Planning Comments

Address	Summary of Issues	Applicant's Comments
419 Crossland Gate, L3X1B9; 276		
Brimson Drive, L3X1H7; 408 Keith		
Avenue, L3X1T9; 188 Brammar		
Street, L3Y7T4; 413 Borland Court,		
L3X1E4; 414 Borland Court,		
L3X1E4; 359 Binns Avenue,		
L3X1T7;128 John Bowser Crescent,		
L3Y7P1;167 Crossland Crescent,		
L3X1A7;91 Peevers Crescent,		
L3Y7T2;307 Kirby Crescent,		
L3X1H1;307 Kirby Crescent,		
L3X1H1;291 Alex Doner Drive,		
L3X1G7;537 Binss Avenue,		
L3X1T9;207 Crossland Gate;276		
Alex Doner Drive, L3X1G6;276 Alex		
Doner Drive, L3X1G6;195 Glenway		
Circle, L3Y7S5;380 Alex Doner		
Drive, L3X1E1;182 Crossland Gate, L3X1A6;204 Crossland Gate;351		
Fairway Garden, L3X1B4;		
272 Crossland Gate, L3X1A9;272		
Crossland Gate, L3X1A9;247		
Crossland Gate, L3X1B1;299 Alex		
Doner Drive, L3X1G5:470 Alex		
Doner Drive, L3X1C2;413 Alex	1) the need for development on the subject lands is questionable given	
Doner Drive, L3X1C6;326 Darlington	that the development is not required to meet grouth torgets but familiard by	
Cres, L3Y6N4;219 John Bowser	the Region and the Province, 2)the proposal is vague in describing what	I we have provided a fullsome Planning Justification Report through our Planner in support of the I
Cres, L3Y7N7;219 John Bowser	will be done, 3) the development will unalterably and negatively affect the	applications. It is under review as part of the development process. We have met with several
Cres, L3Y7N7;399 Binns Ave,	current neighbourhood, 4) there are uncertainties whether the second	groups who have agreed to meet with us on the basis of discussing their issues. To date, none
L3X1T7;381 Otton Road, L3X	phase of the development (the nine hole golf course), 5) there are many	of the persons who made submission at the Public Meeting have requested a meeting.
1E5;253 McCaffrey, L3X1J5;164	issues/concerns put forward by residents, none of which have been	Attempts to schedule a meeting with the assistance of the local Councillor have been
Glenway Circle, L347S4;267	answered in a satisfactory manner impacting trust in the developing	unsucessful. We have had a preconsultation meeting with respect to the proposed amended Site Plan for the 9-hole golf course with Newmarket Staff.
Crossland Gate, L3X1B1;381 Otton	company, 6) communications between residents and developer have been	Site Flair for the 3-hole gon course with Newhiarket Stall.

