



Town of Newmarket

Agenda

Heritage Newmarket Advisory Committee

Tuesday, December 5, 2017 at 7:00 PM

Mulock Room, 395 Mulock Drive

Additions & Corrections to Agenda

Declarations of Pecuniary Interest

Presentations/Deputations

Approval of Minutes

1. Item 5 of Heritage Newmarket Advisory Committee Meeting Minutes of October 3, 2017. Pg. 1
2. Heritage Newmarket Advisory Committee Meeting Minutes of November 7, 2017. Pg. 7

Correspondence

3. Correspondence from the Committee of Adjustment regarding the property located at 357 Andrew Street. Pg. 12
4. Correspondence from the Committee of Adjustment regarding the property located at 172 Victoria Street. Pg. 24

Items

Reports of Committee Members

5. Designated Property Maintenance and Concerns:
 - a) Site Plaques
 - b) Residence Plaques
 - c) Heritage Location Plaques
6. 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, October 3, 2017 in the Mulock Room, 395 Mulock Drive, Newmarket.

Members Present: Councillor Hempen
Athol Hart, Chair
Joan Seddon
Rohit Singh
Billie Locke, Vice Chair
Malcom Watts (arrived at 7:15 PM)

Absent: Soni Felix Raj

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

The meeting was called to order at 7:01 PM with Athol Hart in the Chair.

Additions and Corrections to the Agenda

None.

Declarations of Pecuniary Interest

None.

Presentations

None.

Approval of Minutes

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

Moved by: Councillor Hempen

Seconded by: Billie Locke

1. That the Heritage Newmarket Advisory Committee Minutes of October 3, 2017, be approved.

Carried

Correspondence

2. Correspondence from the Planning and Building Services Department regarding an application for Draft Plan for Condominium (Glenway Subdivison)

Moved by: Joan Seddon

Seconded by: Rohit Singh

1. That the correspondence from the Planning and Building Services Department regarding an application for Draft Plan for Condominium (Glenway Subdivison) be received for information purposes.

Carried

3. Correspondence from the Committee of Adjustment regarding the property known as 400 Park Avenue

Moved by: Councillor Hempen

Seconded by: Joan Seddon

1. That the correspondence from the Committee of Adjustment regarding the property known as 400 Park Avenue be received for information purposes.

Carried

4. Correspondence from the Committee of Adjustment regarding the property known as 217 Park Avenue

Moved by: Councillor Hempen
Seconded by: Joan Seddon

1. That the correspondence from the Planning and Building Services Department regarding the property known as 217 Park Avenue be received for information purposes.

Carried

Items

5. 171 Church Street Discussion

Moved by: Joan Seddon
Seconded by: Rohit Singh

1. That the Heritage Newmarket Advisory Committee recommend to Council that the property known as 171 Church Street not be removed from the municipal registry.

Carried

6. 487 Queen Street Discussion

Discussion regarding a plaque for 487 Queen Street ensued. It was noted that the property owner requested a plaque be erected on the property, and that the property owner would be willing to pay for the plaque.

Moved by: Councillor Hempen
Seconded by: Billie Locke

1. That Athol Hart be requested to meet with the property owner of 487 Queen Street to discuss a plaque for the property with a recommendation of a cast plaque with a brown background colour

Carried

7. Stickwood Farm Discussion

There was discussion of the Stickwood Farm, and photographs were circulated. There was discussion regarding re-painting the Stickwood Farm property (doors, garage door, windows, etc.), and undertake any other necessary work to ensure that the property is maintained in accordance with the Building Code and heritage standards.

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

Moved by: Billie Locke
Seconded by: Malcom Watts

1. That Athol Hart and Malcom Watts be requested to conduct an evaluation of the property.

Carried

8. Designated Property Maintenance Concerns

a) Site Plaques

This matter was discussion as part of item 9a).

b) Residence Plaques

There was no discussion on this matter.

c) Heritage Location Plaques

There was no discussion on this matter.

9. Sub-Committee Reports

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

Athol Hart provided the Committee with an update from ARCH Committee with regards to ceramic plaques. He noted that he has sample plaques from a Newmarket business owner who is looking to donate the plaques to the Town.

Moved by: Rohit Singh
Seconded by: Joan Seddon

1. That the Committee move forward with the plaque project, and use historical photographs as part of the plaques.

Carried

b) Elman W. Campbell Museum Board

Billie Locke provided an update from the Board. There was discussion regarding the shape and size of a sign, and that sign content still needs to be determined.

It was noted that the Lower Main Street South Heritage Conservation District Advisory Group is involved in the authorization of a new sign.

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**10. Remembrance Day**

Athol advised the Committee that name of veterans will be projected in the Library from September 22 until sunset on November 11 to commemorate Remembrance Day in 2017. It was noted that the Royal Canadian Legion was involved in this initiative.

11. Heritage Homes Photographs

Moved by: Billie Locke
Seconded by: Joan Seddon

1. That photographs of Heritage homes be printed in hardcopy for the files.

Carried

12. Property Standards By-law Review

The Committee consented to holding a meeting on October 17, 2017 to review staff's draft changes to the Property Standards By-law.

Adjournment

Moved by: Rohit Singh
Seconded by: Malcom Watts

1. That the Heritage Newmarket Advisory Committee adjourn at 8:12 PM.

Carried

Date

A. Hart, Chair

The meeting of the Heritage Newmarket Advisory Committee was held on Tuesday, November 7, 2017 in the Mulock Room, 395 Mulock Drive, Newmarket.

Members Present: Councillor Hempen
Athol Hart, Chair
Joan Seddon
Billie Locke, Vice Chair
Malcom Watts (arrived at 7:14 PM)

Absent: Soni Felix Raj
Rohit Singh

Staff Present: A. Walkom, Council Committee Coordinator
K. Saini, Deputy Town Clerk

The meeting was called to order at 7:12 PM with Athol Hart in the Chair.

Additions and Corrections to the Agenda

None.

Declarations of Pecuniary Interest

None.

Presentations

None.

Approval of Minutes

1. Heritage Newmarket Advisory Committee Minutes of October 3, 2017

Moved by: Joan Seddon
Seconded by: Malcolm Watts

1. That the Heritage Newmarket Advisory Committee Minutes of October 3, 2017 be approved with the exception of Item 5, awaiting comment from Dave Ruggle.

Carried

2. Heritage Newmarket Advisory Committee Minutes of October 17, 2017

Moved by: Billie Locke
Seconded by: Joan Seddon

1. That the Heritage Newmarket Advisory Committee Minutes of October 17, 2017, be approved.

Carried

Correspondence

3. Correspondence from the Ministry of Citizenship and Immigration, dated September 2017 regarding a nomination for Outstanding Achievement Award for Voluntarism.

The committee discussed the award and agreed any nominations could be made on an individual basis.

4. Correspondence from the Planning and Building Services Department regarding a Public Meeting to consider a proposed Zoning By-Law Amendment (17645 Yonge St.)

Moved by: Malcolm Watts
Seconded by: Joan Seddon

1. That the correspondence from the Planning and Building Services Department regarding a Public Meeting to consider a proposed Zoning By-Law Amendment (17645 Yonge St.) be received for information purposes.

Carried

5. Correspondence from the Planning and Building Services Department regarding a Zoning By-law Amendment application (175 Deerfield Road)

Moved by: Joan Seddon
Seconded by: Billie Locke

1. That the correspondence from the Planning and Building Services Department regarding a Zoning By-law Amendment application (175 Deerfield Road) be received for information purposes.

Carried

Items

6. Application to Register By-law (By-law 2017-42 – Amends Designation Lands)

Moved by: Malcolm Watts
Seconded by: Joan Seddon

1. That the Heritage Newmarket Advisory Committee receive the Application to Register By-law 2017-42 for information purposes

Carried

7. Operating Results for the Nine Months ending September 30, 2017

Moved by: Joan Seddon
Seconded by: Billie Locke

1. That the Operating Results for the period ending September 30, 2017 be received for information purposes.

Carried

8. Pickering College Building Update

Moved by: Malcolm Watts
Seconded by: Joan Seddon

1. That the Heritage Newmarket Advisory Committee approves of the Link building and its attachment to the existing building.

Carried

9. Designated Property Maintenance Concerns

a) Stickwood Walker Farm Discussion

Moved by: Councillor Hempen
Seconded by: Billie Locke

That a representative from public works accompany Malcolm Watts and Athol Hart on an inspection of the Stickwood Farm to ensure the maintenance of the heritage fabric of the buildings.

b) Site Plaques

There was no discussion on this matter.

c) Residence Plaques

Athol Hart provided a brief update on the program.

d) Heritage Location Plaques

Athol Hart provided an update on a plaque for a property on Queen St. which marks an intact trestle bridge foundation.

9. Sub-Committee Reports

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

Athol Hart provided the committee with an update of the ARCH Committee's current and upcoming activities. These include Remembrance Day activities and the Rebel Heartland event.

b) Elman W. Campbell Museum Board

Billie Locke provided an update on the recent Halloween event. The Committee discussed the signage for the museum.

c) Lower Main Street South Heritage Conservation District Advisory Group

Athol Hart provided an update on the current issues and the upcoming meeting.

d) Newmarket Historical Society Board of Directors

Joan Seddon provided a brief update on upcoming events, including the annual Christmas dinner.

New Business

None.

Adjournment

The meeting adjourned at 8:17 PM.

Date

A. Hart, Chair


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-B07-17

Regarding the property located at:

MAIO, Andrew & WALTON, Terri-Lynn
Part Lot 10, Plan 85
357 Andrew Street
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 23rd day of November, 2017.



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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-B07-17

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 Andrew Maio & Terri-Lynn Walton, owners of that parcel of land being and situated in the Town of Newmarket, known as Part Lot 10, Plan 85 (357 Andrew Street).

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, DECEMBER 13TH, 2017, AT 9:30 A.M., IN THE COUNCIL
CHAMBERS, 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 23rd day of November, 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.

