



PLANNING & 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

W14 NP1613 (LBA)  
D12 NP1613 (DPS)  
D9 NP1613 (OPA)

<b>PLANNING APPLICATION FORM</b>  USE FOR ALL APPLICATIONS	<b>FOR OFFICE USE</b>
	RECEIVED BY: <u>AA</u>
	DATE RECEIVED: <u>Aug 11/16</u>
	APPLICATION FEE: _____
	FILE NUMBER: _____

APPLICATION IS SUBMITTED FOR: (Mark all appropriate boxes)

- |                                                             |                                                               |
|-------------------------------------------------------------|---------------------------------------------------------------|
| <input checked="" type="checkbox"/> OFFICIAL PLAN AMENDMENT | <input checked="" 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:** Shining Hill Estate Collections Inc.

ADDRESS: 1500 Highway 7 West CITY: Concord  
POSTAL CODE: L4K 5Y4 PHONE: 905-907-1500 FAX: 905-907-1501  
E-MAIL ADDRESS: paulbailey@bazil.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) Lincoln Lo, Malone Given Parsons Ltd.

ADDRESS: 140 Renfrew Drive, Suite 201 CITY: Markham  
POSTAL CODE: L3R 6B3 PHONE: 905 513 0170 FAX: 905 513 0177  
E-MAIL ADDRESS: llo@mgp.ca

**SEND INVOICES TO:** (Mark appropriate boxes)

- |                                           |                                           |                                |
|-------------------------------------------|-------------------------------------------|--------------------------------|
| <input checked="" type="checkbox"/> OWNER | <input type="checkbox"/> BENEFICIAL OWNER | <input 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: 16250 Yonge Street, Newmarket, ON

LOT: PT LOT 87

CONCESSION: 1

LOT:

REGISTERED PLAN:

AND/OR

PART:

REFERENCE PLAN (If relevant):

LOT AREA (ha): 5.99

LOT FRONTAGE (m): 328

LOT DEPTH (m): 430

**EXISTING STRUCTURES: (Give height & floor area)**

There are no existing structures. The site is currently vacant.

**PROPOSED STRUCTURES: (Give height & floor area)**

Low/Medium Density Residential. See attached Draft Plan of Subdivision

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

This development represents the first phase of a larger residential development as Shining Hill owns approximately 109 hectares (269 acres) of land on the northwest quadrant of Yonge Street and St. John's Sideroad

**LAND USES**

PRESENT USE: Vacant

PROPOSED USE: Residential

PRESENT OFFICIAL PLAN DESIGNATION: Emerging Residential and Natural Heritage System

PROPOSED OFFICIAL PLAN DESIGNATION: (If applicable)

Emerging Residential and Natural Heritage System

PRESENT ZONING BYLAW CLASSIFICATION: Transitional Zone; Environmental Protection Open Space Zone; Floodplain and Other Natural Hazards Zone; Open Space Zone

PROPOSED ZONING BYLAW CLASSIFICATION: (If applicable)

Residential Detached Dwelling (R1-X); Residential Semi-Detached Dwelling (R2-X); Residential Multiple Dwellings (Townhome) (R4-X)

- ☒ Pre-consultation with municipal staff on application - Date: September 15, 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)

PROPOSED TENURE TYPE: (If applicable)

FREEHOLD



CONDOMINIUM



RENTAL

## SERVICING

SANITARY SERVICING:

MUNICIPAL



PRIVATE SEPTIC SYSTEM



OTHER: \_\_\_\_\_

WATER SUPPLY:

MUNICIPAL



PRIVATE WELL



OTHER: \_\_\_\_\_

## DATE OF ACQUISITION OF LAND

BY OWNER: November 30, 2015

AND IN THE CASE OF A BENEFICIAL OWNER, ANTICIPATED DATE OF CLOSING:

The personal information on this form is collected under the *Planning Act*, 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.

DECLARATIONI LINCOLN LO (MALONE GIVEN PARSONS LTD.)

of the

CITY

of

TORONTO

in the

of

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 before me at the

City

of

Markham

in the

Region

of

York

this

11<sup>th</sup>

day of

August

A.D.

