

## **Additions & Corrections to Agenda**

## **Declarations of Interest**

## **Approval of Minutes**

1. Heritage Newmarket Advisory Committee Minutes of June 28, 2016. p. 1

## **Presentations/Deputations**

2. Mr. Brad Rogers, Principal, Groundswell Urban Planners Inc. to address the Committee regarding the King George School, 400 Park Avenue. (Related to Item 9)
3. Mr. Mohammad Ashouri to address the Committee regarding 214 Main Street South.

## **Correspondence**

4. Correspondence from Ms. Erin Semande, A/Provincial Heritage Registrar dated June 20, 2016 regarding Ontario Heritage Act Register Privacy Protection Guidelines and Municipal Requirements for serving notice. p. 11
5. Correspondence from the Town of Newmarket Planning & Building Services Department dated July 26, 2016 regarding Passing of Zoning By-law 2016-35 - 345 and 351 Davis Drive. p. 14
6. Correspondence from the Town of Newmarket Planning & Building Services Department - Planning Application Form received August 11, 2016 regarding an Application for Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision - 16250 Yonge Street. p. 16
7. Correspondence from the Town of Newmarket Planning and Building Services Department dated September 13, 2016 regarding an Application for Official Plan and Zoning By-law Amendment - 260 Eagle Street. p. 22

8. Correspondence from the Town of Newmarket Planning and Building Services Department dated September 27, 2016 regarding a Public Meeting concerning a Zoning By-law Amendment - 507 Mulock Drive. p. 25
9. Correspondence from the Town of Newmarket Planning and Building Services Department dated September 30, 2016 regarding Notice of Complete Application - Proposed Official Plan and Zoning By-law Amendment - 400 Park Avenue, 405 and 407 Botsford Street. (Related to Item 2) p. 26

(Plans will be available to view at the meeting)

## **Items**

10. Designated Property Maintenance and Concerns
  - a) Inventory
11. Plaques
  - a) Site plaques
  - b) Residence plaques
  - c) Heritage location plaques
12. Reports of Committee Members
  - a) Architecture, Recreation, Culture, Heritage (ARCH) Committee
  - b) Elman W. Campbell Museum Board
  - c) Lower Main Street South Heritage Conservation District Advisory Group
  - d) Newmarket Historical Society Board of Directors
13. Heritage Newmarket Budget p. 33
14. Heritage Newmarket Workplan Discussion p. 34

## **New Business**

## **Adjournment**

The meeting of the Heritage Newmarket Advisory Committee was held on Tuesday, June 28, 2016 in the Mulock Room, 395 Mulock Drive, Newmarket.

Members Present: Athol Hart, Chair  
Councillor Hempen  
Billie Locke  
Joan Seddon  
Malcolm Watts

Absent: Rohit Singh  
Soni Felix Raj (authorized absence)

Staff Present: D. Ruggle, Senior Planner – Community Planning (7:00 to 8:25 p.m.)  
L. Moor, Council/Committee Coordinator

The meeting was called to order at 7:00 p.m.

A. Hart in the Chair.

### **Declarations of Interest**

None.

### **Additions & Corrections to Agenda**

The Chair advised that the agenda items would be re-arranged to accommodate the schedule of the Senior Planner – Community Planning.

The Senior Planner – Community Planning advised of the addition to the agenda of a discussion related to the former King George School property. He provided a verbal update regarding a recent re-development pre-consultation meeting with the property owners, their Planning consultant and Planning staff. He advised that they wished to attend a future meeting of the Heritage Newmarket Advisory Committee to apprise Members of the re-development proposal.

Moved by: Malcolm Watts

Seconded by: Joan Seddon

THAT the property owners and Planning Consultant of the former King George School be invited to the next scheduled Heritage Newmarket Advisory Committee meeting to apprise the Members of the re-development proposal.

**Carried**

## **Presentations/Deputations**

None.

## **Correspondence**

2. Correspondence from the Town of Newmarket Planning and Building Services Department dated April 18, 2016 regarding Notice of Complete Application - Zoning By-law Amendment - 507 Mulock Drive.
3. Correspondence from the Town of Newmarket Planning and Building Services Department dated May 5, 2016 regarding Notice of the Adoption by the Town of Newmarket of Official Plan Amendment Number 13 (429 and 445 Harry Walker Parkway South)
4. Correspondence from the Town of Newmarket Planning and Building Services Department dated May 5, 2016 regarding Notice of the Passing of a Zoning By-law by the Town of Newmarket - By-law 2016-19 (429 and 445 Harry Walker Parkway)
5. Correspondence from the Town of Newmarket Planning and Building Services Department dated May 10, 2016 regarding a Public Meeting concerning a proposed Official Plan and Zoning By-law Amendment - 16333 Leslie Street.
6. Correspondence from the Town of Newmarket Planning and Building Services Department dated May 30, 2016 regarding a Public Meeting concerning a proposed Official Plan and Zoning By-law Amendment - 1166-1186 Nicholson Road.

The Senior Planner – Community Planning advised that Correspondence Items 2 to 6 have no direct heritage related concerns and are provided for information purposes.



7. Correspondence from the Town of Newmarket Planning and Building Services Department dated June 14, 2016 regarding Application for Official Plan and Zoning By-law Amendment - 751 and 757 Gorham Street, Town of Newmarket, File No.: D9NP1609 (OPA) and D14NP1609 (ZBA).

The Senior Planner – Community Planning provided a verbal update regarding the above referenced item and advised that Planning staff have some areas of concern related to the re-development of the properties. He advised that he would prepare a synopsis of the re-development application details and e-mail said information to Members.

Moved by: Billie Locke  
Seconded by: Joan Seddon

THAT Correspondence Item 7 being an Application for Official Plan and Zoning By-law Amendment for the properties known as 751 and 757 Gorham Street be tabled to a future Heritage Newmarket Advisory Committee meeting to afford an opportunity for Members to visit the sites and provide comments to Planning staff.

**Carried**

## **Items**

8. Designated Property Maintenance and Concerns

- a) Designation Requests

- i) 379 Botsford Drive

The Senior Planner – Community Planning provided background information regarding a request from the owner to designate the home on the property municipally known as 379 Botsford Street.

Moved by: Joan Seddon  
Seconded by: Councillor Hempen

THAT the Heritage Newmarket Advisory Committee recommend that the Town proceed with designation of the property municipally known as 379 Botsford Street under Part IV of the Ontario Heritage Act.

**Carried**

ii) 411 Millard Avenue

The Senior Planner – Community Planning provided background information regarding a request from the owner to designate the home on the property municipally known as 411 Millard Avenue.

Moved by: Billie Locke  
Seconded by: Joan Seddon

THAT the Heritage Newmarket Advisory Committee recommend that the Town proceed with designation of the property municipally known as 411 Millard Avenue under Part IV of the Ontario Heritage Act.

**Carried**

iii) 17030 Yonge Street

The Senior Planner – Community Planning provided background information related to a request to designate the cemetery lands municipally known as 17030 Yonge Street.

Moved by: Councillor Hempen  
Seconded by: Joan Seddon

THAT the Heritage Newmarket Advisory Committee recommend that the Town proceed with designation of the property municipally known as 17030 Yonge Street under Part IV of the Ontario Heritage Act.

**Carried**

iv) Widening of Driveways on Prospect Street

The Chair distributed copies of photographs taken of various neighbouring properties on Prospect Street where front lawns have been eradicated and replaced with driveway paving stones and/or interlocking brick. He queried the Senior Planner – Community Planning regarding the interpretation of the zoning by-law as it relates to driveway requirements and residential landscape alterations.

Councillor Hempen advised that he would contact the Town's By-law Enforcement Department to find out if by-law infractions have occurred with said properties and if injunctions might be pending.

Moved by: Billie Locke  
 Seconded by: Joan Seddon

THAT the Planning Department staff investigate and report back to Committee the current by-law as related to residential landscape alterations and driveway requirements and provide an analysis of the recent creation of front yard hard surface areas of various properties on Prospect Street and the impact of such to the heritage character of the neighbourhood.

### **Carried**

The Senior Planner – Community Planning advised he would prepare a comprehensive package of information related to the front yard issues of various properties on Prospect Street to the Heritage Newmarket Advisory Committee Members for their review.

#### **v) Request for Designation – Former Union Hotel**

The Senior Planner – Community Planning advised that the Regional Municipality of York has requested designation of the property known as the former Union Hotel at the northeast corner of Davis Drive and Main Street. He informed those present that a detailed analysis of the property was compiled by a former member of the Heritage Newmarket Advisory Committee and he will obtain the document for distribution to the current members.

Discussion ensued regarding the status of the building as it currently stands and the urgency in its stabilization.

Councillor Hempen provided information that the Regional Municipality of York and their York Region Rapid Transit partners are working diligently to preserve every aspect of the building with an eventual re-purpose intention. He further advised he would provide more information as it becomes available after the summer break.

Moved by: Malcolm Watts  
 Seconded by: Billie Locke

THAT the Senior Planner – Community Planning proceed with the research required for projected designation of the property known as the former Union Hotel at the northeast corner of Davis Drive and Main Street.

### **Carried**

## vi) John Bogart House

The Senior Planner – Community Planning provided an update regarding the disgraceful condition of the property known as the John Bogart House located at the northwest corner of Leslie Street and Mulock Drive. Discussion ensued regarding the developer's words versus actions with respect to preservation of the property.

Moved by: Councillor Hempen  
Seconded by: Joan Seddon

THAT as the John Bogart House is designated under the Heritage Act (1987-40) and that Heritage Newmarket Advisory Committee Members are concerned with the current state of disrepair that the owner of the property be required to submit a heritage conservation plan that will examine, among other items, immediate measures to ensure the preservation of the heritage attributes of the designated dwelling prior to any approvals for any type of re-development for the lands takes place.

**Carried**

## vii) 180-194 Main Street South

Discussion ensued regarding the derelict condition of the property known as the former Clock Tower Inn, municipally known as 180-194 Main Street South.

Moved by: Councillor Hempen  
Seconded by: Billie Locke

THAT a supplementary letter be sent to representatives of the Forrest Group advising of the responsibility of the property owner to preserve the existing heritage designated building formerly known as the Clock Tower Inn, municipally known as 180-194 Main Street South.

AND THAT efforts to preserve the building be completed immediately.

**Carried**

## viii) 135 Main Street South

Discussion ensued regarding the condition of disrepair of the Christian Baptist Church, municipally known as 135 Main Street South.

Moved by: Joan Seddon  
 Seconded by: Billie Locke

THAT the Town of Newmarket By-law Enforcement staff send a formal letter to the guardians of the Christian Baptist Church, 135 Main Street South, with respect to building maintenance upkeep and request that repairs and upkeep be rectified immediately.

