tenant) to be extended for a period of 21 years or greater. [No Comment](#)
- D10-B04-21 (1111 Davis Drive - Jordan Trinder) **WARD 3**
Riokim Holdings(Ontario) Inc. (The Landlord) is proposing to permit the lease agreement registered on title between the Landlord and Shoppers Drug Mart (the Tenant) to be extended for a period of 21 years or greater. [No Comment](#)
- D10-B05-21 (90 Howard Road - John Di Rezze) **WARD 3**
Di Rezze, Giovanni is proposing to convey the subject land indicated as "A" on the attached sketch for proposed residential purposes and to retain the land marked as "B" on the attached sketch for residential purposes. [No Comment](#)

- D13-A18-21 (90 Howard Road - John Di Rezze) **WARD 3**
Relief from Section 6.2.2 Zone Standards to permit a minimum lot frontage of 15.26 m whereas the By-law requires a minimum lot frontage of 18.0 m. [No Comment](#)
- D13-A19-21 (90 Howard Road - John Di Rezze) **WARD 3**
Relief from Section 6.2.2 Zone Standards to permit a minimum lot frontage of 15.26 m whereas the By-law requires a minimum lot frontage of 18.0 m. [No Comment](#)

The Committee requests your advice and comments on these matters.

The Committee would like to receive comments by **Wednesday, June 16th, 2021** for inclusion in the Staff Report and for the benefit of everyone in attendance at the hearing.

For your convenience, you may access the submission documents in digital format and the Notice of Application using the link below:

<https://tonfileshare.newmarket.ca/share.cgi?ssid=719a2ba1303a42bca9e946af6f9af77f>

Please let me know if you have any questions.

Thank you,



Devon Morton, B.U.R.PI

Planner, Committee of Adjustment & Cultural Heritage
Secretary-Treasurer to the Committee of Adjustment
Planning and Building Services
dmorton@newmarket.ca
www.newmarket.ca
Newmarket: A Community Well Beyond the Ordinary

Please note that I am working remotely due to the COVID-19 pandemic and can be reached by email.


DEVELOPMENT AND INFRASTRUCTURE SERVICES - ENGINEERING SERVICES
Town of Newmarket

395 Mulock Drive

P.O. Box 328, STN Main

Newmarket, ON L3Y 4X7

www.newmarket.ca

engineering@newmarket.ca

T: 905 895.5193

F: 905 953.5138

M E M O R A N D U M

TO: Jason Unger, B.E.S., M.PL., MCIP, RPP, Director, Planning and Building Services
FROM: Sepideh Majdi, P.Eng., Manager, Development Engineering
DATE: June 14, 2021
RE: Application for Consent
 Made by: Rionew Holdings Inc.
 File No.: D10-B03-21
 17810 Yonge Street, PART LOT 97 CON 1 WYS EAST GWILLIMBURY, PARTS 3, 6 & 7 65R18629, EXCEPT PARTS 1 & 2 EXPROP PLAN YR2594369; S/T A64849A & T/W R718539; S/T EG15326, EG15329; T/W EASEMENT OVER PART LOT 98 CON 1 WYS, PARTS 4 & 6 65R24287 & PARTS 13 & 14 65R19686 AS IN YR8512.
 Town of Newmarket Ward 7
Engineering Services File No.: R. Yonge St

We herein acknowledge receipt of the Notice of Application for Consent wherein Rionew Holdings Inc. (The Landlord) is proposing to permit the lease agreement registered on title between the Landlord and Staples (the Tenant) to be extended for a period of 21 years or greater.

We have reviewed the application and supporting documentation and have no objection to the application.

Should you have any questions please contact the undersigned.

Sincerely,

ENGINEERING SERVICES

Sepideh Majdi, P.Eng.
 Manager, Development Engineering

Morton, Devon

From: Development Services <developmentservices@york.ca>
Sent: June 7, 2021 12:10 PM
To: Morton, Devon
Subject: RE: D10-B03-21Committee of Adjustment - Notice of Application Circulation (June 23rd, 2021)

Good afternoon Devon,
 The Regional Municipality of York has completed its review of the above consent application and has no comment.
 Regards,

Gabrielle

Gabrielle Hurst MCIP RPP | Community Planning and Development Services | The Regional Municipality of York | 1-877 464 9675 ext 71538 | gabrielle.hurst@york.ca | www.york.ca

From: Morton, Devon <dmorton@newmarket.ca>
Sent: Friday, June 4, 2021 3:28 PM
To: Development Services <developmentservices@york.ca>
Cc: Chow, Phoebe <pchow@newmarket.ca>
Subject: RE: Committee of Adjustment - Notice of Application Circulation (June 23rd, 2021)

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, forward it to isitsafe@york.ca then delete it from your inbox. If you think you may have clicked on a phishing link, report it to the IT Service Desk, ext. 71111, and notify your supervisor immediately.

Hi Gabrielle,

It would appear as if they will require allocation.

Thank you,



Devon Morton, B.U.R.PI (he/him/his)
 Planner, Committee of Adjustment & Cultural Heritage
 Secretary-Treasurer to the Committee of Adjustment
 Planning and Building Services
dmorton@newmarket.ca
www.newmarket.ca
 Newmarket: A Community *Well* Beyond the Ordinary

Please note that I am working remotely due to the COVID-19 pandemic and can be reached by email.

From: Development Services <developmentservices@york.ca>
Sent: June 4, 2021 2:20 PM
To: Morton, Devon <dmorton@newmarket.ca>
Subject: RE: Committee of Adjustment - Notice of Application Circulation (June 23rd, 2021)

Good afternoon Devon,

I am reviewing the 90 Howard Road Consent to create one new lot,

It appears there is a home on one of the parcels but not the other. I am trying to determine whether they would require servicing. Is there a residential unit on each lot?

If not they would require servicing capacity

Thanks

Gabrielle

From: Morton, Devon <dmorton@newmarket.ca>

Sent: Friday, June 4, 2021 11:12 AM

To: John Taylor <jtaylor@newmarket.ca>; Woodhouse, Victor <vwoodhouse@newmarket.ca>; Kwapis, Bob <bkwapis@newmarket.ca>; Bisanz, Christina <cbisanz@newmarket.ca>; Simon, Grace <gsimon@newmarket.ca>; Broome, Kelly <kbroome@newmarket.ca>; Twinney, Jane <jtwinney@newmarket.ca>; Morrison, Trevor <tmorrison@newmarket.ca>; Sharma, Jag <jsharma@newmarket.ca>; Noehammer, Peter <pnoehammer@newmarket.ca>; Unger, Jason <junger@newmarket.ca>; Potter, David <dpotter@newmarket.ca>; Larmer, Jennifer <jlarmar@newmarket.ca>; Prudhomme, Rachel <rprudhomme@newmarket.ca>; Majdi, Sepideh <smajdi@newmarket.ca>; Villanueva, Lawrence <lvillanueva@newmarket.ca>; Lyons, Lisa <llyons@newmarket.ca>; Kiran Saini <ksaini@newmarket.ca>; rowcentre@bell.ca; Development Services <developmentservices@york.ca>; christian.singh@ontario.ca; gcreta@envinetwork.com; Elizabeth Lew (elew@sympatico.ca) <elew@sympatico.ca>; Gino Vescio (gvescio1951@yahoo.ca) <gvescio1951@yahoo.ca>; Ken Smith (khsmithis@rogers.com) <khsmithis@rogers.com>; Michelle Starnes (michs@rogers.com) <michs@rogers.com>; Mohsen Alavi (alavim@yorku.ca) <alavim@yorku.ca>; Peter Mertens (pmertens@bell.net) <pmertens@bell.net>; Laura Tafreshi <L.Tafreshi@lsrca.on.ca>; McDonald, John <jmcdonald@cyfs.ca>; Oberfrank, Joshua <joberfrank@newmarket.ca>; Puccini, Lisa <lpuccini@cyfs.ca>; Tustin, Tim <ttustin@cyfs.ca>; Mike Thibeault <mikeufi@rogers.com>; Shane Jobber <shane@urbanforestinnovations.com>; PHILIP WASSENAER <pwassenaer1022@rogers.com>
Cc: Cammaert, Adrian <acammaert@newmarket.ca>; Cho, Patricia <pcho@newmarket.ca>; Nagulan, Janany <jnagulan@newmarket.ca>; February, Stephanie <sfebruary@newmarket.ca>
Subject: Committee of Adjustment - Notice of Application Circulation (June 23rd, 2021)

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Good morning,

The next virtual Committee of Adjustment hearing will be held on Wednesday, June 23rd, 2021 at 9:30 AM. The Committee of Adjustment will consider the following applications:

- D10-B03-21 (17810 Yonge Street - Jordan Trinder) **WARD 7**
Rionew Holdings Inc. (The Landlord) is proposing to permit the lease agreement registered on title between the Landlord and Staples (the Tenant) to be extended for a period of 21 years or greater.
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Di Rezze, Giovanni is proposing to convey the subject land indicated as "A" on the attached sketch for proposed residential purposes and to retain the land marked as "B" on the attached sketch for residential purposes.
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Relief from Section 6.2.2 Zone Standards to permit a minimum lot frontage of 15.26 m whereas the By-law requires a minimum lot frontage of 18.0 m.

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The Committee requests your advice and comments on these matters.

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Please let me know if you have any questions.

