



## 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

### Notice of Complete Application Proposed Official Plan Amendment and Zoning By-law Amendment

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PROPERTY DESCRIPTION: **429/445 Harry Walker Parkway South  
East side Of Harry Walker Parkway, North of Mulock Drive**

APPLICANT: **Regional Municipality Of York**

FILE NUMBER: **D9NP16 01 (OPA); D14NP16 01 (ZBA)**

The Town of Newmarket has received an application for a proposed Official Plan Amendment and Zoning By-law Amendment. The application proposes to amend the Official Plan and Zoning Bylaw to permit outdoor storage uses related to a proposed snow storage facility and to seek relief for parking standards for the York Regional Police Station proposed on the subject lands.

This application is deemed complete under the Planning Act. At this time there are no other applications pertaining to the subject land. A map detailing the location of the subject lands is on the reverse of this page.

A statutory public meeting as required by the Planning Act will be held at a future undetermined date. Notice of the future statutory public meeting will be mailed from the Town of Newmarket no less than 20 days prior to the meeting date.

#### More information:

The public may view planning documents and background material at the Legal and Development Services Planning Department between 8:30 a.m. and 4:30 p.m., Monday through Friday. Questions, written submissions or requests for notification may be directed to:

Dave Ruggle, BAA, MCIP, RPP, Senior Planner – Community Planning  
Planning and Building Services: Planning Division  
Town of Newmarket  
395 Mulock Drive  
PO Box 328 Stn Main  
Newmarket, ON L3Y 4X7  
druggle@newmarket.ca

*Dated at the Town of Newmarket this 20 day of January, 2016*





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T: 905.953.5321

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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  
Town of Whitchurch Stouffville  
Ministry of Transportation

DATE: January 25, 2016

SUBJECT: Application for Official Plan and Zoning By-law Amendment  
429/445 Harry Walker Parkway South  
East side Of Harry Walker Parkway, North of Mulock Drive  
Town of Newmarket  
Regional Municipality of York  
File No.: D9NP16 01 (OPA); D14NP16 01 (ZBA)

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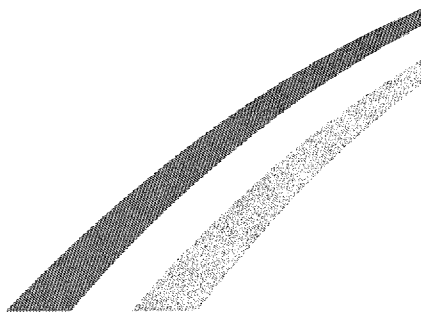
Please find attached a copy of the above captioned Official Plan and Zoning By-law Amendment application, survey and site plan package. The application proposes to amend the Official Plan and Zoning Bylaw to permit outdoor storage uses related to a proposed snow storage facility and to seek relief for parking standards for the York Regional Police Station proposed on the subject lands.

Please direct any comments you may have on this proposal to Planning Services by February 25, 2016.

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

Copy: Mayor Tony Van Bynen  
R.N. Shelton, Chief Administrative Officer  
Dave Kerwin, Councillor Ward 4  
Lauren Capilongo, Malone Given Parsons Ltd.

Attachments: Application, Survey, Site Plan Package



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<b>PLANNING APPLICATION FORM</b>  USE FOR ALL APPLICATIONS	<b>FOR OFFICE USE</b>
	RECEIVED BY: _____
	DATE RECEIVED: _____
	APPLICATION FEE: _____
	FILE NUMBER: <u>D9NP1601</u>

APPLICATION IS SUBMITTED FOR: (Mark all appropriate boxes)

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> OFFICIAL PLAN AMENDMENT <u>D9</u> | <input type="checkbox"/> DRAFT PLAN OF SUBDIVISION |
| <input checked="" type="checkbox"/> ZONING BYLAW AMENDMENT <u>D14</u> | <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: Regional Municipality of York

ADDRESS: 17250 Yonge Street

CITY: Newmarket

POSTAL CODE: L3Y 6Z1

PHONE: 905-830-4444

FAX: \_\_\_\_\_

E-MAIL ADDRESS: vikas.more@york.ca

PLEASE LIST ADDITIONAL PROPERTY OWNERS ON AN ATTACHED SHEET

BENEFICIAL OWNER: (If applicable)

ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_

POSTAL CODE: \_\_\_\_\_

PHONE: \_\_\_\_\_

FAX: \_\_\_\_\_

E-MAIL ADDRESS: \_\_\_\_\_

AGENT: (If other than either of the above) Malone Given Parsons

ADDRESS: 140 Renfrew Drive

CITY: Markham

POSTAL CODE: L3R 6B3

PHONE: 905-513-0170

FAX: \_\_\_\_\_

E-MAIL ADDRESS: lcapilongo@mgp.ca

SEND INVOICES TO: (Mark appropriate boxes)

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

SEND CORRESPONDENCE TO: (Mark appropriate boxes)

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

**LOCATION AND DESCRIPTION OF PROPERTY**

MUNICIPAL ADDRESS: 429/445 Harry Walker Parkway

LOT:

CONCESSION:

LOT:

REGISTERED PLAN:

AND/OR

PART:

REFERENCE PLAN (If relevant):

**SEE ATTACHED  
DOCUMENT**

LOT AREA (ha): 3.14 ha

LOT FRONTAGE (m): 71 m

LOT DEPTH (m): 225 m

EXISTING STRUCTURES: (Give height &amp; floor area)

N/A

PROPOSED STRUCTURES: (Give height &amp; floor area)

Snow management facility - 346 sq.m., York Region Police (YRP) facility - 5,575 sq.m.

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

Yes. York Region owns 415 Harry Walker Parkway South and is currently in the process of seeking approval for the development of the land for a proposed 627 sq.m. EMS facility.

**LAND USES**

PRESENT USE: Vacant

PROPOSED USE: Snow management facility, YRP Facility

PRESENT OFFICIAL PLAN DESIGNATION: Business Park - Mixed Employment

PROPOSED OFFICIAL PLAN DESIGNATION: (If applicable) Business Park - Mixed Employment with outdoor storage permissions

PRESENT ZONING BYLAW CLASSIFICATION: Mixed-use - Employment Zone (EM-107)

PROPOSED ZONING BYLAW CLASSIFICATION: (If applicable) Mixed-use - Employment Zone with outdoor storage permissions

- ☒ Pre-consultation with municipal staff on application - Date: July 22, 2015
- ☒ 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)

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:

DINO BASSO AND/OR Malone Given Parsons Ltd.  
 (Please Print) (Please Print)  
 BENEFICIAL OWNER (If applicable) 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.

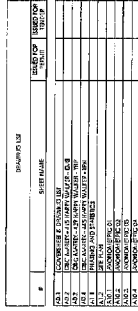
I hereby also undertake to have any sign, which is required to be erected to provide notification of a public meeting, removed within seven days after the public meeting is held.

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: DEC 9, 2015 SIGNED:   
 Signature of Owner  
DINO BASSO  
 Print Name of Owner

(AFFIX CORPORATE SEAL IF APPLICABLE)



NUMBER	DATE	REMARKS
#12	2/15/11-25	FOR HANDBOOK
#11	2/15/11-14	FOR COORDINATION
#10	2/15/11-13	FOR COORDINATION
#09	2/15/11-20	FOR COORDINATION
#08	2/15/11-22	FOR COORDINATION
#07	2/15/11-22	FOR COORDINATION
#06	2/15/11-20	FOR COORDINATION
#05	2/15/11-17	FOR HANDBOOK
#04	2/15/11-20	FOR HANDBOOK
#03	2/15/11-20	FOR HANDBOOK
#02	2/15/11-14	FOR HANDBOOK

CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. DIMENSIONS ARE NOT TO BE GUESSED.

CONTRACT DOCUMENTS ARE THE PROPERTY OF THE CONSULTANT AND SHALL NOT BE USED OR REPRODUCED WITHOUT AUTHORIZATION. DOCUMENTS ARE TO BE RETURNED UPON COMPLETION OF THE PROJECT.

