



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: Heritage Newmarket
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

DATE: April 25, 2015

SUBJECT: Application for Official Plan and Zoning By-law Amendment
1166 and 1186 Nicholson Road
Town of Newmarket
HOOPP Realty, Inc.
File No.: D9NP16 03 (OPA); D14NP16 03 (ZBA)

Please find attached a copy of the above captioned Official Plan and Zoning By-law Amendment application and topographical survey.

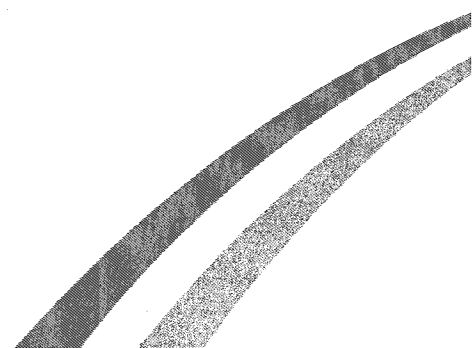
The application proposes to maintain the subject lands in the existing Business Park – Mixed Employment Official Plan designation and the existing General Employment, Exception 11 (EG-11) zone to allow accessory outdoor storage on the subject lands.

There is no preliminary site concept plan for the property.

Please direct any comments you may have on this proposal to Planning Services by May 23, 2016.

Ted Horton, MUP
Planner

Copy: Mayor Tony Van Bynen
R.N. Shelton, Chief Administrative Officer
Jane Twinney, Councillor Ward 3
Jonathan Rodger, Zelinka Primaro Ltd.





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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 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: HOOPP Realty Inc.

ADDRESS: 1 Toronto Street, Suite 1400 CITY: Toronto

POSTAL CODE: M5C 3B2 PHONE: FAX:

E-MAIL ADDRESS: _____

PLEASE LIST ADDITIONAL PROPERTY OWNERS ON AN ATTACHED SHEET

BENEFICIAL OWNER: (If applicable) N/A

ADDRESS: CITY:

POSTAL CODE: PHONE: FAX:

E-MAIL ADDRESS: _____

AGENT: (If other than either of the above) Zelinka Priamo Ltd. (Attention: Jonathan Rodger)

ADDRESS: 20 Maud Street, Suite 305 CITY: Toronto

POSTAL CODE: M5V 2M5 PHONE: 416-622-6064 FAX: 416-622-3463

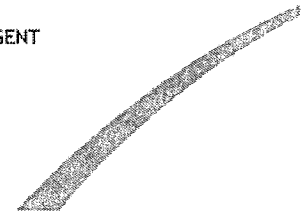
E-MAIL ADDRESS: Jonathan.r@zpplan.com

SEND INVOICES TO: (Mark appropriate boxes)

- OWNER BENEFICIAL OWNER AGENT

SEND CORRESPONDENCE TO: (Mark appropriate boxes)

- OWNER BENEFICIAL OWNER AGENT



LOCATION AND DESCRIPTION OF PROPERTY

MUNICIPAL ADDRESS: 1166 and 1186 Nicholson Road

LOT: CONCESSION:

LOT: 4 and 5 REGISTERED PLAN: PL 65M-2677; S/T LT434248, LT543746, R451851, R451852 Newmarket

AND/OR PART: REFERENCE PLAN (If relevant):

LOT AREA (ha): +/- 2.3 LOT FRONTAGE (m): LOT DEPTH (m): Variable

PIN: 03619-0207 (LT)

EXISTING STRUCTURES: (Give height & floor area)

Vacant

PROPOSED STRUCTURES: (Give height & floor area)

Unknown at this time

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

Yes - 1220 Nicholson Road

LAND USES

PRESENT USE: Vacant

PROPOSED USE: Unknown at this time

PRESENT OFFICIAL PLAN DESIGNATION:

Business Park - Mixed Employment

PROPOSED OFFICIAL PLAN DESIGNATION: (If applicable)

Business Park - Mixed Employment with site specific policy

PRESENT ZONING BYLAW CLASSIFICATION:

General Employment

PROPOSED ZONING BYLAW CLASSIFICATION: (If applicable)

General Employment with site specific exception

- Pre-consultation with municipal staff on application - Date: March 6, 2015
- Indicate whether this application conforms to the Provincial Policy Statements ~~(2005)~~ (2014)
- 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:

Hoopp Realty Inc AND/OR Zelinka Priamo Ltd.
(Please Print) (Please Print)
BENEFICIAL OWNER (If applicable) WHOM I HAVE APPOINTED AS MY AGENT

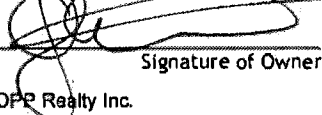
With the submission of my application, I hereby undertake to not permit the cutting down of any trees or the disturbance of any vegetative cover in any way as it exists on the land which is the subject of this application without the prior written approval of the Town.

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: Jan 11 / 16 SIGNED: 
Signature of Owner
HOOPP Realty Inc.
Print Name of Owner

(AFFIX CORPORATE SEAL IF APPLICABLE)