**Carried**

ix) 135 Main Street South

The Senior Planner – Community Planning advised that he has received an heritage evaluation request from the property owners at 560 Poplar Lane. He advised that he would obtain more information and report back.

9. Discussion regarding Delegation of Authority and associated processes for Heritage Permits.

The Senior Planner – Community Planning provided a verbal update to facilitate discussion with respect to Delegation of Authority and associated processes for Heritage Permits by Town Planning Department staff.

Moved by: Councillor Hempen  
 Seconded by: Joan Seddon

THAT the Heritage Newmarket Advisory Committee delegate authority to the Senior Planner – Community Planning to discuss designation matters with the Chair and Co-Chair, respectively;

AND THAT any applications to remove or demolish be brought to the entire Committee for consideration.

**Carried**

The Senior Planner – Community Planning left the meeting at 8:25 p.m.

**Approval of Minutes**

10. Heritage Newmarket Advisory Committee Minutes of May 3, 2016.

Moved by: Billie Locke

Seconded by: Malcolm Watts

THAT the Heritage Newmarket Advisory Committee Minutes of May 3, 2016 be approved.

**Carried**

11. Plaques

a) Site plaques

M. Watts advised that Mr. Singh has committed to completing the designation plaque inventory by the end of July, 2016.

Discussion ensued regarding resources to conduct work and Committee task involvement statistics. Councillor Hempen offered his time to assist with completing Committee workplan material. The Chair suggested that the workplan be brought to the next scheduled Heritage Newmarket Advisory Committee meeting to re-evaluate what can be realistically accomplished.

12. Verbal Update on the Ontario Heritage Conference - May, 2016.

No update to provide.

13. Heritage Newmarket Budget

The Chair advised that the budget line items should be re-evaluated by the Committee to consider and possibly amend the allocations.

14. Reports of Committee Members

a) Architecture, Recreation, Culture, Heritage (ARCH) Committee

The Chair provided a verbal update regarding a recent meeting and advised that the ARCH Committee would be setting up booths in Uxbridge and Fort Willow for their rebellion day's re-enactment celebrations. He further advised that the ARCH Committee attended in costume at the Sharon Temple's grand re-opening celebrations.

Discussion ensued regarding the unsatisfactory location of the ARCH Committee booth in Fairy Lake Park at the 2015 Kanata Day celebrations and the feasibility of meeting with event organizers to establish a better location for the 2017 celebrations.

b) Elman W. Campbell Museum Board

B. Locke advised that, at the June, 2016 meeting of the Elman W. Campbell Museum Board, discussion ensued regarding possible expansion of space. Councillor Hempen advised that a report would be forthcoming to Members of Council sometime in the fall of 2016 addressing re-purposing of the Old Fire Hall building located at 140 Main Street South. Further discussion ensued regarding other space opportunities once renovations to the Fire Hall on Gorham Street have been completed.

c) Lower Main Street South Heritage Conservation District Advisory Group

No update to provide.

d) Newmarket Historical Society Board of Directors

No update to provide.

## **New Business**

a) Further discussion ensued regarding Committee tasks and resources.

Moved by: Councillor Hempen

Seconded by: Billie Locke

THAT the Heritage Newmarket Advisory Committee investigate the Committee membership statistics of neighbouring municipalities, including staff and volunteers to gain a comparison of participation and workload achievement.

## **Carried**

b) Workplan Success

Moved by: Councillor Hempen

Seconded by: Billie Locke

THAT the Heritage Newmarket Advisory Committee's 2016 workplan be brought back to the next scheduled meeting for possible restructuring.

**Carried**

The Chair advised that the next scheduled meeting of the Heritage Newmarket Advisory Committee is September 8, 2016.

**Adjournment**

Moved by: Billie Locke

Seconded by: Joan Seddon

THAT the meeting adjourn.

**Carried**

There being no further business, the meeting adjourned at 9:15 p.m.

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Date

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A. Hart, Chair





An agency of the Government of Ontario

# Memorandum

LEGISLATIVE SERVICES		
INCOMING MAIL	REFD TO	COPY TO
JUN 22 2016		

**Date:** June 20, 2016

**Attn:** Clerk's Office

**From:** Erin Semande A/Provincial Heritage Registrar

**Subject:** *Ontario Heritage Act* Register Privacy Protection Guidelines and  
Municipal Requirements for serving notice

Dear Sir/Madam,

Please find enclosed an information sheet regarding Privacy Protection and municipal requirements for serving notice to the Ontario Heritage Trust under the *Ontario Heritage Act*.

If another department in your municipality sends out notices, please forward this letter and enclosed information sheet to the appropriate department contact.

All essential information should be contained within the information sheet, but if you require further information or have any questions, please do not hesitate to contact me at 416-212-1704 or [erin.semande@heritagetrust.on.ca](mailto:erin.semande@heritagetrust.on.ca)

Kind Regards,

A handwritten signature in cursive script that reads 'Erin Semande'.

Erin Semande

A/Provincial Heritage Registrar

Encl.



An agency of the Government of Ontario

## **Ontario Heritage Act Register Privacy Protection Guidelines**

### **What is the OHA Register?**

Under Section 23 of the *Ontario Heritage Act* (OHA), the Ontario Heritage Trust is mandated to keep a register of statutory documents related to all properties designated under Parts IV, V and Part VI of the OHA. This central repository tracks and holds legal documents and notices of council decisions, approvals for alterations and ministerial orders for properties protected under the OHA. These documents are generally served on the Trust by municipal clerks or other municipal staff responsible for OHA designations.

### **What is the eRegister?**

Currently, the Trust is working to make these documents and their accompanying data more accessible to the public. The eRegister will be an online, searchable database that offers a quick and accurate picture of designated properties and associated statutory documents.

### **What is FIPPA?**

*Freedom of Information and Protection of Privacy Act* (FIPPA) defines personal information as "recorded information about an identifiable individual", and includes the name, address and telephone number of an individual under this definition. This includes c/o addresses for corporations, solicitors, and numbered companies.

### **What are the privacy concerns associated with the eRegister?**

Personal information is present in many of the OHA documents held by the Trust, particularly in notices that are served jointly on the Trust and the property owner. Before making these documents available for public use, this personal information must be redacted to ensure the privacy of individuals is protected according to FIPPA requirements.

### **What can municipal clerks do to assist in privacy protection?**

Making OHA documents available for public use is a priority for the Trust. To this end, the Trust requests that moving forward, municipal clerks exclude the names and contact information of property owners (including a c/o addresses) from statutory OHA documents and letters that contain decisions of council. A property address is acceptable so long as the property owner's name is not included in the documents.

### **What documents belong in the eRegister?**

Since the legislation was enacted in 1975 the Trust has been served many non-statutory documents which do not belong in the OHA Register, including staff reports, land registry documents, newspaper clippings and conservation assessments associated with designated properties. These documents are not included in the eRegister. The Trust requests that municipalities (i.e. municipal clerks) serve only those documents which the OHA specifies must

be served on the Trust. Below is a list of statutory OHA documents which municipalities serve on the Trust and the OHA section to which they pertain:

- Notice of Intention to Designate – Section 29
- Notice of Withdrawal of Intention to Designate – Section 29
- Bylaw to Designate – Section 29
- Bylaw to Amend – Section 30
- Notice of Intention to Repeal – Section 31
- Bylaw to Repeal – Section 32
- Refusal of Application to Repeal – Section 32
- Notice of Decision (Alteration) – Section 33
- Notice of Decision (Demolition or Removal) – Section 34
- Bylaw to Designate (HCD Study Area) – Section 40
- Notice of Passing of Bylaw (HCD Study Area) – Section 40
- Bylaw to Designate (HCD) – Section 41
- Notice of Passing of Bylaw to Designate (HCD) – Section 41
- Bylaw to Adopt HCD Plan – Section 41
- Notice of Passing of Bylaw (HCD Plan) – Section 41

#### **What information should be included in OHA documents?**

To ensure data in the OHA Register is as complete as possible, it is crucial that OHA documents contain an accurate date of enactment:

- Notices of intention should contain the date they were published for general circulation within the municipality.
- Notices of decision should contain the date they were served on the owner and the Trust.
- Bylaws should contain the date they were passed.

#### **How should the information be sent to the Trust?**

Please send documents by Canada Post or courier. Unfortunately, under the current legislation email and faxing of documents is not permitted.

Mailing Address:      Attn: Provincial Heritage Registrar  
                                  Ontario Heritage Trust  
                                  10 Adelaide Street East  
                                  Toronto, ON M5C 1J3

**For more information please contact Erin Semande, A/Provincial Heritage Registrar by telephone at 416-212-1704 or by email at [erin.semande@heritagetrust.on.ca](mailto:erin.semande@heritagetrust.on.ca).**



# PLANNING AND BUILDING SERVICES

Town of Newmarket

395 Mulock Drive

P.O. Box 328, STN Main

Newmarket, ON L3Y 4X7

www.newmarket.ca

planning@newmarket.ca

T: 905.953.5321

F: 905.953.5140

## NOTICE OF THE PASSING OF A ZONING BY-LAW BY THE TOWN OF NEWMARKET

Zoning By-Law Amendment: 2016-35  
Applicant: Kingmount GH (Davis) Investment Ltd.  
Location: 345 and 351 Davis Drive

File Number: D14-NP-13-29

**TAKE NOTICE** that the Council of the Town of Newmarket passed **By-Law Number 2016-35** on the **27<sup>th</sup> day of June, 2016**, under Section 34 of the Planning Act, R.S.O. 1990, c. P. 13, as amended.

**AND TAKE NOTICE** any person or agency may appeal to the Ontario Municipal Board in respect to the by-law by filing with the Clerk of the Town of Newmarket not later than the **16<sup>th</sup> day of August, 2016**, a notice of appeal setting out the objection to the by-law and the reasons in support of the objection. The notice of appeal must set out the reasons for the appeal and must be accompanied by a fee of \$125.00 which is required by the Ontario Municipal Board. If you wish to appeal to the OMB, a copy of an appeal form is available from the OMB website at [www.omb.gov.on.ca](http://www.omb.gov.on.ca). In addition, to the fees listed above, pursuant to By-law No. 2012-81, a processing fee of \$150.00 per Ontario Municipal Board appeal, payable to the Town of Newmarket is required to be paid at the time of filing a Notice of Appeal.

An explanation of the purpose and effect of the by-law, describing the lands to which the by-law applies, and a location map showing the location of the lands to which the by-law applies (or alternatively, an explanation as to why a location map is not provided) are attached. The complete by-law is available for inspection in the Town Clerk's office during regular office hours.

