

The meeting of the Committee of Adjustment was held on Wednesday, September 16th, 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
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 APPLICATIONS

D13-A14-15 MARS CANADA INC.
Lots 2 & 3, Concession 3,
designated as Part 1 to 8, Plan 65R-9244,
further designated as part of part 1, Plan 65R-13678
285 Harry Walker Parkway North
Town of Newmarket

Burt Totz of 285 Harry Walker Parkway, NEWMARKET, ON L3Y 7B3, addressed the Committee and provided the following comments:

- representing Mars Canada
- Mars is proposing a 5,000 m² addition
- to be utilized for candy manufacturing
- will carry on the same roof line as existing building
- property slopes and this will keep the floor level without using ramps
- increasing the thickness of the walls for insulation

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

1. Report from Linda Traviss, Senior Planner - Development dated September 8, 2015;

2. E-mail from B. Ewart, Senior Engineering Development Coordinator - ICI dated September 1, 2015;
3. E-mail from Kevin Jarus, Development Planner, Lake Simcoe Region Conservation Authority dated September 9, 2015;
4. Comments from David Potter, Chief Building Official dated August 6, 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 4, 2015; and
6. Letter from Corra Muia of 1825726 Ontario Ltd., 10537 McCowan Road, MARKHAM, ON L3P 3J3 dated September 15, 2015.

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

Moved by Peter Mertens
Seconded by Elizabeth Lew

THAT Minor Variance Application D13-A14-15 be approved, subject to the following conditions:

- a. that the variance pertains only to the request as submitted with the application;
- b. that development be substantially in accordance with the sketch submitted with the application;
- c. that the Owner be advised that an Amending Site Plan Agreement will be required prior to the issuance of a building permit; and
- d. that the applicant be advised that prior to the issuance of any building permit compliance will be required with the provisions of the Town's Tree Preservation, Protection, Replacement and Enhancement Policy and any items identified by the Town's Consulting Arborist.

as the Minor Variance Application:

- (1) appears to be minor in nature as the impact on adjacent properties will be minimal as the existing building has existed in its present form for a number of years;
- (2) conforms to the intent and purpose of the Official Plan and Zoning By-law as both documents contemplate manufacturing uses; and
- (3) does not adversely affect the character of the neighbourhood and is desirable for the appropriate development or use of the land, buildings or structures.

CARRIED

CONSENT APPLICATION

D10-B03-15 **WRIGHT, Andrew**
WRIGHT, Eloise
MORRIS, Lenore
Lot 25 and Part Lot 24, Plan 25
292 & 296 Hamilton Street
Town of Newmarket

Stacey Williams of HBR Planning Centre, 66 Prospect Street, Unit A, NEWMARKET, ON L3Y 3S9, addressed the Committee and provided the following comments:

- represent applicants
- Mrs. Wright is in attendance
- currently 2 existing dwelling units
- would conform to Official Plan and Zoning Bylaw
- no adverse effect on the neighbourhood
- basically drawing a line on the map

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

1. Report from Linda Traviss, Senior Planner - Development dated September 9, 2015;
2. E-mail from V. Klyuev, Senior Engineering Development Coordinator - Residential dated September 9, 2015;
3. E-mail from Kevin Jarus, Development Planner, Lake Simcoe Region Conservation Authority dated September 9, 2015;
4. Letter from Lily Apa, Planning Coordinator, Rogers dated September 8, 2015;
5. E-mail from Dennis De Rango, Specialized Services Team Lead, Hydro One dated September 9, 2015;
6. Comments from David Potter, Chief Building Official dated September 9, 2015;
7. 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 September 9, 2015;
8. E-mail from Dan Della Mora, Corridor Management Planner, Corridor Management Section, Central Region, Ministry of Transportation dated September 9, 2015; and
9. Letter from Eloise Wright of 5 Danielle Crescent, BARRIE, ON L4N 0Y6 received September 16, 2015.

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

***Moved by Fred Stoneman
Seconded by Ken Smith***

That Consent Application D10-B03-15 be approved, subject to the following condition:

1. That the owner provides three white prints of a deposited reference plan of survey to conform substantially with the application as submitted.

as the Consent Application:

1. 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.

CARRIED

The Minutes of the meeting held on Wednesday, August 19th, 2015 were placed before the Committee for consideration.

Moved by Elizabeth Lew
Seconded by Ken Smith

THAT the Minutes of the Wednesday, August 19th, 2015 meeting be approved as circulated.

CARRIED

Moved by Peter Mertens
Seconded by Elizabeth Lew

THAT the Meeting adjourn.

CARRIED

The meeting adjourned at 9:43 a.m.

Dated

Chair