



Planning and Building Services

TOWN OF NEWMARKET
395 Mulock Drive
P.O. Box 328
Newmarket, ON L3Y 4X7

www.newmarket.ca
planning@newmarket.ca
905.953.5321

**NOTICE OF THE ADOPTION BY THE TOWN OF NEWMARKET
OF OFFICIAL PLAN AMENDMENT NUMBER 12**

TAKE NOTICE that the Council of the Town of Newmarket passed **By-law Number 2015-60** being a By-law to adopt Official Plan Amendment Number 12 on the **14th day of December, 2015**, under Section 17 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

AND TAKE NOTICE that the Official Plan Amendment **requires approval** by the Regional Municipality of York, under subsections 21(1) and 17(22) of the *Planning Act*.

ANY PERSON OR PUBLIC BODY will be entitled to receive notice of the decision of the Regional Municipality of York if a written request to be notified of the decision, including the person's or public body's name and address is made to:

Director, Community Planning and Development Services
York Region Administrative Centre
17250 Yonge Street
Newmarket, ON
L3Y 6Z1

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

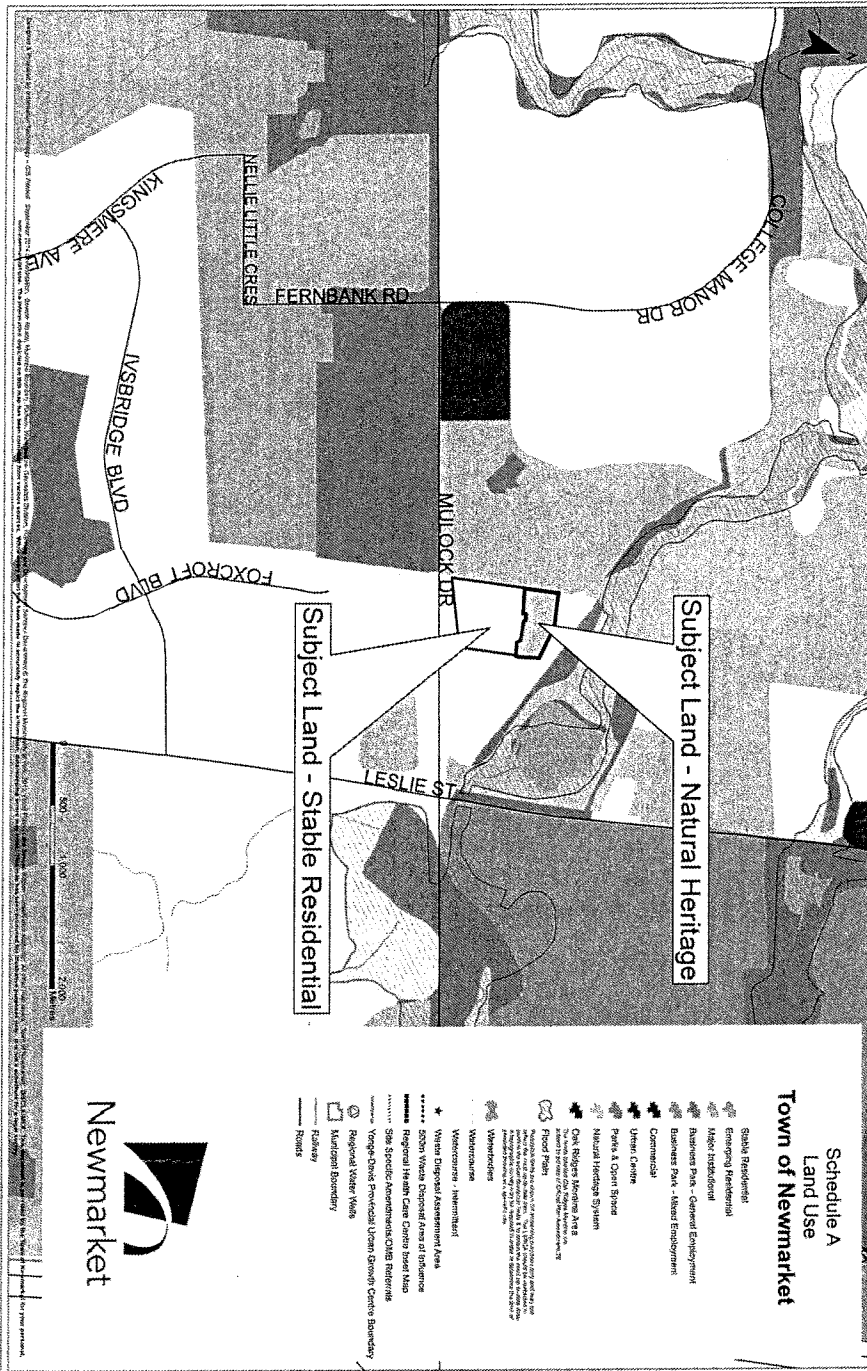
No person or public body shall be added as a party to the hearing of the appeal unless, before the plan was adopted, the person or public body made oral submissions at a public meeting or written submissions to the Council or, in the opinion of the Ontario Municipal Board, there are reasonable grounds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

The purpose of Amendment Number 12 is twofold. Firstly, is to amend the policies applying to the subject lands, currently being within the *Stable Residential* designation by adding Townhouse Units on a Private Road as a Permitted Use and secondly to re-designate the retained existing woodlot on the subject lands from the *Stable Residential* to the *Natural Heritage* designation.