Only individuals, corporations and public bodies may appeal a zoning by-law to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Ontario Municipal Board, there are reasonable grounds to add the person or public body as a party.

DATED at the Town of Newmarket this **26<sup>th</sup> day of July, 2016**.

Andrew Brouwer, Clerk  
Town of Newmarket  
P.O. Box 328, 395 Mulock Drive  
NEWMARKET, ON L3Y 4X7

### EXPLANATORY NOTE

By-Law 2016-35 applies to the lands located at 345 and 351 Davis Drive.

By-Law 2016-35 has the purpose and effect of rezoning the subject lands from the Regional Urban Centre (UC-R) Zone and the Regional Urban Centre Zone Exception 86 (UC-R-86) Zone to a site specific Regional Urban Centre Zone (UC-R) Zone, to permit a 40 unit stacked townhouse development on the subject lands.

By-Law 2016-35 provides for a new permitted use, specific zone standards, and specific parking requirements.

By-Law 2016-35 includes a Holding Provision relating to servicing allocation.

A Location Map showing the location of the subject land to which By-Law 2016-35 applies is provided below.





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## PLANNING &amp; BUILDING SERVICES

Town of Newmarket

395 Mulock Drive

P.O. Box 328, STN Main

Newmarket, ON L3Y 4X7

www.newmarket.ca

planning@newmarket.ca

T: 905.953.5321

F: 905.953.5140

D14 NP1613 (LBA)  
D12 NP1613 (DPS)  
D9 NP1613 (OPA)

## PLANNING APPLICATION FORM

USE FOR ALL APPLICATIONS

## FOR OFFICE USE

RECEIVED BY: AADATE RECEIVED: Aug 11/16

APPLICATION FEE: \_\_\_\_\_

FILE NUMBER: \_\_\_\_\_

APPLICATION IS SUBMITTED FOR: (Mark all appropriate boxes)



OFFICIAL PLAN AMENDMENT



DRAFT PLAN OF SUBDIVISION



ZONING BYLAW AMENDMENT



DRAFT PLAN OF CONDOMINIUM



SITE PLAN APPROVAL



PART LOT CONTROL



AMENDMENT TO SITE PLAN APPROVAL



OTHER: \_\_\_\_\_

REGISTERED OWNER: Shining Hill Estate Collections Inc.

ADDRESS: 1500 Highway 7 West

CITY: Concord

POSTAL CODE: L4K 5Y4

PHONE: 905-907-1500

FAX: 905-907-1501

E-MAIL ADDRESS: paulbailey@bazil.ca

PLEASE LIST ADDITIONAL PROPERTY OWNERS ON AN ATTACHED SHEET

BENEFICIAL OWNER: (If applicable)

ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_

POSTAL CODE: \_\_\_\_\_

PHONE: \_\_\_\_\_

FAX: \_\_\_\_\_

E-MAIL ADDRESS: \_\_\_\_\_

AGENT: (If other than either of the above) Lincoln Lo, Malone Given Parsons Ltd.

ADDRESS: 140 Renfrew Drive, Suite 201

CITY: Markham

POSTAL CODE: L3R 6B3

PHONE: 905 513 0170

FAX: 905 513 0177

E-MAIL ADDRESS: llo@mgp.ca

SEND INVOICES TO: (Mark appropriate boxes)



OWNER



BENEFICIAL OWNER



AGENT

SEND CORRESPONDENCE TO: (Mark appropriate boxes)



OWNER



BENEFICIAL OWNER



AGENT

## LOCATION AND DESCRIPTION OF PROPERTY

MUNICIPAL ADDRESS: 16250 Yonge Street, Newmarket, ON

LOT: PT LOT 87

CONCESSION: 1

LOT:

REGISTERED PLAN:

AND/OR

PART:

REFERENCE PLAN (If relevant):

LOT AREA (ha): 5.99

LOT FRONTAGE (m): 328

LOT DEPTH (m): 430

## EXISTING STRUCTURES: (Give height &amp; floor area)

There are no existing structures. The site is currently vacant.

## PROPOSED STRUCTURES: (Give height &amp; floor area)

Low/Medium Density Residential. See attached Draft Plan of Subdivision

## DOES THE APPLICANT HAVE AN INTEREST IN ANY ADJACENT LANDS? IF YES, PLEASE DESCRIBE:

This development represents the first phase of a larger residential development as Shining Hill owns approximately 109 hectares (269 acres) of land on the northwest quadrant of Yonge Street and St. John's Sideroad

## LAND USES

PRESENT USE: Vacant

PROPOSED USE: Residential

PRESENT OFFICIAL PLAN DESIGNATION: Emerging Residential and Natural Heritage System

PROPOSED OFFICIAL PLAN DESIGNATION: (If applicable)

Emerging Residential and Natural Heritage System

PRESENT ZONING BYLAW CLASSIFICATION: Transitional Zone; Environmental Protection Open Space Zone; Floodplain and Other Natural Hazards Zone; Open Space Zone

PROPOSED ZONING BYLAW CLASSIFICATION: (If applicable)

Residential Detached Dwelling (R1-X); Residential Semi-Detached Dwelling (R2-X); Residential Multiple Dwellings (Townhome) (R4-X)

- ☒ Pre-consultation with municipal staff on application - Date: September 15, 2015
- ☒ Indicate whether this application conforms to the Provincial Policy Statements (2005)
- ☒ Indicate whether this application conforms (or does not conflict) with all other Provincial Plans

(Further details may be required in a Planning Justification Report)

PROPOSED TENURE TYPE: (If applicable)

FREEHOLD



CONDOMINIUM



RENTAL

## SERVICING

SANITARY SERVICING:

MUNICIPAL



PRIVATE SEPTIC SYSTEM



OTHER: \_\_\_\_\_

WATER SUPPLY:

MUNICIPAL



PRIVATE WELL



OTHER: \_\_\_\_\_

## DATE OF ACQUISITION OF LAND

BY OWNER: November 30, 2015

AND IN THE CASE OF A BENEFICIAL OWNER, ANTICIPATED DATE OF CLOSING:

The personal information on this form is collected under the *Planning Act*, R.S.O. 1990, c.P.13, as amended. The information is used for the purpose of processing your application. If you have any questions about this collection of personal information, please contact the Planning Division, Town of Newmarket, at (905) 953-5321.

DECLARATIONI LINCOLN LO (MALONE GIVEN PARSONS LTD.)

of the

CITY

of

TORONTO

in the

of

SOLEMNLY DECLARE THAT:

ALL THE WITHIN STATEMENTS AND THE STATEMENTS CONTAINED IN ALL OF THE EXHIBITS TRANSMITTED HERewith, ARE TRUE AND I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING THAT IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH AND BY VIRTUE OF THE CANADA EVIDENCE ACT.

FOR PURPOSES OF THE *MUNICIPAL FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT*, I AUTHORIZE AND CONSENT TO THE USE BY OR DISCLOSURE TO ANY PERSON OR PUBLIC BODY OF ANY PERSONAL INFORMATION IN THIS APPLICATION THAT IS COLLECTED UNDER THE AUTHORITY OF THE *PLANNING ACT* FOR THE PURPOSE OF PROCESSING YOUR APPLICATION.

Declared before me at the

City

of

Markham

in the

Region

of

York

this

11<sup>th</sup>

day of

August

A.D.

2016**Natalie Haley Lam,****a Commissioner, etc.,****Province of Ontario,****for Malone Given Parsons Ltd.**A Commissioner Expires April 19, 2019.

Signature of Owner, Beneficial Owner or Agent



CERTIFICATE

(TO BE SIGNED BY OWNER, EVEN IF AGENT HAS BEEN APPOINTED)

As of the date of this application, I am the registered owner of the lands described in the application, and I have examined the contents of this application and hereby certify that the information submitted with the application is correct insofar as I have knowledge of these facts, and I authorize the submission of this application on my behalf by:

\_\_\_\_\_  
 (Please Print) AND/OR Lincoln Lo, Malone Given Parsons Ltd.  
 BENEFICIAL OWNER (If applicable) (Please Print) WHOM I HAVE APPOINTED AS MY AGENT

With the submission of my application, I hereby undertake to not permit the cutting down of any trees or the disturbance of any vegetative cover in any way as it exists on the land which is the subject of this application without the prior written approval of the Town.

I hereby also undertake to not permit the demolition and/or destruction of any building and/or structure in any way as it exists on the land which is the subject of this application without the prior written approval of the Town.

I hereby also undertake to have any sign, which is required to be erected to provide notification of a public meeting, removed within seven days after the public meeting is held.

I hereby acknowledge that the Town or its representatives, and applicable public agencies have permission to access the property for the purposes of reviewing this application.

I hereby agree and acknowledge that the information contained in this application and any supporting information, including reports, studies, and drawings, provided with this application by me, my agents, consultants and solicitors, constitutes public information and will become part of the public record. As such, and in accordance with the provisions of the *Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c.M.56, I hereby consent to the Town of Newmarket making this application and its supporting information available to the general public, including copying, posting on the Town's website and/or releasing a copy of the application and any of its supporting information to any third party upon their request, and as part of a standard distribution of copies of such documentation, I consent to the Town releasing copies of any of the documentation to additional person, including but not limited to members of Council and ratepayers' associations.

