



Town of Newmarket **AGENDA**

Heritage Newmarket Advisory Committee

Tuesday, September 12, 2017 at 7:00 PM

Mulock Room, 395 Mulock Drive

Additions & Corrections to Agenda

1. Workplan/Accomplishments Presentation - Council Workshop on Monday, September 18, 2017 at 6:30 PM

Declarations of Interest

Presentations/Deputations

2. King George School Re-Development Project - Window Design Update (400 Park Avenue)
Mr. Brad Rogers, Groundswell Urban Planning

Approval of Minutes

3. Heritage Newmarket Advisory Committee Meeting Minutes of July 11, 2017.

Correspondence

4. Correspondence from the Planning and Building Services Department regarding Notice of Passing of Zoning By-law 2017-44 for the property known as 260 Eagle Street.
5. Correspondence from the Planning and Building Services Department regarding Notice of Adoption of Official Plan Amendment Number 19.
6. Correspondence from the Planning and Building Services Department regarding Notice of Passing of Zoning By-law 2017-47 for the property known as 195 Harry Walker Parkway.
7. Memorandum dated July 5, 2017 from Ms. Meghan White, Planner regarding Proposed Site Plan - 2nd Technical Submission for the property known as 16945 Bayview Avenue. (Colour copies of drawings submission available from Planning Department)
8. Correspondence from the Committee of Adjustment regarding the property known as 217 Park Avenue and 400 Park Avenue. (For Information Purposes Only)
9. Correspondence from the Planning and Building Services Department regarding a Statutory Public Meeting regarding a Proposed Zoning By-law Amendment for the property known as 514 Davis Drive.

Items

10. Operating Results for the period ending July 31, 2017.

11. 2018 Budget Requests

Reports of Committee Members

12. Designated Property Maintenance and Concerns:

- a) Site Plaques
- b) Residence Plaques
- c) Heritage Location Plaques
- d) Stickwood Walker Farm Discussion

13. a) Architecture, Recreation, Culture, Heritage (ARCH) Committee
b) Elman W. Campbell Museum Board
c) Lower Main Street South Heritage Conservation District Advisory Group
d) Newmarket Historical Society Board of Directors

New Business

Adjournment

The meeting of the Heritage Newmarket Advisory Committee was held on Tuesday, July 11, 2017 in the Mulock Room, 395 Mulock Drive, Newmarket.

Members Present: Athol Hart, Chair
Billie Locke
Joan Seddon
Rohit Singh
Councillor Hempen

Absent: Malcom Watts
Soni Felix Raj

Staff Present: D. Ruggle, Senior Planner
M. White, Planner
K. Saini, Deputy Town Clerk, Recording Secretary

The meeting was called to order at 7:07 PM with Athol Hart in the Chair.

Additions and Corrections to the Agenda

None.

Declarations of Pecuniary Interest

None.

Approval of Minutes

1. Heritage Newmarket Advisory Committee Minutes of June 13, 2017

Moved by: Rohit Singh

Seconded by: Billie Locke

1. That the Heritage Newmarket Advisory Committee Minutes of June 13, 2017, be approved.

Carried

Correspondence

2. Correspondence from the Planning and Building Services Department regarding Notice of Passing of Zoning By-law 2017-40 for the property known as 106 Main Street South

Moved by: Councillor Hempen

Seconded by: Rohit Singh

1. That the correspondence from the Planning and Building Services Department regarding Notice of Passing of Zoning By-law 2017-40 for the property known as 106 Main Street South be received for information purposes.

Carried

3. Correspondence from the Planning and Building Services Department regarding Notice of Complete Application for the property known as 17645 Yonge Street (Redwood Properties)

Moved by: Councillor Hempen

Seconded by: Joan Seddon

1. That the correspondence from the Planning and Building Services Department regarding Notice of Complete Application for the property known as 17645 Yonge Street (Redwood Properties) be received for information purposes.

Carried

4. Correspondence from the Planning and Building Services Department regarding Notice of Complete Application and Public Meeting for the property known as 195 Harry Walker Parkway North

Moved by: Rohit Singh

Seconded by: Billie Locke

1. That the Correspondence from the Planning and Building Services Department regarding Notice of Complete Application and Public Meeting for the property known as 195 Harry Walker Parkway North

Carried

Items

5. Removal of 770 Gorham Street from Municipal Register of Non-Designated Heritage Properties

Moved by: Billie Locke

Seconded by: Joan Seddon

1. That the Heritage Newmarket Advisory Committee recommend to Council that the request to remove the property known as 770 Gorham Street from the Municipal Register of Non-Designated Heritage Properties be denied; and,
2. That the Heritage Newmarket Advisory Committee recommend to Council that the property known as 770 Gorham Street be designated a heritage property due to its cultural and architectural importance.

Carried

6. Workplan & Operating Budget Discussion

There was discussion regarding the Committee's Workplan and the 2018 budget. Discussion ensued regarding heritage brochures for walking tours. D. Ruggle advised that printing costs for brochures would be researched. Further discussion ensued regarding plaques within the Heritage Conservation District and amending the workplan to include the brochures and plaques.

Moved by: Joan Seddon

Seconded by: Rohit Singh

1. That applicants requesting their properties to be designated as a heritage property be required to provide 50% of the costs associated with the designation process; and,
2. That Heritage Newmarket Advisory Committee recommend to Council that \$5,000 be allocated for designation reports.

Carried

Moved by: Billie Locke
Seconded by: Councillor Hempen

3. That item 6 (have all deteriorating Town of Newmarket Assessment Roll Books be rebound and digitized, where possible) of the Committee's Workplan be removed.

Carried

Moved by: Billie Locke
Seconded by: Rohit Singh

4. That a workshop for Real Estate Professionals and Property Appraisers be moved forward as a priority item in 2018 for the Committee; and,
5. That Heritage Newmarket Advisory Committee recommend to Council that \$500 be allocated towards a workshop for Real Estate Professionals and Property Appraisers.

Carried

Moved by: Billie Locke
Seconded by: Rohit Singh

6. That the "Heritage Newmarket Workshop for all York Region municipalities to discuss fundamentals of the Act, by-laws and other municipal approaches" be removed from the Committee's Workplan; and,
7. That Heritage Newmarket Advisory Committee recommend to Council that \$1,600 be allocated towards purchasing 4 Heritage Conservation District plaques.

Carried

Reports from Committee Members

7. Designated Property Maintenance and Concerns

a) Site Plaques

There was no discussion on this matter.

b) Residence Plaques

There was no discussion on this matter.

c) Heritage Location Plaques

There was no discussion on this matter.

8. Sub-Committee Reports

a) Architecture, Recreation, Culture, Heritage (ARCH) Committee

Athol Hart advised that the Committee is meeting tomorrow.

b) Elman W. Campbell Museum Board

There was no report from this Sub-Committee.

c) Lower Main Street South Heritage Conservation District Advisory Group

There was no report from this Sub-Committee.

d) Newmarket Historical Society Board of Directors

There was no report from this Sub-Committee.

New Business

9. Annual Ontario Heritage Conference

There was discussion regarding the budget.

Moved by: Councillor Hempen

Seconded by: Rohit Singh

1. That Malcolm Watts be reimbursed \$1,591.76 for attending the Ontario Heritage Conference; and,

2. That Heritage Newmarket Advisory Committee recommend to Council that \$3,000 be allocated towards attendance for two members to attend the annual Heritage Conference.

Carried

10. Municipal Property Assessment Corporation

Councillor Hempen provided a verbal update regarding information regarding a property.

Adjournment

Moved by: Joan Seddon
Seconded by: Billie Locke

1. That the Heritage Newmarket Advisory Committee adjourn at 9:12 PM.

Carried

Date

A. Hart, Chair



PLANNING AND BUILDING SERVICES

Town of Newmarket

395 Mulock Drive

P.O. Box 328, STN Main

Newmarket, ON L3Y 4X7

www.newmarket.ca

planning@newmarket.ca

T: 905.953.5321

F: 905.953.5140

NOTICE OF THE PASSING OF A ZONING BYLAW BY TOWN OF NEWMARKET

Zoning By-Law Amendment: 2017-44
Applicant: 711371 Ontario Corp.
Location: 260 Eagle Street
File Number: D14-NP15 15

TAKE NOTICE that the Council of the Town of Newmarket passed **By-Law Number 2017-44** on the **26th day of June, 2017**, under Section 34 of the Planning Act, R.S.O. 1990, c. P. 13, as amended.

AND TAKE NOTICE THAT any person or public body may appeal to the Ontario Municipal Board in respect to the By-law by filing with the Clerk of the Corporation of the Town of Newmarket no later than **4:00 p.m. on July 31st** a notice of appeal setting out the objection to the By-Law and the reasons for the appeal, accompanied by the prescribed appeal fee(s), made payable to the Minister of Finance in the amount of \$300.00. If you wish to appeal to the OMB, a copy of an appeal form is available from the OMB website at www.omb.gov.on.ca. In addition, to the fees listed above, pursuant to By-law No. 2017-44, a processing fee of \$155.00 per Ontario Municipal Board appeal, payable to the Town of Newmarket is required to be paid at the time of filing a Notice of Appeal

An explanation of the purpose and effect of the bylaw, describing the lands to which the bylaw applies, and a location map showing the location of the lands to which the bylaw applies (or alternatively, an explanation as to why a location map is not provided) are attached. The complete bylaw is available for inspection in the Town Clerk's office during regular office hours.

Only individuals, corporations and public bodies may appeal a zoning bylaw to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the option of the Ontario Municipal Board, there are reasonable grounds to add the person or public body as a party.

The subject lands are also the subject of an Official Plan Amendment (D9 NP15 15)

DATED at the Town of Newmarket this **11th day of July, 2017**.

Lisa Lyons, Clerk
Town of Newmarket
P.O. Box 328, 395 Mulock Drive
NEWMARKET, ON L3Y 4X7

EXPLANATORY NOTE:

By-Law Number 2017-44 applies to the lands located at 260 Eagle Street.