ADDITIONAL INFORMATION relating to Official Plan Amendment Number 12 is available for inspection between 8:30 a.m. and 4:30 p.m. on weekdays at the Municipal Offices, 395 Mulock Drive, Newmarket. Direct any inquiries to the Planning Department 905-953-5300 Extension 2454. Please refer to File No. D9 NP 13-28 - Official Plan Amendment Number 12. The subject lands are also the subject of a Zoning By-law Amendment (D14 NP13 28) and Draft Plan of Subdivision (D12 NP 13 28)

Dated: December 18, 2015

Official Plan Amendment Number 12 955 and 995 Mullock Drive



Schedule A Land Use Town of Newmarket

- Single Residential
- Emerging Residential
- Major Residential
- Business Park - General Employment
- Business Park - Mixed Employment
- Commercial
- Urban Centre
- Parks & Open Space
- Natural Heritage System
- Oak Ridge Menting Area
- Flood Plain
- Wetlands
- Watercourse - intermittent
- Watercourse - permanent
- Vision District Assessment Area
- 50km Water Supply Area of Influence
- Regional Health Care Catchment Area
- 50km Specific Recreational OMB Influence
- Voyageur Provincial Urban Growth Centre Boundary
- Municipal Boundary
- Railway
- Road





PLANNING AND BUILDING SERVICES

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P.O. Box 328, STN Main T: 905.953.5321
Newmarket, ON L3Y 4X7 F: 905.953.5140

NOTICE OF THE PASSING OF A ZONING BYLAW BY TOWN OF NEWMARKET

Zoning By-Law Amendment: 2015-61
Applicant: Lorne Park Gardens Inc.
Location: 955 and 995 Mulock Drive
File Number: D14-NP13-28

TAKE NOTICE that the Council of the Town of Newmarket passed **By-Law Number 2015-61** on the **14th day of December, 2015**, under Section 34 of the Planning Act, R.S.O. 1990, c. P. 13, as amended.

AND TAKE NOTICE THAT any person or public body may appeal to the Ontario Municipal Board in respect to the By-law by filing with the Clerk of the Corporation of the Town of Newmarket no later than **4:30 p.m. on the 7th day of January, 2016** a notice of appeal setting out the objection to the By-Law and the reasons for the appeal, accompanied by the prescribed appeal fee(s), made payable to the Minister of Finance in the amount of \$125.00. 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. 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 bylaw, describing the lands to which the bylaw applies, and a location map showing the location of the lands to which the bylaw applies (or alternatively, an explanation as to why a location map is not provided) are attached. The complete bylaw is available for inspection in the Town Clerk's office during regular office hours.

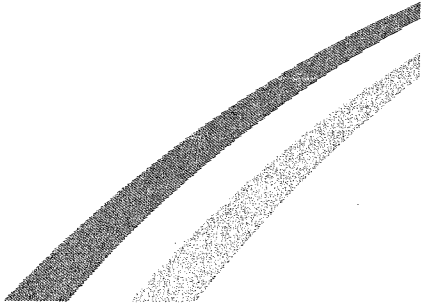
Only individuals, corporations and public bodies may appeal a zoning bylaw to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group 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 option of the Ontario Municipal Board, there are reasonable grounds to add the person or public body as a party.

The subject lands are also the subject of an Official Plan Amendment (D9-NP13-28) and Draft Plan of Subdivision (D12 13 28)

DATED at the Town of Newmarket this **18th day of December, 2015**.

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



EXPLANATORY NOTE:

By-Law Number 2015-61 applies to the lands located at 955 and 995 Mulock Drive

By-Law 2015-61 has the purpose and effect of rezoning the subject land from Residential Detached Dwelling 60m (R1-A) Zone to Residential Townhouse Dwelling 3 (H(R4-R-129) Holding Zone and Environmental Protection Open Space (OS-EP) zone to permit a residential townhouse development and the preservation of a woodlot on the subject lands

By-Law 2015-61 permits a maximum of 73 Townhomes of the subject lands

By-Law 2015-61 provides for specific lot, siting and building specifications

By-Law 2015-61 provides for site specific parking and buffering requirements

By-law 2015-61 protects 0.46 hectares of woodlot on the subject lands

By-Law 2015-61 provides for the Holding provision on the subject land to be removed once required conditions are satisfied.

A Location Map showing the location of the subject land to which By-Law Number 2010-71 applies is provided below

955 and 995 Mulock Drive Location map