DATE: July 20/16SIGNED: Paul Bailey

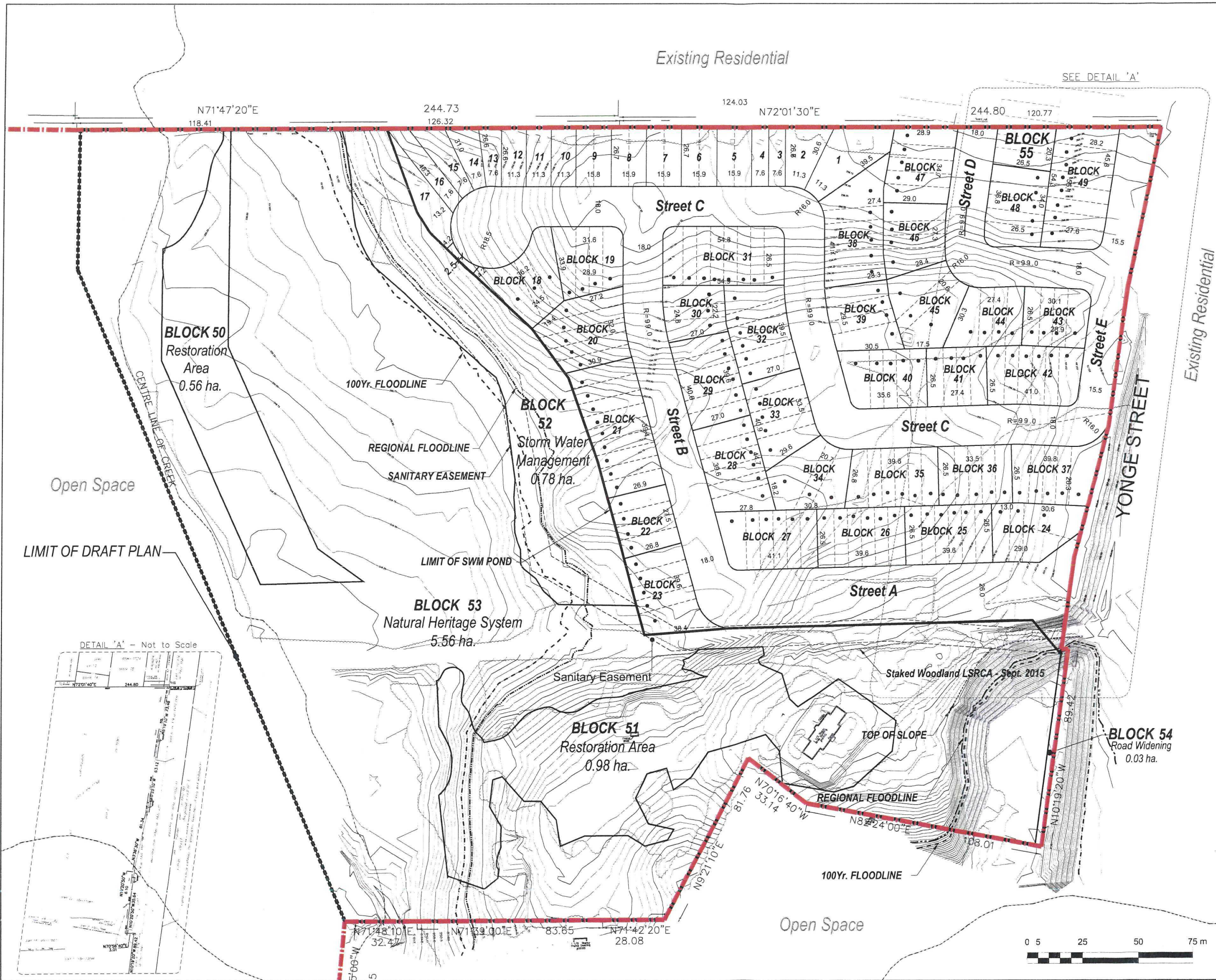
Signature of Owner

PAUL BAILEY

Print Name of Owner

(AFFIX CORPORATE SEAL IF APPLICABLE)





# DRAFT PLAN OF SUBDIVISION

Part of Lot 87, Concession 1  
Town of Newmarket  
Regional Municipality of York

## KEY PLAN

## SCHEDULE OF LAND USE

LOT/BLOCK	LAND USE	UNITS	AREA (ha)
1-17	Single Detached Min. 11.3m	5	0.20
	Single Detached Min. 7.62m	7	0.21
	Semi Detached Min. 15.85m	10	0.21
18-49	Townhouses Min. 6.1m	182	3.31
50-51	Restoration Area		1.54
52	Storm Water Management		0.78
53	Natural Heritage System		5.56
54	Road Widening		0.03
55	Future Residential Development		0.05
Street A	26.0m Right of Way - 170m		0.48
Streets B-D	18.0m Right of Way - 651m		1.21
Street E	15.5m Right of Way - 127m		0.20
TOTAL		184	13.77

Note: All corner radii on local roads are 5.0m.

## OWNER'S AUTHORIZATION

I hereby authorize Malorie Given Parsons Ltd. to prepare and submit this Draft Plan of Subdivision to the Town of Newmarket.

ANGELO DEGASPERIS

Date: July 21, 2016

## SURVEYOR'S CERTIFICATE

I hereby certify that the boundaries of the lands to be subdivided as shown on this Plan and their relationship to the adjacent lands are accurately and correctly shown.

LLOYD & PURCELL LTD.

Date: July 25th 2016

## ADDITIONAL INFORMATION

AS REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT, CHAPTER P.13(R.S.O. 1990).

- (a),(e),(f),(g),(j),(l) - As shown of the Draft Plan.
- (b),(c) - As shown on the Draft and Key Plan.
- (d) - Land to be used in accordance with the Schedule of Land Use.
- (i) - Soil is fine sandy loam.
- (h),(k) - Full municipal services to be provided.

## Prepared by:

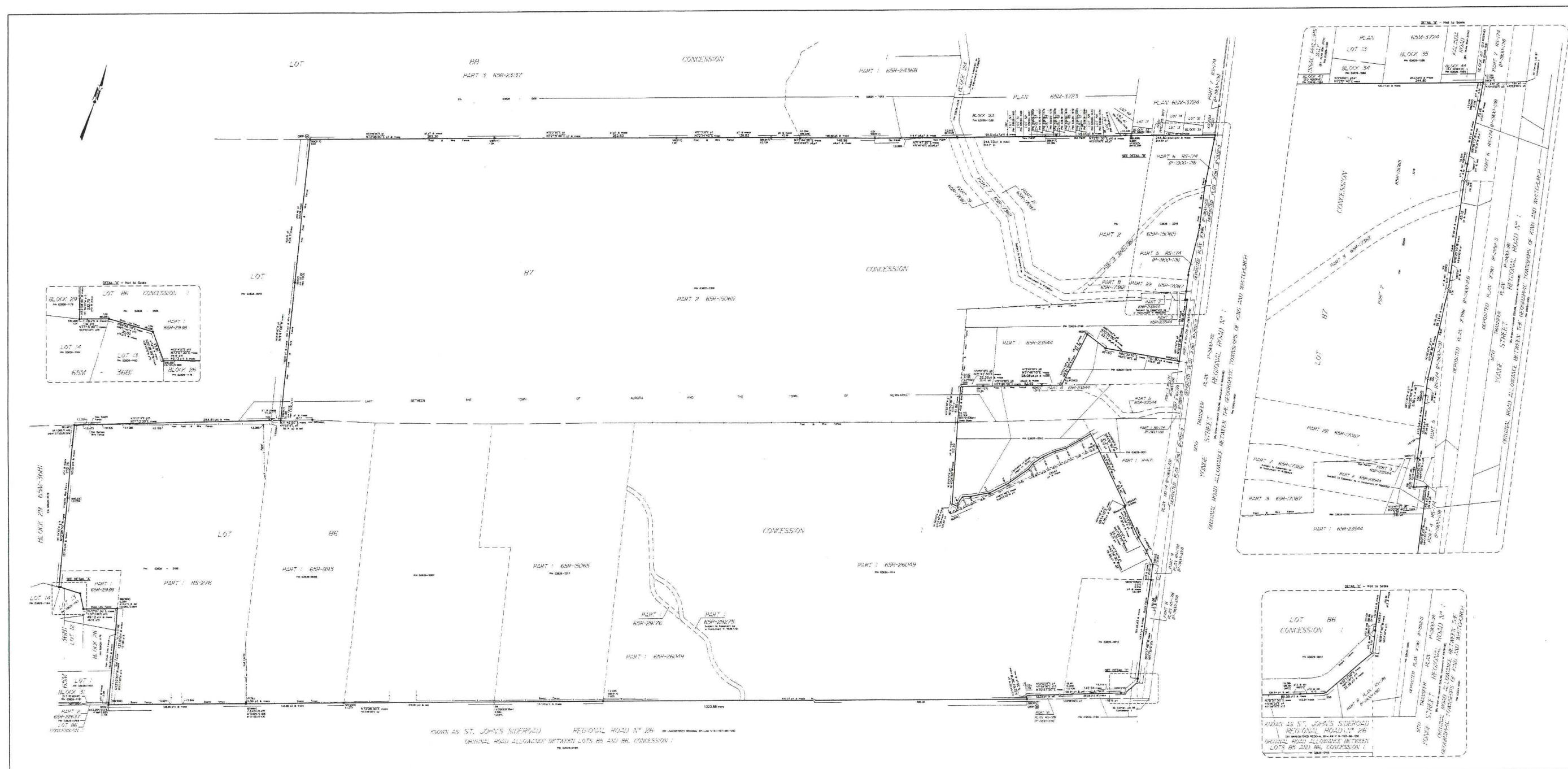
MALORIE GIVEN PARSONS LTD.  
140 Renfrew Drive, Suite 201  
Markham, Ontario, L3R 6B3  
Tel: (905) 513-0170  
www.mgp.ca

## Prepared for:

SHINING HILL ESTATE COLLECTION INC.

Date: July 20, 2016	Project No.: 15-2374	
Date	Revision	By





PLAN OF SURVEY OF  
PART OF LOT 86  
CONCESSION 1  
TOWNSHIP OF KING  
TOWN OF AURORA  
PART OF LOT 87  
CONCESSION 1  
TOWNSHIP OF KING  
TOWN OF NEWMARKET  
REGIONAL MUNICIPALITY OF YORK

LOTTED & PURCELL LTD., SCALE 1:1000

NOTES

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

DISTANCES SHOWN ON THIS PLAN ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999795.

BEARINGS SHOWN ON THIS PLAN ARE TRUE AND BEARINGS ARE GIVEN FROM SPECIFIED CONTROL POINTS. BEARINGS AND COORDINATES ARE GIVEN FROM THE 1984 DATUM.

POINT #	NORTHING	EASTING
1	487574.881	487574.881
2	487574.881	487574.881
3	487574.881	487574.881
4	487574.881	487574.881
5	487574.881	487574.881

- LEGEND
- 1. STANDARD ROAD
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21

SURVEYOR'S CERTIFICATE

I, THE SURVEYOR, DO HEREBY CERTIFY THAT THE SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT AND THE REGULATIONS MADE UNDER THEM.

APRIL 13, 2006

LOTTED & PURCELL LTD.