Thank you,



Devon Morton, B.U.R.PI

Planner, Committee of Adjustment & Cultural Heritage

Secretary-Treasurer to the Committee of Adjustment

Planning and Building Services

dmorton@newmarket.ca

www.newmarket.ca

Newmarket: A Community Well Beyond the Ordinary

Please note that I am working remotely due to the COVID-19 pandemic and can be reached by email.

Urban Forest Innovations Inc.
1331 Northaven Drive
Mississauga ON L5G 4E8



June 16, 2021

The Town of Newmarket

395 Mulock Drive, P.O. Box 328, STN Main
Newmarket ON L3Y 4X7
c/o Devon Morton – Planner

Re: 17810 Yonge Street – Committee of Adjustment – Peer Review

Mr. Morton,

As you have requested, Urban Forest Innovations, Inc. (UFI) has reviewed the arborist report and related application information submitted in support of a Committee of Adjustment application for 17810 Yonge Street, Newmarket, ON.

This letter report outlines our review methodology and presents our comments.

Methodology

Document review

The following document, provided by the Town of Newmarket, was reviewed:

- Tree Report Form, prepared by Shady Lane Expert Tree Care Inc., dated April 26, 2021

Additional documents provided in the submission package were reviewed briefly for context, but did not form a substantive part of this peer review.

With the exception of documents submitted prior to April, 2018, all reviewed documents are evaluated against the latest revised version of the Town of Newmarket *Tree Preservation, Protection, Replacement and Enhancement Policy* (April 2018 or latest version), hereinafter referred to as the *Policy*.

Site visit

A site visit was undertaken on June 15, 2021, to assess the site and verify the tree inventory details.

Comments

Based upon our review of the above-referenced document, we have no comments at this time. All application documents related to site trees were found to be satisfactory and in fulfilment of Committee of Adjustment requirements.

Additional information concerning tree protection and compensation, as per *Policy* requirements, may be requested during a later stage of the development review process. Refer to the *Policy* for more information.

We trust that this letter will suffice for your current needs. Should you have any questions or require further assistance, please do not hesitate to contact us.

Respectfully submitted by,



Philip van Wassenauer, B.Sc., MFC
ISA Certified Arborist ON-0361A
Member – ASCA, SMA, SAG Baumstatik
E: pwassenauer1022@rogers.com



Shane Jobber, B.Sc.F.
ISA Certified Arborist ON-1746AM
E: shane@urbanforestinnovations.com

Urban Forest Innovations, Inc.
1331 Northaven Drive
Mississauga ON L5G 4E8
T: (905) 274-1022 F: (905) 274-2170
www.urbanforestinnovations.com

Limitations of Assessment

It is our policy to attach the following clause regarding limitations. We do this to ensure that the client is aware of what is technically and professionally realistic in assessing and retaining trees.

The assessment(s) of the tree(s) presented in this report has been made using accepted arboricultural techniques. These may include, among other factors, a visual examination of: the above-ground parts of the tree(s) for visible structural defects, scars, external indications of decay such as fungal fruiting bodies, evidence of pests or pathogens, discoloured foliage, the condition of any visible root structures, the degree and direction of lean (if any), the general condition of the tree(s) and the surrounding site, and the proximity of property and people. Except where specifically noted, the tree(s) was not cored, probed, climbed or assessed using any advanced methods, and there was no detailed inspection of the root crown(s) involving excavation.

Notwithstanding the recommendations and conclusions made in this report, it must be recognized that trees are living organisms, and their health and vigour constantly change over time. They are not immune to changes in site or weather conditions, or general seasonal variations. Weather events such as wind or ice storms may result in the partial or complete failure of any tree, regardless of assessment results.

While reasonable efforts have been made to accurately assess the overall condition of the subject tree(s), no guarantee or warranty is offered, expressed or implied, that the tree(s) or any of its parts will remain standing or in stable condition. It is both professionally and practically impossible to predict with absolute certainty the behaviour of any single tree or its component parts, regardless of the assessment methodology implemented. Inevitably, a standing tree will always pose some level of risk. Most trees have the potential for failure under adverse weather conditions, and the risk can only be eliminated if the tree is removed.

Although every effort has been made to ensure that this assessment is reasonably accurate, the tree(s) should be re-assessed periodically. The assessment presented in this report is only valid at the time of inspection.


PLANNING AND BUILDING SERVICES
Town of Newmarket www.newmarket.ca

395 Mulock Drive planning@newmarket.ca

P.O. Box 328, STN Main

Newmarket, ON L3Y 4X7

T: 905.953.5321

F: 905.953.5140

Planning Report

To: Committee of Adjustment
 From: Patricia Cho
 Planner
 Date: June 23, 2021
 Re: Application for Consent - **D10-B04-21**
 1111 Davis Drive
 Made by: Riokim Holdings (Ontario) Inc.

1. Recommendations

That Consent Application D10-B04-21 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. a copy of the fully executed lease regarding the subject lands; and
 - iii. three white prints of a deposited reference plan showing the subject land, which conforms substantially to the application as submitted.
- b. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

2. Subject Lands

This application pertains to the property described by the legal description below:

PT LT 1 CON 3 EAST GWILLIMBURY PT 1 65R4683; PTS 1 TO 3 65R475; EXCEPT PTS 1 TO 8 65R10905; S/T R637834 T/W R637835 ; S/T R692477 NEWMARKET

3. Application

The lands are located on the east side of Leslie Street, north of Davis Drive (commercial plaza). The proposed consent seeks the approval of Committee of a lease with a period of 21 years or greater, as the Planning Act requires a consent for the creation of any interest in land with a period of 21 years or greater. If granted, the proposed consent would allow the extension of the existing lease for a period of 21 years or greater.

The lands to be leased are known as 1111 Davis Drive (outlined in red on the sketch attached to the application) and is approximately 4,180.64 m² in area. This area hosts a stand-alone building that is currently occupied by a Shoppers Drug Mart (retail store). The lands to be retained constitute the balance of the property that currently host commercial units (retail stores) and a restaurant.

4. Planning Considerations – Consent

Conformity with the Official Plan

The subject lands are designated “Commercial” in the Town’s Official Plan. This designation permits a range of retail and service commercial uses, including retail stores. No division of land or physical change to the site is proposed through this application. The proposed application for consent would not conflict with the purpose and intent of the Official Plan.

Conformity with the Zoning By-law

The subject lands are zoned Retail Commercial 1 Zone (CR-1) by By-law Number 2010-40. This zone permits a retail store such that currently exists on the proposed lands to be leased. The lands to be retained include a multi-unit commercial building and a restaurant which are also permitted within the CR-1 zone.

5. Other comments

Tree protection

The application is to permit the lease agreement for the subject property, and therefore, no physical changes are proposed for the subject lands.

Heritage

The subject lands are not listed or designated under the *Ontario Heritage Act*.

Commenting agencies and departments

The Chief Building Official has no comment with regard to this application.

Engineering Services has no objection to the application.

The Regional Municipality of York has no comment with regard to this application.

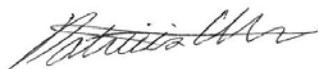
Effect of public input

No public input was received as of the date of writing this report.

