



DEVELOPMENT AND INFRASTRUCTURE SERVICES - ENGINEERING SERVICES

Town of Newmarket

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M E M O R A N D U M

TO: Jason Unger, B.E.S., M.PL., MCIP, RPP, Director, Planning and Building Services

FROM: Sepideh Majdi, P.Eng., Manager, Development Engineering

DATE: February 16, 2021

RE: Application for Minor Variance
Made by: Dewar, Caroline & Chalmers, Nelia Melo
File No.: D13-A02-21
125 Prospect Street
PT LT 8 E/S PROSPECT ST PL 22 NEWMARKET; PT LT 9 E/S PROSPECT ST PL
22 NEWMARKET AS IN R724642
Town of Newmarket Ward 2
Engineering Services File No.: R. Prospect St

The applicant is proposing reconstruction of a second-storey balcony. The following relief is requested from Zoning By-law 2010-40, as amended:

1. Relief from Section 3 Definitions to permit reconstruction of a second-storey balcony supported by vertical uprights whereas the By-law defines a balcony as a raised platform or structure in excess of 3 metres above grade which is not supported by vertical uprights other than from the exterior wall of the building from which it projects and is only accessible from within the building.

We have reviewed the application and supporting documentation and have no comments on this application. Please be advised that this application would be required to be reviewed by the Building Department.

Should you have any questions please contact the undersigned.

Sincerely,

ENGINEERING SERVICES

Sepideh Majdi, P.Eng.
Manager, Development Engineering

SM: BB, File No.: SM0008

Morton, Devon

From: Hurst, Gabrielle <Gabrielle.Hurst@york.ca>
Sent: February 11, 2021 3:09 PM
To: Morton, Devon
Subject: RE: D13-A02-21 Committee of Adjustment - Notice of Application Circulation (February 24, 2021)

Good afternoon Devon

The Regional Municipality of York has completed its review of the above minor variance and has no comments.

Gabrielle

Gabrielle Hurst MCIP RPP | Community Planning and Development Services | The Regional Municipality of York | 1-877 464 9675 ext 71538 | Gabrielle.hurst@york.ca | www.york.ca

From: Morton, Devon <dmorton@newmarket.ca>
Sent: Tuesday, February 2, 2021 5:02 PM
To: jtaylor <jtaylor@newmarket.ca>; Woodhouse, Victor <vwoodhouse@newmarket.ca>; Kwapis, Bob <bkwapis@newmarket.ca>; Bisanz, Christina <cbisanz@newmarket.ca>; Simon, Grace <gsimon@newmarket.ca>; Broome, Kelly <kbroome@newmarket.ca>; Twinney, Jane <jtwinney@newmarket.ca>; Morrison, Trevor <tmorrison@newmarket.ca>; Sharma, Jag <jsharma@newmarket.ca>; Noehammer, Peter <pnoehammer@newmarket.ca>; Unger, Jason <junger@newmarket.ca>; Potter, David <dpotter@newmarket.ca>; Prudhomme, Rachel <rprudhomme@newmarket.ca>; Majdi, Sepideh <smajdi@newmarket.ca>; Schell, Ryan <rschell@cyfs.ca>; Villanueva, Lawrence <LlVillanueva@newmarket.ca>; Lyons, Lisa <llyons@newmarket.ca>; Saini, Kiran <ksaini@newmarket.ca>; rowcentre@bell.ca; Development Services <developmentservices@york.ca>; mikeufi@rogers.com; pwassenaer1022@rogers.com; shane@urbanforestinnovations.com; L.Tafreshi@lsrca.on.ca; christian.singh@ontario.ca
Cc: Cammaert, Adrian <acammaert@newmarket.ca>; Cho, Patricia <pcho@newmarket.ca>
Subject: Committee of Adjustment - Notice of Application Circulation (February 24, 2021)

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Good Evening,

The next virtual Committee of Adjustment hearing will be held on Wednesday, February 24th, 2021 at 9:30 a.m. The Committee of Adjustment will consider the following applications:

- D13-A01-21 – 455 Harry Walker Parkway (Ward 2)
The applicant is proposing construction of two medium hazard industrial buildings for employment uses. Application is to seek relief to the landscape buffer use and width, and the minimum front yard.
- D13-A02-21 – 125 Prospect Street (Ward 2)
The applicant is proposing reconstruction of a second-storey balcony. Application is to seek relief to the definition of 'balcony'.

- D13-A03-21 – 438 Bristol Road (Ward 4)
The applicant is proposing to add an accessory dwelling unit. Application is to seek relief to permit one parking space for an accessory dwelling unit to be within a garage.
- D13-A04-21 – 625 McGregor Farm Trail (Ward 7)
The applicant is proposing to add an accessory dwelling unit. Application is to seek relief to permit one parking space for an accessory dwelling unit to be within a garage.
- D10-B01-21 – 855 Mulock Drive (Ward 5)
College Manor Shops Inc. (The Landlord) is proposing to permit the lease agreement registered on title between the Landlord and TDL Group Inc. (the Tenant) to be extended for a period of 21 years or greater.

The Committee invites your advice and comments on these matters. The Committee would like to receive comments, if possible, by **Tuesday, February 16th, 2021**. For your convenience, you may download the submitted documents in digital format and Notice of Hearing on the Town's file share site with the link below:

<https://tonfileshare.newmarket.ca/share.cgi?ssid=0vx2CgH>

Please let me know if you have any questions.

Regards,



Devon Morton, B.U.R.P.I

Planner, Committee of Adjustment & Cultural Heritage
Secretary-Treasurer to the Committee of Adjustment
Planning and Building Services
dmorton@newmarket.ca
www.newmarket.ca

Please note that I am working remotely due to the COVID-19 pandemic and can be reached by email.