



Town of Newmarket **AGENDA**

Heritage Newmarket Advisory Committee

Tuesday, October 3, 2017 at 7:00 PM

Mulock Room, 395 Mulock Drive

Additions & Corrections to Agenda

Declarations of Interest

Presentations/Deputations

Approval of Minutes

1. **Heritage Newmarket Advisory Committee Meeting Minutes of September 12, 2017.** **Page 1**

Correspondence

2. **Correspondence from the Planning and Building Services Department regarding an Application for Draft Plan of Condominium (Glenway Subdivision) September 22, 2017** **Page 7**
3. **Correspondence from the Committee of Adjustment regarding the property known as 400 Park Avenue** **Page 13**
4. **Correspondence from the Committee of Adjustment regarding the property known as 217 Park Avenue** **Page 25**

Items

5. **171 Church Street Discussion**
6. **487 Queen Street Discussion**
7. **Stickwood Farm Discussion**

Reports of Committee Members

8. **Designated Property Maintenance and Concerns:**
 - a) Site Plaques
 - b) Residence Plaques
 - c) Heritage Location Plaques
 - d) Stickwood Walker Farm Discussion

9. Sub Committee Reports

- 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, September 12, 2017 in the Mulock Room, 395 Mulock Drive, Newmarket.

Members Present: Councillor Hempen
Athol Hart, Chair
Joan Seddon
Malcom Watts
Soni Felix Raj
Billie Locke, Vice Chair

Absent: Rohit Singh

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

Guests: Brad Rogers, Groundswell Urban Planning
Peter Burton, VJ Architects

The meeting was called to order at 7:02 PM with Athol Hart in the Chair.

Additions and Corrections to the Agenda

None.

Declarations of Pecuniary Interest

None.

Presentations

1. King George School Re-Development Project - Window Design Update (400 Park Avenue)

Mr. Brad Rogers, Groundswell Urban Planning provided overview on the King George School Re-Development Project, and window design. The discussion focused on the window replacement project. It was noted that the current windows would be replaced in accordance with the original design of the windows. Discussion ensued regarding the paint colour of the new window trim, and the Chair advised that the original paint colour was white. There was also discussion regarding the window manufacturers and mortar, cornice branding, and proposed terrace.

Moved by: Councillor Hempen
Seconded by: Joan Seddon

1. That the presentation by Mr. Brad Rogers, Groundswell Urban Planning be considered as the first item on the agenda; and,
2. That the presentation by Mr. Brad Rogers, Groundswell Urban Planning regarding the window design update for the King George School (400 Park Avenue) re-development project be received.

Carried

Approval of Minutes

2. Heritage Newmarket Advisory Committee Minutes of July 11, 2017

Moved by: Councillor Hempen
Seconded by: Billie Locke

1. That the Heritage Newmarket Advisory Committee Minutes of July 11, 2017, be approved.

Carried

Correspondence

3. 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

Moved by: Joan Seddon

Seconded by: Billie Locke

1. That the 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 be received for information purposes.

Carried

4. Correspondence from the Planning and Building Services Department regarding Notice of Adoption of Official Plan Amendment Number 19

Moved by: Billie Locke
Seconded by: Soni Felix Raj

1. That the correspondence from the Planning and Building Services Department regarding Notice of Adoption of Official Plan Amendment Number 19 be received for information purposes.

Carried

5. 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

Moved by: Joan Seddon
Seconded by: Malcolm Watts

1. That the 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 be received for information purposes.

Carried

6. 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

Moved by: Billie Locke
Seconded by: Soni Felix Raj

1. That the 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 be received for information purposes.

Carried

7. Correspondence from the Committee of Adjustment regarding the property known as 217 Park Avenue and 400 Park Avenue

There discussion regarding the correspondence from the Committee of Adjustment regarding the property known as 217 Park Avenue and 400 Park Avenue.

It was requested that this item be added to the Committee's October agenda for discussion.

8. 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

Moved by: Joan Seddon

Seconded by: Billie Locke

1. That the 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 be received for information purposes.

Carried

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

There was discussion regarding the booklets for housing styles in Ontario.

Moved by: Billie Locke

Seconded by: Joan Seddon

1. That the Operating Results for the period ending July 31, 2017 be received for information purposes; and,
2. That the Heritage Newmarket Committee recommends that the remaining budget for 2017 of \$617.11 be used to purchase approximately 500 booklets for housing styles in Ontario.

Carried

10. 2017 Council Workshop Presentation & Committee Accomplishments

There was discussion regarding the Committee's accomplishments, and workplan for the remainder of its term. The feedback was used and incorporated in the Committee's presentation to Council at its workshop planned for September 18, 2017.

11. 2018 Budget Requests

It was noted that Council referred all 2018 budget requests from the Committee to staff to review in accordance with the 2018 budget planning process.

12. Designated Property Maintenance Concerns

Councillor Hempen noted that Mr. King would take photographs of certain properties for the Heritage Committee's files.

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.

13. 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

14. 171 Church Street

There was discussion regarding 171 Church Street, and the property owner's desire to remove this property from the municipal registry.

It was requested that this item be added to the Committee's October agenda for discussion.

15. 487 Queen Street

There was discussion regarding 487 Queen Street, and the property owner's desire to receive a plaque for the property. It was noted that the property owner would be willing to pay for the plaque.

It was requested that this item be added to the Committee's October agenda for discussion.

16. Stickwood Farm

There was discussion regarding the condition and maintenance of the property.

It was requested that this item be added to the Committee's October agenda for discussion.

Adjournment

Moved by: Joan Seddon
Seconded by: Soni Felix Raj

1. That the Heritage Newmarket Advisory Committee adjourn at 8:55 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

TO: Heritage Newmarket
Rogers Cable TV
York Region District School Board
York Catholic District School Board
Bell Canada
Bell Canada/Right-of-Way-Call Centre
Newmarket Hydro
Enbridge Consumers Gas
Hydro One Networks Inc.
Conseil scolaire de district catholique Centre-Sud
Canada Post
York Regional Police

DATE: September 22, 2017

SUBJECT: **Application for Draft Plan of Condominium (19CDMN-2017-001)**
Glenway Subdivision – Block 47, Plan 65M-4553

Files: **D7-NP 17 19**

Please find attached a copy of the above captioned Draft Plan of Condominium and completed application form. The draft plan of Condominium identifies the proposed common elements being the roadway, visitor parking and amenity space areas. A site plan agreement has been entered into and the units are currently under construction.

Please direct any comments you may have on this proposal to the Planning Department by **October 20, 2017.**

Dave Ruggle, BAA, MCIP, RPP
Senior Planner – Community Planning

Copy: Mayor Tony Van Bynen
R.N. Shelton, Chief Administrative Officer
Councillor Bisanz



PLANNING & BUILDING SERVICES

Town of Newmarket
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T: 905.953.5321
F: 905.953.5140

PLANNING APPLICATION FORM USE FOR ALL APPLICATIONS	FOR OFFICE USE
	RECEIVED BY: <u>D.R.</u>
	DATE RECEIVED: _____
	APPLICATION FEE: _____
	FILE NUMBER: <u>D7NP1719</u>

APPLICATION IS SUBMITTED FOR: (Mark all appropriate boxes)

- | | |
|--|---|
| <input type="checkbox"/> OFFICIAL PLAN AMENDMENT | <input type="checkbox"/> DRAFT PLAN OF SUBDIVISION |
| <input type="checkbox"/> ZONING BYLAW AMENDMENT | <input checked="" type="checkbox"/> DRAFT PLAN OF CONDOMINIUM |
| <input type="checkbox"/> SITE PLAN APPROVAL | <input type="checkbox"/> PART LOT CONTROL |
| <input type="checkbox"/> AMENDMENT TO SITE PLAN APPROVAL | <input type="checkbox"/> OTHER: _____ |

REGISTERED OWNER: Marianneville Developments Limited.
 ADDRESS: 3-26 Lesmill Road CITY: Toronto
 POSTAL CODE: M3B 2T5 PHONE: 416-733-2202 FAX: 416-733-3129
 E-MAIL ADDRESS: j.barnett@kerbel.ca.

PLEASE LIST ADDITIONAL PROPERTY OWNERS ON AN ATTACHED SHEET

BENEFICIAL OWNER: (If applicable)

ADDRESS: _____ CITY: _____
 POSTAL CODE: _____ PHONE: _____ FAX: _____
 E-MAIL ADDRESS: _____

AGENT: (If other than either of the above) Groundswell Urban Planners
 ADDRESS: 109-30 West Beaver Creek Road CITY: Richmond Hill
 POSTAL CODE: L4B 3K1 PHONE: 416-723-9619 FAX: _____
 E-MAIL ADDRESS: kerigan@groundswellplan.com

SEND INVOICES TO: (Mark appropriate boxes)

- | | | |
|---|---|--------------------------------|
| <input checked="" type="checkbox"/> OWNER | <input type="checkbox"/> BENEFICIAL OWNER | <input type="checkbox"/> AGENT |
|---|---|--------------------------------|

SEND CORRESPONDENCE TO: (Mark appropriate boxes)

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> OWNER | <input type="checkbox"/> BENEFICIAL OWNER | <input checked="" type="checkbox"/> AGENT |
|---|---|---|

LOCATION AND DESCRIPTION OF PROPERTY

MUNICIPAL ADDRESS: 470 Crossland Gate

LOT:

CONCESSION:

LOT: Block 47
AND/OR
PART:REGISTERED PLAN: 65M-4553

REFERENCE PLAN (If relevant):

LOT AREA (ha): 1.85LOT FRONTAGE (m): 248LOT DEPTH (m): 160m

EXISTING STRUCTURES: (Give height & floor area)

(see proposed)

PROPOSED STRUCTURES: (Give height & floor area)

74 townhouse units within 13 buildings/blocks. Units range in height from 2-3 storeys.

DOES THE APPLICANT HAVE AN INTEREST IN ANY ADJACENT LANDS? IF YES, PLEASE DESCRIBE:

Yes. Surrounding lands are owned by Marianneville and are within same subdivision.

LAND USES

PRESENT USE: Homes under construction.PROPOSED USE: Medium density residentialPRESENT OFFICIAL PLAN DESIGNATION: Emerging residentialPROPOSED OFFICIAL PLAN DESIGNATION: (If applicable) n/aPRESENT ZONING BYLAW CLASSIFICATION: R4-N-124PROPOSED ZONING BYLAW CLASSIFICATION: (If applicable) n/a

- ☐ Pre-consultation with municipal staff on application - Date: _____
- ☒ Indicate whether this application conforms to the Provincial Policy Statements (2005)
- ☒ Indicate whether this application conforms (or does not conflict) with all other Provincial Plans

(Further details may be required in a Planning Justification Report)

PROPOSED TENURE TYPE: (If applicable)

FREEHOLD



CONDOMINIUM



RENTAL

SERVICING

SANITARY SERVICING:

MUNICIPAL



PRIVATE SEPTIC SYSTEM



OTHER: _____

WATER SUPPLY:

MUNICIPAL



PRIVATE WELL



OTHER: _____

DATE OF ACQUISITION OF LAND

BY OWNER: Jan. 21, 2010

AND IN THE CASE OF A BENEFICIAL OWNER, ANTICIPATED DATE OF CLOSING: _____

The personal information on this form is collected under the *Planning Act*, R.S.O. 1990, c.P.13, as amended. The information is used for the purpose of processing your application. If you have any questions about this collection of personal information, please contact the Planning Division, Town of Newmarket, at (905) 953-5321.

DECLARATIONI Joanne Barnettof the Townof Newmarketin the Regionof York

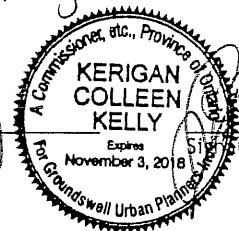
SOLEMNLY DECLARE THAT:

ALL THE WITHIN 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 IF MADE UNDER OATH AND BY VIRTUE OF THE CANADA EVIDENCE ACT.

FOR PURPOSES OF THE MUNICIPAL FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT, I AUTHORIZE AND CONSENT TO THE USE BY OR DISCLOSURE TO ANY PERSON OR PUBLIC BODY OF ANY PERSONAL INFORMATION IN THIS APPLICATION THAT IS COLLECTED UNDER THE AUTHORITY OF THE PLANNING ACT FOR THE PURPOSE OF PROCESSING YOUR APPLICATION.

Declared before me at the Town of Richmond Hill
in the Region of York
this 16 day of August A.D. 2017

Kerigan Kelly
A Commissioner, etc.