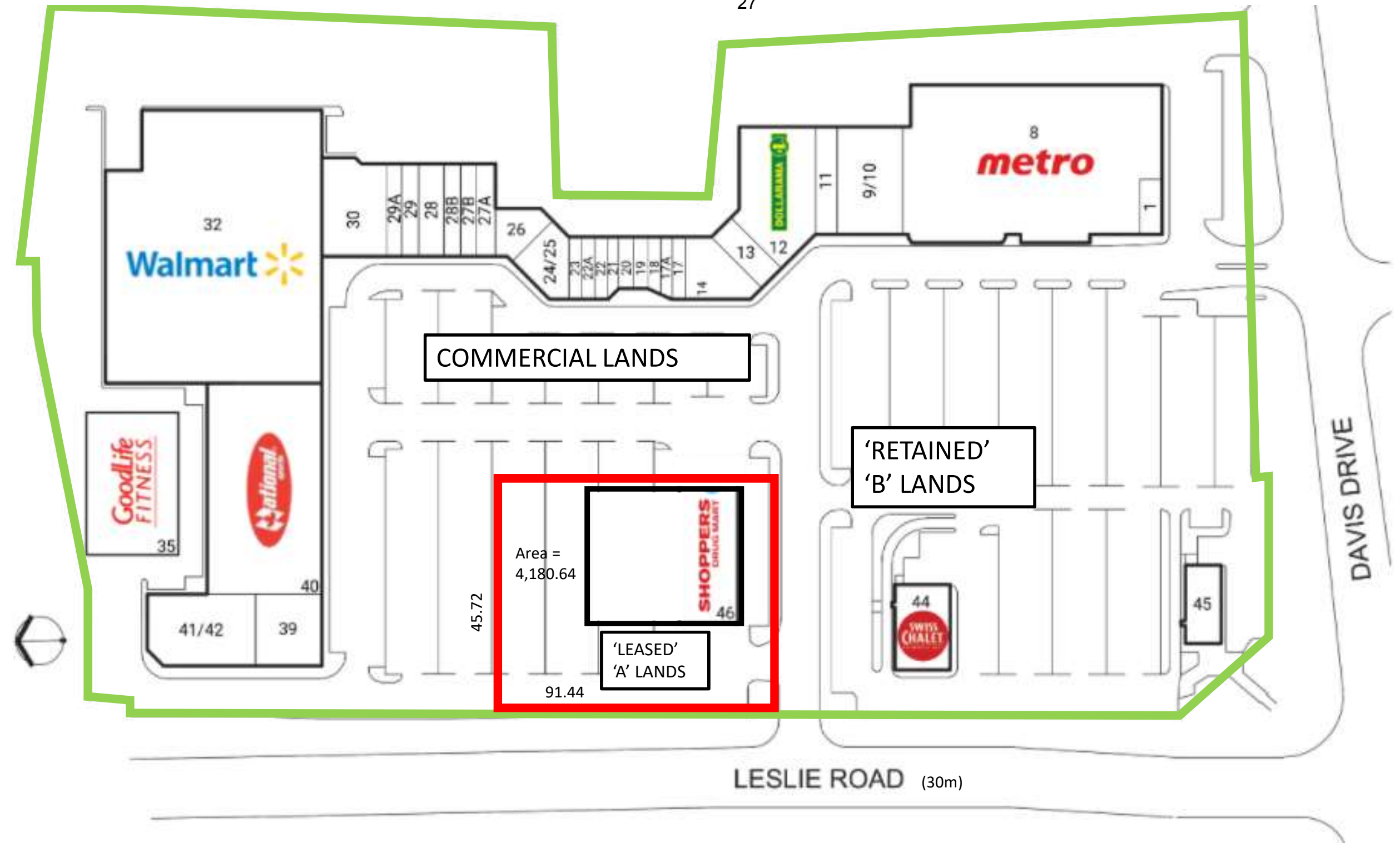
6. Conclusions

The consent meets the relevant requirements of the Official Plan and Zoning By-law, and is recommended to be granted subject to conditions.

Respectfully,



Patricia Cho
Planner



Morton, Devon

From: Potter, David
Sent: June 7, 2021 3:03 PM
To: Morton, Devon
Cc: Larmer, Jennifer
Subject: RE: Committee of Adjustment - Notice of Application Circulation (June 23rd, 2021)

Please see below comments.

Dave

From: Morton, Devon <dmorton@newmarket.ca>
Sent: June 4, 2021 11:12 AM
To: Taylor, John <jtaylor@newmarket.ca>; Woodhouse, Victor <vwoodhouse@newmarket.ca>; Kwapis, Bob <bkwapis@newmarket.ca>; Bisanz, Christina <cbisanz@newmarket.ca>; Simon, Grace <gsimon@newmarket.ca>; Broome, Kelly <kbroome@newmarket.ca>; Twinney, Jane <jtwinney@newmarket.ca>; Morrison, Trevor <tmorrison@newmarket.ca>; Sharma, Jag <jsharma@newmarket.ca>; Noehammer, Peter <pnoehammer@newmarket.ca>; Unger, Jason <junger@newmarket.ca>; Potter, David <dpotter@newmarket.ca>; Larmer, Jennifer <jlarmer@newmarket.ca>; Prudhomme, Rachel <rprudhomme@newmarket.ca>; Majdi, Sepideh <smajdi@newmarket.ca>; Villanueva, Lawrence <lvillanueva@newmarket.ca>; Lyons, Lisa <llyons@newmarket.ca>; Saini, Kiran <ksaini@newmarket.ca>; rowcentre@bell.ca; Development Services <developmentservices@york.ca>; christian.singh@ontario.ca; gcreta@envinetwork.com; Elizabeth Lew (elew@sympatico.ca) <elew@sympatico.ca>; Gino Vescio (gvescio1951@yahoo.ca) <gvescio1951@yahoo.ca>; Ken Smith (khsmithis@rogers.com) <khsmithis@rogers.com>; Michelle Starnes (michs@rogers.com) <michs@rogers.com>; Mohsen Alavi (alavim@yorku.ca) <alavim@yorku.ca>; Peter Mertens (pmertens@bell.net) <pmertens@bell.net>; Laura Tafreshi <L.Tafreshi@lsrca.on.ca>; McDonald, John <jmcdonald@cyfs.ca>; Oberfrank, Joshua <joberfrank@newmarket.ca>; Puccini, Lisa <lpuccini@cyfs.ca>; Tustin, Tim <ttustin@cyfs.ca>; Mike Thibeault <mikeufi@rogers.com>; Shane Jobber <shane@urbanforestinnovations.com>; PHILIP WASSENAER <pwassenaer1022@rogers.com>
Cc: Cammaert, Adrian <acammaert@newmarket.ca>; Cho, Patricia <pcho@newmarket.ca>; Nagulan, Janany <jnagulan@newmarket.ca>; February, Stephanie <sfebruary@newmarket.ca>
Subject: Committee of Adjustment - Notice of Application Circulation (June 23rd, 2021)

Good morning,

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Please let me know if you have any questions.

Thank you,



Devon Morton, B.U.R.PI

Planner, Committee of Adjustment & Cultural Heritage
Secretary-Treasurer to the Committee of Adjustment
Planning and Building Services
dmorton@newmarket.ca
www.newmarket.ca
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DEVELOPMENT AND INFRASTRUCTURE SERVICES - ENGINEERING SERVICES
Town of Newmarket

395 Mulock Drive

P.O. Box 328, STN Main

Newmarket, ON L3Y 4X7

www.newmarket.ca

engineering@newmarket.ca

T: 905 895.5193

F: 905 953.5138

M E M O R A N D U M

TO: Jason Unger, B.E.S., M.PL., MCIP, RPP, Director, Planning and Building Services
FROM: Sepideh Majdi, P.Eng., Manager, Development Engineering
DATE: June 14, 2021
RE: Application for Consent
 Made by: Riokim Holdings (Ontario) Inc.
 File No.: D10-B04-21
 1111 Davis Drive, PT LT 1 CON 3 EAST GWILLIMBURY PT 1 65R4683; PTS 1 TO
 3 65R475; EXCEPT PTS 1 TO 8 65R10905; S/T R637834 T/W R637835 ; S/T
 R692477 NEWMARKET
 Town of Newmarket Ward 3
Engineering Services File No.: R. Davis Dr

We herein acknowledge receipt of the Notice of Application for Consent wherein Riokim Holdings (Ontario) Inc. (The Landlord) is proposing to permit the lease agreement registered on title between the Landlord and Shoppers Drug Mart (the Tenant) to be extended for a period of 21 years or greater.

We have reviewed the application and supporting documentation and have no objection to the application.

Should you have any questions please contact the undersigned.

Sincerely,

ENGINEERING SERVICES

Sepideh Majdi, P.Eng.
 Manager, Development Engineering

SM: BB, File No.: SM0037

Morton, Devon

From: Development Services <developmentservices@york.ca>
Sent: June 7, 2021 12:28 PM
To: Morton, Devon
Subject: RE: D10-B04-21 Committee of Adjustment - Notice of Application Circulation (June 23rd, 2021)

Good afternoon Devon,
 The Regional Municipality of York has completed its review of the above consent application and has no comment.

Gabrielle

Gabrielle Hurst MCIP RPP | Community Planning and Development Services | The Regional Municipality of York | 1-877 464 9675 ext 71538 | gabrielle.hurst@york.ca | www.york.ca

From: Morton, Devon <dmorton@newmarket.ca>
Sent: Friday, June 4, 2021 3:28 PM
To: Development Services <developmentservices@york.ca>
Cc: Chow, Phoebe <pchow@newmarket.ca>
Subject: RE: Committee of Adjustment - Notice of Application Circulation (June 23rd, 2021)

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Hi Gabrielle,

It would appear as if they will require allocation.

Thank you,



Devon Morton, B.U.R.PI (he/him/his)
 Planner, Committee of Adjustment & Cultural Heritage
 Secretary-Treasurer to the Committee of Adjustment
 Planning and Building Services
dmorton@newmarket.ca
www.newmarket.ca
 Newmarket: A Community Well Beyond the Ordinary

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From: Development Services <developmentservices@york.ca>
Sent: June 4, 2021 2:20 PM
To: Morton, Devon <dmorton@newmarket.ca>
Subject: RE: Committee of Adjustment - Notice of Application Circulation (June 23rd, 2021)

Good afternoon Devon,
 I am reviewing the 90 Howard Road Consent to create one new lot,

It appears there is a home on one of the parcels but not the other. I am trying to determine whether they would require servicing. Is there a residential unit on each lot?