2016**Natalie Haley Lam,****a Commissioner, etc.,****Province of Ontario,****for Malone Given Parsons Ltd.**A Commissioner Expires April 19, 2019.

Signature of Owner, Beneficial Owner or Agent

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:

AND/OR Lincoln Lo, Malone Given Parsons Ltd.  
 (Please Print) BENEFICIAL OWNER (If applicable) (Please Print) 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: July 20/16SIGNED: Paul Bailey

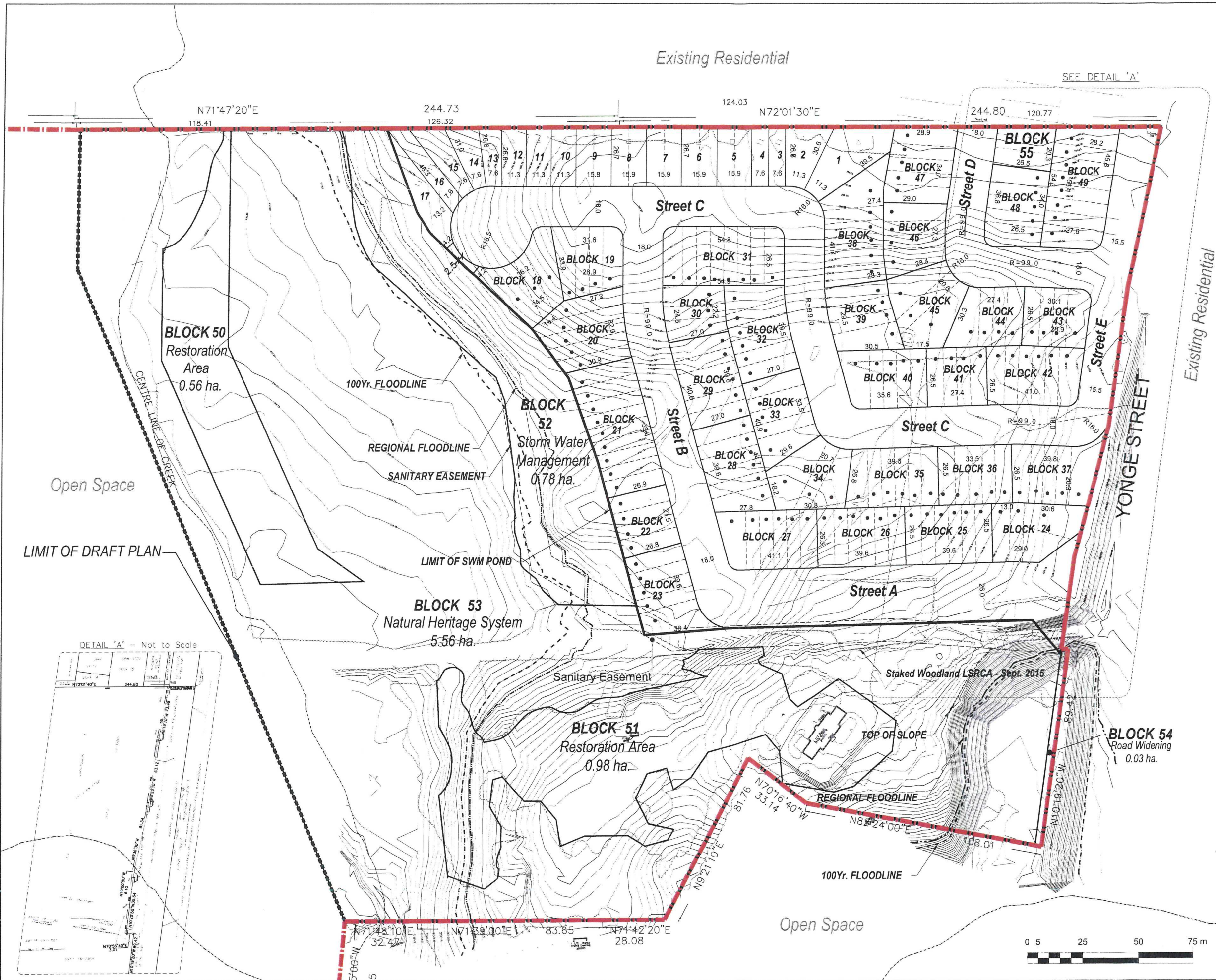
Signature of Owner

PAUL BAILEY

Print Name of Owner

(AFFIX CORPORATE SEAL IF APPLICABLE)