By-Law 2017-44 has the purpose and effect of rezoning the subject land from Residential Detached Dwelling 60m (R1-A) Zone to Residential Townhouse Dwelling 3 (H(R4-R-129) Holding Zone and Environmental Protection Open Space (OS-EP) zone to permit a residential townhouse development and the preservation of a woodlot on the subject lands

By-Law 2017-44 permits a maximum of 27 Townhomes of the subject lands

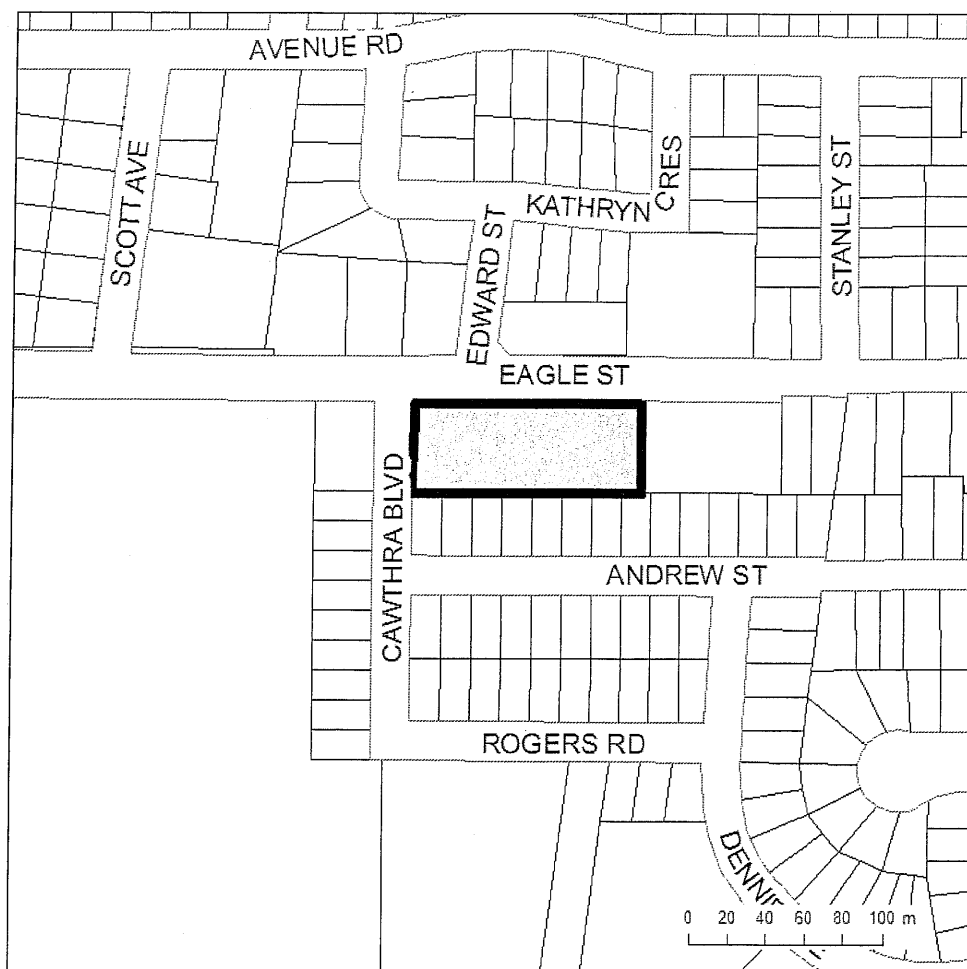
By-Law 2017-44 provides for specific lot, siting and building specifications


By-Law 2017-44 provides for site specific parking and buffering requirements

By-Law 2017-44 provides for the Holding provision on the subject land to be removed once required conditions are satisfied.

A Location Map showing the location of the subject land to which By-Law Number 2017-44 applies is provided below

260 Eagle Street Location Map



 Subject Lands

TOWN OF NEWMARKET PLANNING DEPARTMENT





Planning and Building Services

TOWN OF NEWMARKET

395 Mulock Drive

P.O. Box 328

Newmarket, ON L3Y 4X7

www.newmarket.ca

planning@newmarket.ca

905.953.5321

NOTICE OF THE ADOPTION BY THE TOWN OF NEWMARKET OF OFFICIAL PLAN AMENDMENT NUMBER 19

TAKE NOTICE that the Council of the Town of Newmarket passed **By-law Number 2017-43** being a By-law to adopt Official Plan Amendment Number 19 on the **26th day of June, 2017**, under Section 17 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

AND TAKE NOTICE that the Official Plan Amendment **requires approval** by the Regional Municipality of York, under subsections 21(1) and 17(22) of the *Planning Act*.

ANY PERSON OR PUBLIC BODY will be entitled to receive notice of the decision of the Regional Municipality of York if a written request to be notified of the decision, including the person's or public body's name and address is made to:

Director, Community Planning and Development Services
York Region Administrative Centre
17250 Yonge Street
Newmarket, ON
L3Y 6Z1

Only individuals, corporations, or public bodies may appeal a decision of the municipality to the Ontario Municipal Board. A notice of appeal may not be made by an unincorporated association or group. However, a notice of appeal may be made in the name of an individual who is a member of the association or the group on its behalf.

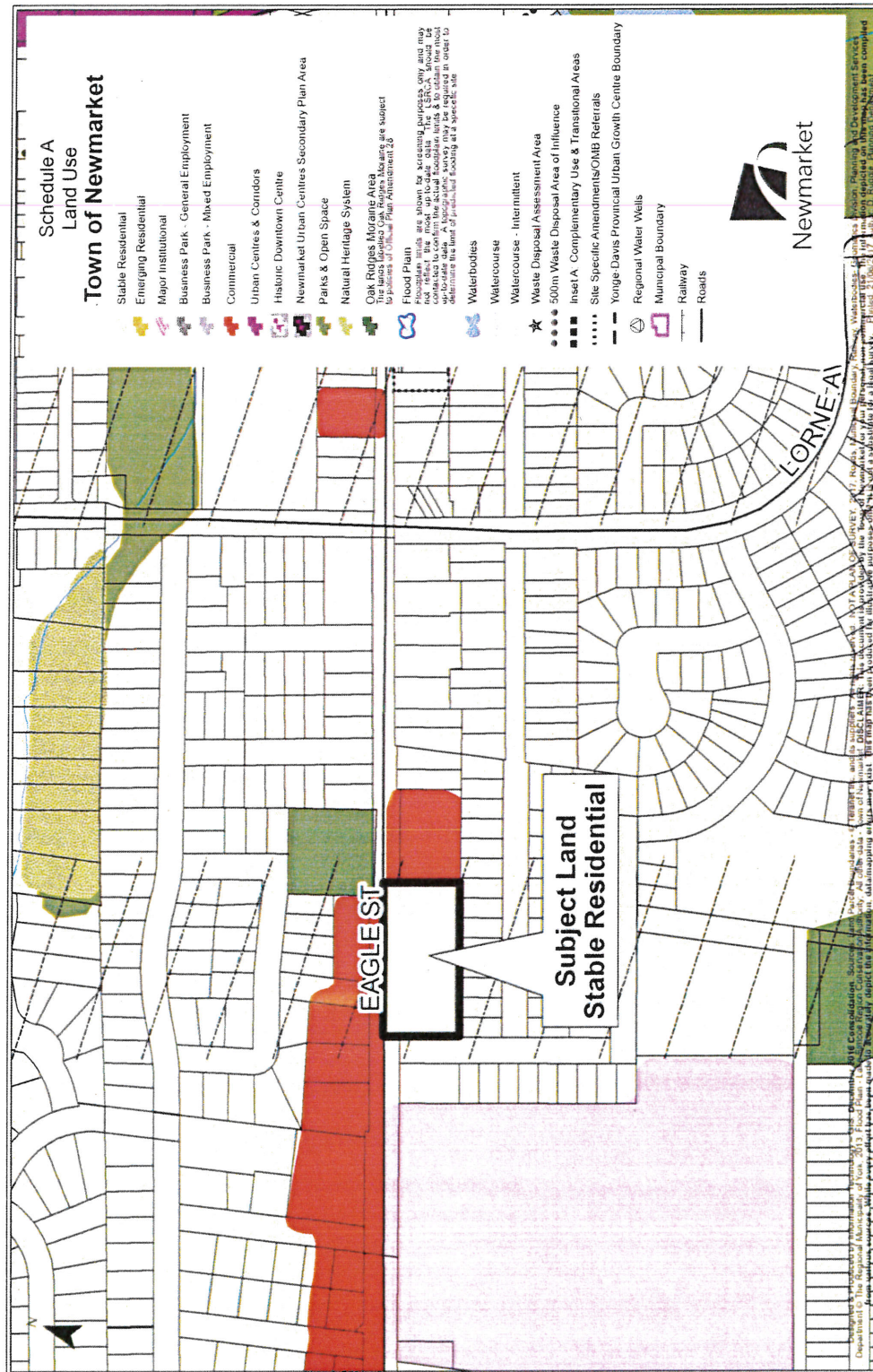
No person or public body shall be added as a party to the hearing of the appeal unless, before the plan was adopted, the person or public body made oral submissions at a public meeting or written submissions to the Council or, in the opinion of the Ontario Municipal Board, there are reasonable grounds to add the person or public body as a party.

The purpose of Amendment Number 19 is to amend the policies applying to subject lands currently being within the *Stable Residential* designation by adding Townhouse Units on a Private Road as a Permitted Use on the subject lands.

ADDITIONAL INFORMATION relating to Official Plan Amendment Number 19 is available for inspection between 8:30 a.m. and 4:30 p.m. on weekdays at the Municipal Offices, 395 Mulock Drive, Newmarket. Direct any inquiries to the Planning Department 905-953-5300 Extension 2454. Please refer to File No. D9 NP 15-15 - Official Plan Amendment Number 19. The subject lands are also the subject of a Zoning By-law Amendment (D14 NP15-15).