**ATA ARCHITECTS**

**ATA ARCHITECTS P.C.**  
201 LAKESIDE BLVD EAST  
CHICAGO, ILLINOIS 60601  
TEL: 312.467.5555 FAX: 312.467.4400  
E: [info@ataarchitects.com](mailto:info@ataarchitects.com)  
[www.ataarchitects.com](http://www.ataarchitects.com)

PROJECT TITLE: 415, 429 & 445 HARRY WALKER PKW  
NEWMARKET, ONTARIO

DRAWING TITLE  
COVERSHEET & DRAWING LIST

AS N° 14480

SCA 11 SA

1:50

2015 11 25

CHECKED BY \_\_\_\_\_

PROJECT NUMBER

DRAWING NUMBER  
15-1076

## AO.1

# 415, 429 & 445 HARRY WALKER PKW

NEWMARKET, ONTARIO

PROJECT NO. 15-1076

ATA ARCHITECTS INC.  
ARCHITECTURAL

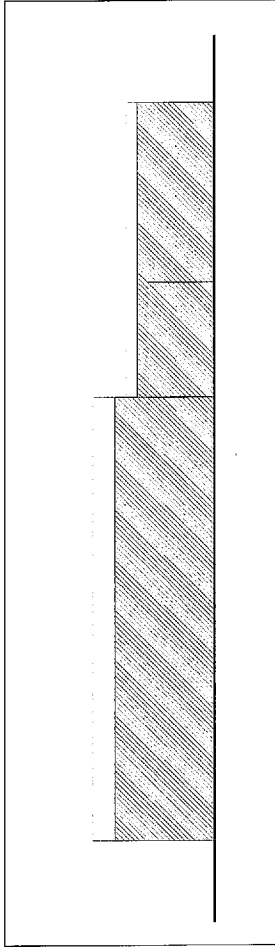
**AIA ARCHITECTS INC.**  
211 LAKE SHORE ROAD EAST  
OAKVILLE ONTARIO L6J 1H7  
TEL 905 840-1801

F 905.849.4359

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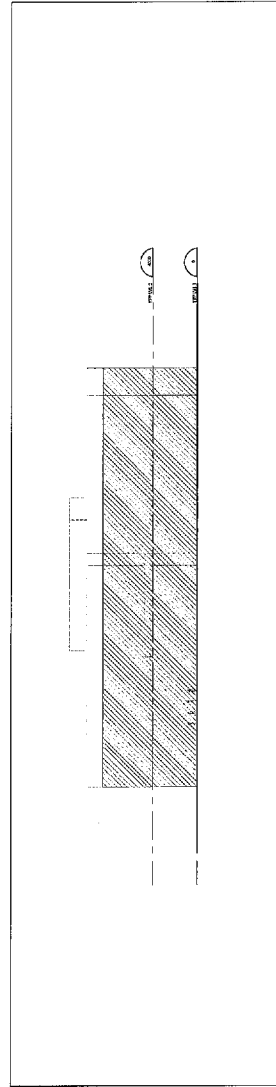
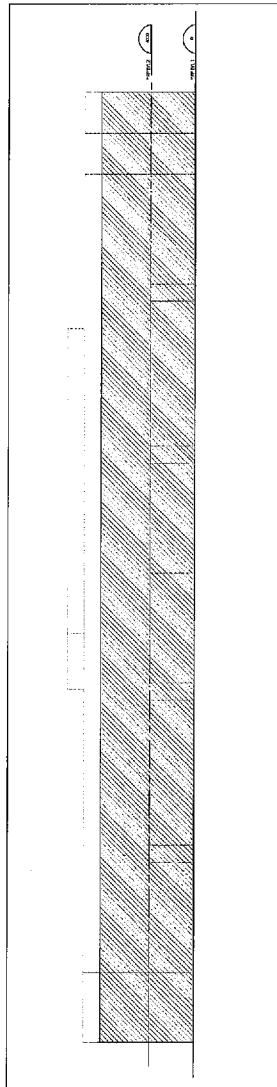
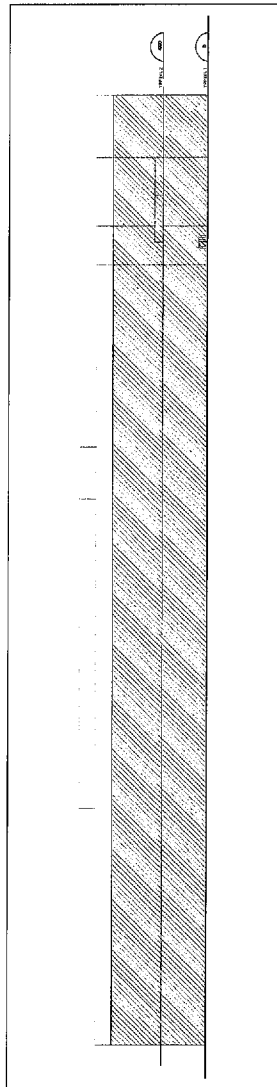
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08/03/2017	FOR WORK