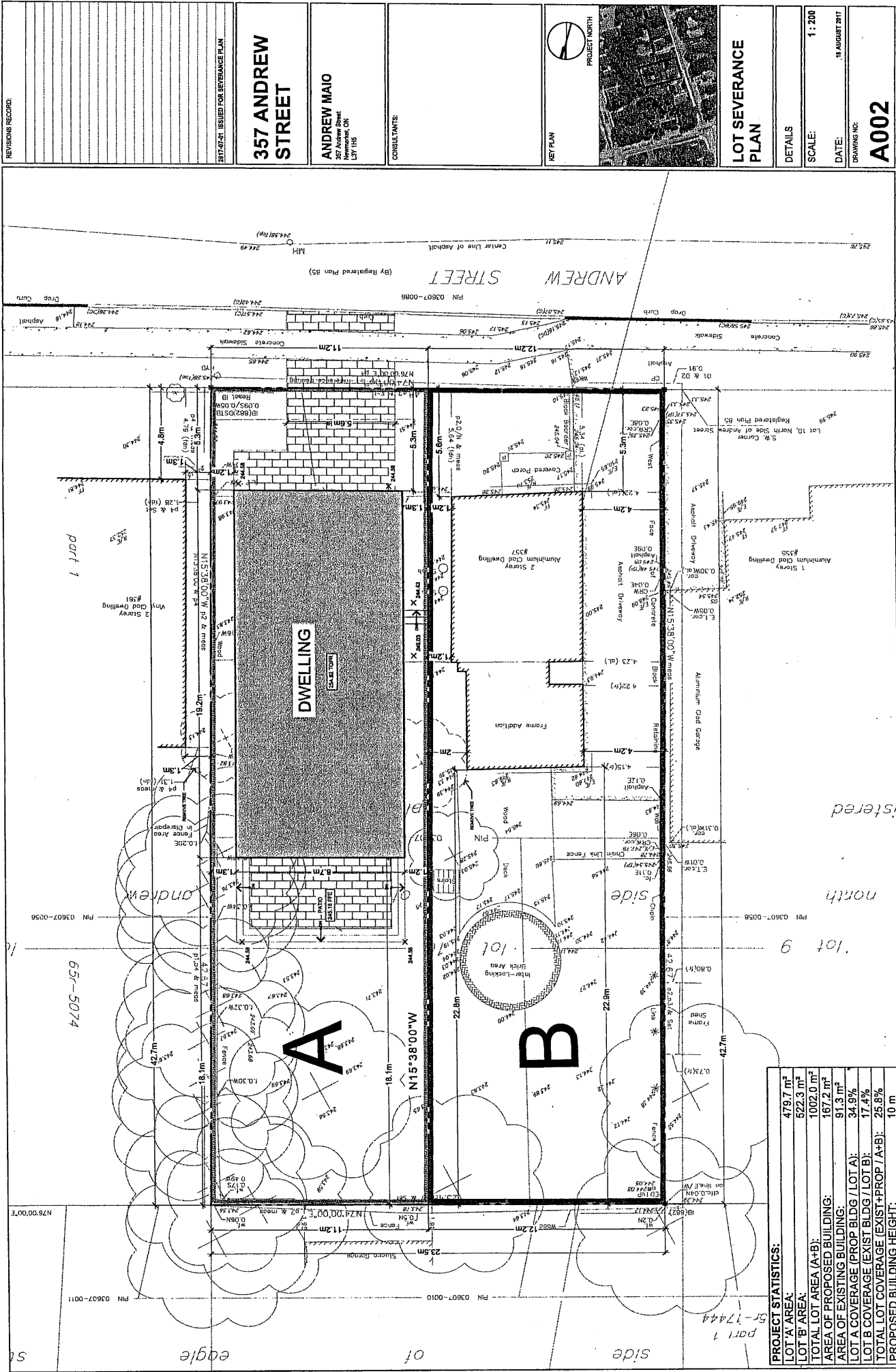
5. **ALL REMARKS ARE TO BE DIRECTED TO THE CHAIR.**

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.**

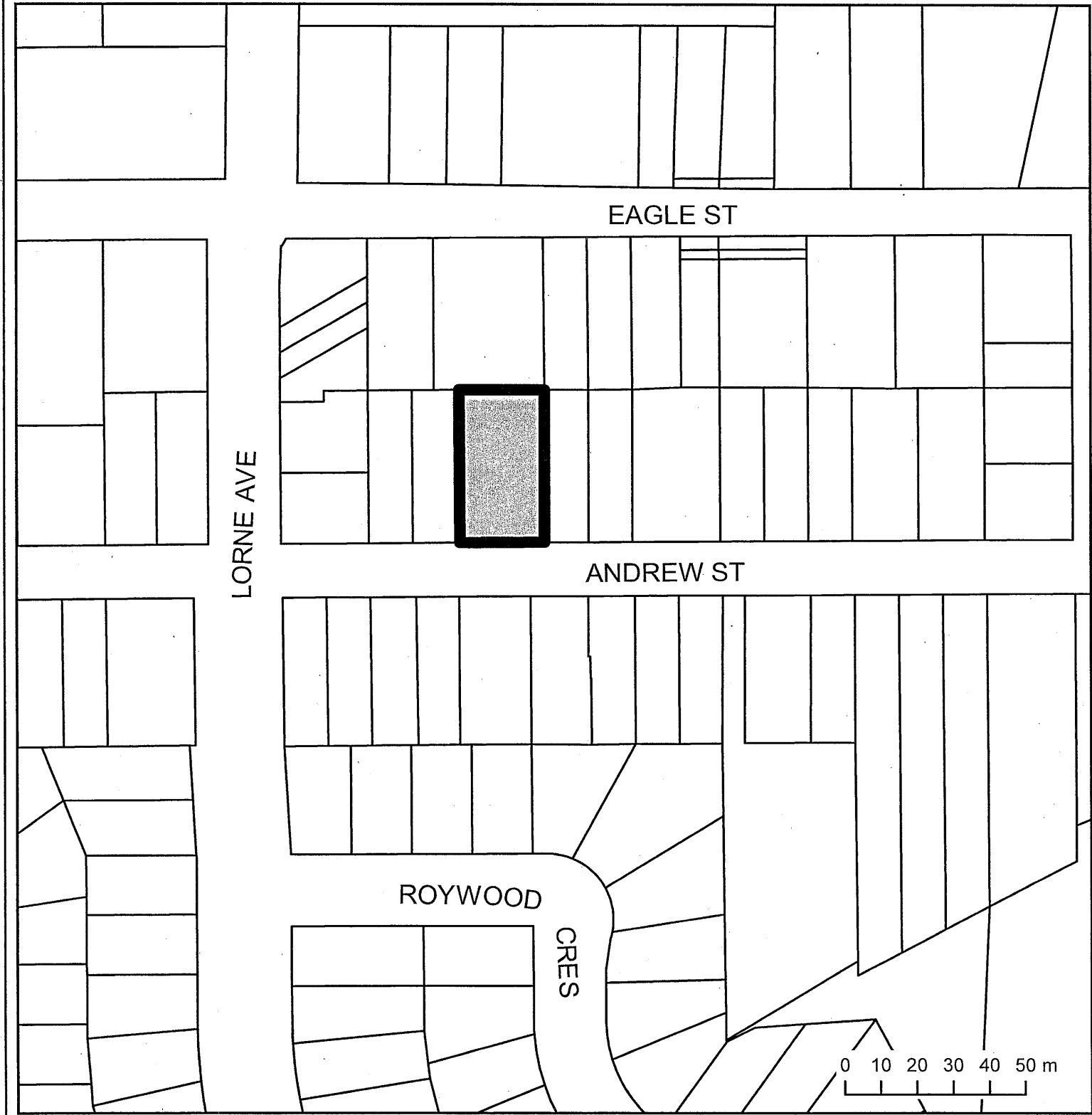
PLEASE NOTE:

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.



REVISIONS RECORD:	
2017-07-01 ISSUED FOR SEVERANCE PLAN	
357 ANDREW STREET	
ANDREW MAIO 357 Andrew Street Toronto, ON M5V 1H5	
CONSULTANTS:	
KEY PLAN	PROJECT NORTH
LOT SEVERANCE PLAN	
DETAILS	SCALE: 1:200
DATE: 18 AUGUST 2017	DRAWING NO: A002

LOCATION MAP
357 Andrew Street



Subject Lands



TOWN OF NEWMARKET PLANNING DEPARTMENT



Committee of Adjustment Application for Consent

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

COMMITTEE OF
OCT 18 2017
ADJUSTMENT


Newmarket
 www.newmarket.ca
 T: 905-953-5300 Ext. 2453
 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 - B07 - 17
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1.0 Applicant Information		<input checked="" type="checkbox"/> Primary Contact for Application	
Property Owner(s): Andrew Maio & Terri-Lynn Walton			
Address:	City:	Postal Code:	Province:
357 Andrew Street	Newmarket	L3Y 1H5	ON
Phone:	Alt. Phone:		
647 460 4908	647 460 4907		
Email:	Fax:		
maio.andrew@gmail.com			

2.0 Agent Information		<input checked="" type="checkbox"/> Primary Contact for Application	
Name of Authorized Agent: Andrew Maio			
Address:	City:	Postal Code:	Province:
357 Andrew Street	Newmarket	L3Y 1H5	ON
Phone:	Alt. Phone:		
647 460 4907			
Email:	Fax:		
maio.andrew@gmail.com			

3.0 Legal Description of the Subject Lands	
Concession/Registered Plan No.: PART OF LOT 10	Lot Number(s):
Reference Plan No.: PLAN 85	Part Number(s):
Municipal Address: 357 Andrew Street, Newmarket ON L3Y 1H5	
Roll Number: 1948020100 84 700 0000	
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>11.2</u> m	Lot Depth: <u>42.7</u> m	Lot Area: <u>479.7</u> m ²
RETAINED:	Lot Frontage: <u>12.2</u> m	Lot Depth: <u>42.7</u> m	Lot Area: <u>522.3</u> m ²
EASEMENT:	Lot Frontage: <u>N/A</u> m	Lot Depth: <u>N/A</u> m	Lot Area: <u>N/A</u> m ²

6.0 Use of Property

SEVERED:	Existing: <u>BACK & SIDE YARD</u>	Proposed: <u>2 - STOREY SINGLE DETACHED DWELLING</u>
RETAINED:	Existing: <u>2 - STOREY SINGLE DETACHED DWELLING</u>	Proposed: <u>2 - STOREY SINGLE DETACHED DWELLING</u>
EASEMENT USE OF:		

7.0 Buildings or Structures

SEVERED:	Existing: <u>Woodshed.</u>	Proposed: <u>2 - STOREY SINGLE DETACHED DWELLING</u> <u>Woodshed to be removed.</u>
RETAINED:	Existing: <u>2 - Storey SINGLE DETACHED DWELLING</u>	Proposed: <u>2 - storey Single Detached Dwelling</u>

8.0 Access

SEVERED:	<input checked="" type="checkbox"/> Municipal	<input type="checkbox"/> Regional	<input type="checkbox"/> Provincial
	<input checked="" 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 type="checkbox"/>
	Any industrial or commercial use. Please specify: _____	<input type="checkbox"/>	The Arts Music Store, etc....
	An active railway line	N / <input type="checkbox"/> A	<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 Town of New of Newmarket this
18 day of October 20 17.