If not they would require servicing capacity

Thanks

Gabrielle

From: Morton, Devon <dmorton@newmarket.ca>

Sent: Friday, June 4, 2021 11:12 AM

To: John Taylor <jtaylor@newmarket.ca>; Woodhouse, Victor <vwoodhouse@newmarket.ca>; Kwapis, Bob <bkwapis@newmarket.ca>; Bisanz, Christina <cbisanz@newmarket.ca>; Simon, Grace <gsimon@newmarket.ca>; Broome, Kelly <kbroome@newmarket.ca>; Twinney, Jane <jtwinney@newmarket.ca>; Morrison, Trevor <tmorrison@newmarket.ca>; Sharma, Jag <jsharma@newmarket.ca>; Noehammer, Peter <pnoehammer@newmarket.ca>; Unger, Jason <junger@newmarket.ca>; Potter, David <dpotter@newmarket.ca>; Larmer, Jennifer <jlarmar@newmarket.ca>; Prudhomme, Rachel <rprudhomme@newmarket.ca>; Majdi, Sepideh <smajdi@newmarket.ca>; Villanueva, Lawrence <lvillanueva@newmarket.ca>; Lyons, Lisa <llyons@newmarket.ca>; Kiran Saini <ksaini@newmarket.ca>; rowcentre@bell.ca; Development Services <developmentservices@york.ca>; christian.singh@ontario.ca; gcreta@envinetwork.com; Elizabeth Lew (elew@sympatico.ca) <elew@sympatico.ca>; Gino Vescio (gvescio1951@yahoo.ca) <gvescio1951@yahoo.ca>; Ken Smith (khsmithis@rogers.com) <khsmithis@rogers.com>; Michelle Starnes (michs@rogers.com) <michs@rogers.com>; Mohsen Alavi (alavim@yorku.ca) <alavim@yorku.ca>; Peter Mertens (pmertens@bell.net) <pmertens@bell.net>; Laura Tafreshi <L.Tafreshi@lsrca.on.ca>; McDonald, John <jmcdonald@cyfs.ca>; Oberfrank, Joshua <joberfrank@newmarket.ca>; Puccini, Lisa <lpuccini@cyfs.ca>; Tustin, Tim <ttustin@cyfs.ca>; Mike Thibeault <mikeufi@rogers.com>; Shane Jobber <shane@urbanforestinnovations.com>; PHILIP WASSENAER <pwassenaer1022@rogers.com>

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Urban Forest Innovations Inc.
1331 Northaven Drive
Mississauga ON L5G 4E8



June 16, 2021

The Town of Newmarket

395 Mulock Drive, P.O. Box 328, STN Main
Newmarket ON L3Y 4X7
c/o Devon Morton – Planner

Re: 1111 Davis Drive – Committee of Adjustment – Peer Review

Mr. Morton,

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This letter report outlines our review methodology and presents our comments.

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Document review

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- Tree Report Form, prepared by Shady Lane Expert Tree Care Inc., dated April 26, 2021

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Comments

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Additional information concerning tree protection and compensation, as per *Policy* requirements, may be requested during a later stage of the development review process. Refer to the *Policy* for more information.

We trust that this letter will suffice for your current needs. Should you have any questions or require further assistance, please do not hesitate to contact us.

Respectfully submitted by,



Philip van Wassenauer, B.Sc., MFC
ISA Certified Arborist ON-0361A
Member – ASCA, SMA, SAG Baumstatik
E: pwassenauer1022@rogers.com



Shane Jobber, B.Sc.F.
ISA Certified Arborist ON-1746AM
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Limitations of Assessment

It is our policy to attach the following clause regarding limitations. We do this to ensure that the client is aware of what is technically and professionally realistic in assessing and retaining trees.

The assessment(s) of the tree(s) presented in this report has been made using accepted arboricultural techniques. These may include, among other factors, a visual examination of: the above-ground parts of the tree(s) for visible structural defects, scars, external indications of decay such as fungal fruiting bodies, evidence of pests or pathogens, discoloured foliage, the condition of any visible root structures, the degree and direction of lean (if any), the general condition of the tree(s) and the surrounding site, and the proximity of property and people. Except where specifically noted, the tree(s) was not cored, probed, climbed or assessed using any advanced methods, and there was no detailed inspection of the root crown(s) involving excavation.

Notwithstanding the recommendations and conclusions made in this report, it must be recognized that trees are living organisms, and their health and vigour constantly change over time. They are not immune to changes in site or weather conditions, or general seasonal variations. Weather events such as wind or ice storms may result in the partial or complete failure of any tree, regardless of assessment results.

While reasonable efforts have been made to accurately assess the overall condition of the subject tree(s), no guarantee or warranty is offered, expressed or implied, that the tree(s) or any of its parts will remain standing or in stable condition. It is both professionally and practically impossible to predict with absolute certainty the behaviour of any single tree or its component parts, regardless of the assessment methodology implemented. Inevitably, a standing tree will always pose some level of risk. Most trees have the potential for failure under adverse weather conditions, and the risk can only be eliminated if the tree is removed.

Although every effort has been made to ensure that this assessment is reasonably accurate, the tree(s) should be re-assessed periodically. The assessment presented in this report is only valid at the time of inspection.


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

Planning Report

TO: Committee of Adjustment

FROM: Patricia Cho
Planner

DATE: June 23, 2021

RE: Application for Consent – **D10-B05-21**
Applications for Minor Variance – **D13-A18-21, D13-A19-21**
90 Howard Drive
Town of Newmarket
Made by: Di Rezze, Giovanni

1. Recommendations:

That Consent Application D10-B05-21 and Minor Variance Applications D13-A18-21 and D13-A19-21 be deferred as additional analysis is required. Planning staff are requesting that the applicant provide plans showing the proposed building massing and building envelopes for each lot prior to bringing the item back to the Committee for consideration.

2. Application:

An application for Consent has been submitted by the owner of the above noted lands. The applicant is proposing to convey the subject land indicated as "A" on the attached sketch for proposed residential purposes and to retain the land marked as "B" on the attached sketch for residential purposes.

Minor Variance applications have also been submitted to recognize the reduced lot frontages for both the retained lot and the severed lot. The following relief has been requested from Zoning By-law 2010-40, as amended:

- i. Relief from Section 6.2.2 Zone Standards to permit a minimum lot frontage of 15.26m whereas the By-law requires a minimum lot frontage of 18.0m.

3. Planning Considerations:

The subject property is located in a residential neighbourhood, north of Davis Drive, on the south side of Howard Road. At this time, Planning staff recommend that this item be deferred until such time that the applicant provides drawings showing the proposed building massing and building envelopes for each lot for review by staff. Additional analysis is required to consider the proposals to determine if they are in accordance with the recently approved Established Neighbourhood Study zoning standards.

Respectfully submitted,

Patricia Cho
Planner

Bell Canada
 FI-2, 140 Bayfield St.
 Barrie, Ontario
 L4M 3B1

Fax: 705-722-2263
 Tel: 705-722-2244
 E-mail: carrie.gordon@bell.ca



June 10, 2021

Committee of Adjustment
 Town of Newmarket
 395 Mulock Drive
 P.O. Box 328
 Newmarket, ON L3Y 4X7

Attention: Devon Morton - Planner and Secretary-Treasurer, Committee of Adjustment
 Email only: dmorton@newmarket.ca

Dear Mr. Morton:

Subject: Application for Consent – Severance
90 Howard Road, Town of Newmarket
LT 75 PL 385 EAST GWILLIMBURY; TOWN OF NEWMARKET
CofA File: D10-B05-21 Bell File: 905-21-249

We acknowledge receipt and thank you for your correspondence June 4, 2021.

Subsequent to review of the above noted Consent Application by our local Engineering Department, it has been identified that Bell Canada will require a transfer of easement over these lands, to protect existing buried facilities, supply service to the properties and to maintain service in the area.

Bell Canada would like to confirm that an easement over the entirety of the lands designated as 90 Howard Rd. or a 3.0m wide corridor to be measured 1.5m on either side of the buried facilities found along the west property boundary, as can be accommodated, would satisfy our needs. With respect to the buried plant, it will be necessary for the surveyor to arrange for a cable locate to identify its location. Please see the attached sketch showing the location of these facilities.

Since the easement is necessary in order to provide and maintain service to this area, all costs associated with this transaction are the responsibility of the landowner. Compensation should be set to the nominal amount of \$2.00 for the acquisition of these rights. Additionally, Bell Canada requires separate, registered postponements for any mortgages and certification of title.