415, 429 & 445 HARRY  
WALKER PKW  
NEWMARKET, ONTARIO

DRAWING TITLE	CBC MATRIX-415 HARRY WALKER - DMS		
REVISION	SA		
SCALE			
DATE	As indicated		
DESIGNED BY	20151125		
PROJECT NUMBER	AT		
DRAWING NUMBER	15-1076		

A0.2

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ORC - PART 3 - PHASE 3

A0.3

PROJECT TITLE:  
415, 429 & 445 HARRY  
WALKER PKW  
NEWMARKET, ONTARIO

NEWMARKET, ONTARIO

DRAWING TITLE:

YEAR	DRAWN BY

54

As indicated

NOTE

АВТОМАТИЗМ

AT	PR 2, OCT 10, 1964
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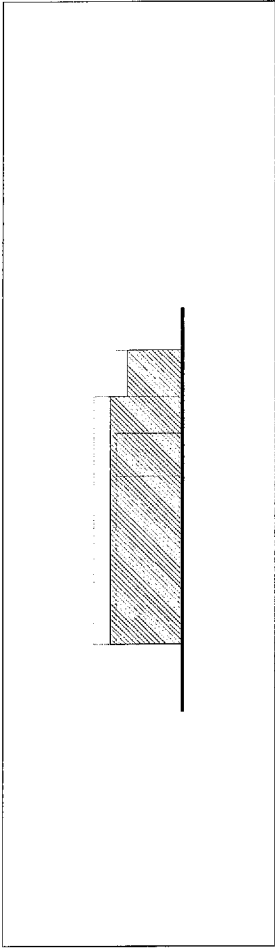
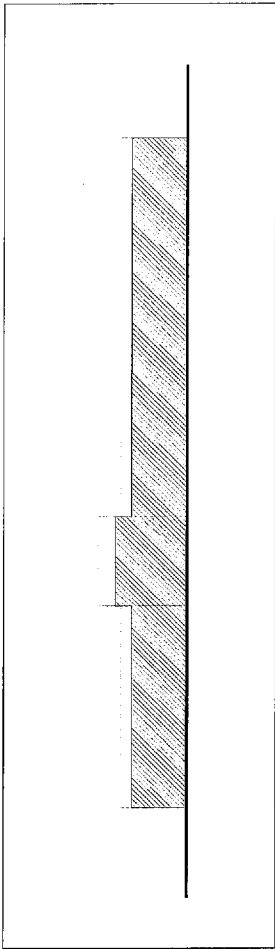
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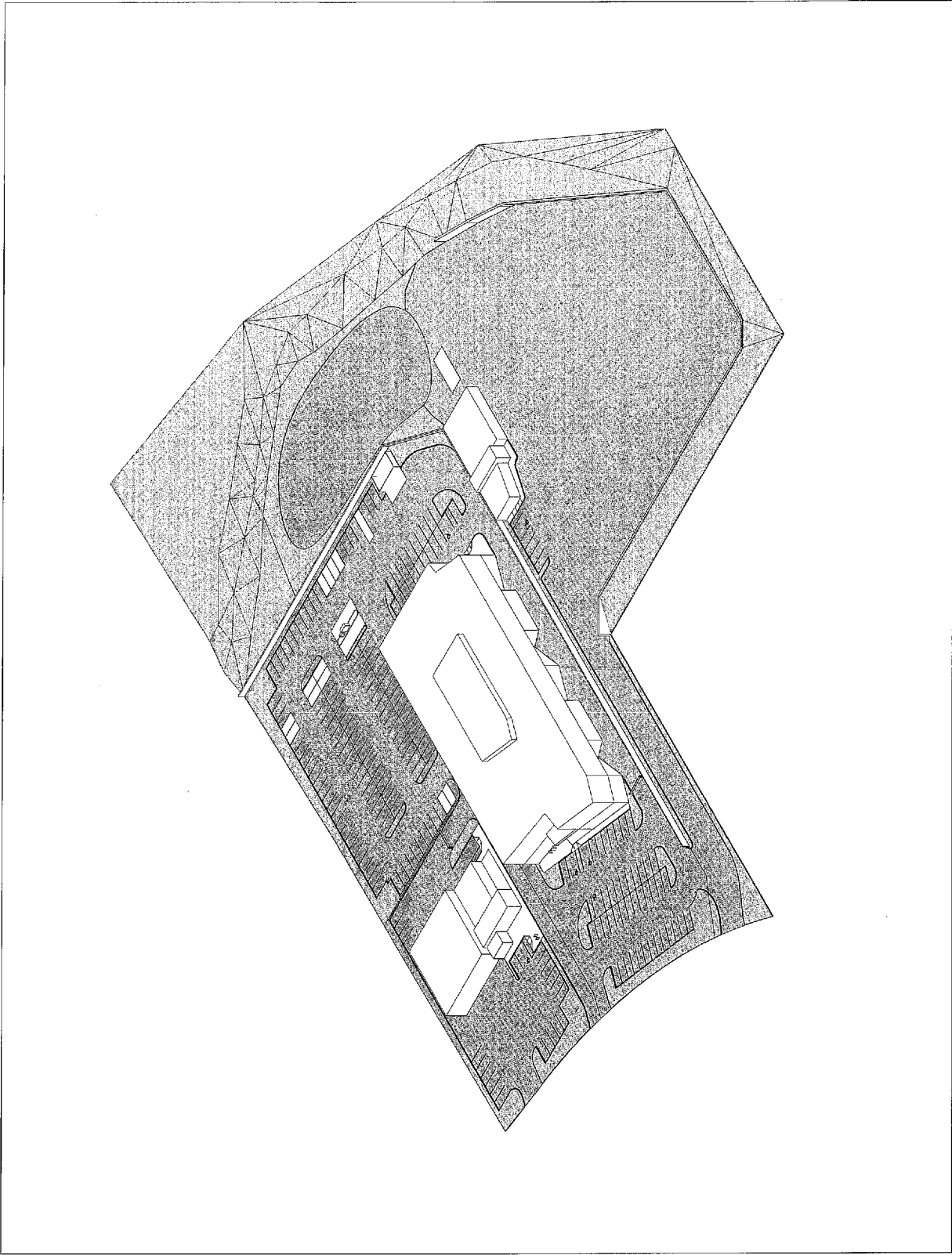
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1:45

