



# Town of Newmarket

## Minutes

### Committee of Adjustment

Date: Wednesday, October 30, 2024  
Time: 9:30 AM  
Location: Electronic VIA ZOOM

Members Present: \_\_\_\_\_ Seyedmohsen Alavi, Chair  
\_\_\_\_\_ Michelle Starnes  
\_\_\_\_\_ Rob Green, Member  
\_\_\_\_\_ James Georgeff, Member  
\_\_\_\_\_ Andrea Lewis, Member

Staff Present: \_\_\_\_\_ Umar Mahmood, Secretary-Treasurer  
\_\_\_\_\_ David Sanza, Junior Planner  
\_\_\_\_\_ Peterson Rissis, Junior Planner

#### 1. Public Notice

The Chair gave notice.

#### 2. Conflict of Interest Declarations

No conflicts of interest were declared by members of the Committee.

#### 3. Appeals

The Secretary-Treasurer confirmed that no appeals had been received to date and the August hearing decisions are now final and binding.

#### 4. Approval of Minutes

Minutes of the regular hearing held on September 25, 2024.

Moved by: Michelle Starnes, Member

Seconded by: James Georgeff, Member

**Carried**



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**5. Items**

**5.1 MV-2024-041– 724 ARTHUR STREET (WARD 2)**

The Chair stated item MV-2024-041 has a recommendation from the Town Planning Staff to defer to a future meeting.

The applicant is proposing the construction of an accessory structure (to legalize an existing shed). The following relief is requested from Zoning By-law 2010-40, as amended:

1. Relief from Section 4.2 Encroachments into Required Yards to permit a shed (2.9m in height) setback to a side property line of 0.2m whereas the By-law requires sheds (2.9m in height) to be at minimum setback to a side property line of 2.4m.

Brian Shickluna, Owner, not present at the meeting. The Owner provided an email and is aware and accepts the deferral and will work with staff to re-submit a revised proposal for the December 18<sup>th</sup>, 2024 meeting.

The Chair mentioned that any revised plans will be available for Committee and the public to review.

Committee had no further comments and questions for the applicant.

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

1. The Revised Planning Report from Peterson Rissis, Junior Planner, Town of Newmarket, dated October 25, 2024.
2. Memorandum from Artem Gouchtine, Sr. Engineering Development Coordinator, Town of Newmarket, October 18, 2024.
3. Written comments from Jessica Lim, Planner I, LSRCA, dated October 8, 2024.
4. Written comments from Christine Meehan, Planner (Intake Lead), The Regional Municipality of York, dated October 8, 2024.

**That application MV-2024-041 be deferred.**

Moved by: Michelle Starnes, Member

Seconded by: James Georgeff, Member

**Carried**

**Carried**



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**6. Adjournment**

The hearing was adjourned.

Moved by: Josh Scholten, Member

Seconded by: Andrea Lewis, Member

**Carried**

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Date