



# **Town of Newmarket**

## **Minutes**

### **Committee of Adjustment**

Date: Wednesday, June 23, 2021

Time: 9:30 AM

Location: Electronic VIA ZOOM  
See How to Login Guide

Members Present: Gino Vescio, Chair  
Seyedmohsen Alavi, Member  
Elizabeth Lew  
Peter Mertens  
Ken Smith

Staff Present: Patricia Cho, Planner  
Devon Morton, Secretary-Treasurer

#### **1. Public Notice**

The Chair gave notice.

#### **2. Conflict of Interest Declarations**

No conflicts declared by the Committee.

#### **3. Appeals**

None.

#### **4. Approval of Minutes**

##### **4.1 Minutes of the regular hearing held on Wednesday, May 19th, 2021**

The Committee accepted the Minutes of the May 19, 2021 hearing.

Moved by: Elizabeth Lew

Seconded by: Seyedmohsen Alavi, Member

**That the Minutes of the regular Hearing held on May 19, 2021 be accepted.**

**5. Items**

**5.1 Consent Application D10-B03-21**

Rionew Holdings Inc. (The Landlord) is proposing to permit the lease agreement registered on title between the Landlord and Staples (the Tenant) to be extended for a period of 21 years or greater.

Mr. Trinder indicated he will be representing Consent application D10-B03-21 as the Authorized Agent.

Mr. Trinder explained the nature of the application.

The Committee had no further question or comment.

The Public had no further question or comment.

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

1. Planning Report from Patricia Cho, Planner, dated June 23, 2021.
2. Memorandum from Sepideh Majdi, Manager, Development Engineering, Town of Newmarket, dated June 14, 2021.
3. Email correspondence from David Potter, Chief Building Official, Town of Newmarket, dated June 7, 2021.
4. Email correspondence from Gabrielle Hurst, Planning and Economic Development Services, Region of York, dated June 7, 2021.
5. Peer Review, Urban Forest Innovations, dated June 16, 2021.

Moved by: Seyedmohsen Alavi

Seconded by: Ken Smith

**That Consent Application D10-B03-21 be granted, subject to the following conditions:**

- a. **That the Owner be required to provide to the satisfaction of the Secretary-Treasurer of the Committee of Adjustment the following:**

- i. **proof of payment of all outstanding taxes and local improvement charges owing to date against the subject lands;**
  - ii. **a copy of the fully executed lease regarding the subject lands; and**
  - iii. **three white prints of a deposited reference plan showing the subject land, which conforms substantially to the application as submitted.**
- b. **That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.**

**The consent meets the relevant requirements of the Official Plan and Zoning By-law, and is recommended to be granted subject to conditions.**

**Carried**

## **5.2 Consent Application D10-B04-21**

Riokim Holdings(Ontario) Inc. (The Landlord) is proposing to permit the lease agreement registered on title between the Landlord and Shoppers Drug Mart (the Tenant) to be extended for a period of 21 years or greater.

Mr. Trinder indicated he will be representing Consent application D10-B04-21 as the Authorized Agent.

Mr. Trinder explained the nature of the application.

The Committee had no further question or comment.

The Public had no further question or comment.

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

1. Planning Report from Patricia Cho, Planner, dated June 23, 2021.
2. Memorandum from Sepideh Majdi, Manager, Development Engineering, Town of Newmarket, dated June 14, 2021.
3. Email correspondence from David Potter, Chief Building Official, Town of Newmarket, dated June 7, 2021.

4. Email correspondence from Gabrielle Hurst, Planning and Economic Development Services, Region of York, dated June 7, 2021.
5. Peer Review, Urban Forest Innovations, dated June 16, 2021.

Moved by: Peter Mertens

Seconded by: Elizabeth Lew

**That Consent Application D10-B04-21 be granted, subject to the following conditions:**

- a. **That the Owner be required to provide to the satisfaction of the Secretary-Treasurer of the Committee of Adjustment the following:**
  - i. **proof of payment of all outstanding taxes and local improvement charges owing to date against the subject lands;**
  - ii. **a copy of the fully executed lease regarding the subject lands; and**
  - iii. **three white prints of a deposited reference plan showing the subject land, which conforms substantially to the application as submitted.**
- b. **That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.**

**The consent meets the relevant requirements of the Official Plan and Zoning By-law, and is recommended to be granted subject to conditions.**

**Carried**

### **5.3 Consent Application D10-B05-21**

Di Rezze, Giovanni is proposing to convey the subject land indicated as "A" on the attached sketch for proposed residential purposes and to retain the land marked as "B" on the attached sketch for residential purposes.

