

The meeting of the Committee of Adjustment was held on Wednesday, August 19th, 2015 at 9:30 a.m. in the Council Chambers at 395 Mulock Drive, Newmarket.

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

Staff Present: Linda Traviss, Senior Planner - Development
Meghan White, Planner
Kym Pelham, Committee Secretary

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 at that time; however, members were invited to declare a conflict of interest at any time during the meeting.

MINOR VARIANCE APPLICATION

**D13-A13-15 MOORE, Robin
TAMBURRO, Michael
Part of Block 1, Plan 65M-4356,
designated as Part 11, Plan 65R-34958
226 Appleton Court
Town of Newmarket**

Robin Moore of 226 Appleton Court, NEWMARKET, ON L3Y 0B8, addressed the Committee and provided the following comments:

- originally applied for the deck permit in April
- wanted to make the deck larger to fit a hot tub under it
- there was a misunderstanding with the information received
- there is a site specific bylaw for the property
- the permit was issued and later revoked
- originally wanted a 12' deck, however, they are going to proceed with a 10' deck which will meet their minimum requirements
- understand there is an objection by a neighbour, however, that neighbour is in the set of townhomes closest to Eagle Street and they will never see the deck

Fred Stoneman inquired if everyone on Appleton Court had received a copy of the notice and Secretary-Treasurer advised that everyone on the street had received notification and the sign had been posted in the window facing the street, however, it was not possible to post a notice in the front yard, as the builders are currently doing work on the yards.

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

1. Report from Meghan White, Planner dated August 13, 2015;
2. Letter from V. Klyuev, Senior Engineering Development Coordinator - Residential dated August 12, 2015;
3. E-mail from Kevin Jarus, Development Planner, Lake Simcoe Region Conservation Authority dated August 13, 2015;
4. E-mail from David Potter, Chief Building Official dated July 30, 2015;
5. E-mail from Gabrielle Hurst, Programs and Process Improvement Section of the Planning and Economic Development Branch, Corporate Services, The Regional Municipality of York dated August 5, 2015; and
6. Letter from John & Heather Vincent of 220 Appleton Court, NEWMARKET, ON L3Y 0B8 dated August 12, 2015.

There were no further comments from the public on this application.

*Moved by Elizabeth Lew
Seconded by Peter Mertens*

THAT Minor Variance Application D13-A13-15 be approved, subject to the following conditions:

1. That the variance pertains only to the request as submitted with the application;
2. That the final grading certificate from the Developer Consultant be forwarded to the Town's Engineering Services Department for review and satisfaction;
3. That approved drainage patterns are not altered, any increase in stormwater runoff is maintained onsite and construction not does not occur within any easement(s), where applicable; and
4. That the development be substantially in accordance with the Site Plan submitted with the application.

as the Minor Variance Application:

- (1) is minor in nature as the impact on adjacent properties appears to be minimal;
- (2) conforms to the general intent and purpose of the Official Plan and Zoning By-law as both documents permit a residential dwelling on the property; and
- (3) does not adversely affect the character of the neighbourhood and is considered a desirable development of the lot.

CARRIED

The Minutes of the meeting held on Wednesday, July 15th, 2015 were placed before the Committee for consideration.

Moved by Peter Mertens
Seconded by Fred Stoneman

THAT the Minutes of the Wednesday, July 15th, 2015 meeting be approved as circulated.

CARRIED

Moved by Ken Smith
Seconded by Peter Mertens

THAT the Meeting adjourn.

CARRIED

The meeting adjourned at 9:44 a.m.

Dated

Chair