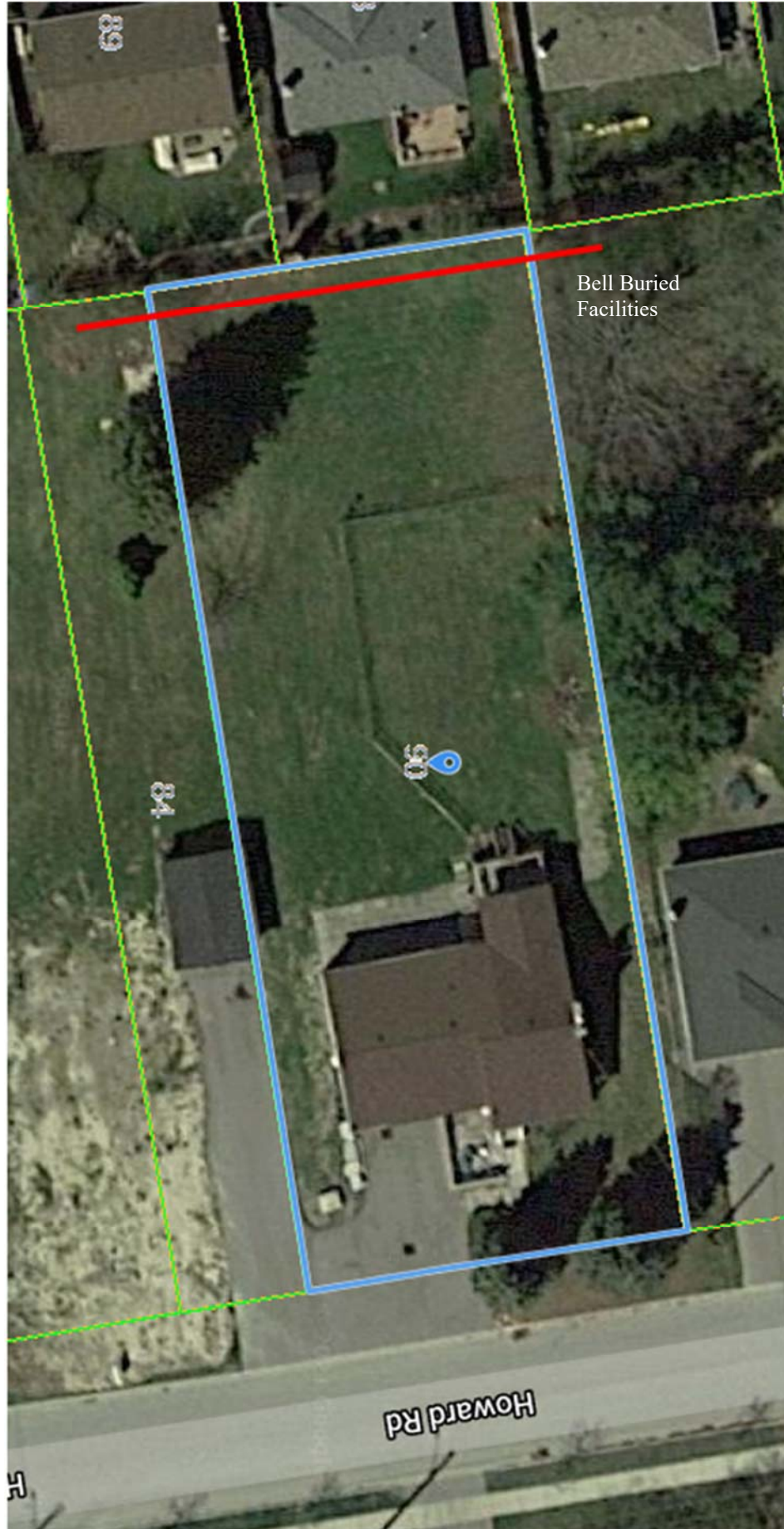
We hope this proposal meets with your approval and request a copy of the decision. We look forward to the owners' Solicitor contacting us with a draft reference plan and accompanying draft easement documents for our approval prior to registration, along with an acknowledgement and direction for our execution.

If you have any questions or concerns, please feel free to contact me.

Yours very truly,

Carrie Gordon
 Right of Way Associate
 (encl.)





Morton, Devon

From: Potter, David
Sent: June 7, 2021 3:03 PM
To: Morton, Devon
Cc: Larmer, Jennifer
Subject: RE: Committee of Adjustment - Notice of Application Circulation (June 23rd, 2021)

Please see below comments.

Dave

From: Morton, Devon <dmorton@newmarket.ca>
Sent: June 4, 2021 11:12 AM
To: Taylor, John <jtaylor@newmarket.ca>; Woodhouse, Victor <vwoodhouse@newmarket.ca>; Kwapis, Bob <bkwapis@newmarket.ca>; Bisanz, Christina <cbisanz@newmarket.ca>; Simon, Grace <gsimon@newmarket.ca>; Broome, Kelly <kbroome@newmarket.ca>; Twinney, Jane <jtwinney@newmarket.ca>; Morrison, Trevor <tmorrison@newmarket.ca>; Sharma, Jag <jsharma@newmarket.ca>; Noehammer, Peter <pnoehammer@newmarket.ca>; Unger, Jason <junger@newmarket.ca>; Potter, David <dpotter@newmarket.ca>; Larmer, Jennifer <jlarmer@newmarket.ca>; Prudhomme, Rachel <rprudhomme@newmarket.ca>; Majdi, Sepideh <smajdi@newmarket.ca>; Villanueva, Lawrence <lvillanueva@newmarket.ca>; Lyons, Lisa <llyons@newmarket.ca>; Saini, Kiran <ksaini@newmarket.ca>; rowcentre@bell.ca; Development Services <developmentservices@york.ca>; christian.singh@ontario.ca; gcreta@envinetnetwork.com; Elizabeth Lew (elew@sympatico.ca) <elew@sympatico.ca>; Gino Vescio (gvescio1951@yahoo.ca) <gvescio1951@yahoo.ca>; Ken Smith (khsmithis@rogers.com) <khsmithis@rogers.com>; Michelle Starnes (michs@rogers.com) <michs@rogers.com>; Mohsen Alavi (alavim@yorku.ca) <alavim@yorku.ca>; Peter Mertens (pmertens@bell.net) <pmertens@bell.net>; Laura Tafreshi <L.Tafreshi@lsrca.on.ca>; McDonald, John <jmcdonald@cyfs.ca>; Oberfrank, Joshua <joberfrank@newmarket.ca>; Puccini, Lisa <lpuccini@cyfs.ca>; Tustin, Tim <ttustin@cyfs.ca>; Mike Thibeault <mikeufi@rogers.com>; Shane Jobber <shane@urbanforestinnovations.com>; PHILIP WASSENAER <pwassenaer1022@rogers.com>
Cc: Cammaert, Adrian <acammaert@newmarket.ca>; Cho, Patricia <pcho@newmarket.ca>; Nagulan, Janany <jnagulan@newmarket.ca>; February, Stephanie <sfebruary@newmarket.ca>
Subject: Committee of Adjustment - Notice of Application Circulation (June 23rd, 2021)

Good morning,

The next virtual Committee of Adjustment hearing will be held on Wednesday, June 23rd, 2021 at 9:30 AM. The Committee of Adjustment will consider the following applications:

- D10-B03-21 (17810 Yonge Street - Jordan Trinder) **WARD 7**
Rionew Holdings Inc. (The Landlord) is proposing to permit the lease agreement registered on title between the Landlord and Staples (the Tenant) to be extended for a period of 21 years or greater. [No Comment](#)
- D10-B04-21 (1111 Davis Drive - Jordan Trinder) **WARD 3**
Riokim Holdings(Ontario) Inc. (The Landlord) is proposing to permit the lease agreement registered on title between the Landlord and Shoppers Drug Mart (the Tenant) to be extended for a period of 21 years or greater. [No Comment](#)
- D10-B05-21 (90 Howard Road - John Di Rezze) **WARD 3**
Di Rezze, Giovanni is proposing to convey the subject land indicated as "A" on the attached sketch for proposed residential purposes and to retain the land marked as "B" on the attached sketch for residential purposes. [No Comment](#)

- D13-A18-21 (90 Howard Road - John Di Rezze) **WARD 3**
Relief from Section 6.2.2 Zone Standards to permit a minimum lot frontage of 15.26 m whereas the By-law requires a minimum lot frontage of 18.0 m. [No Comment](#)
- D13-A19-21 (90 Howard Road - John Di Rezze) **WARD 3**
Relief from Section 6.2.2 Zone Standards to permit a minimum lot frontage of 15.26 m whereas the By-law requires a minimum lot frontage of 18.0 m. [No Comment](#)

The Committee requests your advice and comments on these matters.

The Committee would like to receive comments by **Wednesday, June 16th, 2021** for inclusion in the Staff Report and for the benefit of everyone in attendance at the hearing.

For your convenience, you may access the submission documents in digital format and the Notice of Application using the link below:

<https://tonfileshare.newmarket.ca/share.cgi?ssid=719a2ba1303a42bca9e946af6f9af77f>

Please let me know if you have any questions.

Thank you,



Devon Morton, B.U.R.PI

Planner, Committee of Adjustment & Cultural Heritage
Secretary-Treasurer to the Committee of Adjustment
Planning and Building Services
dmorton@newmarket.ca
www.newmarket.ca
Newmarket: A Community Well Beyond the Ordinary

Please note that I am working remotely due to the COVID-19 pandemic and can be reached by email.


DEVELOPMENT AND INFRASTRUCTURE SERVICES - ENGINEERING SERVICES
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F: 905 953.5138

M E M O R A N D U M

TO: Jason Unger, B.E.S., M.PL., MCIP, RPP, Director, Planning and Building Services
FROM: Sepideh Majdi, P.Eng., Manager, Development Engineering
DATE: June 14, 2021
RE: Application for Consent
 Made by: Di Rezze, Giovanni
 File No.: D10-B05-21
 90 Howard Road, LT 75 PL 385 EAST GWILLIMBURY; TOWN OF NEWMARKET.
 Town of Newmarket Ward 3
Engineering Services File No.: R. Howard Rd
Related Files: D13-A18-21 & D13-A19-21 (to recognize reduced lot frontage)

We herein acknowledge receipt of the Notice of Application for Consent wherein Di Rezze, Giovanni is proposing to convey the subject land indicated as "A" on the attached sketch for proposed residential purposes and to retain the land marked as "B" on the attached sketch for residential purposes.

We have reviewed the application and supporting documentation and have no objection to the application. Please note, this site shall be subject to the Site Plan review process at the time of development of these lots.

Should you have any questions please contact the undersigned.

Sincerely,

ENGINEERING SERVICES

Sepideh Majdi, P.Eng.
 Manager, Development Engineering

Morton, Devon

From: Hurst, Gabrielle <Gabrielle.Hurst@york.ca>
Sent: June 11, 2021 1:17 PM
To: Morton, Devon
Subject: Consent Application D10-B05-21 (CONS.21.N.0045)

Good afternoon Devon,

The Regional Municipality of York has completed its review of the consent to sever in conjunction with the application form dated May 13th, 2021 and offers the following condition:

1. Any development proposed within the new lot will require water and wastewater servicing allocation from the Town of Newmarket. If the Town does not grant this development the required allocation from the Region's existing capacity assignments to date, then the development may require additional infrastructure based on conditions of future capacity assignment, which may include:

- Duffin Creek WPCP Outfall Modification – 2023 expected completion
- Interim Solutions for Aurora, Newmarket and East Gwillimbury - 2022 anticipated commissioning
- Water Reclamation Centre - 2026 anticipated commissioning pending outcome of the IEA
- Other projects as may be identified in future studies.