Dated: July 11, 2017

Official Plan Amendment Number 19 260 Eagle Street





PLANNING AND BUILDING SERVICES

Town of Newmarket www.newmarket.ca
 395 Mulock Drive planning@newmarket.ca
 P.O. Box 328, STN Main T: 905.953.5321
 Newmarket, ON L3Y 4X7 F: 905.953.5140

NOTICE OF THE PASSING OF A ZONING BYLAW BY TOWN OF NEWMARKET

Zoning By-Law Amendment: 2017-47
 Applicant: Corporation of the Town of Newmarket
 Location: 195 Harry Walker Parkway North
 File Number: NP-P-17-01

TAKE NOTICE that the Council of the Town of Newmarket passed **By-Law Number 2017-47** on the **10th day of July, 2017**, under Sections 39 and 34 of the Planning Act, R.S.O. 1990, c. P. 13, as amended.

AND TAKE NOTICE THAT any person or public body may appeal to the Ontario Municipal Board in respect to the By-law by filing with the Clerk of the Corporation of the Town of Newmarket no later than **4:30 p.m. on the 7th day of August, 2017** a notice of appeal setting out the objection to the By-Law and the reasons for the appeal, accompanied by the prescribed appeal fee(s), made payable to the Minister of Finance in the amount of \$300.00. If you wish to appeal to the OMB, a copy of an appeal form is available from the OMB website at www.omb.gov.on.ca. In addition, to the fees listed above, pursuant to By-law No. 2015-57, a processing fee of \$155.00 per Ontario Municipal Board appeal, payable to the Town of Newmarket is required to be paid at the time of filing a Notice of Appeal.

An explanation of the purpose and effect of the bylaw, describing the lands to which the bylaw applies, and a location map showing the location of the lands to which the bylaw applies (or alternatively, an explanation as to why a location map is not provided) are attached. The complete bylaw is available for inspection in the Town Clerk's office during regular office hours.

Only individuals, corporations and public bodies may appeal a Zoning By-law to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the option of the Ontario Municipal Board, there are reasonable grounds to add the person or public body as a party.

DATED at the Town of Newmarket this **18th day of July, 2017**.

Lisa Lyons, Clerk
 Town of Newmarket
 P.O. Box 328, 395 Mulock Drive
 NEWMARKET, ON L3Y 4X7

EXPLANATORY NOTE:

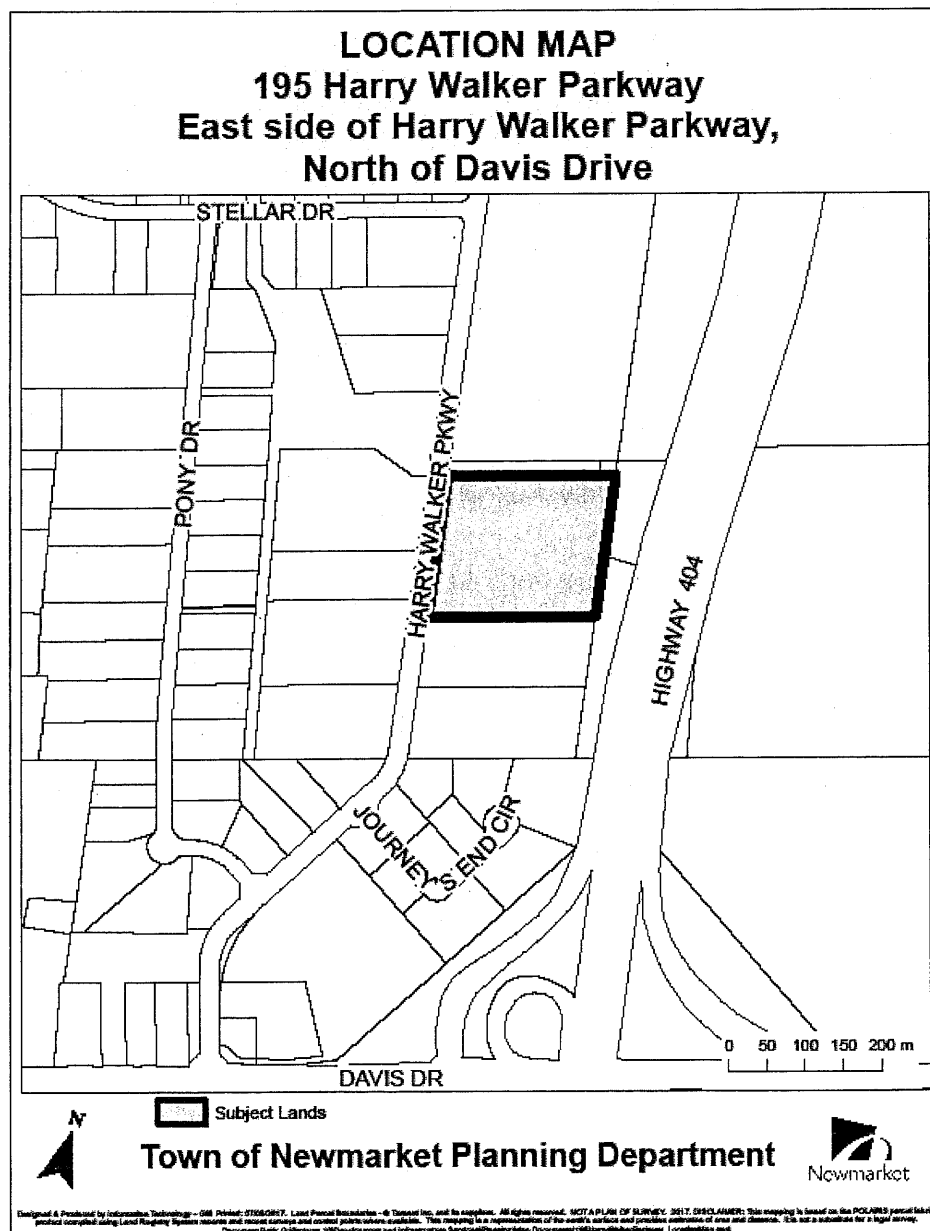
By-Law Number 2017-47 applies to the lands located at 195 Harry Walker Parkway North.

By-Law 2017-47 has the purpose and effect of amending the existing Heavy Employment (EH) zone on the subject lands to authorize the following uses for up to three (3) years.

Office – Means a *building* or part thereof, where administrative and clerical functions are carried out in the management of a business, profession, organization or public administration but shall not include any medical users.

Institutional Day Centre – Means a *premises*, used to deliver a day time program of structured and supervised activities and/or short term temporary care for youths, adults, seniors or persons with disabilities but shall not include a *day nursery*.

A Location Map showing the location of the subject land to which By-Law Number 2017-47 applies is provided below




PLANNING & BUILDING SERVICES
Town of Newmarket

395 Mulock Drive

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Newmarket, ON L3Y 4X7

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F: 905.953.5140

M E M O R A N D U M

TO: Heritage Newmarket Advisory Committee
 FROM: Meghan White, MCIP, RPP
 Planner
 DATE: July 5, 2017
 RE: Proposed Site Plan – **2nd Technical Submission**
 16945 Bayview Avenue
 Our File No.: D11-NP16-12
Pickering College – Phase 2

The Planning Division is in receipt of the second technical submission for the above noted property to permit a new three storey academic building and relocation of the headmaster's house along with some minor refinements to the loop road and parking areas. Please note the location of the 3-storey administrative building has shifted to allow the New House to remain temporarily.

Further to your request at your meeting of April 4, 2017, please find enclosed:

1. Exterior Elevations-Full Build (Drawing No. SPA301-303) prepared by SalterpilonArchitecture dated June 23, 2017, Revision No. 4, June 27, 2017
2. Site Plan-Overall Campus (Drawing No. A100-103) prepared by SalterpilonArchitecture dated April 12, 2017, Revision No. 6, June 27, 2017

If you require any additional information, please let me know and I will provide it to you.

Sincerely,

Meghan White, MCIP, RPP
 Planner

**COMMITTEE OF ADJUSTMENT**

Town of Newmarket

395 Mulock Drive

P.O. Box 328

Newmarket, ON L3Y 4X7

www.newmarket.ca

mpeverini@newmarket.ca

T: 905.953.5300 Ext. 2453

F: 905.953.5140

TO: All Department Heads, Town of Newmarket
and Miscellaneous Agencies.

RE: Application for Consent - File No: D10-B06-17

Regarding the property located at:

**YARAGHI, Nafiseh
Lot 1, Plan 276
217 Park Avenue
Town of Newmarket
Ward No.: 5**

Pursuant to the provisions of the Planning Act, 1990, I enclose a copy of the above noted application, which has been submitted to the Newmarket Committee of Adjustment for consideration. The Committee invites your advice and comments in this matter.

The Committee would like to receive comments, if possible, a week before the Hearing of the application. However, in order to avoid undue delay to the applicant the Committee will hear the application as soon as it can be scheduled. A copy of the Notice of Hearing is also enclosed for your information.

If you have any questions in respect of this or related matters, I would be pleased to discuss them with you.

Yours truly,

Secretary-Treasurer.

Encl.

DATED at the Town of Newmarket this 7th day of July, 2017.

**COMMITTEE OF ADJUSTMENT**

Town of Newmarket

395 Mulock Drive

P.O. Box 328

Newmarket, ON L3Y 4X7

www.newmarket.ca

mpeverini@newmarket.ca

T: 905.953.5300 Ext. 2453

F: 905.953.5140

**TOWN OF NEWMARKET
COMMITTEE OF ADJUSTMENT
NOTICE OF APPLICATION FOR CONSENT**

FILE NUMBER: D10-B06-17

IN THE MATTER OF Section 53 of The Planning Act, (R.S.O. 1990, c.1), as amended, and
IN THE MATTER OF an Application by Nafiseh Yaraghi, owner of that parcel of land being and situated in the Town of Newmarket, known as Lots 1, Plan 276 (217 Park Avenue).

The owner of the above noted property is proposing to convey the subject land indicated as "Part 1" on the attached sketch for residential purposes and to retain the land marked as "Part 2" on the attached sketch for residential purposes.

The land which is the subject of the application for consent is designated Stable Residential in the Official Plan.