3/7 Alex Doner LIXIT-13/85 linns Avg. 13X117-24/85 Mathews Crt. 13X17-24/85 Proteoran PL 13X17-2	Address	Summary of Issues	Applicant's Comments
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L3Y18_276 Bnodes Circle, L3Y178_376 Bnodes Circle, L3Y178_376 Bnodes Circle, L3Y18_377 Bnodes Circle, L3X118_373 Harway Garden, L3X18_373 Harway Garden, L3X18_373 Harway Garden, L3X18_375 Bnodes Circle, L3X18_275 Constant Gate, L3X18_275 Constant Gate, L3X18_277 Cressent, L3X18_277 Cressent, L3X18_277 Lay Constant Gate, L3X18_278 Construction Drive, L3X18_28 Construction Drive, L3X18	L3X1C9:155 Glenway Circle,		
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Avenue, L3X1T7;167 Glenway Circle, L3Y75;450 Alex Doner Drive, L3X1C1;127 Crossland Gate, L3X1T1;408 Alex Doner Drive, L3X1C1;408 Alex Doner Drive, L3X1C1;408 Alex Doner Drive, L3X1C1;408 Alex Doner Drive, L3X1H5;339 Fairway Graden, L3X1H5;398 Fairway Graden, L3X1			
Circle, L3Y755,450 Alex Doner Drive, L3X1C127 Crossland Gate, L3X162,556 Peevers Crescent, L3X1713,98 Alex Doner Drive, L3X162,506 Crossland Gate, L3X1812,506 Tozer L3X774 286 Glemway Circle, L3X753,7273 Kirby Carden, L3X164,337 Fairway Garden, L3X164,337 Fairway Garden, L3X164,377 Lipon Bowser Cresent, L3X7164,171 John Bowser Cresent, L3X7713 on potential new school 1) Concerned with impact on the schools with the influx in children from new development 2; reduction of green space 419 Alex Doner Drive, L3X1164, 2757 Cressland 646 Peevers Crescent, L3X771 1) development using the proposal are under review. 1) Town Official Plan and Zoning By-law should not be amended to allow 228 Alex Doner Drive, L3X164 115 Glemway Circle, L3X753, 306 Crossland, 518 Crossland Gate, 196 Glemway Circle, L3X753, 306 Crossland, 518 Crossland Gate, 196 Glemway Circle, L3X753, 306 Crossland, 518 Crossland Gate, 196 Glemway Circle, L3X753, 306 Crossland, 518 Crossland Gate, 196 Glemway Circle, L3X753, 306 Crossland, 518 Crossland Gate, 196 Glemway Circle, L3X753, 306 Crossland, 518 Crossland Gate, 196 Glemway Circle, L3X753, 306 Crossland, 518 Crossland Gate, 196 Glemway Circle, L3X753, 306 Crossland, 518 Crossland Gate, 196 Glemway Circle, L3X753, 306 Crossland, 518 Crossland Gate, 196 Glemway Circle, L3X753, 306 Crossland, 518 Crossland Gate, 196 Glemway Circle, L3X753, 306 Crossland, 518 Crossland Gate, 196 Glemway Circle, L3X753, 306 Crossland, 518 Crossland Gate, 196 Glemway Circle, L3X753, 306 Crossland, 518 Crossland Gate, 196 Glemway Circle, L3X753, 306 Crossland, 518 Crossland Gate, 196 Glemway Circle, L3X753, 306 Crossland, 518 Crossland Gate, 196 Glemway Circle, L3X753, 306 Crossland, 518 Crossland Gate, 196 Glemway Circle, L3X753, 306 Crossland, 518 Crossland Gate, 196 Glemway Circle, L3X756, 306 Crossland, 518 Crossland Gate, 196 Glemway Circle, L3X756, 306 Crossland, 518 Crossland Gate, 196 Glemway Circle, L3X756, 306 Crossland, 518 Crossland Gate, 196 Glemway Circle, L3X756, 306 Crossland, 518 Crossland Gate, 196 Glemw			
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328 Alex Doner Drive, L3X1G4 proposed development decided by the OMB. Town, Region and local residents are entitled to be heard at that hearing.	450 Alex Doner Drive, L3X1C1		
115 Glenway Circle, L3Y7S3; 306 Crossland; 318 Crossland Gate, L3Y18C; 415 Crossland Gate, L3Y18C; 415 Crossland Gate; 199 Glenway Circle, L3Y7S6; 95 Burling Place; 147 Glenway Circle, L3Y7S3; 52 Peevers Crescent, L3Y7T1 207 John Bowser Crescent 1) loss of green space Parks and green space component of the proposal are under review. 1) no buffer in proposed plan 2) loss of privacy 3) loss of green space 4) loss sense of community 1) Growth target can be met without Glenway 2) reduction of green space which is needed for present and future pop. 3) high rise apartments, high density town houses, commercial area destroy existing mature neighourhood, 4) use of existing services (water, hydro, roads, schools, parks and rec) create burden on existing residents 211 John Bowser Crescent 211 John Bowser Crescent 211 John Bowser Crescent 1) loss of community feeling and lifestyle 2) loss of privacy - no buffer 56 Peevers Crescent, L3Y7T11) 1) parts of Glenway are located within the Oak Ridges Moraine 2) Town requires affordable housing 3) can the hospitals/EMS/health care sector affordable housing 3) can the hospitals/EMS/health care sector affordable housing and this development will address those policy direction on affordable housing and this development will address those policy directions.			
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L3X1B2; 415 Crossland Gate; 199 Glenway Circle, L3Y7S6; 95 Burling Place; 147 Glenway Circle, L3Y7S3; 52 Peevers Crescent, L3Y7T1 207 John Bowser Crescent 1) loss of green space 1) no buffer in proposed plan 2) loss of privacy 3) loss of green space 4) loss sense of community 1) Growth target can be met without Glenway 2) reduction of green space which is needed for present and future pop. 3) high rise apartments, high density town houses, commercial area destroy existing mature neighourhood, 4) use of existing services (water, hydro, roads, schools, parks and green space component of the proposal are under review. Draft plan is currently under review. Technical reports including the Planning Justification Report in support of the application are currently under review. 1) loss of community feeling and lifestyle 2) loss of privacy - no buffer 1) parts of Glenway are located within the Oak Ridges Moraine 2) Town requires affordable housing 3) can the hospitals/EMS/health care sector accommodate this growth 10 Syrotic Hamber of the proposal are under review. 10 Draft plan is currently under review. 10 Teach plan is currently under review. 10 Draft plan is currently under review. 10 Draft plan is currently under review. 11 Draft plan is currently under review. 12 Technical reports including the Planning Justification Report in support of the application are currently under review. 12 Technical reports including the Planning Justification Report in support of the application are currently under review. 10 Draft plan is currently under review. 10 Draft plan is currently under review. 10 Experimental plan is currently under review. 10 Draft plan is currently under review. 10 Experimental plan is currently under review. 10 Draft plan is currently under			
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56 Peevers Crescent, L3Y7T11) accommodate this growth affordable housing and this development will address those policy directions.			
	56 Peevers Crescent 1 3Y7T11)		
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	400 VICK DOLLGI DLIAG	1) 1055 of green space impacting quality of the	
Applicant has indicated his intention to proceed with a 9-hole course and has had the formal	201 Pinns Avenue L 2V1T7	1) commitment to golf course unclear	
391 Binns Avenue, L3X1T7 1) commitment to golf course unclear preconsultation meeting with Newmarket Staff.	Dat Dillila Avellue, LOATT	1) communem to gon course unclear	preconsultation meeting with Newmarket Staff.