Note that sewage flow from the local system in this area flows to the Newmarket Sewage pumping Station.

Gabrielle

Gabrielle Hurst MCIP RPP | Community Planning and Development Services | The Regional Municipality of York | 1-877 464 9675 ext 71538 | gabrielle.hurst@york.ca | www.york.ca

Urban Forest Innovations Inc.
1331 Northaven Drive
Mississauga ON L5G 4E8



June 16, 2021

The Town of Newmarket

395 Mulock Drive, P.O. Box 328, STN Main
Newmarket ON L3Y 4X7
c/o Devon Morton – Planner

Re: 90 Howard Road – Committee of Adjustment – Peer Review

Mr. Morton,

As you have requested, Urban Forest Innovations, Inc. (UFI) has reviewed the arborist report and related application information submitted in support of a Committee of Adjustment application for 90 Howard Drive, Newmarket, ON.

This letter report outlines our review methodology and presents our comments.

Methodology

Document review

The following document, provided by the Town of Newmarket, was reviewed:

- Arborist Report, prepared by Graves Oak Tree Care Inc., dated April 30, 2021

Additional documents provided in the submission package were reviewed briefly for context, but did not form a substantive part of this peer review.

With the exception of documents submitted prior to April, 2018, all reviewed documents are evaluated against the latest revised version of the Town of Newmarket *Tree Preservation, Protection, Replacement and Enhancement Policy* (April 2018 or latest version), hereinafter referred to as the *Policy*.

Site visit

A site visit was undertaken on June 15, 2021, to assess the site and verify the tree inventory details.

Comments

Based upon our review of the above-referenced document, we have no comments at this time. All application documents related to site trees were found to be satisfactory and in fulfilment of Committee of Adjustment requirements.

Additional information concerning tree protection and compensation, as per *Policy* requirements, may be requested during a later stage of the development review process. Refer to the *Policy* for more information.

We trust that this letter will suffice for your current needs. Should you have any questions or require further assistance, please do not hesitate to contact us.

Respectfully submitted by,



Philip van Wassenauer, B.Sc., MFC
ISA Certified Arborist ON-0361A
Member – ASCA, SMA, SAG Baumstatik
E: pwassenauer1022@rogers.com



Shane Jobber, B.Sc.F.
ISA Certified Arborist ON-1746AM
E: shane@urbanforestinnovations.com

Urban Forest Innovations, Inc.
1331 Northaven Drive
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T: (905) 274-1022 F: (905) 274-2170
www.urbanforestinnovations.com

Limitations of Assessment

It is our policy to attach the following clause regarding limitations. We do this to ensure that the client is aware of what is technically and professionally realistic in assessing and retaining trees.

The assessment(s) of the tree(s) presented in this report has been made using accepted arboricultural techniques. These may include, among other factors, a visual examination of: the above-ground parts of the tree(s) for visible structural defects, scars, external indications of decay such as fungal fruiting bodies, evidence of pests or pathogens, discoloured foliage, the condition of any visible root structures, the degree and direction of lean (if any), the general condition of the tree(s) and the surrounding site, and the proximity of property and people. Except where specifically noted, the tree(s) was not cored, probed, climbed or assessed using any advanced methods, and there was no detailed inspection of the root crown(s) involving excavation.

Notwithstanding the recommendations and conclusions made in this report, it must be recognized that trees are living organisms, and their health and vigour constantly change over time. They are not immune to changes in site or weather conditions, or general seasonal variations. Weather events such as wind or ice storms may result in the partial or complete failure of any tree, regardless of assessment results.

While reasonable efforts have been made to accurately assess the overall condition of the subject tree(s), no guarantee or warranty is offered, expressed or implied, that the tree(s) or any of its parts will remain standing or in stable condition. It is both professionally and practically impossible to predict with absolute certainty the behaviour of any single tree or its component parts, regardless of the assessment methodology implemented. Inevitably, a standing tree will always pose some level of risk. Most trees have the potential for failure under adverse weather conditions, and the risk can only be eliminated if the tree is removed.

Although every effort has been made to ensure that this assessment is reasonably accurate, the tree(s) should be re-assessed periodically. The assessment presented in this report is only valid at the time of inspection.


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Town of Newmarket

395 Mulock Drive

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Newmarket, ON L3Y 4X7

www.newmarket.ca

planning@newmarket.ca

T: 905.953.5321

Planning Report

TO: Committee of Adjustment

FROM: Patricia Cho
Planner

DATE: June 23, 2021

RE: Application for Consent – **D10-B05-21**
Applications for Minor Variance – **D13-A18-21, D13-A19-21**
90 Howard Drive
Town of Newmarket
Made by: Di Rezze, Giovanni

1. Recommendations:

That Consent Application D10-B05-21 and Minor Variance Applications D13-A18-21 and D13-A19-21 be deferred as additional analysis is required. Planning staff are requesting that the applicant provide plans showing the proposed building massing and building envelopes for each lot prior to bringing the item back to the Committee for consideration.

2. Application:

An application for Consent has been submitted by the owner of the above noted lands. The applicant is proposing to convey the subject land indicated as "A" on the attached sketch for proposed residential purposes and to retain the land marked as "B" on the attached sketch for residential purposes.

Minor Variance applications have also been submitted to recognize the reduced lot frontages for both the retained lot and the severed lot. The following relief has been requested from Zoning By-law 2010-40, as amended:

- i. Relief from Section 6.2.2 Zone Standards to permit a minimum lot frontage of 15.26m whereas the By-law requires a minimum lot frontage of 18.0m.

3. Planning Considerations:

The subject property is located in a residential neighbourhood, north of Davis Drive, on the south side of Howard Road. At this time, Planning staff recommend that this item be deferred until such time that the applicant provides drawings showing the proposed building massing and building envelopes for each lot for review by staff. Additional analysis is required to consider the proposals to determine if they are in accordance with the recently approved Established Neighbourhood Study zoning standards.

Respectfully submitted,

 Patricia Cho
Planner

Morton, Devon

From: Development Services <developmentservices@york.ca>
Sent: June 7, 2021 3:52 PM
To: Morton, Devon
Subject: RE: D13-A18-21,D13-A19-21 Committee of Adjustment - Notice of Application Circulation (June 23rd, 2021)

Good afternoon Devon,
 The Regional Municipality of York has completed its review of the above minor variance applications and has no comment

Gabrielle

Gabrielle Hurst MCIP RPP | Community Planning and Development Services | The Regional Municipality of York | 1-877-464 9675 ext 71538 | gabrielle.hurst@york.ca | www.york.ca

From: Morton, Devon <dmorton@newmarket.ca>
Sent: Friday, June 4, 2021 3:28 PM
To: Development Services <developmentservices@york.ca>
Cc: Chow, Phoebe <pchow@newmarket.ca>
Subject: RE: Committee of Adjustment - Notice of Application Circulation (June 23rd, 2021)

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, forward it to isitsafe@york.ca then delete it from your inbox. If you think you may have clicked on a phishing link, report it to the IT Service Desk, ext. 71111, and notify your supervisor immediately.

Hi Gabrielle,

It would appear as if they will require allocation.

Thank you,



Devon Morton, B.U.R.PI (he/him/his)
 Planner, Committee of Adjustment & Cultural Heritage
 Secretary-Treasurer to the Committee of Adjustment
 Planning and Building Services
dmorton@newmarket.ca
www.newmarket.ca
 Newmarket: A Community *Well* Beyond the Ordinary

Please note that I am working remotely due to the COVID-19 pandemic and can be reached by email.

From: Development Services <developmentservices@york.ca>
Sent: June 4, 2021 2:20 PM
To: Morton, Devon <dmorton@newmarket.ca>
Subject: RE: Committee of Adjustment - Notice of Application Circulation (June 23rd, 2021)

Good afternoon Devon,

I am reviewing the 90 Howard Road Consent to create one new lot,

It appears there is a home on one of the parcels but not the other. I am trying to determine whether they would require servicing. Is there a residential unit on each lot?