THE COMMITTEE OF ADJUSTMENT WILL CONSIDER THE APPLICATION ON WEDNESDAY, JULY 26TH, 2017, AT 9:30 A.M., IN WILLIAM CANE MEETING ROOMS A & B, IN THE MUNICIPAL OFFICES AT 395 MULOCK DRIVE, NEWMARKET, ONTARIO.

If you wish to be notified of the decision of the Town of Newmarket Committee of Adjustment in respect of the proposed consent, you must make a written request to the Secretary-Treasurer, Committee of Adjustment, Town of Newmarket, 395 Mulock Drive, Box 328, STN Main, Newmarket, Ontario L3Y 4X7.

If a person or public body that files an appeal of the decision of Town of Newmarket Committee of Adjustment in respect of the proposed consent does not make written submission to the Town of Newmarket Committee of Adjustment before it gives or refuses to give a provisional consent, the Ontario Municipal Board may dismiss the appeal.

If you are aware of any person interested in or affected by this application who has not received a copy of this notice you are requested to inform that person of this application.

If you wish to be notified of the decision of the Committee of Adjustment in respect of this application, you must submit a written request to the Secretary-Treasurer, Committee of Adjustment, Town of Newmarket, 395 Mulock Drive, STN MAIN, Box 328, Newmarket, Ontario L3Y 4X7. This will also entitle you to be advised of a possible Ontario Municipal Board Hearing. Even if you are the successful party, you should request a copy of the decision since the Committee of Adjustment decision may be appealed to the Ontario Municipal Board by the applicant or another member of the public.

IMPORTANT NOTICE TO OWNER: If you do not attend or are not represented at this meeting, the Committee may proceed in your absence and make a decision, or may consider the application to have been abandoned or withdrawn, and close the file.

The application together with all comments received to date will be available for examination at the Town Office. See the Secretary-Treasurer, Planning Department, Municipal Offices, 395 Mulock Drive, Box 328, STN Main, Newmarket, Ontario L3Y 4X7 during the normal business hours, **EXCEPT ON THE DAY OF THE MEETING.** Copies, if requested, will be provided at a nominal charge.

DATED at the Town of Newmarket this 7th day of July, 2017.

Secretary-Treasurer,
Committee of Adjustment.

PLEASE REFER TO THE ATTACHED SKETCHES FOR THE LOCATION OF THE LAND AND GENERAL DETAILS OF THE APPLICATION. IF MORE INFORMATION IS REQUIRED, CONTACT THE SECRETARY-TREASURER AT (905) 953-5300, EXT. 2453 FOR ASSISTANCE.

- 2 -

GENERAL GUIDELINES FOR PERSONS APPEARING AT CONSENT HEARING

1. Applications will not be considered prior to the time noted on the Notice of Application.
2. The Owner/Applicant will be given an opportunity, if desired, to briefly explain to the Committee and other persons who may be attending in connection with the application, the basis of their application and to answer any questions that may arise out of the meeting.
3. Persons speaking to an application must state their full name and mailing address, for the record.

Those appearing on behalf of the Owner, an individual or individuals, a company, law or consulting firm, should so advise the Committee.

If a property owner in the area, please give the location or other satisfactory identification of the property owned.

4. All persons attending the Hearing who wish to support or oppose the application will have an opportunity to speak to the Committee following the presentation by the Owner/Agent/Solicitor.

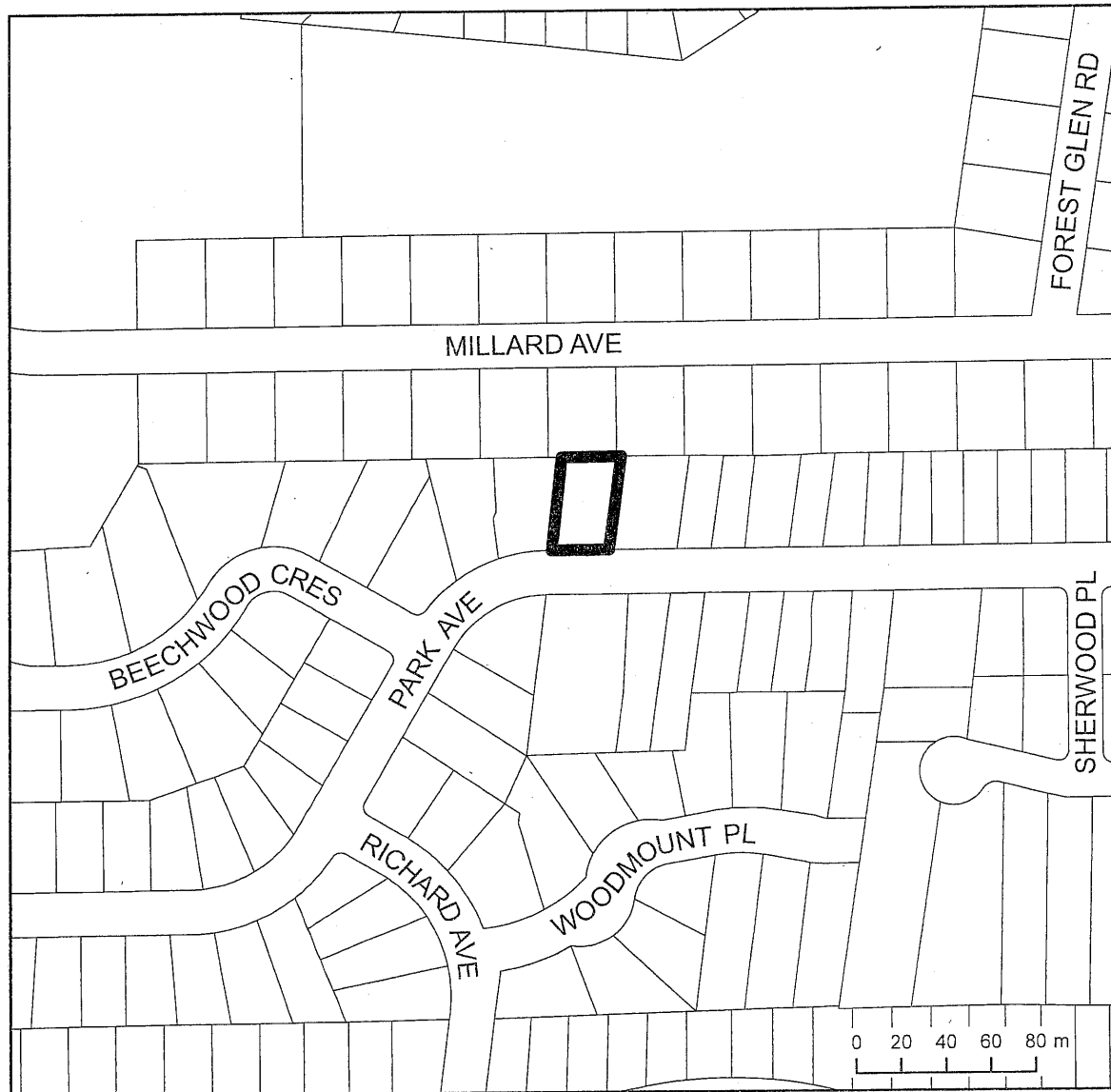
Ratepayer's groups wishing to appear should appoint a spokesperson to act on their behalf. The Committee of Adjustment may require a submission of satisfactory documentation indicating that the person appearing on behalf of a ratepayer's group is so authorized.

5. **ALL REMARKS ARE TO BE DIRECTED TO THE CHAIR.**
6. A summary of statements by each person speaking on an application is made for the records. The Committee may require that such statements be made under oath, or be subsequently confirmed under oath as set out in The Evidence Act, R.S.O. 1980, c.145.
7. **Decisions of the Committee are in writing. Notice of Decision will be mailed out not later than fifteen (15) days from the date of the decision.**

PLEASE NOTE:

Copies of the Decision will be mailed out to the Owner/Agent/Solicitor and to each person who appeared in person or was represented by Counsel at the Hearing and who has filed with the Secretary-Treasurer a written request for Notice of the Decision.

LOCATION MAP
217 Park Avenue
North side of Park Avenue,
East of Beechwood Crescent



N



Subject Lands



Town of Newmarket Planning Department



Designed & Produced by Information Technology – GIS Printed: 27/09/2017. Land Parcel Boundaries - © Teranet Inc. and its suppliers. All rights reserved. NOT A PLAN OF SURVEY. 2017. DISCLAIMER: This mapping is based on the POLARIS parcel fabric product compiled using Land Registry System records and recent surveys and control points where available. This mapping is a representation of the earth's surface and provides estimates of area and distance. It is not a substitute for a legal survey. Document Path: G:\Projects 10\Development and Infrastructure Services\Planning\Map Documents\217ParkAve_LocationMap.mxd

Committee of Adjustment Application for Consent

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



Newmarket
www.newmarket.ca

T: 905-953-5300 Ext. 2457
F: 905-953-5140

The undersigned hereby applies to the Committee of Adjustment for Town of Newmarket under Section 45 of the Planning Act, R.S.O., 1990, c.P.13, as amended.

