

January 15th, 2021

Town of Newmarket
c/o clerks@newmarket.ca

Re: Public Meeting (to be held on Mon., Jan. 18th, 2021) to consider a proposed amendment to the Official Plan for addresses: 16250, 16353 and 13450 Yonge Street

Applicant: Shinning Hill Collection Inc.
File Number: D09NP2012

Respectfully submit the following regarding the proposed amendment to the Official Plan by the above noted Applicant – File Number D09NP2012:

1. First - important to recognize the obvious - that the subject lands of the proposed amendment – are found within the protected Oak Ridges Moraine Area – therefore - what material circumstance(s) warrant the consideration of re-designating the lands in question (16250, 16353 and 13450 Yonge Street or any part thereof) from ***“Environmental Protection Area – Oak Ridges Moraine”, “Stable Residential”, and “Parks & Open Space” to “Site Specific Emerging Residential”, “Parks & Open Space”, “Natural Heritage System”, and “Environmental Protection Area – Oak Ridge Moraine”.***
2. Describe the difference between the current ***“Stable Residential”*** compared to the proposed ***“Site Specific Emerging Residential”*** as put forth in the proposed amendment to the Official Plan.
3. Describe, with specific examples, what ***“low/medium residential, institutional, commercial, office”*** refers to in the proposed amendment and provide a revised projection of population growth related to the site specific ***“low/medium residential, institutional, commercial, office”.***
4. What studies is the Town of Newmarket prepared to commission to determine the viability of an increase in population (as per the revised projection of population growth within the subject area) – for the purpose of identifying and implementing the required infrastructure (with emphasis on long-term sustainability) – including but not limited to: preserving green space and ecosystems; sewage; water; roads/transportation systems; traffic; noise; and pollution.

Keeping in mind, as noted in the Town of Newmarket's Official Plan, ***“The boundary of the Oak Ridges Moraine and the land use designations within the Oak Ridges Moraine Area (i.e., Natural Core Area and Settlement Area) as shown on Schedule “B” to Amendment No. 28, cannot be altered. No amendments to the Natural Core Area land use designation can be considered within the Oak Ridges Moraine Conservation Plan Area of the Town of Newmarket.”*** - any consideration into the possibility of deviating from this current directive must not be made lightly - but instead with the upmost care, detailed review of relevant expert findings, community input and with the propose of safeguarding precious green space and natural ecosystems.

Thank you for your time and consideration.

Respectfully,

Carmela and Michael Pugliese