If not they would require servicing capacity

Thanks

Gabrielle

From: Morton, Devon <dmorton@newmarket.ca>

Sent: Friday, June 4, 2021 11:12 AM

To: John Taylor <jtaylor@newmarket.ca>; Woodhouse, Victor <vwoodhouse@newmarket.ca>; Kwapis, Bob <bkwapis@newmarket.ca>; Bisanz, Christina <cbisanz@newmarket.ca>; Simon, Grace <gsimon@newmarket.ca>; Broome, Kelly <kbroome@newmarket.ca>; Twinney, Jane <jtwinney@newmarket.ca>; Morrison, Trevor <tmorrison@newmarket.ca>; Sharma, Jag <jsharma@newmarket.ca>; Noehammer, Peter <pnoehammer@newmarket.ca>; Unger, Jason <junger@newmarket.ca>; Potter, David <dpotter@newmarket.ca>; Larmer, Jennifer <jlarmar@newmarket.ca>; Prudhomme, Rachel <rprudhomme@newmarket.ca>; Majdi, Sepideh <smajdi@newmarket.ca>; Villanueva, Lawrence <lvillanueva@newmarket.ca>; Lyons, Lisa <llyons@newmarket.ca>; Kiran Saini <ksaini@newmarket.ca>; rowcentre@bell.ca; Development Services <developmentservices@york.ca>; christian.singh@ontario.ca; gcreta@envinetwork.com; Elizabeth Lew (elew@sympatico.ca) <elew@sympatico.ca>; Gino Vescio (gvescio1951@yahoo.ca) <gvescio1951@yahoo.ca>; Ken Smith (khsmitthis@rogers.com) <khsmitthis@rogers.com>; Michelle Starnes (michs@rogers.com) <michs@rogers.com>; Mohsen Alavi (alavim@yorku.ca) <alavim@yorku.ca>; Peter Mertens (pmertens@bell.net) <pmertens@bell.net>; Laura Tafreshi <L.Tafreshi@lsrca.on.ca>; McDonald, John <jmcdonald@cyfs.ca>; Oberfrank, Joshua <joberfrank@newmarket.ca>; Puccini, Lisa <lpuccini@cyfs.ca>; Tustin, Tim <ttustin@cyfs.ca>; Mike Thibeault <mikeufi@rogers.com>; Shane Jobber <shane@urbanforestinnovations.com>; PHILIP WASSENAER <pwassenaer1022@rogers.com>
Cc: Cammaert, Adrian <acammaert@newmarket.ca>; Cho, Patricia <pcho@newmarket.ca>; Nagulan, Janany <jnagulan@newmarket.ca>; February, Stephanie <sfebruary@newmarket.ca>

Subject: Committee of Adjustment - Notice of Application Circulation (June 23rd, 2021)

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Good morning,

The next virtual Committee of Adjustment hearing will be held on Wednesday, June 23rd, 2021 at 9:30 AM. The Committee of Adjustment will consider the following applications:

- D10-B03-21 (17810 Yonge Street - Jordan Trinder) **WARD 7**
Rionew Holdings Inc. (The Landlord) is proposing to permit the lease agreement registered on title between the Landlord and Staples (the Tenant) to be extended for a period of 21 years or greater.
- D10-B04-21 (1111 Davis Drive - Jordan Trinder) **WARD 3**
Riokim Holdings(Ontario) Inc. (The Landlord) is proposing to permit the lease agreement registered on title between the Landlord and Shoppers Drug Mart (the Tenant) to be extended for a period of 21 years or greater.
- D10-B05-21 (90 Howard Road - John Di Rezze) **WARD 3**
Di Rezze, Giovanni is proposing to convey the subject land indicated as "A" on the attached sketch for proposed residential purposes and to retain the land marked as "B" on the attached sketch for residential purposes.
- D13-A18-21 (90 Howard Road - John Di Rezze) **WARD 3**

Relief from Section 6.2.2 Zone Standards to permit a minimum lot frontage of 15.26 m whereas the By-law requires a minimum lot frontage of 18.0 m.

- D13-A19-21 (90 Howard Road - John Di Rezze) **WARD 3**

Relief from Section 6.2.2 Zone Standards to permit a minimum lot frontage of 15.26 m whereas the By-law requires a minimum lot frontage of 18.0 m.

The Committee requests your advice and comments on these matters.

The Committee would like to receive comments by **Wednesday, June 16th, 2021** for inclusion in the Staff Report and for the benefit of everyone in attendance at the hearing.

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<https://tonfileshare.newmarket.ca/share.cgi?ssid=719a2ba1303a42bca9e946af6f9af77f>

Please let me know if you have any questions.

Thank you,



Devon Morton, B.U.R.PI

Planner, Committee of Adjustment & Cultural Heritage

Secretary-Treasurer to the Committee of Adjustment

Planning and Building Services

dmorton@newmarket.ca

www.newmarket.ca

Newmarket: A Community Well Beyond the Ordinary

Please note that I am working remotely due to the COVID-19 pandemic and can be reached by email.


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F: 905 953.5138

M E M O R A N D U M

TO: Jason Unger, B.E.S., M.PL., MCIP, RPP, Director, Planning and Building Services
FROM: Sepideh Majdi, P.Eng., Manager, Development Engineering
DATE: June 14, 2021
RE: Application for Minor Variance
 Made by: Di Rezze, Giovanni
 File No.: D13-A18-21 & D13-A19-21
 90 Howard Road, LT 75 PL 385 EAST GWILLIMBURY; TOWN OF NEWMARKET.
 Town of Newmarket Ward 3
Engineering Services File No.: R. Howard Rd
Related Files: D10-B05-21 (to facilitate creation of one new residential lot)

We herein acknowledge receipt of the Application for Minor Variance wherein the following relief is requested from Zoning By-law 2010-40, as amended:

1. Relief from Section 6.2.2 Zone Standards to permit a minimum lot frontage of 15.26 m whereas the By-law requires a minimum lot frontage of 18.0 m.

We have reviewed the application and supporting documentation and have no objection to the application. Please note, this site shall be subject to the Site Plan review process at the time of development of these lots.

Should you have any questions please contact the undersigned.

Sincerely,

ENGINEERING SERVICES

Sepideh Majdi, P.Eng.
 Manager, Development Engineering

Morton, Devon

From: Potter, David
Sent: June 7, 2021 3:03 PM
To: Morton, Devon
Cc: Larmer, Jennifer
Subject: RE: Committee of Adjustment - Notice of Application Circulation (June 23rd, 2021)

Please see below comments.

Dave

From: Morton, Devon <dmorton@newmarket.ca>
Sent: June 4, 2021 11:12 AM
To: Taylor, John <jtaylor@newmarket.ca>; Woodhouse, Victor <vwoodhouse@newmarket.ca>; Kwapis, Bob <bkwapis@newmarket.ca>; Bisanz, Christina <cbisanz@newmarket.ca>; Simon, Grace <gsimon@newmarket.ca>; Broome, Kelly <kbroome@newmarket.ca>; Twinney, Jane <jtwinney@newmarket.ca>; Morrison, Trevor <tmorrison@newmarket.ca>; Sharma, Jag <jsharma@newmarket.ca>; Noehammer, Peter <pnoehammer@newmarket.ca>; Unger, Jason <junger@newmarket.ca>; Potter, David <dpotter@newmarket.ca>; Larmer, Jennifer <jlarmer@newmarket.ca>; Prudhomme, Rachel <rprudhomme@newmarket.ca>; Majdi, Sepideh <smajdi@newmarket.ca>; Villanueva, Lawrence <lvillanueva@newmarket.ca>; Lyons, Lisa <llyons@newmarket.ca>; Saini, Kiran <ksaini@newmarket.ca>; rowcentre@bell.ca; Development Services <developmentservices@york.ca>; christian.singh@ontario.ca; gcreta@envinetwork.com; Elizabeth Lew (elew@sympatico.ca) <elew@sympatico.ca>; Gino Vescio (gvescio1951@yahoo.ca) <gvescio1951@yahoo.ca>; Ken Smith (khsmithis@rogers.com) <khsmithis@rogers.com>; Michelle Starnes (michs@rogers.com) <michs@rogers.com>; Mohsen Alavi (alavim@yorku.ca) <alavim@yorku.ca>; Peter Mertens (pmertens@bell.net) <pmertens@bell.net>; Laura Tafreshi <L.Tafreshi@lsrca.on.ca>; McDonald, John <jmcdonald@cyfs.ca>; Oberfrank, Joshua <joberfrank@newmarket.ca>; Puccini, Lisa <lpuccini@cyfs.ca>; Tustin, Tim <ttustin@cyfs.ca>; Mike Thibeault <mikeufi@rogers.com>; Shane Jobber <shane@urbanforestinnovations.com>; PHILIP WASSENAER <pwassenaer1022@rogers.com>
Cc: Cammaert, Adrian <acammaert@newmarket.ca>; Cho, Patricia <pcho@newmarket.ca>; Nagulan, Janany <jnagulan@newmarket.ca>; February, Stephanie <sfebruary@newmarket.ca>
Subject: Committee of Adjustment - Notice of Application Circulation (June 23rd, 2021)

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<https://tonfileshare.newmarket.ca/share.cgi?ssid=719a2ba1303a42bca9e946af6f9af77f>

Please let me know if you have any questions.

Thank you,



Devon Morton, B.U.R.PI

Planner, Committee of Adjustment & Cultural Heritage
Secretary-Treasurer to the Committee of Adjustment
Planning and Building Services
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Newmarket, ON L3Y 4X7

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T: 905.953.5321

Planning Report

TO: Committee of Adjustment

FROM: Patricia Cho
Planner

DATE: June 23, 2021

RE: Application for Consent – **D10-B05-21**
Applications for Minor Variance – **D13-A18-21, D13-A19-21**
90 Howard Drive
Town of Newmarket
Made by: Di Rezze, Giovanni

1. Recommendations:

That Consent Application D10-B05-21 and Minor Variance Applications D13-A18-21 and D13-A19-21 be deferred as additional analysis is required. Planning staff are requesting that the applicant provide plans showing the proposed building massing and building envelopes for each lot prior to bringing the item back to the Committee for consideration.

2. Application:

An application for Consent has been submitted by the owner of the above noted lands. The applicant is proposing to convey the subject land indicated as "A" on the attached sketch for proposed residential purposes and to retain the land marked as "B" on the attached sketch for residential purposes.

