



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, Planning Department
Region of York, Environmental Services
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
York Regional Police

CORPORATE SERVICES		
INCOMING MAIL	REFD TO	COPY TO
MAY 22 2015		

DATE: May 22, 2015

SUBJECT: **Application for Official Plan & Zoning By-Law Amendment and Draft Plan of Subdivision**
16920 Leslie Street. West side of Leslie street North of Mulock Drive
Pt Lt 31, Con 2; Pt E1/2 Lt 32, Con 2
Newmarket Cemetery Corporation/1758529 Ontario Inc.
(Forest Green Homes)
Files: D9-NP1312, D12-NP1312, D14-NP1312

Please find attached a re-circulation of the above captioned Draft Plan of Subdivision Official Plan and Zoning By-law Amendment application, survey and draft plan of subdivision. This re-application revises the proposed draft plan of subdivision as well as incorporating 16860 Leslie Street into the plan.

The application is proposing to redesignate the subject lands from Major Institutional to Emerging Residential, Parks and Open Space, Natural Heritage System and Major Institutional designations. The application also proposes to rezone the subject lands from the Environmental Protection Open Space (OS-EP), Cemetery (I-C), Residential Detached Dwelling 30m (R1-B) and Residential Apartment Dwelling (R5-S) zones to the Open Space (OS-1), Residential Townhouse Condominium Plan Dwelling (R4-CP), Residential Townhouse Dwelling 3 (R4-R), Residential Stacked Townhouse Condominium Dwelling (R4-S-CP) and the Residential Apartment Dwelling (R5) zones to permit a draft plan of subdivision containing 91 freehold townhouses, 78 Condominium Townhouses, 27 stacked townhouses and an undefined number of units within 4 four storey apartment buildings on the subject lands.

Please direct any comments and/or conditions of draft plan approval you may have on this proposal to the Planning Department by June 19, 2015

Dave Rygle

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

Copy: Mayor Tony Van Bynen
R.N. Shelton, Chief Administrative Officer
Dave Kerwin, Councillor Ward 2
Kerigan Kelly, Groundswell Urban Planners Inc.

Attachments: Application, Draft Plan of Subdivision, Survey



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PLANNING APPLICATION FORM USE FOR ALL APPLICATIONS	FOR OFFICE USE
	RECEIVED BY: _____
	DATE RECEIVED: _____
	APPLICATION FEE: _____
	FILE NUMBER: _____

APPLICATION IS SUBMITTED FOR: (Mark all appropriate boxes)

- | | |
|---|---|
| <input checked="" type="checkbox"/> OFFICIAL PLAN AMENDMENT | <input checked="" 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: The Newmarket Cemetery Corporation.
ADDRESS: 112 Main St. N. CITY: Newmarket
POSTAL CODE: L3Y 4A1 PHONE: (905) 836-5133 FAX: _____
E-MAIL ADDRESS: _____

PLEASE LIST ADDITIONAL PROPERTY OWNERS ON AN ATTACHED SHEET

BENEFICIAL OWNER: (If applicable) 2394237 Ontario Inc.
ADDRESS: 5332 Highway 7 CITY: Woodbridge
POSTAL CODE: L4L 1T3 PHONE: (905) 850-8500 FAX: (905) 850-8503
E-MAIL ADDRESS: gilles@fgh.net

AGENT: (If other than either of the above) Groundswell Urban Planners
ADDRESS: 3 W. Beaver Creek Road, Unit 109 CITY: Richmond Hill
POSTAL CODE: L4B 3K1 PHONE: (905) 597-8204 FAX: _____
E-MAIL ADDRESS: kerigan@groundswellplan.com

SEND INVOICES TO: (Mark appropriate boxes)

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

SEND CORRESPONDENCE TO: (Mark appropriate boxes)

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

LOCATION AND DESCRIPTION OF PROPERTY

MUNICIPAL ADDRESS: 16920 & 16860 Leslie StreetLOT: Part Lot 31 & Part E 1/2 Lot 32 CONCESSION: 2

LOT: _____ REGISTERED PLAN: _____

AND/OR

PART: _____

REFERENCE PLAN (If relevant): _____

LOT AREA (ha): 16.443 LOT FRONTAGE (m): 319.76 LOT DEPTH (m): ~530m

EXISTING STRUCTURES: (Give height & floor area)

Vacant

PROPOSED STRUCTURES: (Give height & floor area)

91 freehold townhouses, 78 condo townhouses, 27 stacked townhouses, and 2 mid-rise apartment blocks.