Address	Summary of Issues	Applicant's Comments
	1) negative impact on quality of life, 2) removal of green space, 3) new	Discussions with the York Region District School Board (YRDSB) are ongoing. A fullsome
	schools will needed to be built to accommodate growth, 4) no builder	Planning Justification Report was submitted in support of the application. Parks and green
352 Crossland Gate, L3X1B3	should be able to amend the Town's "Growth Act"	space component of the proposal are under review.
	1) development not needed to meet Town's growth requirements, 2) quality	
410 Borland Court, L3X1E4	of life will be negatively impacted	A fullsome Planning Justification Report was submitted in support of the application.
	1) no justification from a planning perspective for any development to take	
427 Mathews Court	place	A fullsome Planning Justification Report was submitted in support of the application.
	1) development does not conform to the Town's Official Plan's designation	A fullsome Planning Justification Report was submitted in support of the application. Official
207 Glenway Circle, L3Y7S6	of the lands	Plan Amendment has been submitted.
	1) development does not conform with Town's Official Plan designation as	
	Open Space, 2) Town's growth targets can be achieved without this	
	development,3) application did not provide information on setbacks	A fullsome Planning Justification Report was submitted in support of the application. Info to be
315 John Bowser Crescent, L3Y7P3	separating housing for Blocks 169 and 170	provided regarding setbacks as part of development review process.
	1) housing density proposed is poorly conceived and will lead to increase	A fullsome Planning Justification Report was submitted in support of the application.
275 Crossland Gate, L3X1B1	in the need for additional schools	Discussions with the York Region District School Board (YRDSB) are ongoing.
	1) development is in opposition to Official Plan's designation of the area, 2)	Official Plan Amendment has been submitted. Parks and green space component of the
	loss of parkland, 3) development on the Moraine is not allowed, 4) the	proposal are under review. No portion of the lands proposed for development within this
	development is not required to meet the Town's growth targets, 5)	planning application are within the ORM. A fullsome Planning Justification Report was
367 Otton Road, L3X1E5	premium was paid to live near green space	submitted in support of the application
		Official Plan Amendment has been submitted. Parks and green space component of the
		proposal are under review. No portion of the lands proposed for development within this
	1) development is in opposition to Official Plan's designation of the area, 2)	planning application are within the ORM. A fullsome Planning Justification Report was
151 Glenway Circle	loss of parkland without adequate compensation	submitted in support of the application
358 Otton Road, L3X1G2	1) negative impact to neighbourhood character	A fullsome Planning Justification Report was submitted in support of the application
556 Ottorrioad, E5XTGE	1) proposal is contrary to OP, 2) Town is already underserved per capita in	A fullsome Planning Justification Report was submitted in support of the application. Parks and
346 Otton Rd, L3X 1G1	green space	green space component of the proposal are under review.
540 Ottorria, ESX TOT		Official Plan Amendment has been submitted. A fullsome Planning Justification Report was
	1) proposal is contrary to by-law and OP which protect green space in	submitted in support of the application, Parks and green space component of the proposal are
176 John Bowser Cr, L3Y7N5	Glenway	lunder review.
	1)What is the maximum number of units in the development?	
351 Kirby Cres., L3X1G8		730
358 Otton Road, L3X1G2	negative impact to neighbourhood character	A fullsome Planning Justification Report was submitted in support of the application
	the second secon	Official Plan Amendment has been submitted. A fullsome Planning Justification Report was
D. LOV. 10.	1)proposal is contrary to OP, 2) Town is already underserved per capita in	submitted in support of the application Parks and green space component of the proposal are
346 Otton Rd, L3X 1G1	green space	under review.
	1) proposal is contrary to by-law and OP which protect green space in	Official Plan Amendment has been submitted A fullsome Planning Justification Report was
	Glenway	submitted in support of the application Parks and green space component of the proposal are
176 John Bowser Cr, L3Y7N5	,	lunder review.
	1) Planning Act fails to recognize the issue of compensation in this type of	
	development application. Residents should have right to compensation	
	and proper hearing; Newmarket dismissed a request from the community	
	to have oversight on the planning application which is a failure of the	
	Planning Act; Town of Newmarket has not been transparent with the public	
351 Binns Ave, L3X1T7	about this application	No comment.
	1)homes proposed are not keeping with the homes in the community	
	(single family vs townhomes, semi, apts.), 2) safety of homes being built	
200 Crossland Gate, L3X1A6	so close to the hydro towers.	A fullsome Planning Justification Report was submitted in support of the application
		A fullsome Planning Justification Report was submitted in support of the application - Official
411 Borland Court, L3X1E4	1) "it is contrary to the existing plan for newmarket"	Plan Amendment has been submitted.
343 Fairway Garden, L3X1B4; 328	<u> </u>	
Crossland Gate, L31B2 (2 letters)	1) Intensity of dev't, 2) backyard view ruined	A fullsome Planning Justification Report was submitted in support of the application
	1) concerned about strain on local schools, 2) did not use the input from	Discussions with the York Region District School Board (YRDSB) are ongoing, constructive
477 Alex Doner Drive (2 letters)	residents	input from residents was carefully considered.
335 Fairway Garden, L3X1B4	1) strain on local schools	Discussions with the York Region District School Board (YRDSB) are ongoing.
Goo I all way dardon, Lox ID4	1) ruin their view of the golf course, 2) strain on schools, 3) not enough	Discussions with the York Region District School Board (YRDSB) are ongoing, constructive
352 Crossland Gate, L3X1B3	input from residents	input from residents was carefully considered.
·		A fullsome Planning Justification Report was submitted in support of the application. Official
470 Alex Doner Drive, L3X1C2	1) Intensity of dev't 2) rezoning of 'open space'	Plan and Zoning By-Law Amendments have been submitted.
I control of the cont	1	prian and Zoning Dy-Law Amendinents have been submitted.