Mr. Di Rezze indicated he will be representing Consent application D10-B05-21.

Mr. Di Rezze explained the nature of the application.

Mr. Di Rezze indicated his preference is that approval be granted however he understands if a deferral is required at this time.

Ms. Cho, the Planner, indicated the application would be deferred.

Mr. Vescio indicated he would prefer paper copies of the plans when available.

The Committee had no further question or comment.

The Public had no further question or comment.

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

1. Planning Report from Patricia Cho, Planner, dated June 23, 2021.
2. Memorandum from Sepideh Majdi, Manager, Development Engineering, Town of Newmarket, dated June 14, 2021.
3. Email correspondence from David Potter, Chief Building Official, Town of Newmarket, dated June 7, 2021.
4. Email correspondence from Gabrielle Hurst, Planning and Economic Development Services, Region of York, dated June 11, 2021.
5. Peer Review, Urban Forest Innovations, dated June 16, 2021.
6. Bell Canada, Carrie Gordon, Right of Way Associate, dated June 10, 2021.
7. Email correspondence, Mark and Melloney Williamson, 89 Rutledge Avenue, dated June 18, 2021.
8. Email correspondence, Inge-Lise Gunasekera, 96 Howard Road, dated June 20, 2021.
9. Email correspondence, Kim Bridge, dated June 23, 2021.

Moved by: Peter Mertens

Seconded by: Elizabeth Lew

**That Consent Application D10-B05-21 and Minor Variance Applications D13-A18-21 and D13-A19-21 be deferred as additional analysis is required. Planning staff are requesting that the applicant provide plans showing the proposed building massing and building envelopes for each lot prior to bringing the item back to the Committee for consideration.**

#### 5.4 Minor Variance Application D13-A18-21

Di Rezze, Giovanni is proposing to convey the subject land indicated as “A” on the attached sketch for proposed residential purposes and to retain the land marked as “B” on the attached sketch for residential purposes.

Mr. Di Rezze indicated he will be representing Consent application D10-B05-21.

Mr. Di Rezze explained the nature of the application.

Mr. Di Rezze indicated his preference is that approval be granted however he understands if a deferral is required at this time.

Ms. Cho, the Planner, indicated the application would be deferred.

Mr. Vescio indicated he would prefer paper copies of the plans when available.

The Committee had no further question or comment.

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9. Email correspondence, Kim Bridge, dated June 23, 2021.

Moved by: Peter Mertens

Seconded by: Elizabeth Lew

**That Consent Application D10-B05-21 and Minor Variance Applications D13-A18-21 and D13-A19-21 be deferred as additional analysis is required. Planning staff are requesting that the applicant provide plans showing the proposed building massing and building envelopes for each lot prior to bringing the item back to the Committee for consideration.**

**Carried**

## **5.5 Minor Variance Application D13-A19-21**

Di Rezze, Giovanni is proposing to convey the subject land indicated as “A” on the attached sketch for proposed residential purposes and to retain the land marked as “B” on the attached sketch for residential purposes.

Mr. Di Rezze indicated he will be representing Consent application D10-B05-21.

Mr. Di Rezze explained the nature of the application.

Mr. Di Rezze indicated his preference is that approval be granted however he understands if a deferral is required at this time.

Ms. Cho, the Planner, indicated the application would be deferred.

Mr. Vescio indicated he would prefer paper copies of the plans when available.

The Committee had no further question or comment.

The Public had no further question or comment.

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Moved by: Peter Mertens

Seconded by: Elizabeth Lew

**That Consent Application D10-B05-21 and Minor Variance Applications D13-A18-21 and D13-A19-21 be deferred as additional analysis is required. Planning staff are requesting that the applicant provide plans showing the proposed building massing and building envelopes for each lot prior to bringing the item back to the Committee for consideration.**

**Carried**

## **6. Adjournment**

The hearing was adjourned.

Moved by: Peter Mertens

Seconded by: Seyedmohsen Alavi

**That the hearing be adjourned.**

**Carried**



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Chair

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Secretary-Treasurer

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Date