AFFIDAVIT OR SWORN DECLARATION

I, Andrew Maio of the Town of Newmarket
(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. 2453.

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 NEWMARKET

in the REGION

of York

this 18

day of OCTOBER, 2017

M. Brymer
 A Commissioner, etc.

[Signature]
 Signature of applicant or authorized agent

☐ I have authority to bind the Corporation

Michele Brymer, a Commissioner, etc.,
 Regional Municipality of York, for
 the Corporation of the Town of Newmarket.
 Expires August 12, 2018.

PERMISSION TO ENTERDate: Oct 18, 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: 357 Andrew Street Newmarket ON L3Y 1H5
(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 agentAndrew Maio

Please print name

APPOINTMENT AND AUTHORIZATION

I / We, Andrew Maio & Terri-Lynn Walton.
(Name of Owner(s))

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

PART OF LOT 10 PLAN 85, hereby authorize
(Legal description or municipal address)

Andrew Maio 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 18 day of October 2017.

Terri-Lynn Walton
(Signature of the owner or signing officer)

☐ I have authority to bind the Corporation

Terri-Lynn Walton
(Please print the full name and position of the person signing)

(Name of the Corporation, if applicable)

[Signature]
(Signature of the owner or signing officer)

☐ I have authority to bind the Corporation

Andrew Maio
(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-B08-17

Regarding the property located at:

TEOFILO, Dario

Part Lot 23 & 24A, Plan 31, Parts 3, 4 & 5, Plan RS65R11839

172-172 Victoria Street

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.

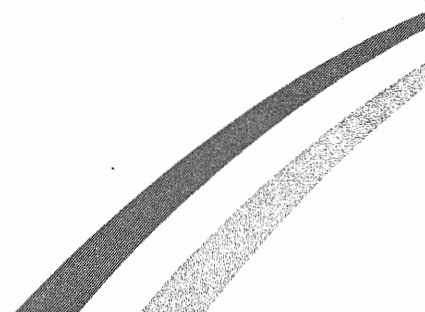
If you have any questions in respect of this or related matters, I would be pleased to discuss them with you.

Yours truly,

Secretary-Treasurer.

Encl.

DATED at the Town of Newmarket this 23rd day of November, 2017.





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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-B08-17

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 Dario Teofilo, owner of that parcel of land being and situated in the Town of Newmarket, known as Part Lot 23 & 24A, Plan 31, Parts 3, 4 & 5, Plan RS65R11839 (172-174 Victoria Street).

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 existing structure is proposed to be demolished.

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, DECEMBER 13TH, 2017, AT 9:30 A.M., IN THE COUNCIL
CHAMBERS, 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.

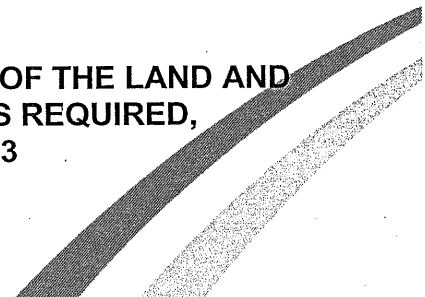
IMPORTANT NOTICE TO OWNER: If you do not attend or are not represented at this meeting, the Committee may proceed in your absence and make a decision, or may consider the application to have been abandoned or withdrawn, and close the file.

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 23rd day of November, 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.

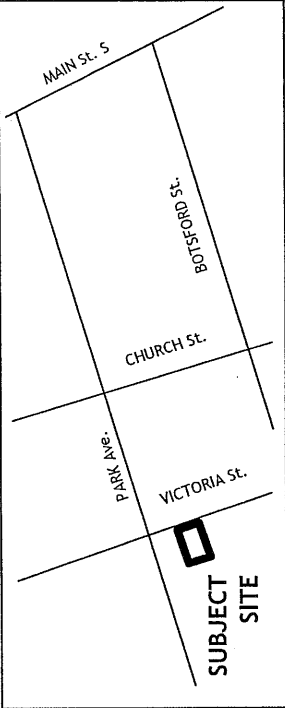
5. **ALL REMARKS ARE TO BE DIRECTED TO THE CHAIR.**

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:

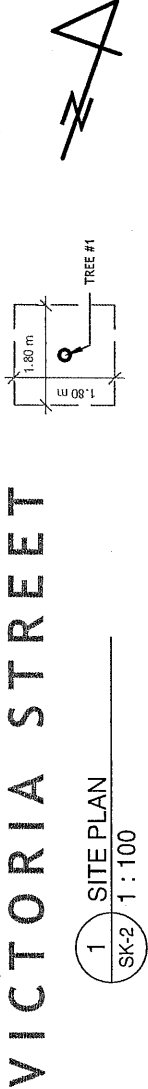
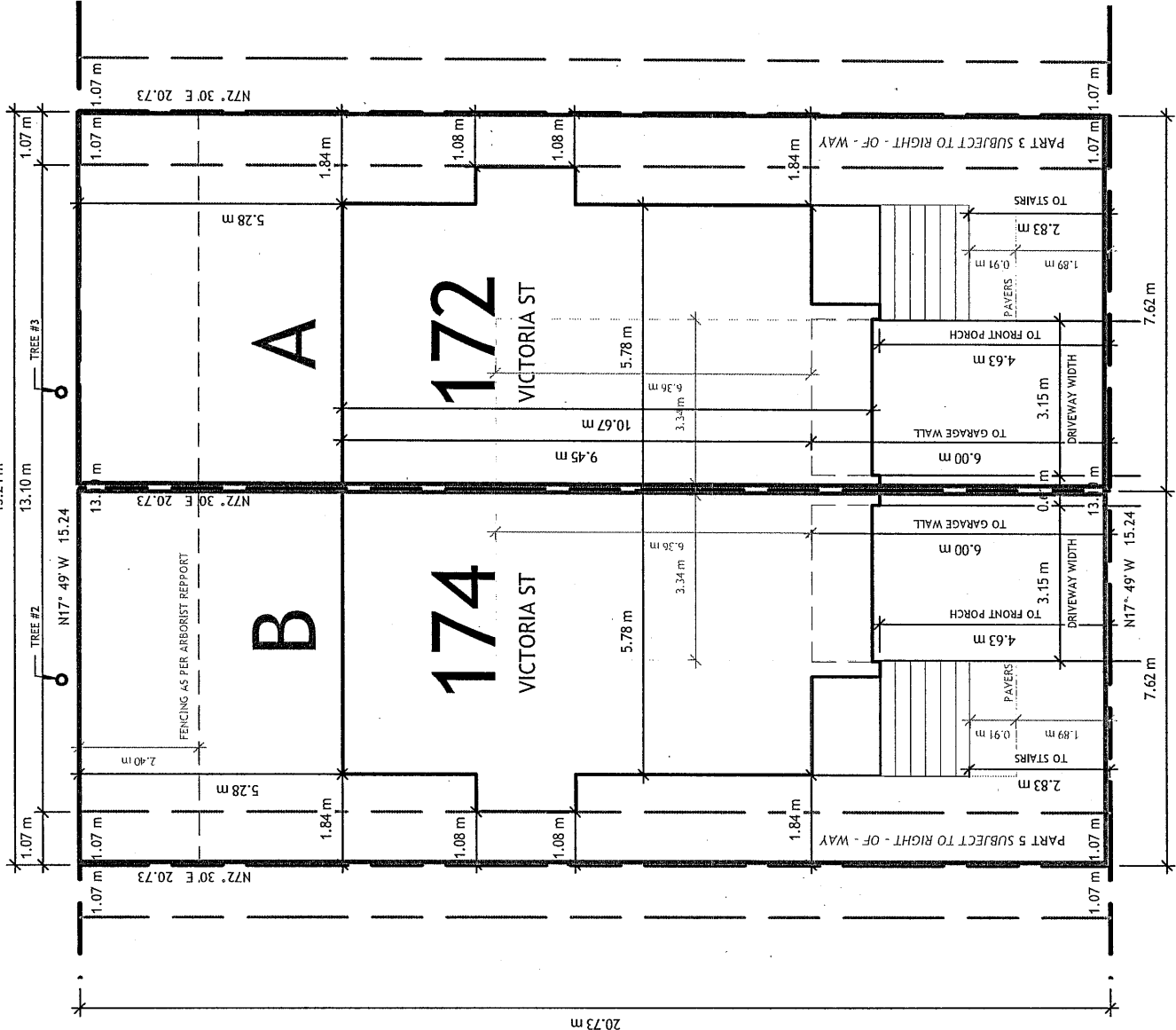
Copies of the Decision will be mailed out to the Owner/Agent/Solicitor and to each person who appeared in person or was represented by Counsel at the Hearing and who has filed with the Secretary-Treasurer a written request for Notice of the Decision.



SITE STATISTICS			
ADDRESS:	172 VICTORIA ST	174 VICTORIA ST	
ZONING:	R2-K	R2-K	
LOT FRONTAGE:	7.62 m	7.62 m	
LOT DEPTH:	20.73 m	20.73 m	
LOT AREA:	157.96 sm	157.96 sm	
FRONT YARD SETBACK:	4.63 m	4.63 m	
GARAGE WALL SETBACK:	6.00 m	6.00 m	
EXT. SIDE YARD SETBACK:	1.08 m	1.08 m	
INT. SIDE YARD SETBACK:	NIL	NIL	
REAR YARD SETBACK:	5.28 m	5.28 m	
LOT COVERAGE:			
DWELLING ONLY:	60.83 sm [38.51%]	60.83 sm [38.51%]	
INCL. PORCH + STAIRS:	63.57 sm [40.24%]	63.57 sm [40.24%]	
BUILDING HEIGHT:			
ROOF MEDIAN:	10.25 m	10.25 m	
HIGHEST POINT:	11.81 m	11.81 m	
No. STOREYS:	3 storeys	3 storeys	

SITE INFORMATION TAKEN FROM:

PLAN OF SURVEY OF
LOT 23 AND PART OF LOT 24A
REGISTERED PLAN No. 31
TOWN OF NEWMARKET
REGIONAL MUNICIPALITY OF YORK
R.A. GARDEN O.L.S.