Address	Summary of Issues	Applicant's Comments
339 Kirby Crescent, L3X1H2	opposed to any form of residential or commercial dev't in Glenway, existing schools do not have the capacity required to absorb this dev't 3) wants area to remain greenspace	No comment.
Not available	not enough consideration has been given to the impact on school capacity	Discussions with the York Region District School Board (YRDSB) are ongoing.
52 Peevers Crescent, L3Y7T1	density targets have already been met by the Town	A fullsome Planning Justification Report was submitted in support of the application.
147 Glenway Circle, L3Y7S3	concerned with school capacity as a result of development	Discussions with the York Region District School Board (YRDSB) are ongoing.
312 Crossland Gate, L3X1B2	growth targets are already being met, 2) goes beyond a typical infill dev't, 3) goes way beyond what is allowable under the Official Plan	A fullsome Planning Justification Report was submitted in support of the application.
John Bower Crescent	1) ruins the view of the golf course in their back yard, 2) concerned about what the intensification will do to the 'peaceful community'	A fullsome Planning Justification Report was submitted in support of the application.
319 Kirby Crescent, L3X1H2	1) does not support any "new subdivisions"	No comment.
419 Binns Avenue, L3X1T7	1) recommends reducing the # of townhouses and replacing them with one additional condo tower, 2) the # of townhouses offered is extensive - consideration should be given to 'executive townhouses' with high quality design to better fit the neighbourhood, 3) all proposed single-detached dwellings should be given consideration with respect to quality building materials and overall housing design as lower standard of materials will detract from the existing neighbourhood, 4) there is a lack of satisfactory pedestrian connectivity which leaves some areas isolated, 5) does not see a need for the requested elementary school as a nearby school is currently under-enrolled	
368 Kirby Crescent	1)feel that the dev't of apartment and condominium dwellings will increase the density in the area to unacceptable levels	A fullsome Planning Justification Report was submitted in support of the application
Gorham St	1)heritage land must be preserved	No comment.
212 Brammar St, L3Y7S9	1)town's OP preserves the green space in Newmarket	No comment.