LOTTED & PURCELL LTD.  
ONTARIO LAND SURVEYORS  
1220 COWAN STREET, UNIT 10, NEWMARKET, ONTARIO, L3Y 4Z1  
(905) 884-4476 Fax (905) 884-4477  
LOTTED & PURCELL LTD. 1885 PRINCE  
WWW.LOTTEDANDPURCELL.COM



# PLANNING AND BUILDING SERVICES

Town of Newmarket

395 Mulock Drive

P.O. Box 328, STN Main

Newmarket, ON L3Y 4X7

www.newmarket.ca

planning@newmarket.ca

T: 905.953.5321

F: 905.953.5140

TO: Region of York, Intake Team  
 Heritage Newmarket  
 Lake Simcoe Region Conservation Authority  
 Rogers Cable TV  
 York Region District School Board  
 York Catholic District School Board  
 Bell Canada  
 Bell Canada/Right-of-Way-Call Centre  
 Newmarket Hydro  
 Enbridge Consumers Gas  
 Hydro One Networks Inc.  
 Health and Social Services  
 Conseil scolaire de district catholique Centre-Sud  
 Canada Post

DATE: September 13, 2016

SUBJECT: Application for Official Plan and Zoning By-law Amendment  
 260 Eagle Street  
 Town of Newmarket  
 711371 Ontario Corp. (Oxford homes)  
 File No.: File No.:D09NP1515, D14NP1515

Please find attached a copy of a revised development plan for the above noted property. The application has been revised from a 6 storey apartment building to a 27 Townhouse condominium development. Please find a copy of the site plan and landscape plan attached.

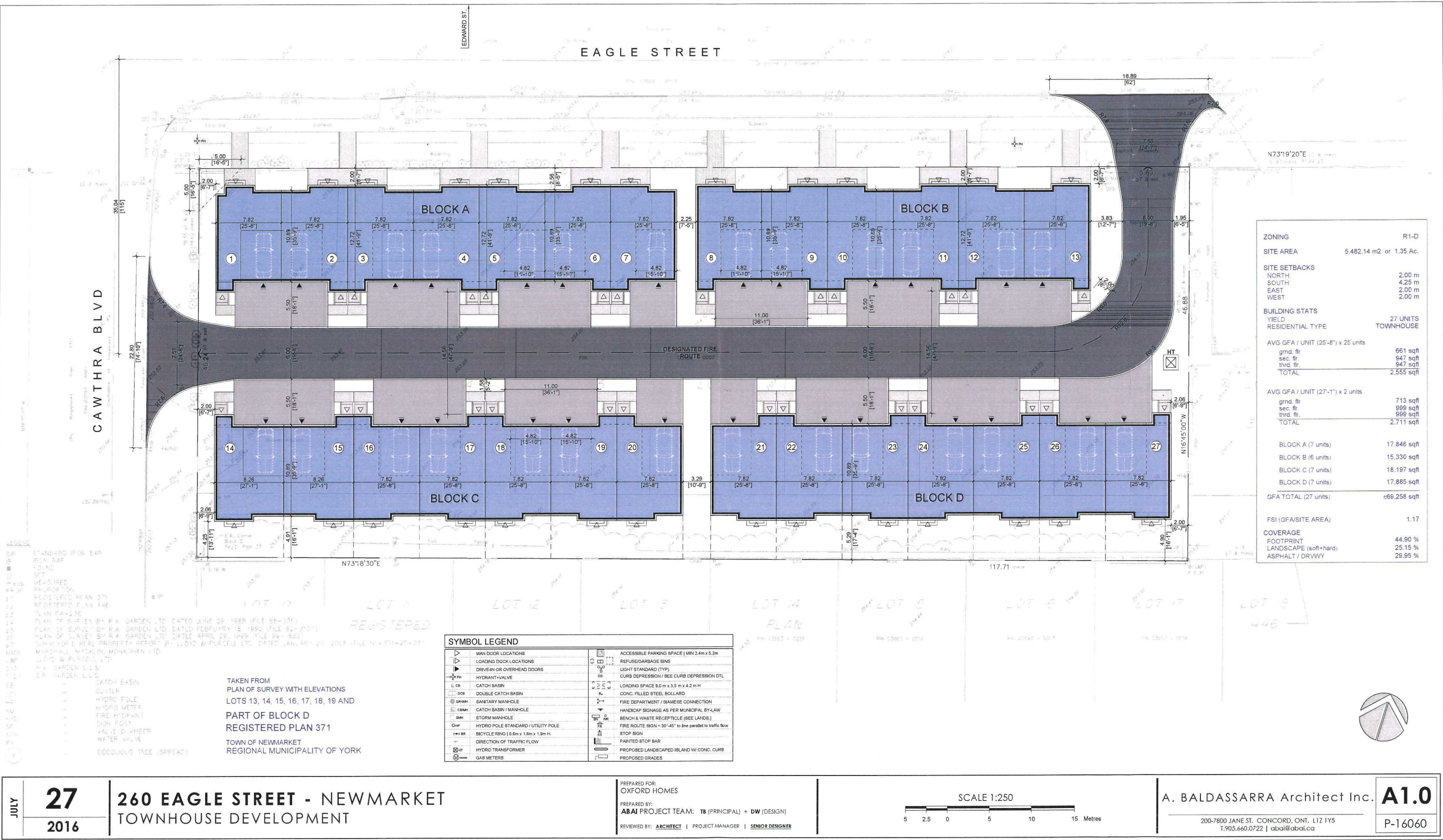
Please direct any comments you may have on this proposal to Planning Services by October 11, 2016.

Dave Ruggle, BAA, MCIP, RPP  
 Senior Planner – Community Planning

Copy: Mayor Tony Van Bynen  
 R.N. Shelton, Chief Administrative Officer  
 Kerigan Kelly, Groundswell

Attachments: Site Plan, Landscape Plan







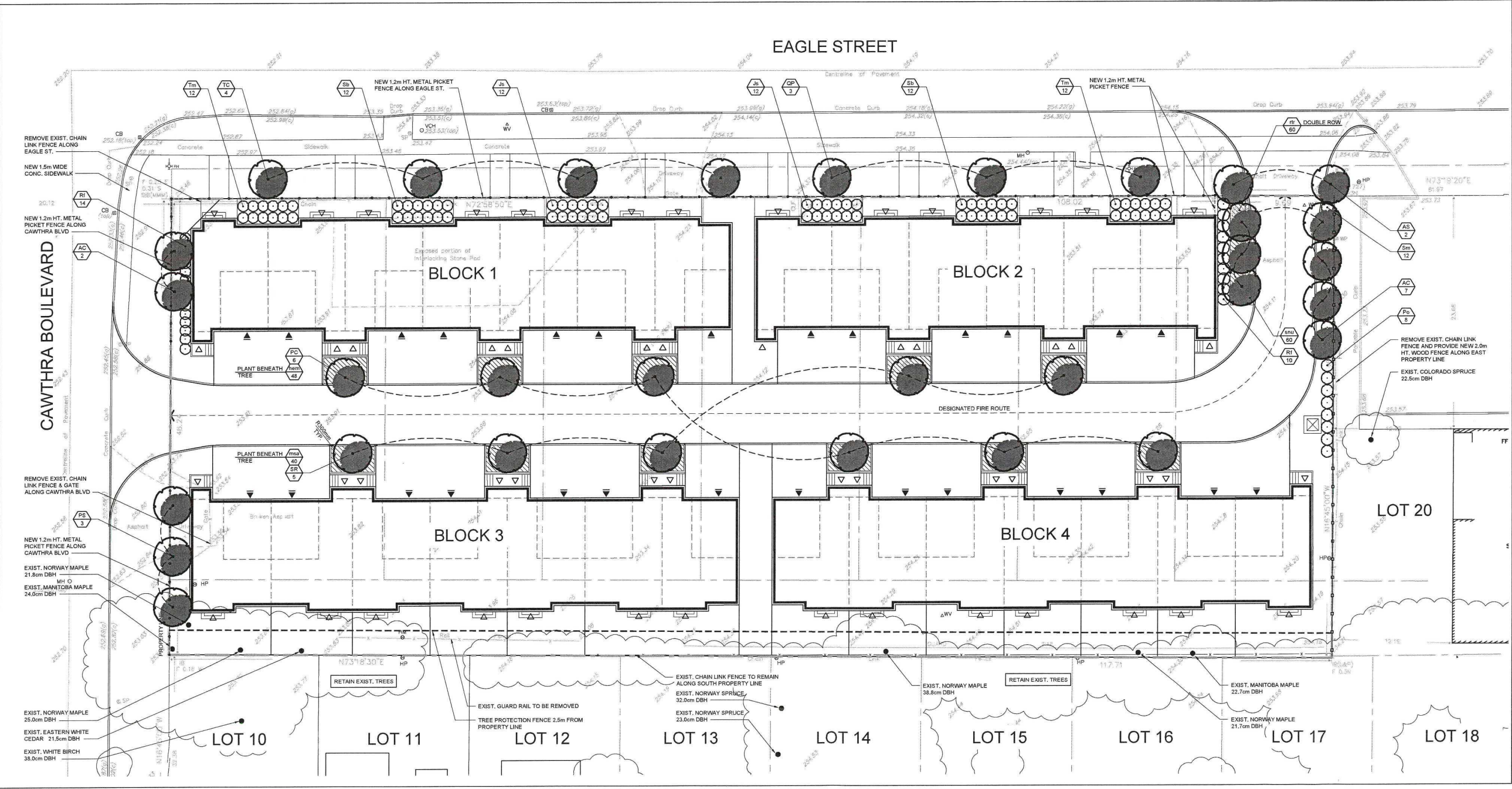
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	SPREAD	SPACING	CONDITION
TREES								
AC	9	amelanchier canadensis	Serviceberry	50				Wire Basket, full branched
AS	2	Acer Saccharum Columnare	Columnar Sugar Maple	60	-	-	-	Wire Basket, full branched
PC	6	pyrus calleryana	Bradford pear	50				Wire Basket, full branched
PS	3	prunus serrulata Mt. Fuji	Mt. Fuji Flowering Cherry	50				Wire Basket, full branched
QP	3	quercus palustris	Pin Oak	60				Wire Basket, full branched
SR	5	syringa reticulata	ivory silk tree	50				Wire Basket, full branched
TC	4	Tilia Cordata Greenspire	Greenspire Linden	70 mm				Wire Basket, full branched
SHRUBS								
Js	24	Juniperus Sabina	Arcadia Juniper	12" pot	well branched		-	min 3 branches
Rf	24	rosa Firecracker	Firecracker Rose			500mm		potted
Po	8	physocarpus opulifolius Diabolo	Diabolo Ninebark		600		-	potted
Sb	24	spirea bumalda Anthony Waterer	Anthony Waterer Spirea		500			potted
Sm	12	Syringa meyeri Palibin	Korean Lilac	12" pot	dense form	500mm		min 3 branches, 150mm pot
Tm	24	Taxus Media Densiformis	Dense Form Yew	50 cm ht	dense form			potted
PERENNIALS								
hem	48	hemerocallis varieties	daylilies					100mm pot
msa	40	miscanthus sinensis Adagio	Adagio maiden grass					200mm pot, specimen
rtr	60	rudbeckia triloba	black eyed susan					potted
snu	60	sorghastrum nutans	Indian grass					100mm pot

PLANT LIST  
SCALE: N.T.S.