FILE NUMBER (for office use only)	D10 - B06 - 17
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1.0 Applicant Information				<input checked="" type="checkbox"/> Primary Contact for Application	
Property Owner(s): NAFISEH YARAGHI					
Address: 217 PARK AVENUE		City: NEWMARKET		Postal Code: L3Y 1V3	Province: ON
Phone: 647 9288575			Alt. Phone:		
Email:			Fax:		

2.0 Agent Information				<input checked="" type="checkbox"/> Primary Contact for Application	
Name of Authorized Agent: KOUROSH MAHVASH					
Address: 280 SHEPPARD AVE EAST, UNIT 203		City: NORTH YORK		Postal Code: M2N 3B1	Province: ON
Phone: 416 6239303			Alt. Phone:		
Email: PERMIT@PMPDESIGN.CA			Fax:		

3.0 Legal Description of the Subject Lands	
Concession/Registered Plan No.: 276	Lot Number(s): 1
Reference Plan No.: 65R	Part Number(s): 1,2
Municipal Address: TOWN OF NEWMARKET	
Roll Number:	
Are there any easements or restrictive covenants affecting the subject lands? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If "yes", please describe: _____	

4.0 Type and Purpose of Application (please check)			
<input checked="" type="checkbox"/> Creation of new lot	<input type="checkbox"/> Easement	<input type="checkbox"/> Addition to a lot	<input type="checkbox"/> Right-of-Way
<input type="checkbox"/> Lease	<input type="checkbox"/> Mortgage	<input type="checkbox"/> Correction of title	

If a lot addition, please identify the lands to which the parcel will be added:

Name of person(s), if known, to whom land or interest in land is to be transferred, leased or mortgaged:

5.0 Property Description

SEVERED:	Lot Frontage: <u>12.79</u> m	Lot Depth: <u>42.20</u> m	Lot Area: <u>548.33</u> m ²
RETAINED:	Lot Frontage: <u>12.79</u> m	Lot Depth: <u>42.42</u> m	Lot Area: <u>548.87</u> m ²
EASEMENT:	Lot Frontage: _____ m	Lot Depth: _____ m	Lot Area: _____ m ²

6.0 Use of Property

SEVERED:	Existing: RESIDENTIAL	Proposed: RESIDENTIAL
RETAINED:	Existing: RESIDENTIAL	Proposed: RESIDENTIAL
EASEMENT USE OF:		

7.0 Buildings or Structures

SEVERED:	Existing: 91.589 SQ.M.	Proposed: 163.26 SQ.M.
RETAINED:	Existing: 82.99 SQ.M.	Proposed: 163.26 SQ.M.

8.0 Access

SEVERED:	<input checked="" type="checkbox"/> Municipal	<input type="checkbox"/> Regional	<input type="checkbox"/> Provincial
	<input type="checkbox"/> Private Road	<input type="checkbox"/> Right-of-Way	<input type="checkbox"/> Other _____
RETAINED:	<input checked="" type="checkbox"/> Municipal	<input type="checkbox"/> Regional	<input type="checkbox"/> Provincial
	<input type="checkbox"/> Private Road	<input type="checkbox"/> Right-of-Way	<input type="checkbox"/> Other _____

If access to the subject land is by "Private Road", "Right-of-Way" or "Other", please indicate who owns the land or road, who is responsible for its maintenance and whether it is maintained seasonally or year-round:

9.0 Water Supply		
SEVERED:	<input checked="" type="checkbox"/> Municipal Services	<input type="checkbox"/> Well
RETAINED:	<input checked="" type="checkbox"/> Municipal Services	<input type="checkbox"/> Well

10.0 Sewer		
SEVERED:	<input checked="" type="checkbox"/> Municipal Services	<input type="checkbox"/> Septic Tank
RETAINED:	<input checked="" type="checkbox"/> Municipal Services	<input type="checkbox"/> Septic Tank

11.0 Land Use and Application Information			
What is the existing Official Plan Designation(s) of the Subject Land? <u>STABLE RESIDENTIAL</u>			
What is the existing Zoning Designation(s) of the Subject Land? <u>R1-D-119</u>			
Are any of the following uses or features on the Subject Land or within 500 metres of the Subject Land? Please check the appropriate boxes if any apply:	Use or Feature	On the Subject Land	Within 500 metres of the Subject Land
	Flood Plain	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Any industrial or commercial use. Please specify: _____	<input type="checkbox"/>	<input type="checkbox"/>
	An active railway line	<input type="checkbox"/>	<input type="checkbox"/>
	Electric transformer stations	<input type="checkbox"/>	<input type="checkbox"/>
	High voltage electric transmission lines	<input type="checkbox"/>	<input type="checkbox"/>
	An agriculture operation, including livestock facility or stockyard	<input type="checkbox"/>	<input type="checkbox"/>
Has the subject land ever been subject of an application for approval of a plan of subdivision or consent under the Planning Act? If Yes, please provide the application file number and decision made on this application. <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes _____			
Has any land been severed from the parcel originally acquired by the owner of the subject land? If Yes, provide for each parcel severed, the date of transfer, the name of the transferee and the land use. <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes _____			
If this application is a re-submission of a previous consent application, describe how it has been altered from the original: _____ _____ _____			

Is the land currently subject to a proposed Official Plan or Official Plan amendment that has been submitted for approval? If Yes, and if known, specify the appropriate file number and status of the application.

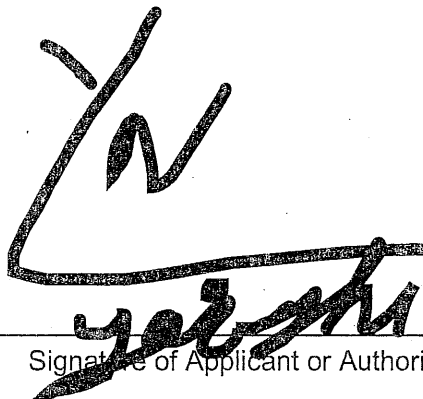
☒ No ☐ Yes _____

Is the subject land the subject of an application for a zoning by-law amendment, Minister's zoning order amendment, minor variance or approval of a plan of subdivision? If Yes, and if known, specify the appropriate file number and status of application.

☒ No ☐ Yes _____

Is the subject land is within an area of land designated under any provincial plan or plans. If Yes, please indicate whether the application conforms to or does not conflict with the applicable provincial plan or plans.

☒ No ☐ Yes _____



Signature of Applicant or Authorized Agent

DATED at the NEWMARKET of REGIONAL MUNICIPALITY OF YORK this

08 day of JUNE 2017.

AFFIDAVIT OR SWORN DECLARATION

I, KOUROSH MAHVASH of the CITY OF NORTH YORK
(Print Name of Owner or Authorized Agent) (e.g. Town of Newmarket)
 _____ in the Regional Municipality of York
(e.g. Regional Municipality of York)

Solemnly declare that all above statements and the statements contained in all of the exhibits transmitted herewith are true, and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as it made under oath and by virtue of the CANADA EVIDENCE ACT.

For the purposes of the FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT, I authorize and consent to the use by or the disclosure to any person or public body of any personal information that is collected under the authority of the PLANNING ACT for the purposes of processing this application and correspondence purposes. Questions about this collection should be directed to the Committee of Adjustment Secretary-Treasurer, Town of Newmarket, 395 Mulock Drive, Newmarket, Ontario L3Y 4X7, telephone 905-953-5300 ext. 2457.

NOTE: The Signature of applicant or authorized agent must be witnessed by a Commissioner, etc. A Commissioner is available in the Committee of Adjustment office, if needed.

DECLARED before me

at the Town

of New Market

in the Regional Municipality

of York

this 20

day of June, 2017

Sarah Niezen
 A Commissioner, etc.

[Signature]

Signature of applicant or authorized agent

☐ I have authority to bind the Corporation

Sarah Niezen, Deputy Clerk, Town of Newmarket,
 a Commissioner, etc., Regional Municipality of York
 for the Corporation of the Town of Newmarket.

PERMISSION TO ENTERDate: 08-06-2017

Secretary-Treasurer
Committee of Adjustment
Town of Newmarket
395 Mulock Drive
Newmarket ON L3Y 4X7

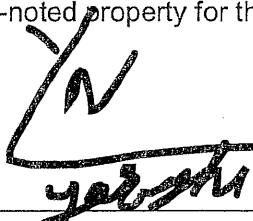
Dear Secretary-Treasurer:

RE: Application to Committee of Adjustment

Location of Property: 217 PARK AVENUE

(Municipal address)

I hereby authorize the Committee of Adjustment members and Town of Newmarket staff to enter onto the above-noted property for the limited purposes of evaluating the merits of this application.



Signature of owner or authorized agent

NAFISEH YARAGHI

Please print name

APPOINTMENT AND AUTHORIZATION

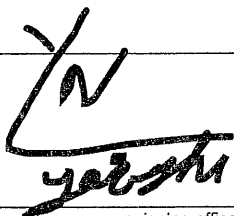
I / We, NAFISEH YARAGHI
(Name of Owner(s))

the undersigned, being the registered property owner(s) of 217 PARK
AVENUE, hereby authorize
(Legal description or municipal address)

MEHRAN HEYDARI as my/our agent for the
(Authorized agent's name)

purpose of submitting an application(s) to the Committee of Adjustment and acting on my/our behalf in relation to the application.

Dated this 08 day of JUNE 2017.



(Signature of the owner or signing officer)

(Please print the full name and position of the person signing)

☐ I have authority to bind the Corporation

(Name of the Corporation, if applicable)

(Signature of the owner or signing officer)

(Please print the full name and position of the person signing)

☐ I have authority to bind the Corporation

(Name of the Corporation, if applicable)

**COMMITTEE OF ADJUSTMENT**

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

www.newmarket.ca
mpeverini@newmarket.ca
T: 905.953.5300 Ext. 2453
F: 905.953.5140

TO: All Department Heads, Town of Newmarket
and Miscellaneous Agencies.

RE: Application for Consent - File No: D10-B03-17

Regarding the property located at:

**400 PARK AVENUE INC.
Lots 18-22, Part of Lots 3-5, Plan 31
400 Park Avenue
Town of Newmarket
Ward No.: 5**

Pursuant to the provisions of the Planning Act, 1990, I enclose a copy of the above noted application, which has been submitted to the Newmarket Committee of Adjustment for consideration. The Committee invites your advice and comments in this matter.

The Committee would like to receive comments, if possible, a week before the Hearing of the application. However, in order to avoid undue delay to the applicant the Committee will hear the application as soon as it can be scheduled. A copy of the Notice of Hearing is also enclosed for your information.

If you have any questions in respect of this or related matters, I would be pleased to discuss them with you.

Yours truly,

Secretary-Treasurer.

Encl.

DATED at the Town of Newmarket this 7th day of July, 2017.