1 SITE PLAN
SK-2 1 : 100

VICTORIA STREET

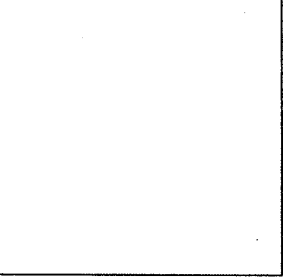
SK-2

SITE PLAN

DATE: AUGUST 2017

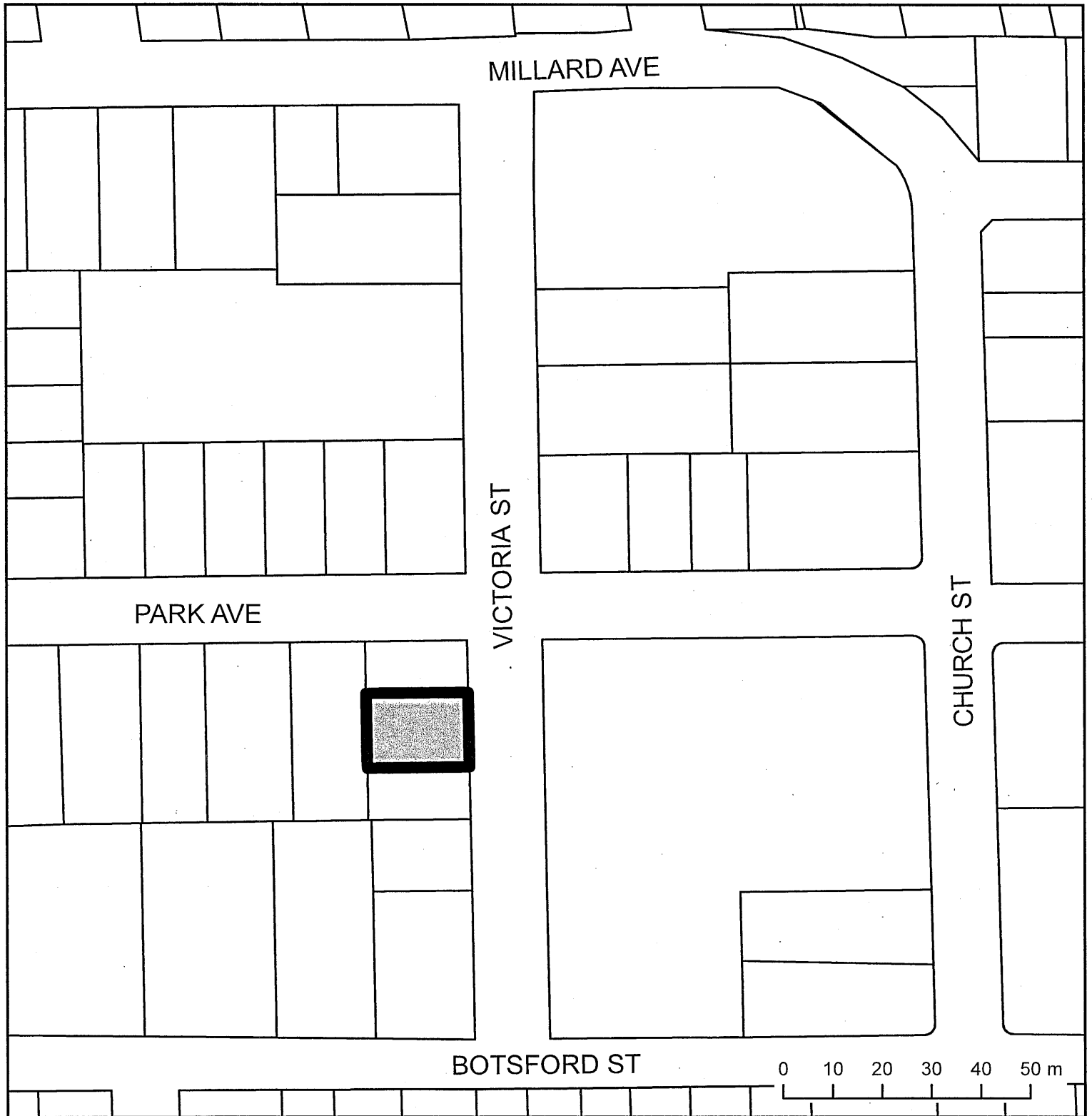
SCALE: 1 : 100

NEW CONSTRUCTION | DWELLING REPLACEMENT | SEMI.
VICTORIAN ON VICTORIA St.
172 & 174 VICTORIA STREET
NEWMARKET ON L3Y 4E1
TOWN OF NEWMARKET



NOTE: CONTRACTOR WILL CHECK AND VERIFY ALL DIMENSIONS AND CHECK ALL CONDITIONS ON THE JOB SITE BEFORE PROCEEDING WITH ANY WORK.

LOCATION MAP 172-174 Victoria Street



 Subject Lands

TOWN OF NEWMARKET PLANNING DEPARTMENT



Committee of Adjustment Application for Consent

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

COMMITTEE OF
NOV 08 2017
ADJUSTMENT


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-B08-17
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1.0 Applicant Information		<input type="checkbox"/> Primary Contact for Application	
Property Owner(s): DARIO TEOFILO			
Address: 828 BEST CIRCLE	City: NEWMARKET	Postal Code: L3X 2J8	Province: ONT.
Phone: 1(905) 716-6955	Alt. Phone:		
Email: Dario.teofilo@gmail.com	Fax:		

2.0 Agent Information		<input type="checkbox"/> Primary Contact for Application	
Name of Authorized Agent: STEFANO TEOFILO			
Address: 390 BOTSFORD STREET	City: NEWMARKET	Postal Code: L4Y 1E7	Province: ONT.
Phone: (905) 716-4500	Alt. Phone:		
Email: Stefano.Teofilo@gmail.com	Fax:		