Joanne Barnett
Signature of Owner, Beneficial Owner or Agent

CERTIFICATE

(TO BE SIGNED BY OWNER, EVEN IF AGENT HAS BEEN APPOINTED)

As of the date of this application, I am the registered owner of the lands described in the application, and I have examined the contents of this application and hereby certify that the information submitted with the application is correct insofar as I have knowledge of these facts, and I authorize the submission of this application on my behalf by:

(Please Print)
BENEFICIAL OWNER (If applicable)

AND/OR Kerigan Kelly
(Please Print)
WHOM I HAVE APPOINTED AS MY AGENT

With the submission of my application, I hereby undertake to not permit the cutting down of any trees or the disturbance of any vegetative cover in any way as it exists on the land which is the subject of this application without the prior written approval of the Town.

I hereby also undertake to not permit the demolition and/or destruction of any building and/or structure in any way as it exists on the land which is the subject of this application without the prior written approval of the Town.

I hereby also undertake to have any sign, which is required to be erected to provide notification of a public meeting, removed within seven days after the public meeting is held.

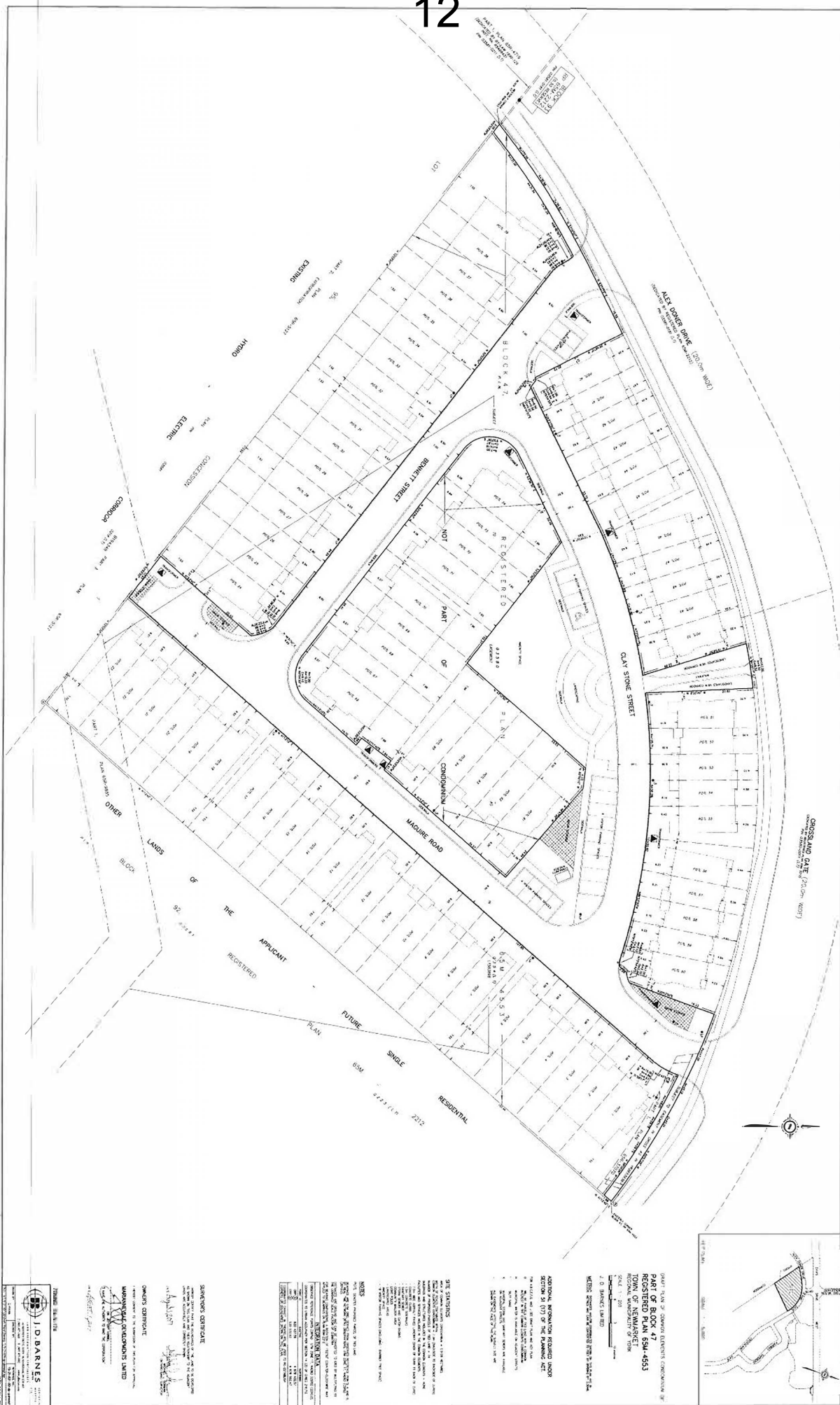
I hereby acknowledge that the Town or its representatives, and applicable public agencies have permission to access the property for the purposes of reviewing this application.