Noise Comments

Address	Summary of Issues	Applicant's Comments
N/A	buildings along hwy 9 are to be designed not to be able to open their windows to prevent negative noise impacts	All required technical reports were submitted as part of the complete application and are subject to ongoing review by the agencies having jurisdiction.
148 Brammar, L3Y7T3	1)development will impact sense of quiet	All required technical reports were submitted as part of the complete application and are subject to ongoing review by the agencies having jurisdiction.
115 Glenway Circle, L3Y7S3	1) noise	All required technical reports were submitted as part of the complete application and are subject to ongoing review by the agencies having jurisdiction.
200 Crossland Gate, L3X1A6	1)noise and dirt from construction of homes will negatively impact an already established neighbourhood	All required technical reports were submitted as part of the complete application and are subject to ongoing review by the agencies having jurisdiction.

Tree Comments

Address	Summary of Issues	Applicant's Comments
N/A	Tratea contains heritage woodiots, important wilding	All required technical reports were submitted as part of the complete application and are subject to ongoing review by the agencies having jurisdiction.
267 Crossland Gate, L3X1B1		All required technical reports were submitted as part of the complete application and are subject to ongoing review by the agencies having jurisdiction.
175 John Bowser Cres		All required technical reports were submitted as part of the complete application and are subject to ongoing review by the agencies having jurisdiction.
		All required technical reports were submitted as part of the complete application and are subject to ongoing review by the agencies having jurisdiction.

Address	Summary of Issues	Applicant's Comments
155 Glenway Circle, L3Y7B3		All required technical reports were submitted as part of the complete application and are subject
133 Gleffway Circle, L317B3	1)will all trees be protected?	to ongoing review by the agencies having jurisdiction.

Parks & Rec Comments

Address	Summary of Issues	Applicant's Comments
Ado Malhaura Carret Loyd C7	d) weeks aking by Town of average areas of Oleman from inscribing well and	- -
410 Mathews Court, L3X1C7	1)protection by Town of green space of Glenway from inception until now	Parks and green spaces throughout the plan under review.
N/A	destruction of natural green space for parklands	Parks and green spaces throughout the plan under review.
175 John Bowser Cres	1)loss of more heritage green space in Town for recreation	Parks and green spaces throughout the plan under review.
351 Binns Ave, L3X1T7	1) the history on the protection of the green space of Glenway should have bearing on this application	Parks and green spaces throughout the plan under review.
	1) what steps has the Town taken to protect the green space of the	
199 John Bowser Cr, L3Y7N6	Glenway property from the initial time this property was developed to the	
	current date?	Parks and green spaces throughout the plan under review.
334 Crossland Gate, L3X1B3	1) concern over loss of local parkland	Parks and green spaces throughout the plan under review.
470 Alex Doner Drive, L3X1C2	1) do not like the size of the park being proposed, 2) concerned that the	
1707 NOX BONOL BITTO, EOX TOE	greenspace of the golf course is being taken away	Parks and green spaces throughout the plan under review.
	Consideration should be given to an intensive rear yard planting	
	program to ease concerns about the loss of greenspace, 2) 1 additional	
	park should be considered which attempts to incorporate the new	
419 Binns Avenue, L3X1T7	community within the existing - Perhaps on the west side of Street "B"	Parks and green spaces throughout the plan under review.

Functional Servicing Comments

Address	Summary of Issues	Applicant's Comments
	use of existing services (water, hydro, roads, schools, parks and rec) create burden on existing residents	All required technical reports were submitted as part of the complete application and are subject to ongoing review by the agencies having jurisdiction.
315 John Bowser Crescent 1 3Y7P3	1)improperly planned stormwater management may cause flooding to their	All required technical reports were submitted as part of the complete application and are subject to ongoing review by the agencies having jurisdiction.
415 Crossland Gate	1) development to increase stress on current services	All required technical reports were submitted as part of the complete application and are subject to ongoing review by the agencies having jurisdiction.
Not Available	1)development will put extra strain on sewer and water infrastructure	All required technical reports were submitted as part of the complete application and are subject to ongoing review by the agencies having jurisdiction.
, ,		All required technical reports were submitted as part of the complete application and are subject to ongoing review by the agencies having jurisdiction.
		All required technical reports were submitted as part of the complete application and are subject to ongoing review by the agencies having jurisdiction.
	1)concerned that the 3rd hole Stormwater Management Pond, which is already insufficient in dealing with excess water, will have this issue exacerbated by the dev't	All required technical reports were submitted as part of the complete application and are subject to ongoing review by the agencies having jurisdiction.

Traffic Comments

Address	Summary of Issues	Applicant's Comments
410 Alox Donor Drive	1)troffic on Fogle to increase	All required technical reports were submitted as part of the complete application and are subject
419 Alex Doner Drive	1)traffic on Eagle to increase	to ongoing review by the agencies having jurisdiction

Address	Summary of Issues	Applicant's Comments
148 Brammar, L3Y7T3	1)traffic increase impact on safety and congestion	All required technical reports were submitted as part of the complete application and are subject
140 Branmar, 2017 10	Tritaine morease impact on salety and congestion	to ongoing review by the agencies having jurisdiction.
56 Peevers Crescent, L3Y7T1	1)traffic congestion around Peevers	All required technical reports were submitted as part of the complete application and are subject to ongoing review by the agencies having jurisdiction.
	1) development will lead to increase traffic congestion particularly between	
331 John Bowser Crescent, L3Y7P3		All required technical reports were submitted as part of the complete application and are subject
	current traffic volumes, 3) bus traffic should be reduced along Eagle Street	
115 Glenway Circle, L3Y7S3	1) general traffic concern	All required technical reports were submitted as part of the complete application and are subject to ongoing review by the agencies having jurisdiction.
207 John Bowser Crescent	1)traffic congestion	All required technical reports were submitted as part of the complete application and are subject to ongoing review by the agencies having jurisdiction.
	Crossland Gates will become more dangerous intersection, 2)Eagle	All required technical reports were submitted as part of the complete application and are subject
56 Peevers Crescent, L3Y7T11)	could not handle another road between Pervis and Millard	to ongoing review by the agencies having jurisdiction.
352 Crossland Gate, L3X1B3	1)increased traffic congestion	All required technical reports were submitted as part of the complete application and are subject to ongoing review by the agencies having jurisdiction.
315 John Bowser Crescent, L3Y7P3	increased congestion around Davis and Yonge a cause for safety	All required technical reports were submitted as part of the complete application and are subject
515 John Dowser Crescent, L5171 5	concerns	to ongoing review by the agencies having jurisdiction.
275 Crossland Gate, L3X1B1	housing density proposed is poorly conceived and will lead to increase	All required technical reports were submitted as part of the complete application and are subject
275 Clossiand Gate, LSXTB1	in traffic congestion	to ongoing review by the agencies having jurisdiction.
176 Brammar Street, L3Y7T4	1)increased congestion on Yonge Street between Eagle and Dawson	All required technical reports were submitted as part of the complete application and are subject
170 Brammar Street, LS1714	Trinicreased congestion on fonge street between Eagle and Dawson	to ongoing review by the agencies having jurisdiction.
415 Crossland Gate	1)increase traffic congestion	All required technical reports were submitted as part of the complete application and are subject
415 Clossiand Gate	Thirdease traine congestion	to ongoing review by the agencies having jurisdiction.
	1) greater traffic congestion 2) hard to make left hand turn from Glenway	
151 Glenway Circle	Circle or John Bowser to Eagle Street 3) contruction periods will add	All required technical reports were submitted as part of the complete application and are subject
,	harships such as traffic congestion and noise	to ongoing review by the agencies having jurisdiction.
.	· · · · · · · · · · · · · · · · · · ·	All required technical reports were submitted as part of the complete application and are subject
N/A	1)increased car volumes on roads creating more congestion	to ongoing review by the agencies having jurisdiction.
007.0		All required technical reports were submitted as part of the complete application and are subject
267 Crossland Gate, L3X1B1	1)more gridlock on Yonge St making it difficult to back out of driveway	to ongoing review by the agencies having jurisdiction.
	1)increased amount of traffic congestions in Newmarket negatively	All required technical reports were submitted as part of the complete application and are subject
486 Alex Doner Dr, L3X1C2	affecting community	to ongoing review by the agencies having jurisdiction.
7. 0	,	All required technical reports were submitted as part of the complete application and are subject
71 Peevers Cr, L3Y7T2	1)ncreased traffic	to ongoing review by the agencies having jurisdiction.
	1)increased congestion along Yonge St, Davis Dr, Greenlane during rush	
175 John Bowser Cres	hour causing increased delayed wait times for fire, ambulance & police	All required technical reports were submitted as part of the complete application and are subject
	services	to ongoing review by the agencies having jurisdiction.
	1)increased congestion on Crossland Gate which is main arterial road in	All required technical reports were submitted as part of the complete application and are subject
203 Crossland Gate, L3X1B1	Glenway	to ongoing review by the agencies having jurisdiction.
	1)increased congestion on Crossland Gate which is main arterial road in	All required technical reports were submitted as part of the complete application and are subject
203 Crossland Gate, L3X1B1	Glenway, exacerbated by traffic flow from other arterials	to ongoing review by the agencies having jurisdiction.
	,	All required technical reports were submitted as part of the complete application and are subject
200 Crossland Gate, L3X1A6	1)increased traffic on Crossland Gate and in our community	to ongoing review by the agencies having jurisdiction.
		All required technical reports were submitted as part of the complete application and are subject
279 John Bowser Cr, L3Y7N9	1)increased traffic will make turning out of John Bowser and onto Eagle	to ongoing review by the agencies having jurisdiction.
		All required technical reports were submitted as part of the complete application and are subject
60 Peevers Cr, L3Y7T1	1)increase traffic congestion on already congested streets	to ongoing review by the agencies having jurisdiction.
		All required technical reports were submitted as part of the complete application and are subject
155 Glenway Circle, L3Y7B3	1)increase traffic congestion on already congested streets	to ongoing review by the agencies having jurisdiction.
	1)developments in Glenway and MacGregor will cause much more	
424 Mathews Crt, L3X1C8	congestion on existing roads; traffic study on Bathurst between Sykes and	l
	Davis in Sept 2012 was flawed because the traffic counter didn't include	All required technical reports were submitted as part of the complete application and are subject
	the central turning lane which receives plenty of traffic during rush hour.	to ongoing review by the agencies having jurisdiction.
278 Glenway Circle, L3Y7S7	1)development will create more traffic on Eagle and making streets much	All required technical reports were submitted as part of the complete application and are subject
270 Gieriway Olicie, Lo 1707	more dangerous to cross and congested.	to ongoing review by the agencies having jurisdiction.
	1)development may create 1400 additional vehicles on the surrounding	All required technical reports were submitted as part of the complete application and are subject
1/10 Brammar St 1/2V7T2		to ongoing review by the agencies having jurisdiction.
148 Brammar St, L3Y7T3	roads which are already congested.	to origoning review by the agencies having jurisdiction.
148 Brammar St, L3Y7T3 477 Alex Doner Drive	roads which are already congested. 1) concerned about traffic it will cause	All required technical reports were submitted as part of the complete application and are subject

