



## PLANNING AND BUILDING SERVICES

Town of Newmarket

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### REPORT



TO: Committee of Adjustment

FROM: Linda L. Traviss, MCIP, RPP  
Senior Planner - Development

DATE: September 9, 2015

RE: Application for Consent **D10-B03-15**  
Lot 25 and Part Lot 24, Plan 25  
292 and 296 Hamilton Street  
Made by: Andrew Wright, Eloise Wright & Lenore Morris

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### RECOMMENDATIONS

1. **That Consent Application D10-B03-15 be approved subject to the Owner providing three white prints of a deposited reference plan of survey to conform substantially with the application as submitted.**

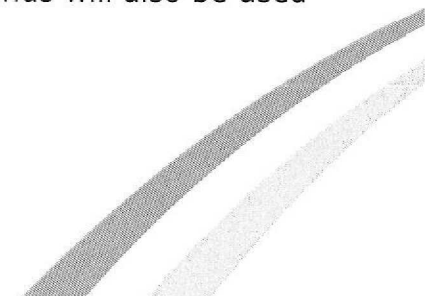
### COMMENTS

#### 1. APPLICATION

An application for Consent has been submitted by Andrew Wright, Eloise Wright and Lenore Morris, the owners of the above noted property. The purpose of the consent application is to convey the subject lands indicated as "A" on the attached sketch for residential purposes and to retain the land marked "B" on the attached sketch for residential purposes.

The lands are located on the west side of Hamilton Street mid-block between Gorham Street and Pearson Street. The parcel is generally rectangular in shape and has a frontage of 30.48 metres on Hamilton Street. The consent, if granted, would create two lots having frontages on Hamilton Street.

The subject lands and remaining lands each contain a detached dwelling unit. The use on the subject lands will remain a detached dwelling. The remaining lands will also be used for a detached dwelling.



## **2. PLANNING CONSIDERATIONS**

The land to be severed and the retained lands are designated Stable Residential in the Town's Official Plan which was approved by the Region of York on May 29, 2008. The Plan permits single-detached and semi-detached dwellings. In considering the consent application, regard has been given to the consent policies of Section 16.1.5 of the Official Plan. Therefore, the proposed application would not conflict with the purpose and intent of the Official Plan.

The owners are proposing to convey approximately 0.0678 ha from the northerly portion of the property in order to create a new lot which will continue as a detached residence, municipally known as 292 Hamilton Street and to retain the remaining parcel of approximately 0.068 ha, municipally known as 296 Hamilton Street, which will also continue as a detached residence. The applicant has advised that the two dwellings have existed on the one lot since the 1950's. The consent application is to create two separate parcels.

The subject lands (292 Hamilton Street) and the remaining lands (296 Hamilton Street) are zoned Residential Detached Dwelling 15m (R1-D) on Map Number 14 of Schedule "A" of By-law Number 2010-40, as amended. Both parcels appear to comply with the minimum lot frontage and minimum lot area requirements of the By-law along with the standards relating to setbacks and lot coverage.

The resultant lot pattern would be deemed compatible with the surrounding lot sizes and patterns and would create two lots that would conform to the provisions of the current zoning by-law.

The land uses surrounding the subject and remaining lands are generally residential uses, i.e. detached dwellings. The existing detached dwellings on the subject and remaining lands are permitted uses and are compatible with the surrounding uses.

If the subject consent application is approved, it would be possible to facilitate the creation of two separate land parcels each containing an existing detached residential dwelling.

## **3. OTHER COMMENTS**

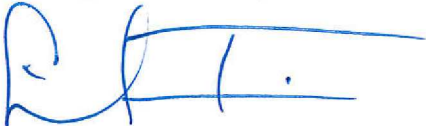
The Chief Building Official has offered no objection to the proposed consent application.

As of the time of writing this reports comments had not been received from the Senior Engineering Development Co-ordinator – Residential. If there are comments, they will be provided under separate cover.

#### **4. CONCLUSIONS**

The proposed application for consent would conform to the purpose and intent of the Official Plan and the Zoning By-law. The consent would not adversely affect the character of the neighbourhood and is desirable for the appropriate development and land use.

Respectfully submitted,



Linda L. Traviss, MCIP, RPP  
Senior Planner – Development

copy: Rachel Prudhomme, M.Sc., P.Eng., Director, Engineering Services



**DEVELOPMENT AND INFRASTRUCTURE SERVICES - ENGINEERING SERVICES**

**Town of Newmarket**

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COMMITTEE OF

SEP 10 2015

ADJUSTMENT

**M E M O R A N D U M**

TO: R. Nethery, B.E.S., MCIP, RPP, Director of Planning

FROM: V. Klyuev, B.A., C.E.T., Senior Engineering Development Coordinator – Residential

DATE: September 9, 2015

RE: Application for Consent  
File Number: D10-B03-15  
Wright, Andrew  
Wright, Eloise  
Morris, Lenore  
Lot 25 and Part Lot 24, west side of Hamilton Street, Plan 25  
292 & 296 Hamilton Street  
Town of Newmarket

We herein acknowledge receipt of the Notice of Application for Consent for the above noted properties.

We have reviewed the application and supporting documentation and have no objection to the Notice of Application for Consent. We advise that both buildings have been constructed, including the construction of driveways; we also advise that municipal services have been provided to each property.

Should you have any questions please contact the undersigned.

Sincerely,

**ENGINEERING SERVICES**

V. Klyuev, B.A., C.E.T.  
Senior Engineering Development Coordinator – Residential

File No: VK028M

COPY: R. Bingham, C.E.T., Manager of Engineering and Technical Services  
File digital and hardcopy

**Pelham, Kym**

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**From:** Della Mora, Dan (MTO) <Dan.DellaMora@ontario.ca>  
**Sent:** September-09-15 4:23 PM  
**To:** Pelham, Kym  
**Subject:** MTO Comments - Notice of Application for Consent - D10-B03-15

COMMITTEE OF  
SEP -9 2015  
ADJUSTMENT

Good Afternoon,

MTO Corridor Management Section has reviewed the above-referenced Notice of Application for Consent. Please be advised that the subject land is located outside of MTO's Permit Control Area.

Regards,

Dan

**Dan Della Mora | Corridor Management Planner**

Corridor Management Section | Central Region | Ministry of Transportation  
7th Floor, Building D | 1201 Wilson Ave. | Downsview, ON | M3M 1J8  
Tel: 416-235-4081 | Fax: 416-235-4267  
Email: Dan.DellaMora@ontario.ca

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**Pelham, Kym**

COMMITTEE OF

SEP - 9 2015

ADJUSTMENT

**From:** Kevin Jarus <K.Jarus@lsrca.on.ca>  
**Sent:** September-09-15 1:27 PM  
**To:** Pelham, Kym  
**Subject:** RE: D10-B03-15 - 292 & 296 Hamilton Street and D13-A14-15 - 285 Harry Walker Parkway

Good afternoon Kym,

In the interest of expediency, please accept this email as our formal comments in relation to the subject applications:

D10-B03-15: We note that this property is not subject to Ontario Regulation 179/06 under the *Conservation Authorities Act*. As such, a permit will not be required prior to development occurring on the property. As such, and given our review of the proposal in light of the relevant provincial policies/plans, please note we have no further requirements or concerns with this proposal.

D13-A14-15: Again, we note that this property is not subject to Ontario Regulation 179/06 under the *Conservation Authorities Act*. Given our review of the proposal in light of the relevant provincial policies/plans, please note we have no further requirements or concerns with this proposal.

Should you have any questions please let me know.

Regards,



**Kevin Jarus, M.P.I.**  
Development Planner  
**LSRCA** 120 Bayview Parkway, Newmarket, Ontario L3Y 3W3  
905.895.1281 x 151 | 1.800.465.0437  
[K.JARUS@LSRCA.on.ca](mailto:K.JARUS@LSRCA.on.ca) | <http://www.LSRCA.on.ca>

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**From:** Pelham, Kym [<mailto:kpelham@newmarket.ca>]  
**Sent:** Wednesday, September 09, 2015 9:53 AM  
**To:** Kevin Jarus  
**Subject:** D10-B03-15 - 292 & 296 Hamilton Street and D13-A14-15 - 285 Harry Walker Parkway

Hi Kevin,

This is just a reminder that I will require LSRCA comments by noon tomorrow with regards to the above noted consent and minor variance applications.