**COMMITTEE OF ADJUSTMENT**

Town of Newmarket

395 Mulock Drive

P.O. Box 328

Newmarket, ON L3Y 4X7

www.newmarket.ca

mpeverini@newmarket.ca

T: 905.953.5300 Ext. 2453

F: 905.953.5140

**TOWN OF NEWMARKET
COMMITTEE OF ADJUSTMENT
NOTICE OF APPLICATION FOR CONSENT**

FILE NUMBER: D10-B03-17

IN THE MATTER OF Section 53 of The Planning Act, (R.S.O. 1990, c.1), as amended, and
IN THE MATTER OF an Application by 400 Park Avenue Inc., owners of that parcel of land being and situated in the Town of Newmarket, known as Lots 18, 19, 20, 21 & 22, Part of Lots 3,4 & 5, Plan 31 (400 Park Avenue).

The owner of the above noted property is proposing to convey the subject land indicated as "A" on the attached sketch for residential purposes and to retain the land marked as "B" on the attached sketch for residential purposes.

The land which is the subject of the application for consent is designated Stable Residential in the Official Plan.

THE COMMITTEE OF ADJUSTMENT WILL CONSIDER THE APPLICATION ON WEDNESDAY, JULY 26TH, 2017, AT 9:30 A.M., IN WILLIAM CANE MEETING ROOMS A & B, IN THE MUNICIPAL OFFICES AT 395 MULOCK DRIVE, NEWMARKET, ONTARIO.

If you wish to be notified of the decision of the Town of Newmarket Committee of Adjustment in respect of the proposed consent, you must make a written request to the Secretary-Treasurer, Committee of Adjustment, Town of Newmarket, 395 Mulock Drive, Box 328, STN Main, Newmarket, Ontario L3Y 4X7.

If a person or public body that files an appeal of the decision of Town of Newmarket Committee of Adjustment in respect of the proposed consent does not make written submission to the Town of Newmarket Committee of Adjustment before it gives or refuses to give a provisional consent, the Ontario Municipal Board may dismiss the appeal.

If you are aware of any person interested in or affected by this application who has not received a copy of this notice you are requested to inform that person of this application.

If you wish to be notified of the decision of the Committee of Adjustment in respect of this application, you must submit a written request to the Secretary-Treasurer, Committee of Adjustment, Town of Newmarket, 395 Mulock Drive, STN MAIN, Box 328, Newmarket, Ontario L3Y 4X7. This will also entitle you to be advised of a possible Ontario Municipal Board Hearing. Even if you are the successful party, you should request a copy of the decision since the Committee of Adjustment decision may be appealed to the Ontario Municipal Board by the applicant or another member of the public.

IMPORTANT NOTICE TO OWNER: If you do not attend or are not represented at this meeting, the Committee may proceed in your absence and make a decision, or may consider the application to have been abandoned or withdrawn, and close the file.

The application together with all comments received to date will be available for examination at the Town Office. See the Secretary-Treasurer, Planning Department, Municipal Offices, 395 Mulock Drive, Box 328, STN Main, Newmarket, Ontario L3Y 4X7 during the normal business hours, **EXCEPT ON THE DAY OF THE MEETING.** Copies, if requested, will be provided at a nominal charge.

DATED at the Town of Newmarket this 7th day of July, 2017.

Secretary-Treasurer,
Committee of Adjustment.

PLEASE REFER TO THE ATTACHED SKETCHES FOR THE LOCATION OF THE LAND AND GENERAL DETAILS OF THE APPLICATION. IF MORE INFORMATION IS REQUIRED CONTACT THE SECRETARY-TREASURER AT (905) 953-5300, EXT. 2453 FOR ASSISTANCE.

- 2 -

GENERAL GUIDELINES FOR PERSONS APPEARING AT CONSENT HEARING

1. Applications will not be considered prior to the time noted on the Notice of Application.
2. The Owner/Applicant will be given an opportunity, if desired, to briefly explain to the Committee and other persons who may be attending in connection with the application, the basis of their application and to answer any questions that may arise out of the meeting.
3. Persons speaking to an application must state their full name and mailing address, for the record.

Those appearing on behalf of the Owner, an individual or individuals, a company, law or consulting firm, should so advise the Committee.

If a property owner in the area, please give the location or other satisfactory identification of the property owned.

4. All persons attending the Hearing who wish to support or oppose the application will have an opportunity to speak to the Committee following the presentation by the Owner/Agent/Solicitor.

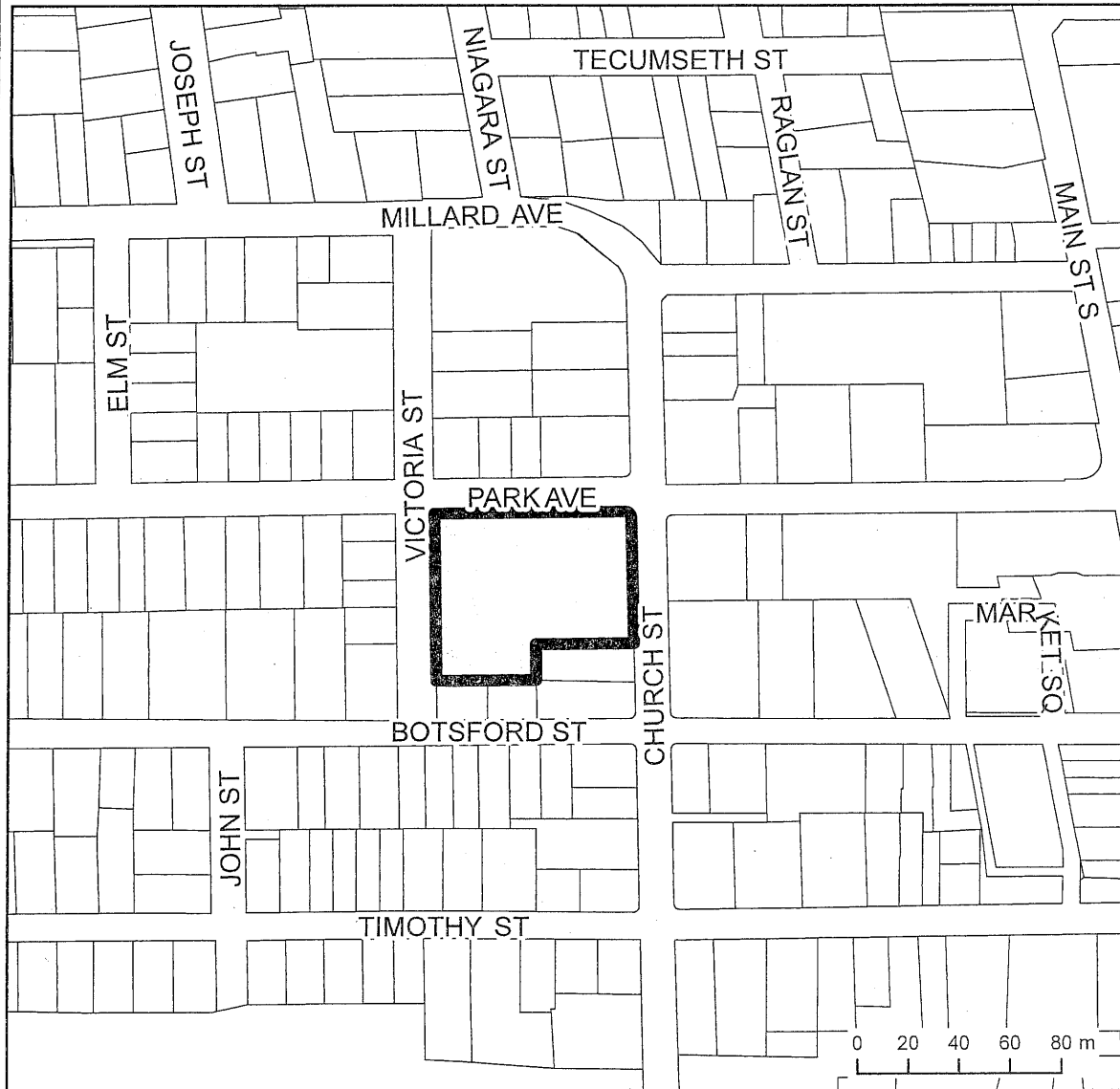
Ratepayer's groups wishing to appear should appoint a spokesperson to act on their behalf. The Committee of Adjustment may require a submission of satisfactory documentation indicating that the person appearing on behalf of a ratepayer's group is so authorized.

5. **ALL REMARKS ARE TO BE DIRECTED TO THE CHAIR.**
6. A summary of statements by each person speaking on an application is made for the records. The Committee may require that such statements be made under oath, or be subsequently confirmed under oath as set out in The Evidence Act, R.S.O. 1980, c.145.
7. **Decisions of the Committee are in writing. Notice of Decision will be mailed out not later than fifteen (15) days from the date of the decision.**

PLEASE NOTE:

Copies of the Decision will be mailed out to the Owner/Agent/Solicitor and to each person who appeared in person or was represented by Counsel at the Hearing and who has filed with the Secretary-Treasurer a written request for Notice of the Decision.

LOCATION MAP
400 Park Avenue
South side of Park Avenue,
West of Church Street



Subject Lands

Town of Newmarket Planning Department



Newmarket

Designed & Produced by Information Technology - GIS Printed: 27/06/2017. Land Parcel Boundaries - © Teranel Inc. and its suppliers. All rights reserved. NOT A PLAN OF SURVEY. 2017. DISCLAIMER: This mapping is based on the POLARIS parcel fabric product compiled using Land Registry System records and recent surveys and control points where available. This mapping is a representation of the earth's surface and provides estimates of area and distance. It is not a substitute for a legal survey. Document Path: G:\Projects\10\Development and Infrastructure Services\Planning\Map Documents\400ParkAve_LocationMap.mxd

(A)

Committee of Adjustment Application for Consent

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



T: 905-953-5300 Ext. 2457
F: 905-953-5140

The undersigned hereby applies to the Committee of Adjustment for Town of Newmarket under Section 45 of the Planning Act, R.S.O., 1990, c.P.13, as amended.