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

LAND USES

PRESENT USE: vacantPROPOSED USE: medium-density residential (ranging from townhouses, stacked towns, and apartment units)PRESENT OFFICIAL PLAN DESIGNATION: Major Institutional, Stable Residential, Natural Heritage SystemPROPOSED OFFICIAL PLAN DESIGNATION: (If applicable) Major Institutional, Emerging Residential, Parks & Open Space, Natural Heritage System.PRESENT ZONING BYLAW CLASSIFICATION: I-C, R5-S, OS-EP, R1-BPROPOSED ZONING BYLAW CLASSIFICATION: (If applicable) OS-I, R4-CP, R4-R, R5-T/R4R, R4-CP

- ☒ Pre-consultation with municipal staff on application - Date: Sept. 24, 2013 & Apr. 4, 2012
- ☒ 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

SERVICINGSANITARY SERVICING:

MUNICIPAL



PRIVATE SEPTIC SYSTEM



OTHER: _____

WATER SUPPLY:

MUNICIPAL



PRIVATE WELL



OTHER: _____

DATE OF ACQUISITION OF LAND

BY OWNER: _____

AND IN THE CASE OF A BENEFICIAL OWNER, ANTICIPATED DATE OF CLOSING: 2015

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 Kerigan Kelly (Groundswell Urban Planners)

of the

Town

of

Aurora

in the

Region

of

York

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 Town

of

Newmarket

in the

Region

of

York

this

12

day of

May

A.D.

2015

Eileen Card
A Commissioner, etc.

Eileen Jane Card, a Commissioner, etc.,
Province of Ontario, for the
Corporation of the Town of Newmarket.
Expires February 20, 2018.

Kerigan Kelly
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 Kerigan Kelly
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.

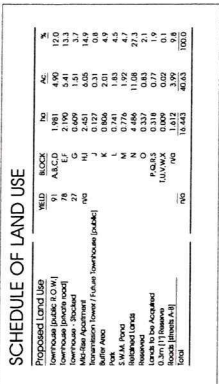
I hereby also undertake to have any sign, which is required to be erected to provide notification of a public meeting, removed within seven days after the public meeting is held.

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: _____ SIGNED: _____
Signature of Owner
LOUIS M. FANSTAGLIO
Print Name of Owner

(AFFIX CORPORATE SEAL IF APPLICABLE)



REQUIRED UNDER SECTION 5(1) 7) OF THE PLANNING ACT	
a	SHOWN ON DRAFT PLAN AND SURVEYORS CERTIFICATE
b	SHOWN ON DRAFT PLAN AND KEY PLAN
c	SHOWN ON DRAFT PLAN
d	SHOWN TO BE USED IN ACCORDANCE WITH USE SCHEDULE
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BY SIGNING THE REGISTEROFFICER OF THE SUBJECT LANDS, HEREBY AUTHORIZES
COUNCILLOR/URBAN PLANNERS INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF REZONIFICATION APPROVAL.

STATEMENT CERTIFYING THAT THE BOUNDARIES OF THE SUBJECT LANDS AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN ON THE PLAN.

SANDRA WARDEN, O.I.S.

THE FOLLOWING MATERIAL IS PRESENTED
AS CLASSIFIED ONLY TO PEOPLE IN
SPECIALIZED POSITIONS

Karel Topol

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466
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Copyright Reserved

DRAFT PLAN of Subdivision
 P1/L1/31 CON 2 WHITCHURCH; P1/E1/2/L1/32
 CON 2 WHITCHURCH AS IN A37031A, EXCEPT P1,
 6SR1 4079 & P1'S 11 & 23 EXPROP PL R632662
 TOWN OF NEWMARKET
 REGIONAL MUNICIPALITY OF YORK

PREPARED FOR:
FOREST GREEN

0000

PROJECT NO. 12-04

050	DRAWING NO.
-----	-------------

20 DEC 2012

**SURVEYOR'S REAL PROPERTY REPORT
PLAN AND TOPOGRAPHY OF
PART OF LOTS 31 & 32
CONCESSION 2
(GEOGRAPHIC TOWNSHIP OF WHITBURN)
TOWN OF NEWMARKET
REGIONAL MUNICIPALITY OF YORK**

SCALE: 1" = 100.00'

NOTE
1. THIS SURVEY WAS MADE BY THE SURVEYOR IN THE FIELD AND THE RESULTS WERE PREPARED BY THE SURVEYOR'S OFFICE.
2. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY CHANGES TO THE PROPERTY SINCE THE SURVEY WAS MADE.
3. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY CHANGES TO THE PROPERTY SINCE THE SURVEY WAS MADE.

METRIC
1 METRE = 39.37 INCHES
1 KILOMETRE = 0.6214 MILES
1 HECTARE = 2.471 ACRES
1 SQUARE METRE = 1.196 SQUARE YARDS

COPYRIGHT © 2002 BY THE SURVEYOR
NO PERSON MAY COPY, REPRODUCE, DISSEMINATE OR
USE THIS SURVEY FOR ANY PURPOSE WITHOUT THE WRITTEN
CONSENT OF THE SURVEYOR.