NOTES:  
1. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.  
2. DO NOT SCALE DRAWINGS.  
3. REPORT ALL DISCOVERIES OF ERRORS, OMISSIONS, OR DISCREPANCIES TO THE ARCHITECT OR DESIGN ENGINEER AS APPLICABLE.  
4. USE ONLY LATEST REVISED DRAWINGS OR THOSE THAT ARE MARKED "ISSUED FOR CONSTRUCTION".  
5. THE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND/OR ENGINEER AND MUST BE RETURNED ON COMPLETION OF THE PROJECT. ANY UNAUTHORIZED USE IS PROHIBITED.  
6. AREA CALCULATIONS ARE APPROXIMATE.  
7. DATE FORMAT: YYYY-MM-DD

ISSUE & REVISION DESIGNATION  
LETTER (A) = ISSUE, No. (1) = REVISION

No.	Date	Issued For / Revisions
A	2016-03-21	PUBLIC MEETING
B	2016-08-26	PRELIMINARY DESIGN



**LEGEND:**

- KEY TO PLANT LIST
- QUANTITY
- CONCRETE PAVING
- ASPHALT PAVING
- SOD
- DECIDUOUS TREE
- TREE TO REMAIN, SPECIES AND SIZE LISTED
- SHRUBS
- CHAIN LINK FENCE (EXIST.)
- 1.2m HT. METAL PICKET FENCE
- 2.0m HT. WOOD FENCE
- TREE PROTECTION FENCE (2.5m FROM PROPERTY LINE)

**York Urbanist**  
25 Main Street, Kleinburg, ON, L0J 1C0  
yorkurbanist@gmail.com    www.yorkurbanist.com  
t:416-770-8862

Project: **Eagle Street Suites**  
260 Eagle Street, Newmarket, ON

Drawing: **LANDSCAPE PLAN**

Drawn By: AS	Int. Captain: MI	Project No. <b>1302</b>
Scale: AS NOTED		
Plot Date: 2016-08-26	Sheet No. <b>L1</b>	
Current Issue: B	Current Revision:	

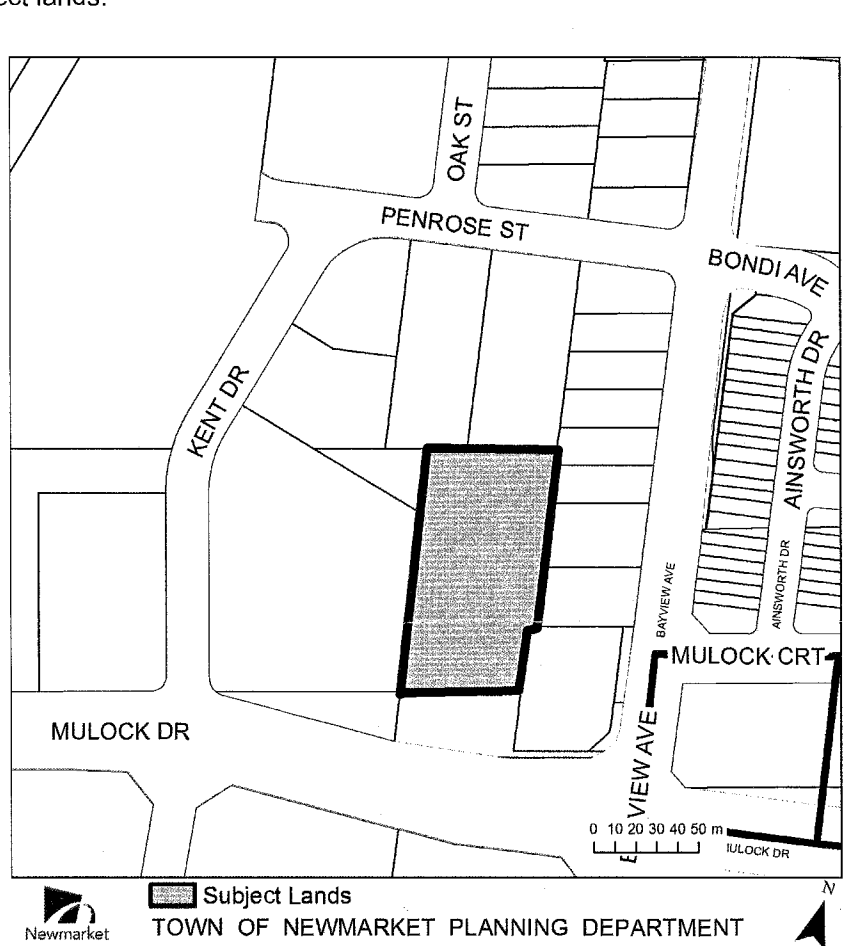
**PUBLIC MEETING CONCERNING A  
ZONING BY-LAW AMENDMENT**

**TAKE NOTICE** that the Council of the Corporation of the Town of Newmarket will hold a Public Meeting on:

**TUESDAY OCTOBER 18, 2016 AT 7:00 P.M.**

in the **Council Chambers at the Municipal Offices, 395 Mulock Drive**, to consider a proposed Zoning By-Law Amendment under Section 34 of the Planning Act, RSO 1990, c. P. 13 as amended..

An application has been submitted for a Zoning By-Law Amendment for lands located on the north side of Mulock Drive, west of Bayview Avenue, municipally known as 507 Mulock Drive. The net effect of this application is to permit a 2 storey mixed use medical office including medical offices, laboratories, medical clinic and retail uses. Specifically, the applicant proposes to amend the existing Mixed Employment zone to permit the medical clinic, laboratory and retail uses on the subject lands.



**ANY PERSON** may attend the public meeting to make written or verbal representation either in support of or in opposition to the proposed Zoning By-Law Amendments. If you wish to use the Town's audio/visual system, please contact the Clerk's Office not later than noon on the day of the meeting to make the appropriate arrangements. Should you be unable to attend the public meeting, your written submission will be received up to the time of the meeting.

**IF YOU WISH TO BE NOTIFIED** of the adoption of the proposed Zoning By-Law Amendment you must make a written request to the Town of Newmarket, 395 Mulock Drive, P.O. Box 328, STN MAIN NEWMARKET, ON L3Y 4X7

**IF A PERSON OR PUBLIC BODY** does not make oral submissions at a public meeting or make written submissions to the Town of Newmarket before the by-law is passed; the person or public body is not entitled to appeal the decision of the Town of Newmarket to the Ontario Municipal Board.

**IF A PERSON OR PUBLIC BODY** does not make oral submissions at a public meeting, or make written submissions to the Town of Newmarket before the by-law is passed the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there is reasonable grounds to do so.

**ADDITIONAL INFORMATION** relating to the proposed Zoning By-Law Amendment is available for inspection between 8:30 a.m. and 4:30 p.m. on weekdays at the Municipal Offices, 395 Mulock Drive, Newmarket.

**Dated: September 27, 2016**

**Direct any inquiries to the  
Planning Department 905-953-5321  
Planning@newmarket.ca  
Please refer to File No. D14 NP1605**

**PLANNING AND BUILDING SERVICES****Town of Newmarket**

395 Mulock Drive

P.O. Box 328, STN Main

Newmarket, ON L3Y 4X7

www.newmarket.ca

planning@newmarket.ca

T: 905.953.5321

F: 905.953.5140

**Notice of Complete Application  
Proposed Official Plan Amendment and Zoning By-law Amendment**

PROPERTY DESCRIPTION:	400 Park Avenue, 405 and 407 Botsford Street
APPLICANT:	Rose Park Avenue
FILE NUMBER:	D9-NP1616 (Official Plan Amendment) D14-NP1616 (Zoning By-law Amendment)

Applications for Official Plan Amendment and Zoning By-law Amendment have been submitted for the above noted lands. The application is proposing to amend the existing stable residential designation on the lands and rezone the subject lands from the Institutional (I-B), Residential Semi Detached Dwelling zone (R2-K) to the Residential Townhouse Dwelling 3 zone (R4-R), Residential Apartment Dwelling zone (R5-T) to permit a proposed development consisting of 11 apartment units within the existing King George School and 14 Townhomes of which 8 are proposed to front Church Street and 6 to front Botsford Street.

This application is deemed complete under the *Planning Act R.S.O., 1990*. At this time there are no other applications pertaining to the subject land. A map detailing the location of the subject lands is on the reverse of this page.

A *statutory public meeting* as required by the *Planning Act R.S.O., 1990* will be held at a future undetermined date. Notice of the future *statutory public meeting* will be mailed from the Town of Newmarket no less than 20 days prior to the meeting date.

**Additional Information**

The public may view planning documents and background material at the Planning Department between 8:30 a.m. and 4:30 p.m., Monday through Friday. Questions, written submissions or requests for notification may be directed to:

Dave Ruggle, BAA, MCIP, RPP, Senior Planner – Community Planning  
Planning and Building Services  
Town of Newmarket  
395 Mulock Drive  
PO Box 328 Stn Main  
Newmarket, ON L3Y 4X7  
druggle@newmarket.ca