FILE NUMBER (for office use only)	D10-1303-17
--	-------------

1.0 Applicant Information				<input type="checkbox"/> Primary Contact for Application
Property Owner(s): 400 Park Avenue Inc.				
Address: 156 Duncan Mill Rd, Unit 12		City: Toronto		Postal Code: M3B 3N2
Province: 				
Phone: 647-633-9058			Alt. Phone:	
Email: andrew@rosecorp.com; dan@rosecorp.com			Fax:	

2.0 Agent Information				<input checked="" type="checkbox"/> Primary Contact for Application
Name of Authorized Agent: Groundswell Urban Planners Inc. - Brad Rogers & Lucila Sandoval				
Address: 30 West Beaver Creek Road, Unit 109		City: Richmond Hill		Postal Code: L4B 3K1
Province: ON				
Phone: 416-723-2709			Alt. Phone:	
Email: brad@groundswellplan.com / lucila@groundswellplan.com			Fax: 905-597-8904	

3.0 Legal Description of the Subject Lands	
Concession/Registered Plan No.: Registered Plan 31	Lot Number(s): Lots 18,19,20,21 and 22 Part of lots 3,4 and 5
Reference Plan No.:	Part Number(s):
Municipal Address: 400 Park Avenue	
Roll Number:	
Are there any easements or restrictive covenants affecting the subject lands? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If "yes", please describe: _____	

4.0 Type and Purpose of Application (please check)			
<input checked="" type="checkbox"/> Creation of new lot	<input type="checkbox"/> Easement	<input type="checkbox"/> Addition to a lot	<input type="checkbox"/> Right-of-Way
<input type="checkbox"/> Lease	<input type="checkbox"/> Mortgage	<input type="checkbox"/> Correction of title	

If a lot addition, please identify the lands to which the parcel will be added:

Name of person(s), if known, to whom land or interest in land is to be transferred, leased or mortgaged:

5.0 Property Description

SEVERED:	(Botsford St) Lot Frontage: <u>39.17</u> m	Lot Depth: <u>30.46</u> m	Lot Area: <u>1,193.16</u> m ²
RETAINED:	(Park Ave) Lot Frontage: <u>77.61</u> m	Lot Depth: <u>51.09</u> m	Lot Area: <u>3,997.49</u> m ²
EASEMENT:	Lot Frontage: _____ m	Lot Depth: _____ m	Lot Area: _____ m ²

6.0 Use of Property

SEVERED:	Existing: Residential	Proposed: Residential
RETAINED:	Existing: Vacant school building	Proposed: Maintaining existing school building to be converted into condominium units.
EASEMENT USE OF:		

7.0 Buildings or Structures

SEVERED:	Existing: A semi-detached dwelling	Proposed: A total of 6 townhouses that will have frontage onto Botsford St
RETAINED:	Existing: Vacant school building	Proposed: Maintaining existing school building to be converted to 11 condominium units

8.0 Access

SEVERED:	<input checked="" type="checkbox"/> Municipal	<input type="checkbox"/> Regional	<input type="checkbox"/> Provincial
	<input type="checkbox"/> Private Road	<input type="checkbox"/> Right-of-Way	<input type="checkbox"/> Other _____
RETAINED:	<input checked="" type="checkbox"/> Municipal	<input type="checkbox"/> Regional	<input type="checkbox"/> Provincial
	<input type="checkbox"/> Private Road	<input type="checkbox"/> Right-of-Way	<input type="checkbox"/> Other _____

If access to the subject land is by "Private Road", "Right-of-Way" or "Other", please indicate who owns the land or road, who is responsible for its maintenance and whether it is maintained seasonally or year-round:
A private road way will be accessed from Victoria Avenue and Park Avenue. This private road way will provide access to the rear yard garages for the townhouses and parking spaces for the condo units. An easement application has been filed concurrently to recognize the private roadway for the severed lands to be able to use as the private road way will be owned and maintained by the condo corporation (retained lands).

9.0 Water Supply		
SEVERED:	<input checked="" type="checkbox"/> Municipal Services	<input type="checkbox"/> Well
RETAINED:	<input checked="" type="checkbox"/> Municipal Services	<input type="checkbox"/> Well

10.0 Sewer		
SEVERED:	<input checked="" type="checkbox"/> Municipal Services	<input type="checkbox"/> Septic Tank
RETAINED:	<input checked="" type="checkbox"/> Municipal Services	<input type="checkbox"/> Septic Tank

11.0 Land Use and Application Information			
What is the existing Official Plan Designation(s) of the Subject Land? <u>Stable Residential</u>			
What is the existing Zoning Designation(s) of the Subject Land? <u>Minor Institutional (I-B) & Residential Semi-detached Dwelling(R2-K)</u> Currently going through an OPA and rezoning for the proposed development.			
Are any of the following uses or features on the Subject Land or within 500 metres of the Subject Land? Please check the appropriate boxes if any apply:	Use or Feature	On the Subject Land	Within 500 metres of the Subject Land
	Flood Plain	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Any industrial or commercial use. Please specify: _____	<input type="checkbox"/>	<input type="checkbox"/>
	An active railway line	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Electric transformer stations	<input type="checkbox"/>	<input type="checkbox"/>
	High voltage electric transmission lines	<input type="checkbox"/>	<input type="checkbox"/>
	An agriculture operation, including livestock facility or stockyard	<input type="checkbox"/>	<input type="checkbox"/>
Has the subject land ever been subject of an application for approval of a plan of subdivision or consent under the Planning Act? If Yes, please provide the application file number and decision made on this application.			
<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes _____			
Has any land been severed from the parcel originally acquired by the owner of the subject land? If Yes, provide for each parcel severed, the date of transfer, the name of the transferee and the land use.			
<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes _____			
If this application is a re-submission of a previous consent application, describe how it has been altered from the original:			

Is the land currently subject to a proposed Official Plan or Official Plan amendment that has been submitted for approval? If Yes, and if known, specify the appropriate file number and status of the application.

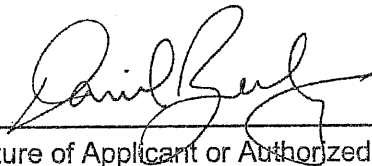
☐ No ☒ Yes D9-NP1616 - staff review

Is the subject land the subject of an application for a zoning by-law amendment, Minister's zoning order amendment, minor variance or approval of a plan of subdivision? If Yes, and if known, specify the appropriate file number and status of application.

☐ No ☒ Yes D14-NP1616 - staff review

Is the subject land is within an area of land designated under any provincial plan or plans. If Yes, please indicate whether the application conforms to or does not conflict with the applicable provincial plan or plans.

☐ No ☒ Yes Provincial Policy Statement - conforms.



Signature of Applicant or Authorized Agent

DATED at the City of Toronto this

26th day of April 20 17.

AFFIDAVIT OR SWORN DECLARATION

I, Brad Rogers of the Town of Newmarket
(Print Name of Owner or Authorized Agent) (e.g. Town of Newmarket)
 in the Region of York
(e.g. Regional Municipality of York)

Solemnly declare that all above statements and the statements contained in all of the exhibits transmitted herewith are true, and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as it made under oath and by virtue of the CANADA EVIDENCE ACT.

For the purposes of the FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT, I authorize and consent to the use by or the disclosure to any person or public body of any personal information that is collected under the authority of the PLANNING ACT for the purposes of processing this application and correspondence purposes. Questions about this collection should be directed to the Committee of Adjustment Secretary-Treasurer, Town of Newmarket, 395 Mulock Drive, Newmarket, Ontario L3Y 4X7, telephone 905-953-5300 ext. 2457.

NOTE: The Signature of applicant or authorized agent must be witnessed by a Commissioner, etc. A Commissioner is available in the Committee of Adjustment office, if needed.

DECLARED before me

at the Town

of Richmond Hill

in the Region

of York

this 26th

day of April, 20 17

Kerigan Kelly
 A Commissioner, etc.



Brad Rogers
 Signature of applicant or authorized agent

☐ I have authority to bind the Corporation

PERMISSION TO ENTER

Date: April 26th, 2017

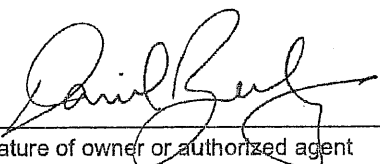
Secretary-Treasurer
Committee of Adjustment
Town of Newmarket
395 Mulock Drive
Newmarket ON L3Y 4X7

Dear Secretary-Treasurer:

RE: Application to Committee of Adjustment

Location of Property: 400 Park Avenue
(Municipal address)

I hereby authorize the Committee of Adjustment members and Town of Newmarket staff to enter onto the above-noted property for the limited purposes of evaluating the merits of this application.



Signature of owner or authorized agent

Daniel Berholz
Please print name

APPOINTMENT AND AUTHORIZATION

I / We, 400 Park Avenue inc.
(Name of Owner(s))

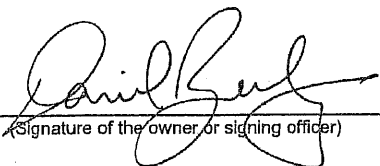
the undersigned, being the registered property owner(s) of _____

400 Park Avenue, hereby authorize
(Legal description or municipal address)

Groundswell Urban Planners Inc. (Brad Rogers & Lucila Sandoval) as my/our agent for the
(Authorized agent's name)

purpose of submitting an application(s) to the Committee of Adjustment and acting on my/our behalf in relation to the application.

Dated this 26th day of April 2017.



(Signature of the owner or signing officer)

☒ I have authority to bind the Corporation

Daniel Berholz, President

(Please print the full name and position of the person signing)

400 Park Avenue Inc.

(Name of the Corporation, if applicable)

(Signature of the owner or signing officer)

☐ I have authority to bind the Corporation

(Please print the full name and position of the person signing)

(Name of the Corporation, if applicable)


PLANNING & BUILDING SERVICES
Town of Newmarket

395 Mulock Drive

P.O. Box 328, STN Main

Newmarket, ON L3Y 4X7

www.newmarket.ca
planning@newmarket.ca

T: 905.953.5321

F: 905.953.5140

**PUBLIC MEETING CONCERNING
PROPOSED ZONING BY-LAW AMENDMENT**

TAKE NOTICE that the Council of the Corporation of the Town of Newmarket will hold a statutory public meeting on

MONDAY SEPTEMBER 25th, 2017 AT 7:00 P.M.

in the **Council Chambers at the Municipal Offices, 395 Mulock Drive**, to consider a proposed Zoning By-law Amendment under Section 34 of the Planning Act, RSO 1990, c. P. 13 as amended.