Address	Summary of Issues	Applicant's Comments
477 Alex Doner Drive	1) concerned about traffic it will cause	All required technical reports were submitted as part of the complete application and are subject to ongoing review by the agencies having jurisdiction.
335 Fairway Garden, L3X1B4	1)increased traffic	All required technical reports were submitted as part of the complete application and are subject to ongoing review by the agencies having jurisdiction.
352 Crossland Gate, L3X1B3	1) construction will cause traffic, 2) traffic along Yonge St will increse	All required technical reports were submitted as part of the complete application and are subject to ongoing review by the agencies having jurisdiction.
334 Crossland Gate, L3X1B3		All required technical reports were submitted as part of the complete application and are subject to ongoing review by the agencies having jurisdiction.
142 Rhodes Circle		All required technical reports were submitted as part of the complete application and are subject to ongoing review by the agencies having jurisdiction.
339 Kirby Crescent, L3X1H2		All required technical reports were submitted as part of the complete application and are subject to ongoing review by the agencies having jurisdiction.
N/A		All required technical reports were submitted as part of the complete application and are subject to ongoing review by the agencies having jurisdiction.
147 Glenway Circle, L3Y7S3	1)concerned with increased traffic as a result of dev't	All required technical reports were submitted as part of the complete application and are subject to ongoing review by the agencies having jurisdiction.

