



Town of Newmarket  
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## **DEVELOPMENT AND INFRASTRUCTURE SERVICES/PLANNING & BUILDING SERVICES REPORT 2018-09 Information Report**

Report Number: 2018-09

Department(s): Planning and Building Services

Author(s): D. Ruggle

Date: January 31, 2018

In accordance with the Procedure By-law, any member of Council may make a request to the Town Clerk that this Report be placed on an upcoming Committee of the Whole agenda for discussion.

### **Purpose**

The purpose of this report is to provide Council with an update on applications for Official Plan Amendment, Zoning By-Law Amendment and Draft Plan of Subdivision approval for 16920 and 16860 Leslie Street by Forest Green homes.

### **Background**

The above noted applications were originally submitted in December 2012 with subsequent submissions in 2015, 2017 and recently in 2018.

### **Discussion**

This most recent submission provided to the Town updates the proposed plan and responds to department and agency comments to date. The current proposal includes 321 Townhouse dwellings on both public and private roads, parkland, stormwater management pond, protected forested area and various buffers and walkways. Some major changes to the current plan from previous submissions are the removal of the proposed 4 storey apartments, enlargement and relocation of the public parkland including a visual and physical link to the woodlot, enlargement of the stormwater management facility and the removal of the Historic Bogart House proposed to be replaced with a memorial along Leslie Street. The submission documents are currently under review by agencies and departments for comment. As the statutory public meeting occurred in September 2015, and the plan has significant modification, staff will be organizing a Public Information Centre with the applicant to garner further

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public comment. The PIC is intended to include an open house format with a formal presentation. Advance notice of this meeting will be provided.

## **Conclusion**

It is staffs position that it is appropriate to hold a Public Information Centre to inform the public of the revised plan and to garner public comment.

## **Business Plan and Strategic Plan Linkages**

The continued development of this parcel of land is in accordance with the Newmarket Official Plan and has linkages to the Community Strategic Plan as follows:

Living Well: protecting and enhancing environmentally sensitive features

Well Balanced: encouraging a sense of community through an appropriate mix of land uses and amenities.

## **Consultation**

This report informs Council that a Public Information Centre will be held to provide additional public consultation.

## **Human Resource Considerations**

n/a

## **Budget Impact**

### Operating Budget (Current and Future)

The appropriate planning application fees have been received for Official Plan Amendment, zoning bylaw amendment and draft plan of subdivision. The Town will also receive revenue from development charges and assessment revenue with the development of this subdivision.

### Capital Budget

There is no direct capital budget impact as a result of this report.

## **Attachments**

Proposed Draft Plan of Subdivision

## Contact

For more information on this report, contact: Dave Ruggle, Senior Planner – Community Planning, at 905-953-5321, ext 2454; [druggle@newmarket.ca](mailto:druggle@newmarket.ca)



Peter Noehammer, Commissioner of Development and Infrastructure Services



Rick Nethery, Director of Planning and Building Services



Dave Ruggle, Senior Planner Community Planning

**KEY PLAN**  
1:20,000

**SCHEDULE OF LAND USE**

PROPOSED LAND USE	ZONE	MIN. LOT AREA (sq. m)	MIN. FRONT SETBACK (m)	MIN. SIDE SETBACK (m)	MIN. REAR SETBACK (m)	MIN. FRONT YARD WIDTH (m)	MIN. SIDE YARD WIDTH (m)	MIN. REAR YARD WIDTH (m)	MIN. FRONT SETBACK (m)	MIN. SIDE SETBACK (m)	MIN. REAR SETBACK (m)
Residential Medium Density	R2	1,000	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
Residential Single Detached	R1	1,500	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Residential Single Attached	R3	1,000	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
Residential Medium Density	R2	1,000	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
Residential Single Detached	R1	1,500	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Residential Single Attached	R3	1,000	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5

**ADDITIONAL INFORMATION**  
REQUIRED UNDER SECTION 6(1) OF THE PLANNING ACT

1. THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE ZONING BY-LAW.

2. THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE SUBDIVISION ACT.

3. THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE MUNICIPALITY OF NEWMARKET ZONING BY-LAW.

4. THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE MUNICIPALITY OF NEWMARKET SUBDIVISION ACT.

5. THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE MUNICIPALITY OF NEWMARKET PLANNING ACT.

6. THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE MUNICIPALITY OF NEWMARKET PLANNING BY-LAW.

7. THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE MUNICIPALITY OF NEWMARKET PLANNING BY-LAW.

8. THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE MUNICIPALITY OF NEWMARKET PLANNING BY-LAW.

**OWNERS AUTHORIZATION**

I, \_\_\_\_\_, being the owner of the land described in the above, do hereby authorize the preparation of this plan and the use of the same for the purposes stated herein.

SIGNED: \_\_\_\_\_

DATE: \_\_\_\_\_

**SUBDIVISION CERTIFICATE**

I, \_\_\_\_\_, being the Registrar of Land, do hereby certify that the above is a true and correct copy of the original as filed in my office.

SIGNED: \_\_\_\_\_

DATE: \_\_\_\_\_

**DESIGNER'S CERTIFICATE**

I, \_\_\_\_\_, being the Designer, do hereby certify that the above is a true and correct copy of the original as prepared by me.

SIGNED: \_\_\_\_\_

DATE: \_\_\_\_\_

**SOURCES**

Copyright Reserved

NO. \_\_\_\_\_

REVISION \_\_\_\_\_

DATE \_\_\_\_\_

**DRAFT PLAN of Subdivision**  
PT 131 CON 2 WILCHURCH PT E12 I132  
650,440.99 & PPS 11 & 23 EXCROP PL. 2632662  
TOWN OF NEWMARKET  
RESIDENTIAL AMBICUMPTON

SCALE: 1:1,000

PROJECT No. 12-04

AM

REVISED: 18 DEC 2017

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