Purpose and Effect: An application has been submitted for a Zoning By-law Amendment for lands located on the south side of Davis Drive, west of Charles Street, municipally known as 514 Davis Drive. The effect of this application is to permit a 5-storey mixed-use commercial building and an associated multi-level parking structure to the rear.

ANY PERSON may attend the public meeting to make written or verbal representation either in support of or in opposition to the proposed Zoning By-law Amendment. If you wish to use the Town's audio/visual system, please contact the Clerk's Office not later than noon on the day of the meeting to make the appropriate arrangements. Should you be unable to attend the public meeting, your written submission will be received up to the time of the meeting.

IF YOU WISH TO BE NOTIFIED of the adoption of the proposed Zoning By-law Amendment, you must make a written request to the Town of Newmarket, 395 Mulock Drive, P.O. Box 328, STN MAIN NEWMARKET, ON L3Y 4X7

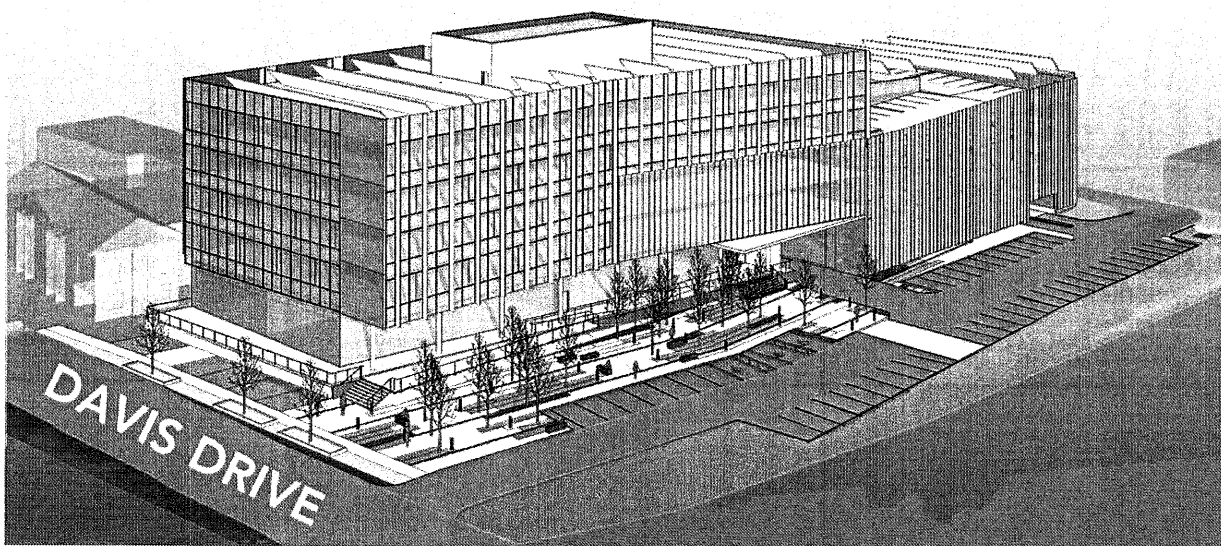
IF A PERSON OR PUBLIC BODY does not make oral submissions at a public meeting or make written submissions to the Town of Newmarket before the by-law is passed the person or public body is not entitled to appeal the decision of the Town of Newmarket to the Ontario Municipal Board.

IF A PERSON OR PUBLIC BODY does not make oral submissions at a public meeting, or make written submissions to the Town of Newmarket before the by-law amendment is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there is reasonable grounds to do so.

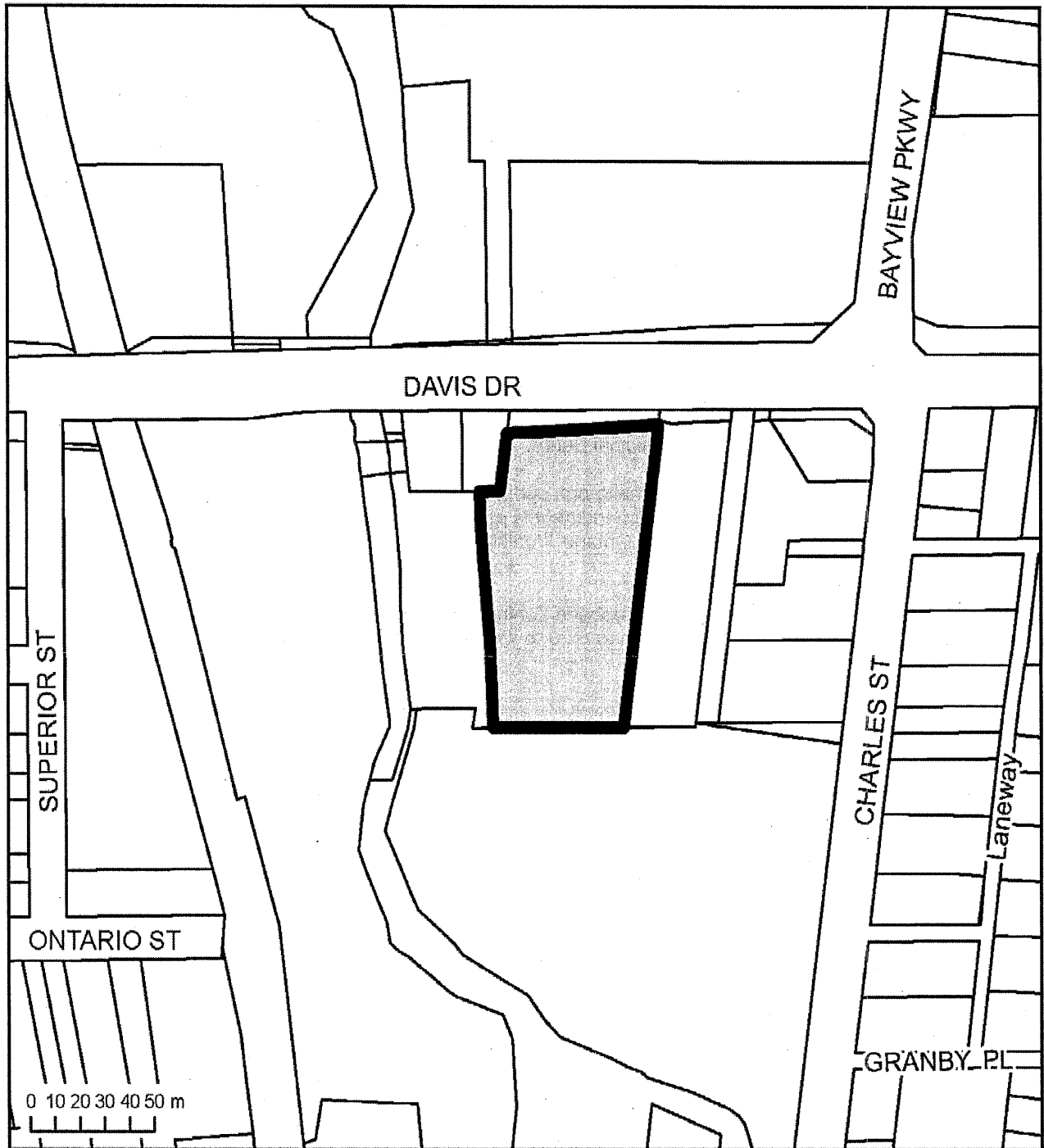
ADDITIONAL INFORMATION relating to the proposed Zoning By-law Amendment is available for inspection between 8:30 a.m. and 4:30 p.m. Monday to Thursday and 8:30 to 4:00 p.m. on Fridays at the Municipal Offices, 395 Mulock Drive, Newmarket.

Direct any inquiries to the Planning Department 905-953-5321
Please refer to File No. D14-NP1702 (ZBA)

September 1, 2017



LOCATION MAP 514 Davis Drive



 Subject Lands

TOWN OF NEWMARKET PLANNING DEPARTMENT



Designed & Produced by Information Technology – GIS Printed: 13/01/2017. Land Parcel Boundaries - © Teraset Inc. and its suppliers. All rights reserved. NOT A PLAN OF SURVEY 2017. DISCLAIMER: This mapping is based on the POLARIS parcel fabric product compiled using Land Registry System records and recent surveys and control points where available. This mapping is a representation of the earth's surface and provides estimates of area and distance. It is not a substitute for a legal survey. Document Path: G:\Projects\10\Development and Infrastructure Services\Planning\Map Documents\514DavisDr_LocationMap.mxd

R55090002
CLKLIC

Corp. of the Town of Newmarket
Operating Results
Clerks & Licencing
For the Seven Months Ending July 31, 2017

08/14/17 10:55:05
Page 21 of 21

Description	Year To Date			Annual	
	Actual	Budget	Difference	Budget	Remaining Budget
58311 Heritage Newmarket - L.A.C.A.C					
REV Revenues					
EXP Expenses					
4216 Stationery & Office Supplies		267.00	267.00	460.00	460.00
4269 Misc.		247.00	247.00	425.00	425.00
4418 Advertising		176.00	176.00	304.00	304.00
4471 Mileage/Parking/Tolls		18.00	18.00	30.00	30.00
4472 Memberships & Subscriptions	75.00		(75.00)		(75.00)
4478 Conferences & Seminar Fees	1,706.89	28.00	(1,678.89)	50.00	(1,656.89)
4784 Plaques	40.00	682.00	642.00	1,170.00	1,130.00
EXP Expenses	1,821.89	1,418.00	(403.89)	2,439.00	617.11
58311 Heritage Newmarket - L.A.C.A.C	1,821.89	1,418.00	(403.89)	2,439.00	617.11