# DRAFT PLAN OF SUBDIVISION

Part of Lot 87, Concession 1  
Town of Newmarket  
Regional Municipality of York

## KEY PLAN

## SCHEDULE OF LAND USE

LOT/BLOCK	LAND USE	UNITS	AREA (ha)
1-17	Single Detached Min. 11.3m	5	0.20
	Single Detached Min. 7.62m	7	0.21
	Semi Detached Min. 15.85m	10	0.21
18-49	Townhouses Min. 6.1m	162	3.31
50-51	Restoration Area		1.54
52	Storm Water Management		0.78
53	Natural Heritage System		5.56
54	Road Widening		0.03
55	Future Residential Development		0.05
Street A	26.0m Right of Way - 170m		0.48
Streets B-D	18.0m Right of Way - 651m		1.21
Street E	15.5m Right of Way - 127m		0.20
TOTAL		184	13.77

Note: All corner radii on local roads are 5.0m.

## OWNER'S AUTHORIZATION

I hereby authorize Malorie Given Parsons Ltd. to prepare and submit this Draft Plan of Subdivision to the Town of Newmarket.

ANGELO DEGASPERIS

Date: July 21, 2016

## SURVEYOR'S CERTIFICATE

I hereby certify that the boundaries of the lands to be subdivided as shown on this Plan and their relationship to the adjacent lands are accurately and correctly shown.

LLOYD & PURCELL LTD.

Date: July 25, 2016

## ADDITIONAL INFORMATION

AS REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT, CHAPTER P.13(R.S.O. 1990).

- (a),(e),(f),(g),(j),(l) - As shown of the Draft Plan.
- (b),(c) - As shown on the Draft and Key Plan.
- (d) - Land to be used in accordance with the Schedule of Land Use.
- (i) - Soil is fine sandy loam.
- (h),(k) - Full municipal services to be provided.

## Prepared by:

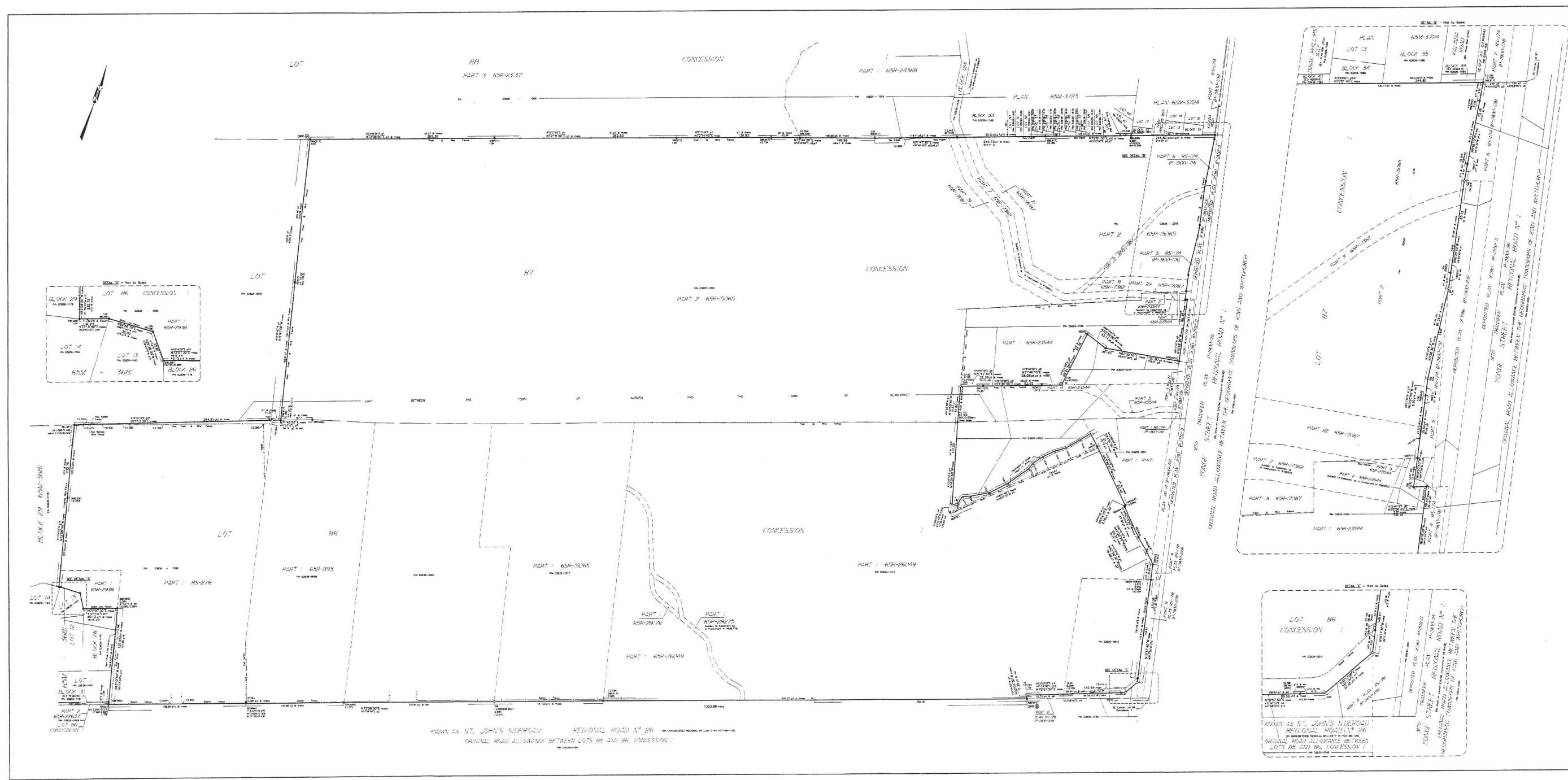
MALORIE GIVEN PARSONS LTD.  
140 Renfrew Drive, Suite 201  
Markham, Ontario, L3R 6B3  
Tel: (905) 513-0170  
www.mgp.ca

