



Planning Department

File No. D9-NP 13 28, D12-NP 13 28, D14-NP 13 28

Reference: 995 and 955 Mulock Drive zoning of 73 ground related townhomes

I write in relation to the above planning application. I have examined the proposed zoning amendment and draft plan and I know the site well. I wish to object strongly to the development of these townhomes in this location.

I feel the town has more than enough housing development ongoing and would not benefit from further pursuing more housing in such a small area. This land could be used in a way that would benefit the community as whole and not one individual family. This area could easily be fenced off to create a leash free dog park. There are many residents in the area with dogs and since you already have approved housing development in the surrounding area there will be even more residents with dogs.

Another use for the land could be a park for all the current residents in the area to enjoy. The need to preserve green space plus engage children in physical fitness should be of great interest to the town.

As of this moment there is so much wildlife in the area and building homes on that land would result in them losing their habitats. Any given morning I wake up and see wild rabbits and deer grazing on that exact land. It would be sad to live in a town that takes this for granted.

I also question whether or not the house currently on that property is a historical home. I believe it is and would new homes result in the tear down of this home?

Please do not grant the zoning amendment. The last thing we need is more homes on such a small area of land.

Thank you from a resident that lives next to that lot of land

Planning & Building Services,
Town of Newmarket,
395 Mulock Drive,
Newmarket, L3Y 4X7

On Bogart Circle,
Newmarket, ON.
L3Y 8T4

December 22nd 2014

Dear Sir,

File No. D9-NP 13 28, D12-NP 13 28, D14-NP 13 28

We would like to object to the proposed Zoning By-Law, Official Plan and Plan of Subdivision amendments relating to the above file number and municipally know as 955 and 995 Mulock Drive.

We believe it is critical that a comprehensive traffic and safety plan be completed and the necessary changes made prior to any approval of the above plan.

At all times of day and particularly 7am to 9am and 3 pm to 7pm it is very difficult to exit On Bogart Circle onto Mulock Drive. We note many residents, including ourselves, taking huge risks to try and merge with traffic heading west and worse, cutting across 4 lanes of traffic to turn east towards the 404.

The current flow of traffic is creating unnecessary risks to the health and safety of Bogarts Pond residents and we believe the amendments under the plan above which are within a few metres of Bogart Circle will significantly compound the risks to health and safety.

Furthermore, there is already a risk of delays and safety issues for emergency vehicles gaining access and egress to and from Bogarts Pond. This will only be increased if the new subdivision is approved.

It seems prudent for developers and the Town of Newmarket to avoid any liability should accidents occur or emergency vehicles be delayed due to the inevitable increase in local traffic that this proposed amendments will cause.

Thank you for your kind attention to our concerns.

Yours faithfully

Ruggle, Dave

From: Card, Eileen
Sent: January-07-15 8:05 AM
To: Ruggle, Dave
Subject: FW: Re circulation file # D9-NP 13 28, D12-NP 13 28,D14-NP 13 28

FYI

E

Eileen Card
Administrative Assistant – Planning
Town of Newmarket
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From: _____
Sent: January-06-15 8:08 PM
To: Planning
Cc: Kerwin, Dave
Subject: Re circulation file # D9-NP 13 28, D12-NP 13 28,D14-NP 13 28

The proposed subdivision of 73 town homes on the stated property will increase traffic by at least 73 more vehicles, and most homes will have 2, we would estimate that would mean at least 120 vehicles.
On the basis of increased traffic, on a street that is already difficult to turn left from Mulock onto Leslie currently. It is often necessary to start illegal merging at the brow of the hill for the turn at peak traffic times., it often takes 3 to 4 light changes before the turn can be completed.
The residents of the Bogart Circle homes located off Mulock, already have great difficulty exiting for a turn East bound on Mulock, imagine adding the residents from lots 955 and 995 Mulock Drive Also the school is at the top of the hill, and if anyone is around between 7:30 and 8 in the morning it is a traffic disaster, parents trying to get their kids to school, and the bus traffic..
It is our understanding that a traffic study will be done, but at what hours? It should be done when traffic is the heaviest, that would be from 7:30-9:00am and 3:00-7:00 pm., to get a true picture of the volume in the area.
We understand that we must accept development, but it should not be at the risk of the safety of the existing residents, and the students of Newmarket High School
Thank you for the opportunity to voice my concern..

↓ Bogart Mill Trail
Newmarket, On.
L3Y 8V5