ELEVATION NOTE
ALL ELEVATIONS ARE IN METERS
AND ARE REFERRED TO THE MEAN SEA LEVEL DATUM
OF 1985.

BOUNDARY NOTE
BOUNDARY INFORMATION SPONSORED BY THE
TOWN OF NEWMARKET, REGIONAL MUNICIPALITY OF YORK
AND THE TOWN OF WHITBURN, REGIONAL MUNICIPALITY OF YORK.

BEARING NOTE
ALL BEARINGS ARE IN DEGREES
AND ARE REFERRED TO THE TRUE MERIDIAN
AS SHOWN ON THE SURVEYOR'S PLAN.

LEGEND

- 1. SURVEYOR'S PLAN
- 2. TOWN OF NEWMARKET
- 3. TOWN OF WHITBURN
- 4. TOWN OF MARKHAM
- 5. TOWN OF RICHMOND HILL
- 6. TOWN OF SCARBOROUGH
- 7. TOWN OF YORK
- 8. TOWN OF DUFFERIN
- 9. TOWN OF BRIMLEY
- 10. TOWN OF MISSISSAUGA
- 11. TOWN OF PALMERSTON
- 12. TOWN OF BURLINGTON
- 13. TOWN OF KENT
- 14. TOWN OF LINCOLN
- 15. TOWN OF WINDSOR
- 16. TOWN OF DETROIT
- 17. TOWN OF TOLEDO
- 18. TOWN OF CLEVELAND
- 19. TOWN OF COLUMBUS
- 20. TOWN OF INDIANAPOLIS
- 21. TOWN OF CHICAGO
- 22. TOWN OF MILWAUKEE
- 23. TOWN OF MINNEAPOLIS
- 24. TOWN OF ST. PAUL
- 25. TOWN OF PORTLAND
- 26. TOWN OF SEASIDE
- 27. TOWN OF SAN JOSE
- 28. TOWN OF SAN FRANCISCO
- 29. TOWN OF OAKLAND
- 30. TOWN OF ALBUQUERQUE
- 31. TOWN OF DENVER
- 32. TOWN OF COLORADO SPRINGS
- 33. TOWN OF FORT COLLINS
- 34. TOWN OF BOULDER
- 35. TOWN OF WYOMING
- 36. TOWN OF MONTANA
- 37. TOWN OF IDAHO
- 38. TOWN OF WASHINGTON
- 39. TOWN OF OREGON
- 40. TOWN OF CALIFORNIA
- 41. TOWN OF ARIZONA
- 42. TOWN OF NEVADA
- 43. TOWN OF UTAH
- 44. TOWN OF NEW MEXICO
- 45. TOWN OF TEXAS
- 46. TOWN OF OKLAHOMA
- 47. TOWN OF KANSAS
- 48. TOWN OF MISSOURI
- 49. TOWN OF ILLINOIS
- 50. TOWN OF INDIANA
- 51. TOWN OF OHIO
- 52. TOWN OF PENNSYLVANIA
- 53. TOWN OF MARYLAND
- 54. TOWN OF VIRGINIA
- 55. TOWN OF NORTH CAROLINA
- 56. TOWN OF SOUTH CAROLINA
- 57. TOWN OF GEORGIA
- 58. TOWN OF ALABAMA
- 59. TOWN OF LOUISIANA
- 60. TOWN OF ARKANSAS
- 61. TOWN OF MISSISSIPPI
- 62. TOWN OF ALABAMA
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- 96. TOWN OF ARKANSAS
- 97. TOWN OF MISSISSIPPI
- 98. TOWN OF ALABAMA
- 99. TOWN OF LOUISIANA
- 100. TOWN OF ARKANSAS

SURVEYOR'S CERTIFICATE
I, THE SURVEYOR, HAVE MADE A SURVEY OF THE
PROPERTY SHOWN ON THIS PLAN AND HAVE
BEEN ADVISED BY THE TOWN OF NEWMARKET
AND THE TOWN OF WHITBURN THAT THE
PROPERTY IS THE SAME AS SHOWN ON THE
TOWN OF NEWMARKET AND THE TOWN OF
WHITBURN PLANS.

DATE: 2002
BY: [Signature]
Title: Land Surveyor

ONTARIO LAND SURVEYORS
777 THE QUEENSWAY, UNIT 1, TORONTO, ONTARIO, M6H 1H5
TEL: (416) 593-2222 FAX: (416) 593-2223
WWW.OLSONSURVEYORS.COM
JAMES M. LEE, P. Eng. [Signature] [Stamp]