I hereby agree and acknowledge that the information contained in this application and any supporting information, including reports, studies, and drawings, provided with this application by me, my agents, consultants and solicitors, constitutes public information and will become part of the public record. As such, and in accordance with the provisions of the *Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c.M.56, I hereby consent to the Town of Newmarket making this application and its supporting information available to the general public, including copying, posting on the Town's website and/or releasing a copy of the application and any of its supporting information to any third party upon their request, and as part of a standard distribution of copies of such documentation, I consent to the Town releasing copies of any of the documentation to additional person, including but not limited to members of Council and ratepayers' associations.

DATE: August 16, 2017 SIGNED: [Signature]
Signature of Owner

Joanne Barrett
Print Name of Owner

(AFFIX CORPORATE SEAL 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.

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.

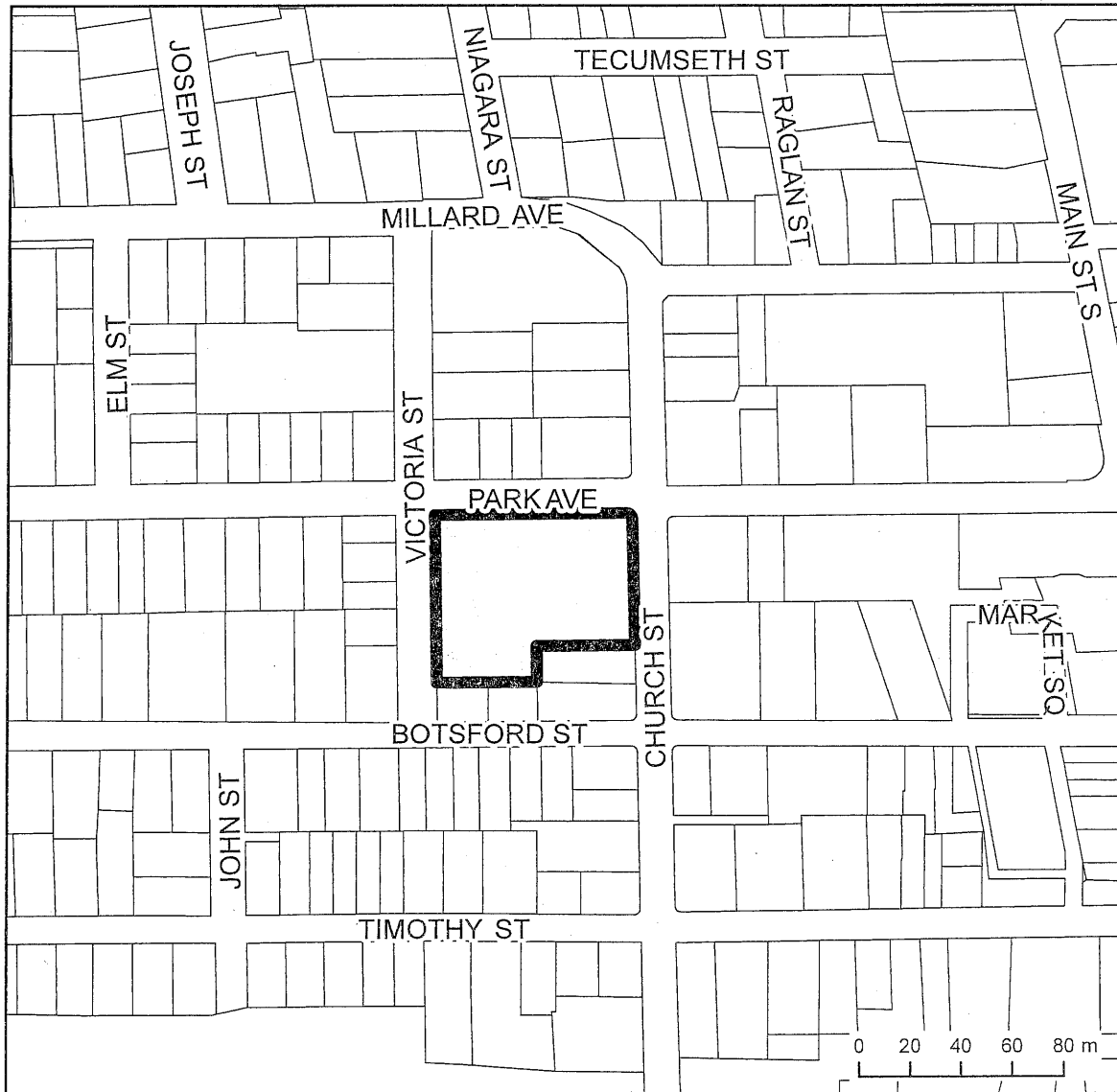
Ratepayer's groups wishing to appear should appoint a spokesperson to act on their behalf. The Committee of Adjustment may require a submission of satisfactory documentation indicating that the person appearing on behalf of a ratepayer's group is so authorized.

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 - © 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\400ParkAve_LocationMap.mxd

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
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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.

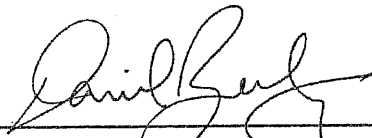
☐ No ☒ Yes D9-NP1616 - staff review

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

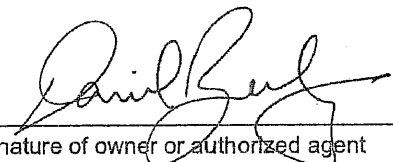
Secretary-Treasurer
Committee of Adjustment
Town of Newmarket
395 Mulock Drive
Newmarket ON L3Y 4X7

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))

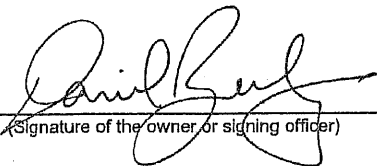
the undersigned, being the registered property owner(s) of _____

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)



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.

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.

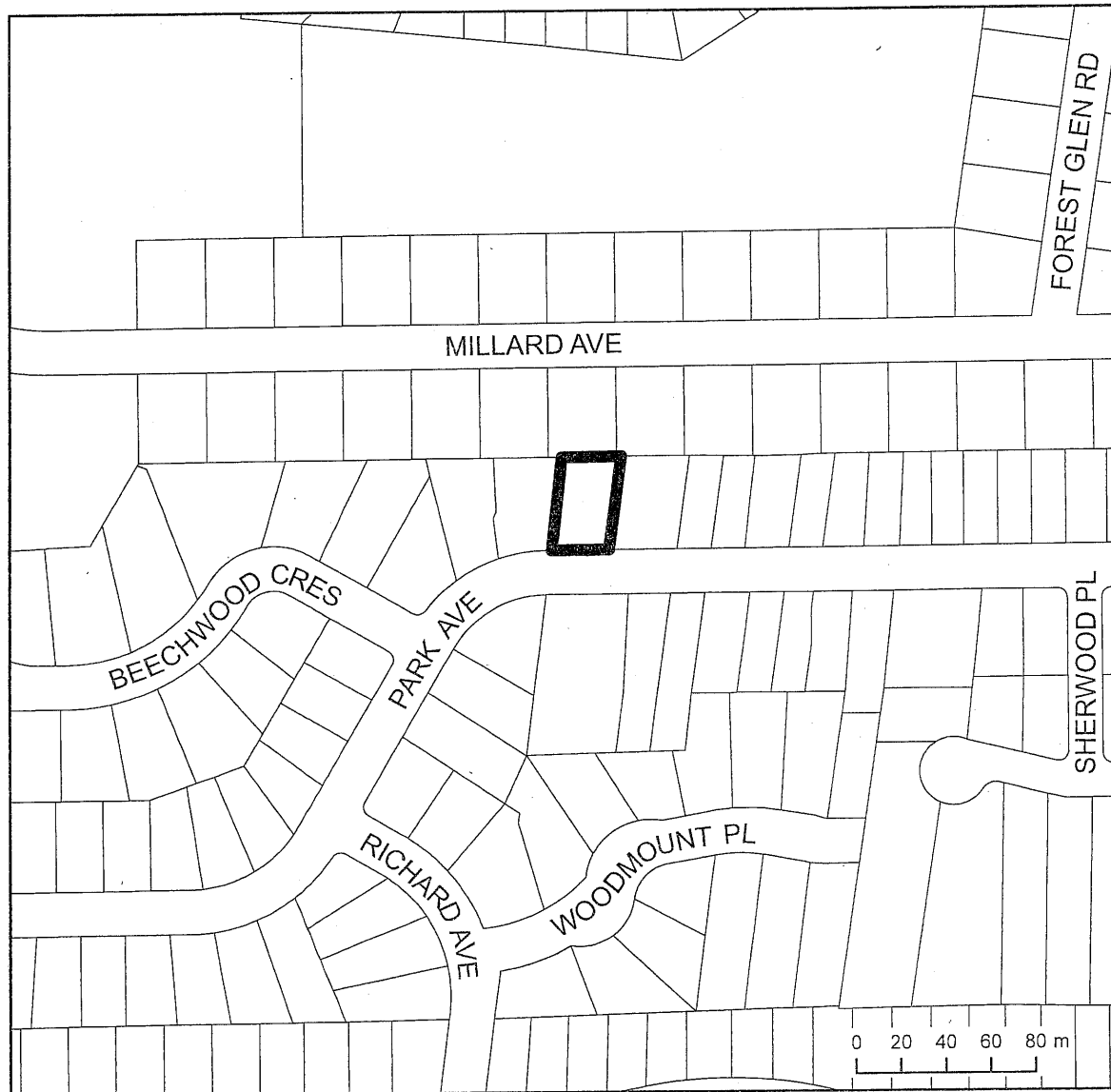
Ratepayer's groups wishing to appear should appoint a spokesperson to act on their behalf. The Committee of Adjustment may require a submission of satisfactory documentation indicating that the person appearing on behalf of a ratepayer's group is so authorized.

