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**From:** [REDACTED]  
**Sent:** April-21-15 11:37 AM  
**To:** [REDACTED]  
**Subject:** FW: gas station on Janette

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**From:** Lisa Barrett I  
**Sent:** April-21-15 9:38 AM  
**To:** Ruggle, Dave  
**Subject:** gas station on Janette

Dear Sir:

I have negative views towards the proposed gas station you are planning to construct at the end of my street. This area is like a bit of a "cottage-like" area, with original '50s style wooden bungalows. Our backyards are park-like. People that have purchased homes on this street, like our quiet little cottage-like atmosphere and I feel that this proposed large-scale gas station will be a blight on our surroundings here.

I am vehemently opposed to this large-scale gas station being built this close to my home.

There are gas stations both at Davis & Leslie and Davis and Green Lane. I do not feel that a gas station within .5 kms from the four other gas stations is necessary. Have any studies been done regarding the need for a gas station in this location?

We plan to attend the town hall meeting on May 4th.

Kind regards,  
Lisa Barrett

April 20, 2015

Dear Dave Ruggle,

I appreciate the opportunity to share my concerns in regards to the zoning plan for a gas station on Janette Street and Leslie.

Janette Street is a quiet family neighbourhood. I have been a resident of this street for over 15 years and love the area. Travelling on busy Leslie Street and turning onto Janette Street you'll notice the quiet and peaceful surroundings of this street with its mature trees and friendly neighbours.

The proposed zoning of a gas station on Janette concerns me for the following reasons:

- Close proximity of gas station to residential dwellings: The planned gas station is an intrusion onto a long standing residential street with homes at very close proximity backing onto and surrounding the planned gas station.
- Traffic concerns: The planned one full movement driveway onto Janette Street will increase traffic and speed on our residential street and cause concern for safety of pedestrians and children. Gas stations by nature are "pit stops" that are busy and those who visit them seem always in a hurry to get out of there. Therefore, it is inevitable that, in time, people will travel west on Janette street and Janette will become a through street for traffic.
- Noise/Light pollution: Increase in noise pollution because of high traffic and related nuisance. Quiet enjoyment of home space will be impacted. The increase in noise pollution and light pollution will impact the quality of life we're used to living on this street.
- Health concerns caused by vaporized gas fumes

The proposed plan depicts several considerations provided to the developers to accommodate the gas station such as relief from zoning by-laws, I trust the town will also consider the health and well being of the long standing residents of Janette Street, some having lived on this street for over forty years. The gas station situated so close to family dwellings would drastically impact the quality of life of residents of this street. Hope the town will consider an alternate location for the gas station that would be better suitable for its needs as well as the needs of its surrounding neighbours.

Sincerely,

Lucia Benedict

**From:** KAY CHAN

**Sent:** April-18-15 2:29 PM

**To:** Planning

**Subject:** Re : Objection to a Zoning By - Law Amendment for lands located at 17844 Leslie Street Newmarket File No. D14 - 14 -10

To : Planning & Building Services  
Town of Newmarket  
395 Mulock Drive  
Newmarket On. L3Y 4X7

Date : 18 April 2015

Dear Sir ,

Objection to a Zoning By - Law Amendment for lands located at 17844 Leslie Street  
Newmarket File No. D14 - 14 -10

We refer to your Notice dated April 14, 2015 , we strongly object the above - named property to change to be a gas station with 4 pumps based on the following issues :

1) Safety Issue

Their lot is very close to the residential houses nearby and is just next to our building located at 17830 Leslie Street Newmarket .  
A gas station so close would be like a bomb next to our tenants as fire might be caused at any time.

2) Environmental Issue

Gas oil would cause condemnation to the land and damage would be very serious in the aspect of environmental issue.

Please kindly consider our objection and advise us as soon as possible if our objection by this email is not accepted.

Thank you very much for your kind attention.

God bless

For and on behalf of  
Sharing Co. Ltd.  
Kay Chan  
Director

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**From:** Ruggle, Dave  
**Sent:** April-21-15 11:39 AM  
**To:**  
**Subject:** FW: Re Planning approval 17844 Leslie St. Newmarket.

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**From:** mike squires  
**Sent:** April-20-15 9:46 PM  
**To:** Ruggle, Dave  
**Subject:** Re Planning approval 17844 Leslie St. Newmarket.

20/04/2015

Dave Ruggle, Senior Planner,

Back in early January of this year, I visited the planning office and spoke to you regarding the property line of the proposed development of 17844 Leslie St.

I have lived on Janette Street since 1974 and it is my belief and the belief of neighbours who have lived on the street since prior to the seventies, that to the west of this property (17844 Leslie St.), and running from Elgin St across Janette St. and continuing north, is a "Right of Way" which has been there from before the area was annexed from East Gwillimbury. I am told at one time a water tower was to be built just north of Janette close to this point.

The existing fence and tree line on the west side of the proposed development site indicates the true boundary of said property beyond which is the right of way and the first residential home on Janette Street.

Has the planning department been able to resolve this conundrum and determined what should happen to this parcel of land, which I believe rightfully belongs to the Town of Newmarket? If it's decided to sell this to the developer I have no problem with that, providing some compensation is paid by the developer. But consider too, there are other properties that border this parcel of land and they should have an opportunity to speak. If this development goes ahead as planned then I am of the opinion that this developer may be building on land owned by the town, and I also understand there is a law that property must be set back 4ft from the property line.

I look forward to your response.

Mike Squires