

The meeting of Site Plan Review Committee was held on Monday, October 26, 2015 at 2:00 p.m. in the Council Chambers at 395 Mulock Drive, Newmarket.

Members

Present: Mayor Van Bynen
Regional Councillor Taylor
Councillor Broome-Plumley
Councillor Hempen
Councillor Kerwin
Councillor Twinney

Members

Absent: Councillor Bisanz
Councillor Sponga
Councillor Vegh

Staff: Peter Noehammer, Commissioner, Development & Infrastructure Services
Linda Traviss, Senior Planner – Development

Accessibility

Advisory

Committee: No members were present

The meeting was called to order at 2:02 p.m. No conflicts of interest were declared.

Councillor Kerwin in the Chair.

**1. APPLICATION FOR SITE PLAN APPROVAL
17844 LESLIE STREET – WARD 3
(SOUTH WEST CORNER OF LESLIE STREET AND JANETTE STREET)
OUR FILE NO.: D14-NP1410
2398804 ONTARIO INC.**

Application for Site Plan Approval to permit a new motor vehicle service station along with a 154m² convenience store with a take-out food establishment and four island gas pumps covered by a canopy.

Nicole Sampogna, Associate Planner of Evans Planning Inc. was present to address the Committee.

Harold Schmidt of 1056 Janette Street, NEWMARKET, ON L3Y 3C5 shared concerns regarding the hedge on the west side of the property, parking on Janette Street and pruning of the Siberian Elms.

Ruth Routledge of 1032 Elgin Street, NEWMARKET, ON L3Y 3C1 advised that her concerns had already been expressed.

The Site Plan Review Committee recommends:

- 1. Application for Site Plan Approval to permit a new motor vehicle service station along with a 154m² convenience store with a take-out food establishment and four island gas pumps covered by a canopy be approved in principle and referred to staff for processing, subject to the following:**
 - a. THAT the preliminary review comments provided to the applicant be addressed to the satisfaction of Town staff; and**
 - b. THAT the applicant be directed to work with staff and the neighbouring residents to address comments raised at the meeting by Committee members and residents regarding the right turn only on to Janette Street, lighting and the ability to turn lights off when the business is closed, the hedge row and trees being planted to ensure that there is a good buffering on the west side of property and the pruning of the Siberian Elms.**
- 2. AND THAT Nicole Sampogna, Associate Planner of Evans Planning Inc., 8481 Keele Street, Unit 12, VAUGHAN, ON L4K 1Z7, be notified of this decision.**

**2. APPLICATION FOR AMENDMENT TO SITE PLAN APPROVAL
16635 YONGE STREET – WARD 6
(NORTH EAST CORNER OF YONGE STREET AND SAVAGE ROAD)
OUR FILE NO.: D11-NP1516
SKAMARI INVESTMENTS INC.**

Application for Amendment to Site Plan Approval to permit a new freestanding drug store building having a gross floor area of 1,615.60m².

Mauro Cristini, Project Planner of Metrus Properties was present to address the Committee.

The Site Plan Review Committee recommends:

- 1. Application for Amendment to Site Plan Approval to permit a new freestanding drug store building having a gross floor area of 1,615.60m² be approved in principle and referred to staff for processing, subject to the following:**
 - a. THAT the preliminary review comments provided to the applicant be addressed to the satisfaction of Town staff; and**
 - b. THAT the applicant be directed to work with staff to address concerns regarding pedestrian visibility at the Savage Road entrance.**
- 2. AND THAT Mauro Cristini, Project Planner of Metrus Properties, 30 Floral Parkway, CONCORD, ON L4K 4R1, be notified of this decision.**

NEW BUSINESS

Regional Councillor John Taylor raised some concerns regarding the SPRC agenda package that is delivered to the Committee members.

The Site Plan Review Committee recommends:

- 1. THAT staff report back to SPRC outlining enhancements to the agenda materials with a view to providing members with a more user friendly agenda package.**

The meeting adjourned at approximately 2:40 p.m. The next regular meeting of the Site Plan Review Committee is expected to be held on November 16, 2015.

Dated

Director, Planning & Building Services