## Prepared for:

SHINING HILL ESTATE COLLECTION INC.

Date: July 20, 2016	Project No.: 15-2374	
Date	Revision	By





PLAN OF SURVEY OF  
PART OF LOT 86  
CONCESSION 1  
TOWNSHIP OF KING  
TOWN OF AURORA  
PART OF LOT 87  
CONCESSION 1  
TOWNSHIP OF KING  
TOWN OF NEWMARKET  
REGIONAL MUNICIPALITY OF YORK

LOTTED & PURCELL LTD., SCALE 1:1000

NOTES

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

DISTANCES SHOWN ON THIS PLAN ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999795.

BEARINGS SHOWN ON THIS PLAN ARE TRUE AND BEARINGS ARE GIVEN FROM SPECIFIED CONTROL POINTS. BEARINGS AND COORDINATES ARE GIVEN FROM SPECIFIED CONTROL POINTS. BEARINGS AND COORDINATES ARE GIVEN FROM SPECIFIED CONTROL POINTS.

POINT	COORDINATES	EASTING	NORTHING
POINT 1	487574.181	487574.181	487574.181
POINT 2	487574.181	487574.181	487574.181
POINT 3	487574.181	487574.181	487574.181
POINT 4	487574.181	487574.181	487574.181
POINT 5	487574.181	487574.181	487574.181

- LEGEND
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SURVEYOR'S CERTIFICATE

I, THE SURVEYOR, HAVE BEEN DULY SWORN AND HAVE DEPOSED THAT THE FOREGOING IS A TRUE AND CORRECT STATEMENT OF THE FACTS AND CIRCUMSTANCES OF THE SURVEY AND THAT THE SURVEY WAS COMPLETED ON THE 11th DAY OF APRIL 2008.

APRIL 13, 2008

LOTTED & PURCELL LTD.

LOTTED & PURCELL LTD.  
ONTARIO LAND SURVEYORS  
1225 COWAN STREET, UNIT 10, NEWMARKET, ONTARIO, L3Y 4Z1  
(905) 884-4476 Fax (905) 884-4477 Email: lotted@lotted.com  
WWW.LOTTED.COM