Environmental Comments

Address	Summary of Issues	Applicant's Comments
71 Peevers Cr, L3Y7T2	1)more pollution created; loss of green space	All required technical reports were submitted as part of the complete application and are subject to ongoing review by the agencies having jurisdiction.
203 Crossland Gate, L3X1B1	1)there are underground springs throughout the Glenway lands which will be impacted by development; changes to underground water flow through excavations for roads or homes could redirect water flow to our property and cause flooding, more water restrictions may occur if availability of water to residents of Newmarket is decreased due to further development	All required technical reports were submitted as part of the complete application and are subject to ongoing review by the agencies having jurisdiction.
200 Crossland Gate, L3X1A6	1) displacement of wild life living on the golf course and in the green space, 2) water table may be impacted by construction causing floods in the community (sump pumps in neighbouring homes are going off daily)	All required technical reports were submitted as part of the complete application and are subject to ongoing review by the agencies having jurisdiction.
155 Glenway Circle, L3Y7B3	1)concerned about water table rise and additional runoff that may cause flooding on his property	All required technical reports were submitted as part of the complete application and are subject to ongoing review by the agencies having jurisdiction.
335 Fairway Garden, L3X1B4		All required technical reports were submitted as part of the complete application and are subject to ongoing review by the agencies having jurisdiction.
352 Crossland Gate, L3X1B3	construction will cause air pollution, 2) Trees and wildlife habitats will be destroyed	All required technical reports were submitted as part of the complete application and are subject to ongoing review by the agencies having jurisdiction.
470 Alex Doner Drive, L3X1C2	1) concerned with the destruction of wildlife and forest land	All required technical reports were submitted as part of the complete application and are subject to ongoing review by the agencies having jurisdiction.
52 Peevers Crescent, L3Y7T1	1)development is within 50m of existing woodlot and would negatively impact the Natural Heritage System	All required technical reports were submitted as part of the complete application and are subject to ongoing review by the agencies having jurisdiction.
56 Peevers Crescent, L3Y7T11)	1) loss of green space impacting quality of life, 2) impact a wildlife corridor	All required technical reports were submitted as part of the complete application and are subject to ongoing review by the agencies having jurisdiction.

Other Comments

Address	Summary of Issues	Applicant's Comments	
119 Glenway Circle	1) loss of property value due to loss of green space	This is not an established and recognized land use planning consideration.	
,			
	1) recommendation for a Glenway defence fund be set up by the Town 2)	No comment	
203 John Bowser Crescent, L3Y 7N6 poor communication with developer on noise, light, traffic, grading, and			
	loss of privacy, 3) property value loss	This is not an established and recognized land use planning consideration.	

Address	Summary of Issues	Applicant's Comments
318 Alex Doner Drive, L3X 1G4	1) loss of property value	This is not an established and recognized land use planning consideration.
211 John Bowser Crescent	paid for premium lot	No comment
391 Binns Avenue, L3X1T7	1)not clear as to why there is no impact on the budget 3) who will pay for new infrastructure needed?	Development Charges Act provides the rules by which new growth pays its fair share. This development will abide by the Development Charges Act and any valid development charge bylaws.
315 John Bowser Crescent, L3Y7P3	1) paid a premium to back onto the golf course.	No comment.
370 Otton Rd, L3X1E4	 a premium was paid to back onto green space and a pond. Don't want a house backing our property and the loss of property value due to loss of green space 	No comment.
120 Glenway Circle, L3Y7C2	1)recommendation for a Glenway defence fund be set up by the Town	No comment.
339 Kirby Crescent, L3X1H2	 opposed to any form of residential or commercial dev't in Glenway, 2) concern over tax hike due to increased demand for infrastructure and mun. services, 3)existing schools do not have the capacity required to absorb this dev't 	See earlier comments respecting schools. This development wll pay its fair share of taxes and development charges
273 Alex Doner, L3X1H4	wants the Town of Newmarket to have a referendum for affected residents	No comment.
71 Peevers Cr, L3Y7T2	loss of lot premiums, 2) fair compensation from developer, 3) lack of transparency between town and developer, 4) suppression of public involvement to oppose application	See earlier comments on financial issues. Comments from the public have never been supressed by the developer and all such comments are being reviewed and considered.
60 Peevers Cr, L3Y7T1	1)loss of green space and higher densities in the area will decrease the value of our property	This is not an established and recognized land use planning consideration.
247 Gross Land Gate, L3X1B1	concerned that loss of parkland will result in loss of property values	This is not an established and recognized land use planning consideration.
	developer should honour the original agreement between the golf course and the residents	Land use planning goals and objectives progress and improve over time. Developer has excercised its valid rights to apply for permission to develop the lands. The merits of that development will be determined at the OMB hearing.
	1) construction will cause noise and mess	Construction Management Plan to be prepared (and approved by Town); community input to be sought.
312 Crossland Gate, L3X1B2	costing the Town and taxpayers too much to go through the planning process	No comment.