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
--	----------------

1.0 Applicant Information				<input 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.

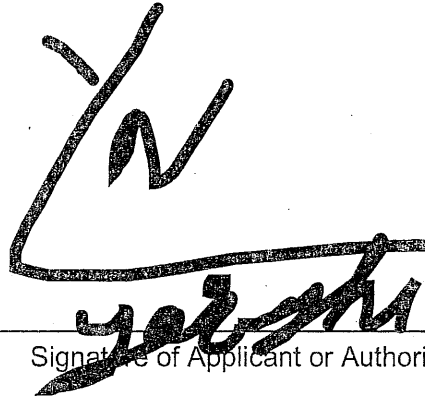
☒ No ☐ Yes _____

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 ENTER

Date: 08-06-2017

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

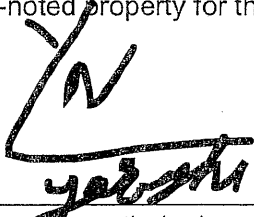
Dear Secretary-Treasurer:

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 agentNAFISEH YARAGHI

Please print name

APPOINTMENT AND AUTHORIZATION

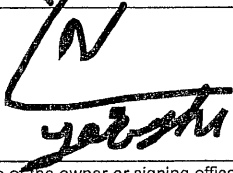
I / We, NAFISEH YARAGHI
(Name of Owner(s))

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.

 <small>(Signature of the owner or signing officer)</small>	<small>(Please print the full name and position of the person signing)</small>
<input type="checkbox"/> I have authority to bind the Corporation	<small>(Name of the Corporation, if applicable)</small>
<small>(Signature of the owner or signing officer)</small>	<small>(Please print the full name and position of the person signing)</small>
<input type="checkbox"/> I have authority to bind the Corporation	<small>(Name of the Corporation, if applicable)</small>