PROJECT TITLE  
415, 429 & 445 HARRY  
WALKER PKW  
NEWMARKET, ONTARIO

## AO.4







REVISION	DATE	REMARKS
012	2015.11.28	FOR RECORD
011	2015.11.28	FOR CONSTRUCTION
010	2015.11.28	FOR CONSTRUCTION
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001	2015.11.28	FOR CONSTRUCTION

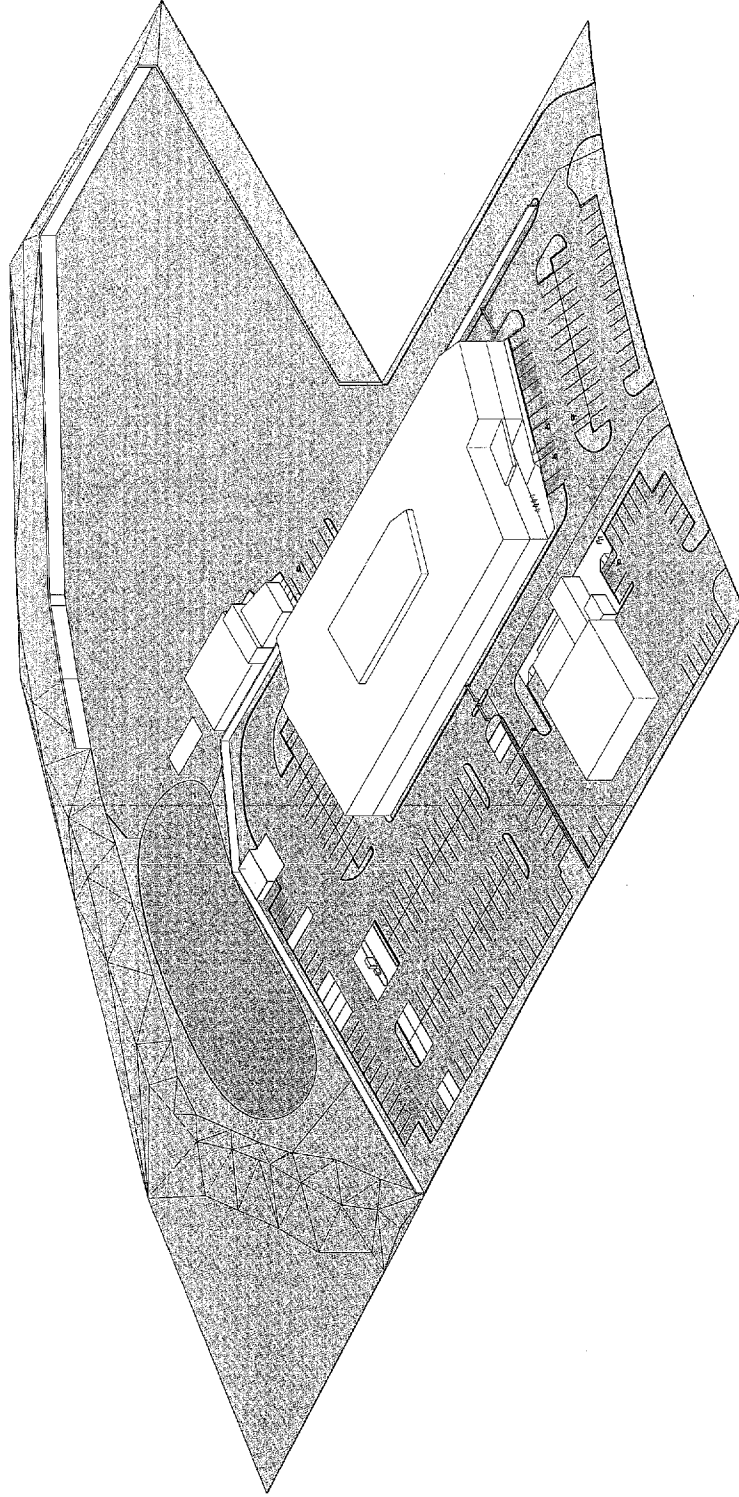
NOTED: THE ARCHITECT HAS BEEN ADVISED THAT THE CLIENT HAS REQUESTED THAT THE ARCHITECT PROVIDE A SET OF CONSTRUCTION DOCUMENTS THAT WILL BE USED TO OBTAIN PERMITS FROM THE LOCAL GOVERNMENT. THE ARCHITECT HAS AGREED TO PROVIDE SUCH DOCUMENTS, BUT HAS NOT YET COMPLETED THE PERMITS PROCESS.

