
The meeting of the Committee of Adjustment was held on Wednesday, October 24th, 2018 at 9:30 a.m. in the Council Chambers at 395 Mulock Drive, Newmarket.

Members Present: Gino Vescio, Chair
Fred Stoneman, Member
Peter Mertens, Member
Elizabeth Lew, Member
Ken Smith, Member

Staff Present: Ted Horton, Planner
Linda Traviss, Alternate Secretary-Treasurer

The Meeting was called to order at 9:30 a.m. in the Council Chambers to consider items on the agenda.

Gino Vescio in the Chair.

The Chair called for conflicts of interest. No conflicts were declared. Members were invited to declare any other conflicts of interest at any time during the meeting.

MINOR VARIANCE APPLICATION

D13-A22-18 VARTY, Michael and MAYBURY, BEK
Lot 9, Plan 446
294 Cawthra Blvd.
Town of Newmarket

James Spratley of 47 Windsor Drive, STOUFFVILLE ON L4A 4M7 addressed Committee as agent for the owner of the property and provided the following comments:

- Has seen staff report and in support
- He is friend and colleague of the owners and has helped them in designing the house
- Plan is to keep with spirit of regulations and rules and accommodate larger family including parents
- Asking for extra lot coverage as house needs to accommodate people with accessibility needs – need space for hallways and elevator
- Doing something that is tasteful in neighbour

Mr. Vescio asked if there were floor plans showing the layout. The Alternate Secretary-Treasurer provided the plans from the application file to Committee for review.

Mr. Stoneman asked if it was possible to do a renovation. Mr. Spratley advised it was a very old structure at the end of its life. There had been an addition in the 1960s and that the block foundation may not accommodate a second storey. They are also proposing an energy efficient foundation. Mr. Spratley further advised he has experience in renovating 100 year old homes and the look of the new house will be consistent with the community.

Ms. Lew asked if there were any comments from the neighbours. Mr. Spratley advised the neighbours were very excited about the new house and were supportive of the proposed plans as they did not want a mini monster house.

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

1. Report from Ted Horton, Planner, dated October 15, 2018;
2. Memorandum from V. Kluyev, Senior Engineering Development Coordinator – Residential, dated October 5, 2018;
3. Memorandum from David Potter, Chief Building Official, dated October 10, 2018;
4. Memorandum from Urban Forest Innovations Inc. dated October 18, 2018; and
5. E-mail from Gabrielle Hurst, Programs and Process Improvement, Planning and Economic Development Branch, Corporate Services, The Regional Municipality of York dated October 10, 2018

Moved by Peter Mertens
Seconded by Ken Smith

THAT Minor Variance Application D13-A22-18 be APPROVED, subject to the following conditions:

- 1. That the variance pertains only to the request as submitted with the application;**
- 2. That prior to the issuance of any building permit that the applicant be required to comply with the provisions of the Town's Tree Preservation, Protection, Replacement and Enhancement Policy; and**
- 3. That the site be substantially in accordance with the sketch submitted with the application.**

as the Minor Variance Application conforms to the four tests prescribed by the *Planning Act*.

CARRIED

CONSENT APPLICATION (in conjunction with Minor Variance Applications)

D10-B04-18 ESHOO, Givargis
Part Lot 3, Plan 113
951 Srigley Street
Town of Newmarket

D13-A23-18 ESHOO, Givargis
Part Lot 3, Plan 113
0 Srigley Street (Proposed Lot)
Town of Newmarket

D13-A24-18 ESHOO, Givargis
Part Lot 3, Plan 113
951 Srigley Street (Retained Lot)
Town of Newmarket

Brad Rogers of Groundswell Urban Planners Inc., 95 Mural Street, Suite 402 RICHMOND HILL ON L4B 3G2, addressed the Committee as agent for the owner and provided the following comments:

- Have reviewed staff report and note recommendation for deferral to December 12
- Have spoken to Senior Planner, Heritage and also spoke to heritage consultant regarding a review of the home
- Accept staff's recommendation for deferral
- Can come back after heritage consultant's opinion has been received

Mr. Vescio asked if any member of the public in attendance had an issue with an adjournment. No one from the public expressed concern with an adjournment.

Victor Woodhouse of 186 Carlson Drive, NEWMARKET ON L3Y 3H3 addressed Committee and advised the signage provided at the site was hard to read and he had no indication of what was involved on site. He further advised people were unaware of what was happening.

Mr. Horton advised Committee the *Planning Act* provides the criteria for notification and that notification was provided in accordance with the *Act* and regulations. The *Act* provides that notice be provided by posting signs and providing a mailed notice to residents within 60 metres of the property or by placing an advertisement in the newspaper.

Mr. Woodhouse said it was hard to see the sign and that he had to pull into the driveway to read it. He asked Committee if there was any value in having the residents bring forth their concerns today.

Mr. Vescio advised that if it is difficult to return the Committee would hear any concerns today but cautioned that if the site is a heritage site comments may change

Mr. Stoneman advised the hearing on December 12th would start at 1:30 p.m.

Athol Hart of 161 Prospect Street, NEWMARKET ON L3Y 3T7 addressed Committee and advised he was there as Chair of Heritage Newmarket. He advised he was in support of what Mr. Woodhouse had said regarding signs and that the signage should be more visible. He further advised that he believed this was a valuable property and the only style of this type of building in Newmarket.

Moved by Elizabeth Lew

Seconded by Peter Mertens

THAT Consent Application D10-B04-18 and Minor Variance Applications D13-A23-18 and D13-A24-18 be deferred to the Committee of Adjustment hearing on December 12, 2018 to provide ample time for a heritage review.

CARRIED

The Minutes of the meeting held on Wednesday, September 19th, 2018 were placed before the Committee for consideration.

Moved by Fred Stoneman

Seconded by Ken Smith

THAT the Minutes of the Wednesday, September 19th, 2018 meeting be approved.

CARRIED

The Alternate Secretary-Treasurer advised that due to a scheduling conflict the time of the December hearing needs to be changed to 1:30 p.m.

Moved by Peter Mertens

Seconded by Elizabeth Lew

THAT the time of the December 12, 2018 hearing be moved to 1:30 p.m. rather than 9:30 am.

CARRIED

THAT the Meeting adjourn.

***Moved by Peter Mertens
Seconded by Ken Smith***

CARRIED

The meeting adjourned at 10:15 a.m.

Nov. 14, 2018
Dated

Edna Kere
Chair