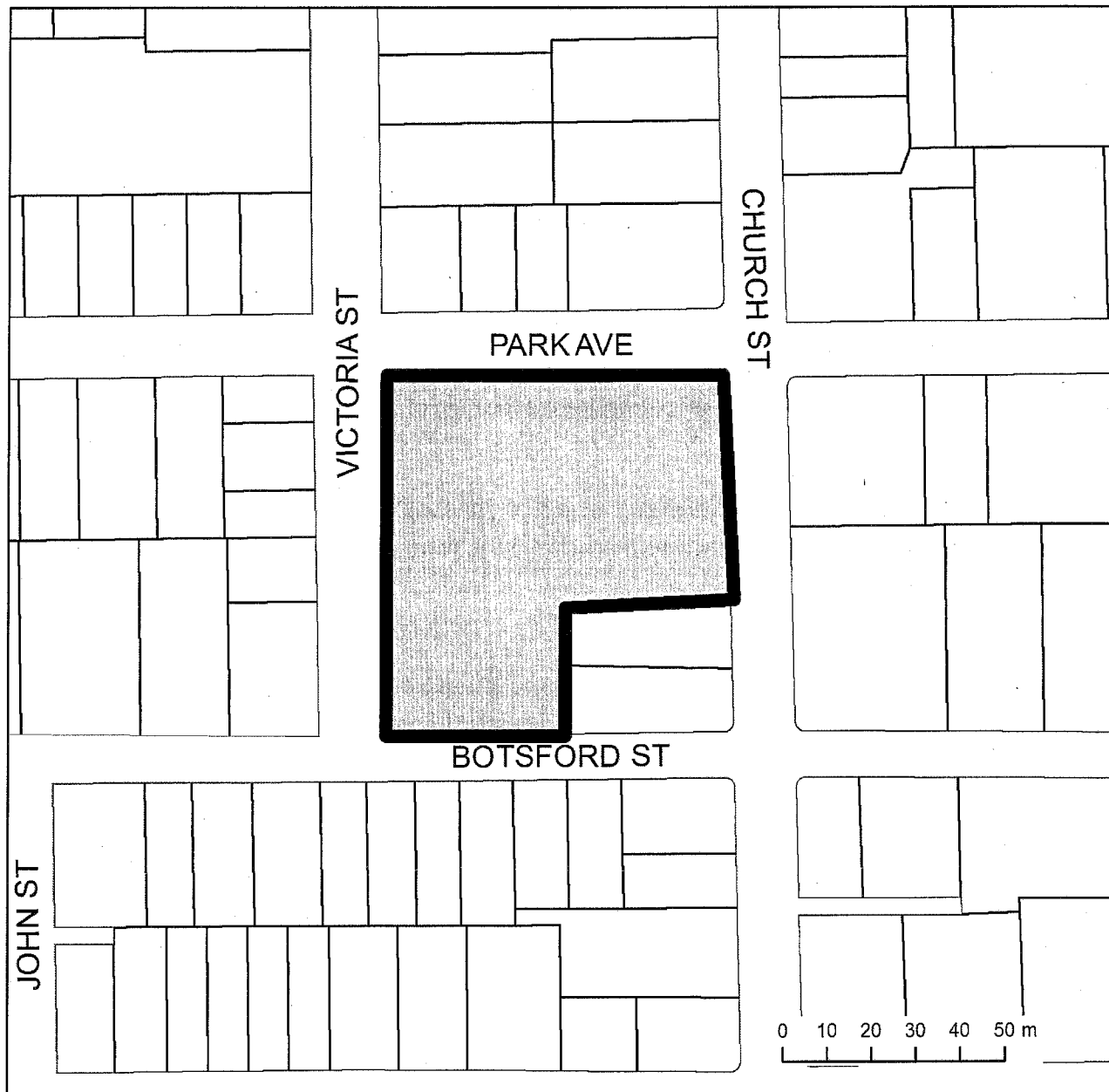
*Dated at the Town of Newmarket this 30<sup>th</sup> day of September, 2016*



# LOCATION MAP

## 400 Park Avenue, 405 and 407 Botsford Street

### Town of Newmarket



Subject Lands

TOWN OF NEWMARKET PLANNING DEPARTMENT



Designed & Produced by Information Technology - GIS Printed: September, 2016. Land Parcel Boundaries - © Teranet Inc. and its suppliers. All rights reserved. NOT A PLAN OF SURVEY, 2015 Zoning - Town of Newmarket, 2015. DISCLAIMER: This mapping is based on the POLARIS parcel fabric product compiled using Land Registry System records and recent surveys and control points where available. This mapping is a representation of the earth's surface and provides estimates of area and distance. This map has been produced for illustrative purposes only. It is not a substitute for a legal survey.

T:\DI Services\Planning\Dave\file related documentation\King George School\location map for complete application.mxd

**PLANNING AND BUILDING SERVICES****Town of Newmarket**

395 Mulock Drive

P.O. Box 328, STN Main

Newmarket, ON L3Y 4X7

www.newmarket.ca

planning@newmarket.ca

T: 905.953.5321

F: 905.953.5140

TO: Region of York, Intake Team  
 Heritage Newmarket  
 Lake Simcoe Region Conservation Authority  
 Rogers Cable TV  
 York Region District School Board  
 York Catholic District School Board  
 Bell Canada  
 Bell Canada/Right-of-Way-Call Centre  
 Newmarket Hydro  
 Enbridge Consumers Gas  
 Hydro One Networks Inc.  
 Conseil scolaire de district catholique Centre-Sud  
 Canada Post  
 York Regional Police

DATE: September 30, 2016

SUBJECT: **Application for Official Plan and Zoning Bylaw Amendment**  
**400 Park Avenue, 405/407 Bostford Street**  
**Rose Park Avenue**

Files: **D9-NP1616 (Official Plan Amendment), D14-NP1616 (Zoning By-law Amendment)**

Please find attached a copy of the above captioned Official Plan and Zoning By-law Amendment application. Also included is the proposed site plan, landscape plan elevations and survey. The application is proposing to amend the existing stable residential designation on the lands and rezone the subject lands from the Institutional (I-B), Residential Semi Detached Dwelling zone (R2-K) to the Residential Townhouse Dwelling 3 zone (R4-R), Residential Apartment Dwelling Zone (R5-T) to permit a proposed development consisting of 11 apartment units within the existing King George School and 14 Townhomes of which 8 are proposed to front Church Street and 6 to front Botsford Street.

Please direct any comments you may have on this proposal to the Planning Department by October 28, 2016.

Dave Ruggle, BAA, MCIP, RPP

Senior Planner – Community Planning

Copy: Mayor Tony Van Bynen  
 R.N. Shelton, Chief Administrative Officer  
 Lucila Sandoval - Groundswell Planning

Attachments: Application, Site Plan, Landscape Plan, Elevations, Survey



## PLANNING &amp; BUILDING SERVICES

Town of Newmarket  
395 Mulock Drive  
P.O. Box 328, STN Main  
Newmarket, ON L3Y 4X7

www.newmarket.ca  
planning@newmarket.ca  
T: 905.953.5321  
F: 905.953.5140

<p align="center"><b>PLANNING APPLICATION FORM</b></p> <p align="center">USE FOR ALL APPLICATIONS</p>	<b>FOR OFFICE USE</b>
	RECEIVED BY: _____
	DATE RECEIVED: _____
	APPLICATION FEE: _____
	FILE NUMBER: _____

APPLICATION IS SUBMITTED FOR: (Mark all appropriate boxes)

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> OFFICIAL PLAN AMENDMENT | <input type="checkbox"/> DRAFT PLAN OF SUBDIVISION |
| <input checked="" type="checkbox"/> ZONING BYLAW AMENDMENT  | <input type="checkbox"/> DRAFT PLAN OF CONDOMINIUM |
| <input type="checkbox"/> SITE PLAN APPROVAL                 | <input type="checkbox"/> PART LOT CONTROL          |
| <input type="checkbox"/> AMENDMENT TO SITE PLAN APPROVAL    | <input type="checkbox"/> OTHER: _____              |

REGISTERED OWNER: 400 Park Avenue Inc.

ADDRESS: 156 Duncan Mill Rd, Unit 12 CITY: Toronto

POSTAL CODE: M3B 3N2 PHONE: 647-633-9058 FAX:

E-MAIL ADDRESS: andrew@rosecorp.com; dan@rosecorp.com

PLEASE LIST ADDITIONAL PROPERTY OWNERS ON AN ATTACHED SHEET

BENEFICIAL OWNER: (If applicable) Rose Park Avenue Ltd.

ADDRESS: 156 Duncan Mill Road, Unit 12 CITY: Toronto

POSTAL CODE: M3B 3N2 PHONE: 647-633-9058 FAX:

E-MAIL ADDRESS: andrew@rosecorp.com; dan@rosecorp.com

AGENT: (If other than either of the above) Groundswell Planning - Brad Rogers, Lucila Sandoval

ADDRESS: 30 West Beaver Creek CITY: Toronto

POSTAL CODE: L4B 3K1 PHONE: 905-597-8204 FAX:

E-MAIL ADDRESS: brad@groundswellplan.com

SEND INVOICES TO: (Mark appropriate boxes)

- |   |   |                                |
|---|---|--------------------------------|
| <input checked="" type="checkbox"/> OWNER | <input type="checkbox"/> BENEFICIAL OWNER | <input type="checkbox"/> AGENT |
|---|---|--------------------------------|

SEND CORRESPONDENCE TO: (Mark appropriate boxes)

- |   |   |   |
|---|---|---|
| <input checked="" type="checkbox"/> OWNER | <input type="checkbox"/> BENEFICIAL OWNER | <input checked="" type="checkbox"/> AGENT |
|---|---|---|

**LOCATION AND DESCRIPTION OF PROPERTY**

MUNICIPAL ADDRESS: 400 Park Avenue, 405 and 407 Botsford Street, Newmarket, Ontario

LOT: 18,19,20,21,22

CONCESSION:

LOT:

REGISTERED PLAN: 31, Town of Newmarket

AND/OR Part lot 3,4,5  
PART:

REFERENCE PLAN (If relevant):

LOT AREA (ha): 0.49 ha

LOT FRONTAGE (m): ~100m

LOT DEPTH (m): ~100m

**EXISTING STRUCTURES: (Give height & floor area)**

School - 2-storey brick blds approx 11,000 SF

Semi-detached home - 2-storey brick homes, 405 and 407 Botsford, approx 2000SF

**PROPOSED STRUCTURES: (Give height & floor area)**

School - Restored 2-storey brick bldg, approx 10.3m height, approx. 10,000 SF, may change during design

1 block of 6 townhomes - 2-storey, 6.4m height, AND 1 block of 8 townhomes - 2-storey, 8.4m height, combined approx. 43,000 SF (area subject to change during design process)**DOES THE APPLICANT HAVE AN INTEREST IN ANY ADJACENT LANDS? IF YES, PLEASE DESCRIBE:**

N/A

**LAND USES**

PRESENT USE: Vacant school, Residential

PROPOSED USE: Residential

PRESENT OFFICIAL PLAN DESIGNATION: Stable residential

PROPOSED OFFICIAL PLAN DESIGNATION: (If applicable) Stable residential with exceptions

PRESENT ZONING BYLAW CLASSIFICATION: I-B and R2-K

PROPOSED ZONING BYLAW CLASSIFICATION: (If applicable) R4-R-XX and R5-T-XX

- ☒ Pre-consultation with municipal staff on application - Date: 2016/06/01
- ☒ Indicate whether this application conforms to the Provincial Policy Statements (2005)
- ☒ Indicate whether this application conforms (or does not conflict) with all other Provincial Plans

(Further details may be required in a Planning Justification Report)

**PROPOSED TENURE TYPE:** (If applicable)

☒ **FREEHOLD**  
(Townhomes to  
be freehold)

☒ **CONDOMINIUM**  
(School units to  
be condominium)

☐ **RENTAL**

**SERVICING****SANITARY SERVICING:**

☒ **MUNICIPAL**

☐ **PRIVATE SEPTIC SYSTEM**

☐

**OTHER:** \_\_\_\_\_

**WATER SUPPLY:**

☒ **MUNICIPAL**

☐ **PRIVATE WELL**

☐

**OTHER:** \_\_\_\_\_

**DATE OF ACQUISITION OF LAND**

**BY OWNER:** 2016/08/12

**AND IN THE CASE OF A BENEFICIAL OWNER, ANTICIPATED DATE OF CLOSING:**

The personal information on this form is collected under the *Planning Act*, R.S.O. 1990, c.P.13, as amended. The information is used for the purpose of processing your application. If you have any questions about this collection of personal information, please contact the Planning Division, Town of Newmarket, at (905) 953-5321.