ATA ARCHITECTS  
 415, 429 & 445 HARRY  
 WALKER PKW  
 NEWMARKET, ONTARIO

PROJECT TITLE	415, 429 & 445 HARRY WALKER PKW
PROJECT LOCATION	NEWMARKET, ONTARIO
DATE	2015.11.28
BY	AT
FOR	15-1074

A10.1

PRELIMINARY



NO.	DATE	REVISIONS
001	2015.11.26	FOR REVIEW
002	2015.11.26	FOR COORDINATION
003	2015.11.26	FOR COORDINATION
004	2015.11.26	FOR COORDINATION
005	2015.11.26	FOR COORDINATION
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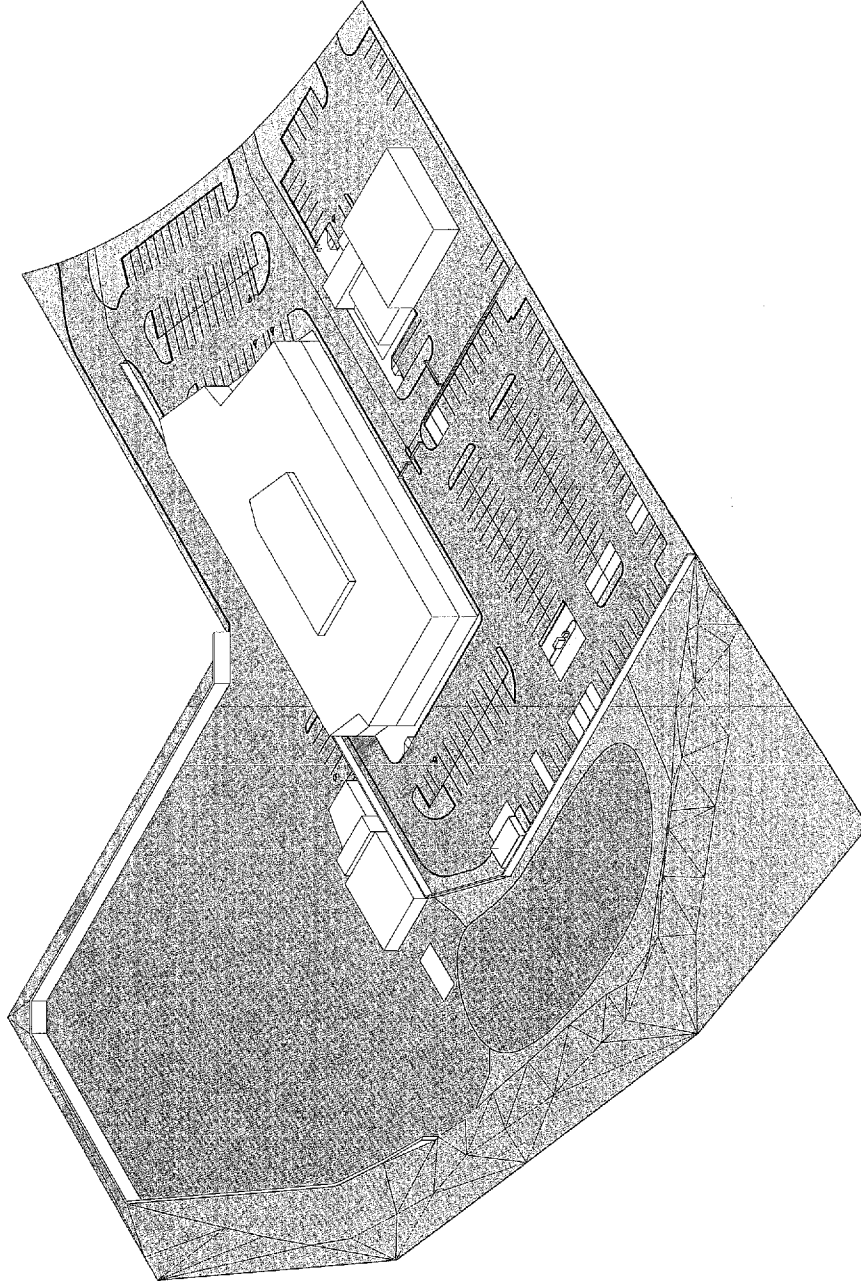


ATA ARCHITECTS  
415, 429 & 445 HARRY  
WALKER PKW  
NEWMARKET, ONTARIO

PROJECT TITLE	415, 429 & 445 HARRY WALKER PKW NEWMARKET, ONTARIO
ARCHITECT	ATA ARCHITECTS
DATE	2015.11.26
SCALE	1:500
PROJECT NUMBER	AT-1002
CLIENT	15-1076

A10.2

PRELIMINARY



NO.	DATE	REVISIONS
010	2015.11.05	FOR REVIEW
011	2015.11.16	FOR COORDINATION
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ATA ARCHITECTS  
415, 429 & 445 HARRY  
WALKER PKW  
NEWMARKET, ONTARIO

PROJECT TITLE  
415, 429 & 445 HARRY  
WALKER PKW  
NEWMARKET, ONTARIO

ARCHITECT  
ATA ARCHITECTS  
415, 429 & 445 HARRY  
WALKER PKW  
NEWMARKET, ONTARIO

DATE  
2015.11.25

CHECKER  
15-1076

SCALE  
1:100

PROJECT NO.  
A10.3

This is a complex architectural section drawing, oriented diagonally. It depicts a multi-story building with a large, irregularly shaped void or courtyard in the center. The drawing shows internal spaces, structural elements like walls and floors, and a large, irregularly shaped void or courtyard area. The drawing is oriented diagonally on the page.

[illegible]

## A10.4