Minor Variance applications have also been submitted to recognize the reduced lot frontages for both the retained lot and the severed lot. The following relief has been requested from Zoning By-law 2010-40, as amended:

- i. Relief from Section 6.2.2 Zone Standards to permit a minimum lot frontage of 15.26m whereas the By-law requires a minimum lot frontage of 18.0m.

3. Planning Considerations:

The subject property is located in a residential neighbourhood, north of Davis Drive, on the south side of Howard Road. At this time, Planning staff recommend that this item be deferred until such time that the applicant provides drawings showing the proposed building massing and building envelopes for each lot for review by staff. Additional analysis is required to consider the proposals to determine if they are in accordance with the recently approved Established Neighbourhood Study zoning standards.

Respectfully submitted,

Patricia Cho
Planner

Morton, Devon

From: Potter, David
Sent: June 7, 2021 3:03 PM
To: Morton, Devon
Cc: Larmer, Jennifer
Subject: RE: Committee of Adjustment - Notice of Application Circulation (June 23rd, 2021)

Please see below comments.

Dave

From: Morton, Devon <dmorton@newmarket.ca>
Sent: June 4, 2021 11:12 AM
To: Taylor, John <jtaylor@newmarket.ca>; Woodhouse, Victor <vwoodhouse@newmarket.ca>; Kwapis, Bob <bkwapis@newmarket.ca>; Bisanz, Christina <cbisanz@newmarket.ca>; Simon, Grace <gsimon@newmarket.ca>; Broome, Kelly <kbroome@newmarket.ca>; Twinney, Jane <jtwinney@newmarket.ca>; Morrison, Trevor <tmorrison@newmarket.ca>; Sharma, Jag <jsharma@newmarket.ca>; Noehammer, Peter <pnoehammer@newmarket.ca>; Unger, Jason <junger@newmarket.ca>; Potter, David <dpotter@newmarket.ca>; Larmer, Jennifer <jlarmer@newmarket.ca>; Prudhomme, Rachel <rprudhomme@newmarket.ca>; Majdi, Sepideh <smajdi@newmarket.ca>; Villanueva, Lawrence <lvillanueva@newmarket.ca>; Lyons, Lisa <llyons@newmarket.ca>; Saini, Kiran <ksaini@newmarket.ca>; rowcentre@bell.ca; Development Services <developmentservices@york.ca>; christian.singh@ontario.ca; gcreta@envinetwork.com; Elizabeth Lew (elew@sympatico.ca) <elew@sympatico.ca>; Gino Vescio (gvescio1951@yahoo.ca) <gvescio1951@yahoo.ca>; Ken Smith (khsmithis@rogers.com) <khsmithis@rogers.com>; Michelle Starnes (michs@rogers.com) <michs@rogers.com>; Mohsen Alavi (alavim@yorku.ca) <alavim@yorku.ca>; Peter Mertens (pmertens@bell.net) <pmertens@bell.net>; Laura Tafreshi <L.Tafreshi@lsrca.on.ca>; McDonald, John <jmcdonald@cyfs.ca>; Oberfrank, Joshua <joberfrank@newmarket.ca>; Puccini, Lisa <lpuccini@cyfs.ca>; Tustin, Tim <ttustin@cyfs.ca>; Mike Thibeault <mikeufi@rogers.com>; Shane Jobber <shane@urbanforestinnovations.com>; PHILIP WASSENAER <pwassenaer1022@rogers.com>
Cc: Cammaert, Adrian <acammaert@newmarket.ca>; Cho, Patricia <pcho@newmarket.ca>; Nagulan, Janany <jnagulan@newmarket.ca>; February, Stephanie <sfebruary@newmarket.ca>
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Relief from Section 6.2.2 Zone Standards to permit a minimum lot frontage of 15.26 m whereas the By-law requires a minimum lot frontage of 18.0 m. [No Comment](#)
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Please let me know if you have any questions.

Thank you,



Devon Morton, B.U.R.PI

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engineering@newmarket.ca

T: 905 895.5193

F: 905 953.5138

M E M O R A N D U M

TO: Jason Unger, B.E.S., M.PL., MCIP, RPP, Director, Planning and Building Services
FROM: Sepideh Majdi, P.Eng., Manager, Development Engineering
DATE: June 14, 2021
RE: Application for Minor Variance
 Made by: Di Rezze, Giovanni
 File No.: D13-A18-21 & D13-A19-21
 90 Howard Road, LT 75 PL 385 EAST GWILLIMBURY; TOWN OF NEWMARKET.
 Town of Newmarket Ward 3
Engineering Services File No.: R. Howard Rd
Related Files: D10-B05-21 (to facilitate creation of one new residential lot)

We herein acknowledge receipt of the Application for Minor Variance wherein the following relief is requested from Zoning By-law 2010-40, as amended:

1. Relief from Section 6.2.2 Zone Standards to permit a minimum lot frontage of 15.26 m whereas the By-law requires a minimum lot frontage of 18.0 m.

We have reviewed the application and supporting documentation and have no objection to the application. Please note, this site shall be subject to the Site Plan review process at the time of development of these lots.

Should you have any questions please contact the undersigned.

Sincerely,

ENGINEERING SERVICES

Sepideh Majdi, P.Eng.
 Manager, Development Engineering

Morton, Devon

From: Development Services <developmentservices@york.ca>
Sent: June 7, 2021 3:52 PM
To: Morton, Devon
Subject: RE: D13-A18-21,D13-A19-21 Committee of Adjustment - Notice of Application Circulation (June 23rd, 2021)

Good afternoon Devon,
 The Regional Municipality of York has completed its review of the above minor variance applications and has no comment

Gabrielle

Gabrielle Hurst MCIP RPP | Community Planning and Development Services | The Regional Municipality of York | 1-877-464 9675 ext 71538 | gabrielle.hurst@york.ca | www.york.ca

From: Morton, Devon <dmorton@newmarket.ca>
Sent: Friday, June 4, 2021 3:28 PM
To: Development Services <developmentservices@york.ca>
Cc: Chow, Phoebe <pchow@newmarket.ca>
Subject: RE: Committee of Adjustment - Notice of Application Circulation (June 23rd, 2021)

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Hi Gabrielle,

It would appear as if they will require allocation.

Thank you,



Devon Morton, B.U.R.PI (he/him/his)
 Planner, Committee of Adjustment & Cultural Heritage
 Secretary-Treasurer to the Committee of Adjustment
 Planning and Building Services
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From: Development Services <developmentservices@york.ca>
Sent: June 4, 2021 2:20 PM
To: Morton, Devon <dmorton@newmarket.ca>
Subject: RE: Committee of Adjustment - Notice of Application Circulation (June 23rd, 2021)

Good afternoon Devon,

I am reviewing the 90 Howard Road Consent to create one new lot,

It appears there is a home on one of the parcels but not the other. I am trying to determine whether they would require servicing. Is there a residential unit on each lot?

If not they would require servicing capacity

Thanks

Gabrielle

From: Morton, Devon <dmorton@newmarket.ca>

Sent: Friday, June 4, 2021 11:12 AM

To: John Taylor <jtaylor@newmarket.ca>; Woodhouse, Victor <vwoodhouse@newmarket.ca>; Kwapis, Bob <bkwapis@newmarket.ca>; Bisanz, Christina <cbisanz@newmarket.ca>; Simon, Grace <gsimon@newmarket.ca>; Broome, Kelly <kbroomer@newmarket.ca>; Twinney, Jane <jtwinney@newmarket.ca>; Morrison, Trevor <tmorrison@newmarket.ca>; Sharma, Jag <jsharma@newmarket.ca>; Noehammer, Peter <pnoehammer@newmarket.ca>; Unger, Jason <junger@newmarket.ca>; Potter, David <dpotter@newmarket.ca>; Larmer, Jennifer <jlarmar@newmarket.ca>; Prudhomme, Rachel <rprudhomme@newmarket.ca>; Majdi, Sepideh <smajdi@newmarket.ca>; Villanueva, Lawrence <lvillanueva@newmarket.ca>; Lyons, Lisa <llyons@newmarket.ca>; Kiran Saini <ksaini@newmarket.ca>; rowcentre@bell.ca; Development Services <developmentservices@york.ca>; christian.singh@ontario.ca; gcreta@envinetwork.com; Elizabeth Lew (elew@sympatico.ca) <elew@sympatico.ca>; Gino Vescio (gvescio1951@yahoo.ca) <gvescio1951@yahoo.ca>; Ken Smith (khsmitthis@rogers.com) <khsmitthis@rogers.com>; Michelle Starnes (michs@rogers.com) <michs@rogers.com>; Mohsen Alavi (alavim@yorku.ca) <alavim@yorku.ca>; Peter Mertens (pmertens@bell.net) <pmertens@bell.net>; Laura Tafreshi <L.Tafreshi@lsrca.on.ca>; McDonald, John <jmcdonald@cyfs.ca>; Oberfrank, Joshua <jobberfrank@newmarket.ca>; Puccini, Lisa <lpuccini@cyfs.ca>; Tustin, Tim <ttustin@cyfs.ca>; Mike Thibeault <mikeufi@rogers.com>; Shane Jobber <shane@urbanforestinnovations.com>; PHILIP WASSENAER <pwassenaer1022@rogers.com>

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