**DECLARATION**

I Dan Berholz

of the 400 Park Avenue Inc.

of

in the City

of

Toronto

**SOLEMNLY DECLARE THAT:**

ALL THE WITHIN STATEMENTS AND THE STATEMENTS CONTAINED IN ALL OF THE EXHIBITS TRANSMITTED HERewith, ARE TRUE AND I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING THAT IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH AND BY VIRTUE OF THE CANADA EVIDENCE ACT.

FOR PURPOSES OF THE *MUNICIPAL FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT*, I AUTHORIZE AND CONSENT TO THE USE BY OR DISCLOSURE TO ANY PERSON OR PUBLIC BODY OF ANY PERSONAL INFORMATION IN THIS APPLICATION THAT IS COLLECTED UNDER THE AUTHORITY OF THE *PLANNING ACT* FOR THE PURPOSE OF PROCESSING YOUR APPLICATION.

Declared before me at the City of Toronto

in the

of

this 31

day of August

A.D.

2016

CERTIFICATE

(TO BE SIGNED BY OWNER, EVEN IF AGENT HAS BEEN APPOINTED)

As of the date of this application, I am the registered owner of the lands described in the application, and I have examined the contents of this application and hereby certify that the information submitted with the application is correct insofar as I have knowledge of these facts, and I authorize the submission of this application on my behalf by:

Rose Park Avenue Inc.

Groundswell Urban Planning

AND/OR

(Please Print)

(Please Print)

BENEFICIAL OWNER (If applicable)

WHOM I HAVE APPOINTED AS MY AGENT

With the submission of my application, I hereby undertake to not permit the cutting down of any trees or the disturbance of any vegetative cover in any way as it exists on the land which is the subject of this application without the prior written approval of the Town.

I hereby also undertake to not permit the demolition and/or destruction of any building and/or structure in any way as it exists on the land which is the subject of this application without the prior written approval of the Town.

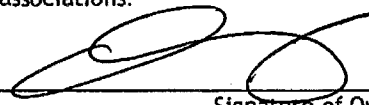
I hereby also undertake to have any sign, which is required to be erected to provide notification of a public meeting, removed within seven days after the public meeting is held.

I hereby acknowledge that the Town or its representatives, and applicable public agencies have permission to access the property for the purposes of reviewing this application.

I hereby agree and acknowledge that the information contained in this application and any supporting information, including reports, studies, and drawings, provided with this application by me, my agents, consultants and solicitors, constitutes public information and will become part of the public record. As such, and in accordance with the provisions of the *Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c.M.56, I hereby consent to the Town of Newmarket making this application and its supporting information available to the general public, including copying, posting on the Town's website and/or releasing a copy of the application and any of its supporting information to any third party upon their request, and as part of a standard distribution of copies of such documentation, I consent to the Town releasing copies of any of the documentation to additional person, including but not limited to members of Council and ratepayers' associations.

DATE: 2016/08/31

SIGNED:



Signature of Owner

Dan Berholz

Print Name of Owner

(AFFIX CORPORATE SEAL IF APPLICABLE)

REVISED: 03/14

Corp of the Town of Newmarket  
Operating Results  
Clerks & Licencing  
For the Eight Months Ending August 31, 2016

Description	Year To Date			Annual	
	Actual	Budget	Difference	Budget	Remaining Budget
58311 Heritage Newmarket - L.A.C.A.C					
REV Revenues					
EXP Expenses					
4035 Regular Part-Time Wage		3,123.00	3,123.00	4,776.47	4,776.47
4109 Direct Payroll Benefits		501.00	501.00	764.00	764.00
4216 Stationery & Office Supplies	31.32	306.00	274.68	460.00	428.68
4269 Misc.		283.00	283.00	425.00	425.00
4418 Advertising		202.00	202.00	304.00	304.00
4471 Mileage/Parking/Tolls		20.00	20.00	30.00	30.00
4472 Memberships & Subscriptions	135.00		(135.00)		(135.00)
4478 Conferences & Seminar Fees	1,509.07	32.00	(1,477.07)	50.00	(1,459.07)
4784 Plaques	127.20	780.00	652.80	1,170.00	1,042.80
EXP Expenses	1,802.59	5,247.00	3,444.41	7,979.47	6,176.88
58311 Heritage Newmarket - L.A.C.A.C	1,802.59	5,247.00	3,444.41	7,979.47	6,176.88

Project Description		Link to Council's Strategic Priorities and/or Corporate Strategic Goals	Target for Completion	Status
1.	Municipal Register of Properties Designated under the <i>Ontario Heritage Act</i> :  Review the list and determine whether each designated property is currently displaying its by-law designation plaque and/or whether one has been provided.	Well-balanced <ul style="list-style-type: none"> <li>Arts, culture, entertainment and heritage preservation</li> </ul>	Ongoing	Clarity required – are these items both related to the plaque program?
2.	Municipal Register of Non-Designated Heritage Properties:  Review the list and determine what each plaque indicates for inclusion in the non-designated register.	Well-balanced <ul style="list-style-type: none"> <li>Arts, culture, entertainment and heritage preservation</li> </ul>	Ongoing	
3.	Review and research all requests for plaques to determine whether the request merits plaque production.	Well-balanced <ul style="list-style-type: none"> <li>Arts, culture, entertainment and heritage preservation</li> </ul>	Ongoing	
4.	Review and research all requests for designation to determine whether the building merits designation under the <i>Ontario Heritage Act</i> .	Well-balanced <ul style="list-style-type: none"> <li>Arts, culture, entertainment and heritage preservation</li> </ul>	Ongoing	
5.	Establish standards for what is included in each heritage file (for example, research, photographs, Council decision and associated designation By-law)	Well-balanced <ul style="list-style-type: none"> <li>Arts, culture, entertainment and heritage preservation</li> </ul>	Ongoing	
6.	Have all deteriorating Town of Newmarket Assessment Roll Books rebound and digitized, where possible.	Well-balanced <ul style="list-style-type: none"> <li>Arts, culture, entertainment and heritage preservation</li> </ul>	Q4, 2015	Research has been initiated to determine the cost of having the books rebound.  August, 2016 – alteration of a Town document such as the Assessment Roll books should be referred to Records staff for consideration.
7.	Heritage Attributes By-law:  Have the Town enact a By-law to preserve heritage properties in order to avoid demolition by neglect.	Well-balanced <ul style="list-style-type: none"> <li>Arts, culture, entertainment and heritage preservation</li> </ul>		Q4, 2015 Receive an update from Planning Staff on the status of this application. August, 2016 – By-law staff are considering heritage components for inclusion in the Property Standards By-law as part of its review. The Property Standards By-law is currently scheduled for review in Q2, 2017.



Project Description		Link to Council's Strategic Priorities and/or Corporate Strategic Goals	Target for Completion	Status
8.	<p>Education and Awareness Initiatives.</p> <p>Heritage Newmarket Workshop: Host a workshop for all York Region municipalities to discuss fundamentals of the Act, by-laws and other municipal approaches.</p> <p>Workshop for Real Estate Professionals and Property Appraisers: Create an educational workshop for real estate agents and property appraisers in order to provide an understanding of the Act, its implications and the benefits of heritage designation.</p> <p>Plaque Program Workshop: Host an educational workshop regarding the plaque program and/or create an educational program for homeowners related to the plaque program.</p> <p>Town Staff Education: Creation of educational documents for Town Staff in coordination with the Newmarket Historical Society.</p> <p>QR Coding: Apply QR Codes to the buildings on the Cultural Heritage Maps.</p> <p>Heritage Brochures: Place an additional order for the Walking Tours Heritage Brochure and Pamphlet for Designation.</p>	<p>Community Engagement</p> <p>i. Engaging our changing resident demographics</p> <p>Well-balanced</p> <ul style="list-style-type: none"> <li>Arts, culture, entertainment and heritage preservation</li> </ul>	<p>Q4, 2015</p> <p>Q2, 2017</p> <p>Q2, 2017</p> <p>Ongoing</p> <p>Ongoing/requires Staff Support</p> <p>Q2, 2017</p>	<p>The Province hosted a workshop, "Heritage Conservation in Ontario: Fundamentals for Municipal Heritage Committees" in Aurora on November 26, 2015.</p> <p>August, 2016 – Email sent to the Real Estate Board to determine meeting dates and interest in workshop.</p> <p>Host a Walking Tour for Town Staff and tweet heritage facts and on the Town Page as an example. <b>This item requires some clarity.</b></p> <p>August, 2016 – Discussed request with Corporate Communications. QR Codes no longer widely used – recommend removal.</p> <p>August, 2016 – Review content of brochures and revamp, if required prior to ordering</p>

Project Description		Link to Council's Strategic Priorities and/or Corporate Strategic Goals	Target for Completion	Status
9.	Provincial Offences Act – Limitation Period: Make motion to support the motion made by Community Heritage Ontario to provide for an override of limitation periods in the <i>Provincial Offences Act</i> or remove the limitation period as it related to heritage designated buildings altogether.	Well-balanced <ul style="list-style-type: none"> <li>Arts, culture, entertainment and heritage preservation</li> </ul>	Q4, 2016	August, 2016 – Make a motion at the October Heritage Meeting requesting the province to review the legislation. Motion to be distributed with the October agenda.
10.	Heritage Salvage Program: Develop a policy and/or implement a Heritage Salvage Program.	Well-balanced <ul style="list-style-type: none"> <li>Arts, culture, entertainment and heritage preservation</li> </ul>	Q4, 2018	August, 2016 – Research should be conducted in order to determine how other municipalities operate their salvage programs. In addition, determination of whether there is a salvage storage location within the Town is required.
11.	Heritage Consultation: Provide information to staff, real estate professionals and other interested parties as requested by staff.		Ongoing	
12.	Monthly inspection of all heritage designated properties for site stewardship.		Ongoing	August, 2016 – Recommend drafting a letter to all heritage designated property owners reminding them that their property is designated, what that means and its benefits (tax program, etc.)