



PLANNING AND BUILDING SERVICES

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Planning Report

TO: Committee of Adjustment

FROM: Janany Nagulan
Planner

DATE: February 19, 2020

RE: Application for Minor Variance **D13-A01-21**
455 Harry Walker Parkway
Made by: Elm Harry Walker Parkway (2019) Inc.

1. Recommendations:

That Minor Variance Application D13-A01-21 be deferred until the Secretary-Treasurer advises that that additional information is provided by the applicant.

2. Application:

An application for Minor Variance has been submitted by the owner of the above noted lands. Relief has been requested for the development of two multi-unit buildings and associated surface parking on the property.

1. Planning considerations

Upon review of the application, Planning staff has determined that the applicant has failed to provide sufficient information regarding the need for the variances requested. Specifically, they have failed to state the intended uses and the need for additional parking on the site over and above the required parking as per the zoning by-law, which would necessitate the reduction of the front yard setback landscape buffers.

In addition, information is required regarding the ultimate uses of the proposed multi-unit buildings in order for staff to determine the proposal is in conformity with the Official Plan and in compliance with the permitted uses of the zoning by-law.

Once the additional information is received, Committee can consider granting relief from the Zoning by-law based on sufficient information provided by the applicant that the relief is: a) necessary; and b) that the intended uses conform to the Official Plan and comply with the zoning by-law.

Staff recommend this matter be deferred until such time as the applicant can provide the requested information.

Respectfully submitted,

Janany Nagulan
Planner