3.0 Legal Description of the Subject Lands	
Concession/Registered Plan No.: 31	Lot Number(s): 23 : PART OF 2YA
Reference Plan No.:	Part Number(s):
Municipal Address: 172 + 174 VICTORIA ST	
Roll Number:	
Are there any easements or restrictive covenants affecting the subject lands? <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If "yes", please describe: PART 3 AND PART 5 ARE 'SUBJECT TO RIGHT OF WAY'	

4.0 Type and Purpose of Application (please check)			
<input 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 checked="" 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>7.62</u> m	Lot Depth: <u>20.73</u> m	Lot Area: <u>157.96</u> m ²
RETAINED:	Lot Frontage: <u>7.62</u> m	Lot Depth: <u>20.73</u> m	Lot Area: <u>157.96</u> m ²
EASEMENT:	Lot Frontage: _____ m	Lot Depth: _____ m	Lot Area: _____ m ²

6.0 Use of Property

SEVERED:	Existing: <u>RESIDENTIAL</u>	Proposed: <u>RESIDENTIAL</u>
RETAINED:	Existing: <u>RESIDENTIAL</u>	Proposed: <u>RESIDENTIAL</u>
EASEMENT USE OF:		

7.0 Buildings or Structures

SEVERED:	Existing: <u>DUPLEX</u>	Proposed: <u>SEMI-DETACHED</u>
RETAINED:	Existing: <u>DUPLEX</u>	Proposed: <u>SEMI-DETACHED</u>

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:**☒ Municipal Services☐ Well**RETAINED:**☒ Municipal Services☐ Well**10.0 Sewer****SEVERED:**☒ Municipal Services☐ Septic Tank**RETAINED:**☒ Municipal Services☐ Septic Tank**11.0 Land Use and Application Information**What is the existing Official Plan Designation(s) of the Subject Land? STABLE RESIDENTIALWhat is the existing Zoning Designation(s) of the Subject Land? R2-K

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 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.

☒ No ☐ 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.

☒ No ☐ 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.

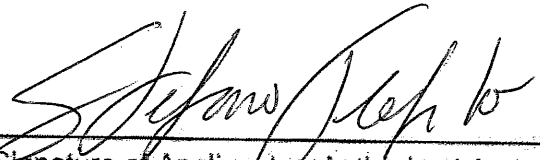
☒ No ☐ Yes

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 Town of Newmarket this
Nov day of 8 20 17

AFFIDAVIT OR SWORN DECLARATION

I, Stefano Teofilo of the Town of Newmarket
(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 Newmarket

in the Region

of York

this 8th

day of November, 20 17.

Stefano Teofilo
 Signature of applicant or authorized agent

☐ I have authority to bind the Corporation

Eileen Card
 A Commissioner, etc.

Eileen Jane Card, a Commissioner, etc.,
 Province of Ontario, for the
 Corporation of the Town of Newmarket.
 Expires February 20, 2018.

PERMISSION TO ENTER

Date: August 14th / 2017

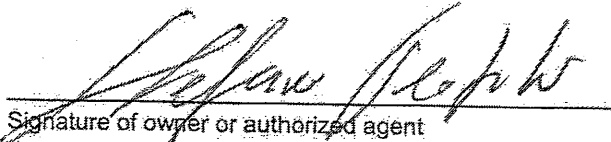
Secretary-Treasurer
Committee of Adjustment
Town of Newmarket
395 Mulock Drive
Newmarket ON L3Y 4X7

Dear Secretary-Treasurer:

RE: Application to Committee of Adjustment

Location of Property: 172 - 174 VICTORIA STREET, NEWmarket ←
(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

STEFANO TEOFILO
Please print name

APPOINTMENT AND AUTHORIZATION

I/We, DARIO TEOFILO
(Name of Owner(s))

the undersigned, being the registered property owner(s) of 172-174 VICTORIA
STREET
(Legal description or municipal address), hereby authorize

STEFANO TEOFILO 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 14th day of AUGUST 2017.

Dario Teofilo
(Signature of the owner or signing officer)

DARIO TEOFILO
(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)

Reason's for re-development at 172-174 Victoria

- 1) Properties are currently completely self contained, easing the severance process.
(Separate water mains, water meters, electrical mains, electrical meters, sewage)
- 2) Extensive renovations needed on both properties.
(Asbestos in drywall/heating pipes, foundation & structural work much needed, lack of subfloor, staircase is unsafe and against code (steepness))
- 3) Current layout is unsuitable and inefficient for today's density (1 bedroom, 1 bathroom)
-Density is not maximized
- 4) Development at King George will vastly increase street traffic along Victoria Street. (172-172 Victoria is directly across the street)
-Currently, there is a single 8'x5' parking pad for both 172-174 Victoria Street units. Therefore, (1) out of (4) vehicles assigned to the tenants have designated parking.
-The remaining 3 vehicles park at 1) The King George Development or on Victoria Street
-Re-development will allow for (2) designated parking spaces per semi (Garage&Driveway). This will clear Victoria Street of permanent parked vehicles, allowing Victoria street to handle the drastic increase in right of way traffic.
- 5) Proposed re-development support's the area's residential boom.
- 6) Proposed semi's footprint is similar to existing.
-Density is much more efficient and effective
-Boost local economy, main street being a huge beneficiary
- 7) The current state of the lot is non-conforming and doesn't support any re-development or growth for the better.