

### 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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SERVICES

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planning@
planning

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# **PLANNING APPLICATION FORM**

FOR OFFICE U	SE
RECEIVED BY:	*******************************
DATE RECEIVED:	
APPLICATION FEE:	·
FILE NUMBER:	

USE FOR ALL APPLICATIONS	DATE RECEIVED:
	APPLICATION FEE:
	FILE NUMBER:
APPLICATION IS SUBMITTED FOR: (Mark all appropria	ate boxes)
OFFICIAL PLAN AMENDMENT	DRAFT PLAN OF SUBDIVISION
▼ ZONING BYLAW AMENDMENT  □	DRAFT PLAN OF CONDOMINIUM
SITE PLAN APPROVAL	PART LOT CONTROL
AMENDMENT TO SITE PLAN APPROVAL	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 ATTA	ACHED SHEET
BENEFICIAL OWNER: (If applicable) N/A	
ADDRESS:	CITY:
POSTAL CODE: PHONE:	FAX:
E-MAIL ADDRESS:	
E-MAIL ADDRESS:  AGENT: (If other than either of the above) Zelin  ADDRESS: 20 Maud Street, Suite 305	nka Priamo Ltd. (Attention: Jonathan Rodge
AGENT: (If other than either of the above) Zelin	CITY: Toronto
AGENT: (If other than either of the above) Zelin ADDRESS: 20 Maud Street, Suite 305	CITY: Toronto
AGENT: (If other than either of the above) Zelin ADDRESS: 20 Maud Street, Suite 305 POSTAL CODE: M5V 2M5 PHONE: 416-6	CITY: Toronto
AGENT: (If other than either of the above) Zelin ADDRESS: 20 Maud Street, Suite 305  POSTAL CODE: M5V 2M5 PHONE: 416-6  E-MAIL ADDRESS: Jonathan.r@zpplan.com	CITY: Toronto  622-6064 FAX: 416-622-3463
AGENT: (If other than either of the above) Zelin ADDRESS: 20 Maud Street, Suite 305  POSTAL CODE: M5V 2M5 PHONE: 416-6  E-MAIL ADDRESS: Jonathan.r@zpplan.com  SEND INVOICES TO: (Mark appropriate boxes)	CITY: Toronto  622-6064 FAX: 416-622-3463   AGENT

## LOCATION AND DESCRIPTION OF PROPERTY

MUNICIPAL ADDRESS:	1166 and 1186 Nicholson Roa	d	***************************************	
LOT:	CONCESSION:		************************************	
LOT: 4 and 5	REGISTERED PLAN:PL 65M-2	2677; S/T LT434248, LT54	3746, R451851,	R451852 Newmarket
AND/OR PART:	REFERENCE PLAN (If relevan		***************************************	
LOT AREA (ha): +/-	2.3 LOT FRONTAGE (m):	LOT DEPTH (m):	Variable	
PIN: 03619-0207 (	LT)			
EXISTING STRUCTUR	RES: (Give height & floor area)			
Vacant			544 <b>88</b> 444000050000000	
PROPOSED STRUCT	TURES: (Give height & floor area)	)	***************************************	•
Unknown at this	time		***************************************	
DOES THE APPLICAN	T HAVE AN INTEREST IN ANY ADJACE	NT LANDS? IF YES, PLEASE	DESCRIBE:	
Yes – 1220 Nich	olson Road			
***************************************				
LAND USES				
PRESENT USE: Vaca	ant		***************************************	
***************************************	<del></del>			
PROPOSED USE: U	nknown at this time			
	·			
PRESENT OFFICIAL P	LAN DESIGNATION:	***************************************		
Business Park – Mi	xed Employment	993 793 1935 1935 1935 1935 1935 1935 1935 19		
PROPOSED OFFICIAL	PLAN DESIGNATION: (If applicable)		***************************************	
Business Park – M	ixed Employment with site specific p	oolicy	***************************************	
PRESENT ZONING BY	LAW CLASSIFICATION:		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
General Employm	ent			
PROPOSED ZONING I	BYLAW CLASSIFICATION: (If applicabl	le)		
General Employment	ent with site specific exception			
	tion with municipal staff on applicat	tion - Date: March 6, 20	)15	
Indicate whe	ther this application conforms to th	e Provincial Policy Statem		4)
Indicate whe Provincial Pl	ether this application conforms (or d ans	oes not conflict) with all o	ther	

(Further details may be required in a Planning Justification Report)

PROPOSED	TENURE TYPE	: (It ap	opticable) N/	4			
☐ FREE	HOLD		CONDOMINIU	М			RENTAL
SERVICING							
SANITARY SE	RVICING:	$\boxtimes$	MUNICIPAL			PRIVA	TE SEPTIC SYSTEM
	-		OTHER:			······································	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
WATER SUPP	LY:		MUNICIPAL			PRIVA	TE WELL
			OTHER:	····	***************************************		***************************************
DATE OF AC	QUISITION OF L	_AND					
BY OWNER:	Oct 1, 20	004	······································	<del>40.00.00.00.00.00.00.00.00.00.00.00.00.0</del>			
AND IN THE	CASE OF A BENE	FICIAL	OWNER, ANTIC	IPATEC	DATE O	F CLOS	NG: N/A
The personal information on this form is collected under the <i>Planning Act</i> , 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. <u>DECLARATION</u>							
1 .10	onathan Rodger	r					
	ity	· · · · · · · · · · · · · · · · · · ·		of	Toronto		
in the Pro	vince			of	Ontario		
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 bef	ore me at the	Tow	'n	of	Newma	rket	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
in the	Region		•	of	York	************************	
this	day of		, 2016	A.D.		*************	·······
***************************************							

#### 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	Really	Inc	AND/OR	Zelinka Priamo Ltd.	
(Please Pri	int)				(Please Print)
BENEFICIA	L 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

HOOPR Realty Inc.

Print Name of Owner

(AFFIX CORPORATE SEAL IF APPLICABLE)

03/14

REVISED: