



**WESTON  
CONSULTING**

planning + urban design

Chair Wayne Emmerson and Members of York  
Regional Council  
Regional Municipality of York  
17250 Yonge Street  
Newmarket, Ontario L3Y 6Z1

March 25, 2015  
File 5160

**Attn: Mr. Denis Kelly, Regional Clerk (VIA Email)**

Dear Sir,

**RE: Amendment No. 10 to the Newmarket Official Plan Urban Centres Secondary Plan  
16655 Yonge Street**

Weston Consulting is the planning consultant representing Tavco Realty Holdings Inc., the owner of the above noted property in the Town of Newmarket. This letter is provided in response to Amendment No. 10 (OPA No. 10 - Urban Centres Secondary Plan) to the Newmarket Official Plan, as it relates to the subject property. We ask that this correspondence be distributed to Regional Council and received at the Meeting of March 26<sup>th</sup> in relation to the above noted matter.

Weston Consulting has actively participated in the Secondary Plan process on behalf of the owner, and most recently has reviewed the recommendations of Regional Planning Staff to the Committee of the Whole on March 5<sup>th</sup>.

We wish to express our general support for the Newmarket Urban Centres Secondary Plan as modified by the Regional Planning Staff's recommendations, however, we wish to advise Council and Regional Staff of particular comments in relation to the proposed depiction of potential school sites on Schedule 3 (Land Use Plan) in relation to our client's lands and their interests.

We have recently sought clarity from Town Planning Staff in relation to the policies in Section 11.3.2 and it is our understanding that the policies, which we support, provide for school sites to be modified, deleted or relocated without amendment to the plan. We also note that the depiction of a fourth school site on Schedule 3 was modified through the process; however, we have not been able to source the basis of the change to the schedule from the June 16<sup>th</sup> version of the schedule.

We recognize the need to appropriately plan for school sites in the secondary plan area, and we reiterate our support the policies of Section 11.3.2 of the plan; however, we wish to advise Regional Council that our client prefers the previous schedule 3 depiction of the potential school sites (ie. June 16<sup>th</sup> Version). We also note that potential school sites "S1" and "S2" are shown in a more conceptual manner in that they are shown adjacent to multiple development blocks and each site straddles a proposed street, while "S3" and "S4" are not depicted in the same manner.

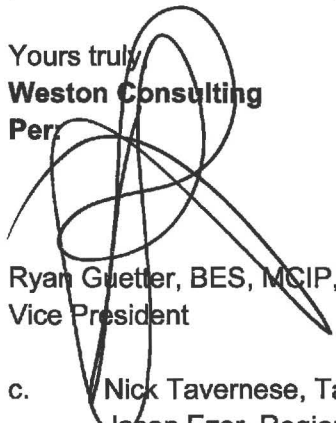
We suggest it may be appropriate to consistently depict the potential school sites so as to avoid confusion in the policy interpretation.

We appreciate the opportunity to provide these comments and request that we be notified of Regional Council's decision in relation to the Secondary Plan. Should you have any questions, please contact the undersigned (ext. 241) or Courtney Heron-Monk (ext. 401).

Yours truly

**Weston Consulting**

Per:



Ryan Guetter, BES, MCIP, RPP  
Vice President

- c. Nick Tavernese, Tavco Realty Holdings Inc. (via email)
- Jason Ezer, Regional Municipality of York (via email)
- Marion Plaunt, Town of Newmarket (via email)