

The meeting of the Committee of Adjustment was held on Wednesday, May 18th, 2016 at 9:30 a.m. in the Council Chambers at 395 Mulock Drive, Newmarket.

Members Present: Gino Vescio, Chair
Peter Mertens, Member
Elizabeth Lew, Member

Staff Present: Ted Horton, Planner
Linda Traviss, Alternate 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-A02-16 FORSYTHE, Brad
Lot 29, Plan 505
107 Cherrywood Drive
Town of Newmarket

Brad Forsythe of 107 Cherrywood Drive, NEWMARKET, ON L3Y 2X6, addressed the Committee and provided the following comments:

- Purchased house end of March 2016
- Wanted double garage for storage for winter for boat and car
- Wanted 24' x 24' garage but is proposing 21' x 21' to provide clearance for trees
- Spoke to few of the neighbours

Nicole Le Ber of 131 Cherrywood Drive, NEWMARKET ON L3Y 2X6 addressed the Committee and provided the following comments:

- Shocked when saw sign posted on property
- Brad never spoke to her regarding application
- Co-owner of property with brother; she resides in house
- Purchased house due to brightness of house inside and not being boxed in on outside

- Concerned regarding view from her dining room window
- Tenant will be affected if garage is constructed
- Garage will cover entire window plus an additional 6 feet

Gino Vescio inquired as to the distance from the wall of her house to the fence and it was determined by reviewing the plans provided with the application the distance was 0.6m plus 1.7m.

Peter Mertens inquired if there was a fence between the two properties and how high was the fence. Nicole Le Ber advised the fence was 5 feet in height.

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

1. Report from Ted Horton, Planner dated May 11, 2016;
2. Memorandum from R. Bingham, Manager, Engineering Services dated May 10, 2016;
3. Memorandum from David Potter, Chief Building Official dated May 11, 2016;
4. Letter from Lisa-Beth Bulford, Development Planner, Lake Simcoe Region Conservation Authority dated May 5, 2016; and
5. Letter from Kelly Le Bur and Bev Le Ber dated May 17, 2016.

*Moved by Elizabeth Lew
Seconded by Peter Mertens*

THAT Minor Variance Application D13-A02-16 be approved, subject to the following conditions:

- (1) That the variance pertains only to the requests as submitted with the application;
- (2) That the reduced setback apply only to the garage as proposed and not to any other structure or encroachment;
- (3) That the applicant be advised that development of this property is subject to the provisions of the Town's Tree Preservation, Protection, Replacement and Enhancement Policy;
- (4) 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 appears to be minimal;
- (2) conforms to the general intent and purpose of the Official Plan and Zoning By-law; 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, April 20th, 2016 were placed before the Committee for consideration.

Moved by Elizabeth Lew
Seconded by Gino Vescio

THAT the Minutes of the Wednesday, April 20th, 2016 meeting be approved as circulated.

CARRIED

Moved by Peter Mertens
Seconded by Elizabeth Lew

THAT the Meeting adjourn.

CARRIED

The meeting adjourned at 9:50 a.m.

Dated

Chair