Thanks  
Kym



**Kym Pelham, ACST**

Committee Secretary  
Planning and Building Services  
905-953-5300, press 2, ext. 2456  
905-953-5140 (fax)

[kpelham@newmarket.ca](mailto:kpelham@newmarket.ca)

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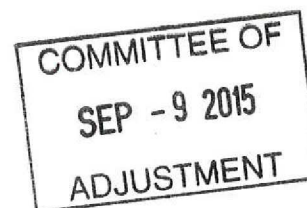
Newmarket: A Community *Well* Beyond the Ordinary

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## Pelham, Kym

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**From:** Hurst, Gabrielle <Gabrielle.Hurst@york.ca>  
**Sent:** September-09-15 11:10 AM  
**To:** Pelham, Kym  
**Subject:** Consent Application: D10-B03-15



Good Morning Kym,

The Region of York has reviewed the consent application for the properties located at 292 and 296 Hamilton Street and has no objection. Please contact me if you require any additional information.

*Gabrielle*

**Gabrielle Hurst, MCIP. RPP. C.Tech** | Programs and Process Improvement Section of the Planning and Economic Development Branch | Corporate Services

-----  
The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1

☎ 1-877-464-9675 ext. 71538 | [gabrielle.hurst@york.ca](mailto:gabrielle.hurst@york.ca) | [www.york.ca](http://www.york.ca)

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905.953-5300 ext. 2400

## MEMORANDUM



**TO:** Committee of Adjustment

**FROM:** David Potter, CBCO, B. Tech., MAATO  
Chief Building Official

**DATE:** September 9, 2015

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**RE:** Application for Consent

**File no:** D10-B03-15

I have reviewed the above and have no comment at this time.

A handwritten signature in cursive script, appearing to read "D. Potter".  
David

**Pelham, Kym**

COMMITTEE OF

SEP - 9 2015

ADJUSTMENT

**From:** Vitumbiko.Mhango@HydroOne.com on behalf of LandusePlanning@HydroOne.com  
**Sent:** September-09-15 9:49 AM  
**To:** Pelham, Kym  
**Subject:** Town of Newmarket (292 and 296 Hamilton Street) Consent to Sever Circulation No. D10-B03-15

Consent to Sever Circulation No. D10-B03-15

We have reviewed the documents concerning the above noted Application for Consent and have no comments or concerns at this time.

Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.

For proposals affecting 'Low Voltage Distribution Facilities' please consult your local area Distribution Supplier.

(Where Hydro One is the Distribution Supplier the Owner/Applicant should contact the closest Hydro One office).

If you have any questions please call me at the number below.

Thank you.

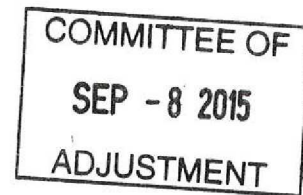
Dennis De Rango  
Specialized Services Team Lead  
905-946-6237

**Please note that Hydro One accepts planning circulations by email at [landuseplanning@Hydroone.com](mailto:landuseplanning@Hydroone.com)**

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September 8, 2015



Town of Newmarket  
395 Mulock Dr.  
Newmarket, Ontario  
L3Y 4X7

**Attention:** Kym Pelham

**Re:**           **File No.:**       D10-B03-15  
                 **Applicant:**   Wright, Andrew/Eloise & Morris, Lenore  
                 **Location:**   292 & 296 Hamilton St

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Dear Ms. Pelham:

Thank you for your letter. Rogers Communications appreciates the opportunity to review and comment on future development within the Town of Newmarket.

We have reviewed the proposed area and do not have any comments or concerns at this time.

Should you have any questions or require further information, please do not hesitate to contact me at 905-780-7018.

Sincerely,

A handwritten signature in black ink, appearing to read 'Lily Apa'.

Lily Apa  
Planning Coordinator  
[lily.apa@rci.rogers.com](mailto:lily.apa@rci.rogers.com)