



Town of Newmarket  
**AGENDA**

**HERITAGE NEWMARKET ADVISORY  
COMMITTEE**

07 February 2017 at 7:00 PM  
Mulock Room, 395 Mulock Drive

Agenda compiled on 02/02/2017 at 9:00 AM

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**Approval of Minutes**

- 1 Heritage Newmarket Advisory Committee Minutes of December 6, 2016.

**Correspondence**

- 2 Correspondence from the Town of Newmarket Planning and Building Department dated December 8, 2016 regarding Notice of the Passing of a Zoning By-law 2016-59 and the Notice of Adoption of the Official Plan Amendment Number 14 (regarding 1166 & 1186 Nicholson Road).
- 3 Correspondence from the Town of Newmarket Planning and Building Department dated December 8, 2016 regarding the passing of a Zoning By-law by the Town of Newmarket – By-law 2016-63 (281 Main Street North).
- 4 Correspondence from the Town of Newmarket Planning and Building Department dated December 16, 2016 regarding the Notice of Refusal of Request with respect to a Zoning By-law amendment concerning subject lands 178,180,184,190 and 194 Main Street (Main Street Clock Inc.).
- 5 Correspondence dated December 9, 2016 from the Town of Newmarket regarding Operating Results Report for Heritage Newmarket (Eleven Months ending November 30, 2016).
- 6 Correspondence from the Town of Newmarket Planning and Building Services dated January 31, 2017 regarding an Application for a Zoning By-law amendment and Notice of Complete Application (106 Main Street South)

**Items**

- 7 Discussion regarding amendments to the Walking Tour of the historical District Brochure.
- 8 Designated Property Maintenance and Concerns
  - a) Site plaques
  - b) Residence plaques
  - c) Heritage location plaques
- 9 Heritage Newmarket Budget
- 10 Reports of Committee Members
  - a) Architecture, Recreation, Culture, Heritage (ARCH) Committee

b) Elman W. Campbell Museum Board

c) Lower Main Street South Heritage Conservation District Advisory Group

d) Newmarket Historical Society Board of Directors

**New Business**

**Adjournment**



Town of Newmarket  
**MINUTES**

**HERITAGE NEWMARKET  
ADVISORY COMMITTEE**

Tuesday, December 6, 2016 at 7:00 PM  
Mulock Room

The meeting of the Heritage Newmarket Advisory Committee was held on Tuesday, December 6, 2016 in Mulock Room, 395 Mulock Drive, Newmarket.

Members Present: Councillor Hempen (7:02 to 8:51 p.m.)  
Athol Hart, Chair  
Billie Locke  
Joan Seddon  
Malcolm Watts

Absent: Soni Felix Raj  
Rohit Singh

Staff Present: C. Finnerty, Council/Committee Coordinator

The meeting was called to order at 7:02 p.m.

A. Hart in the Chair.

**Additions & Corrections to Agenda**

None.

**Declarations of Interest**

None.

**Approval of Minutes**

- Heritage Newmarket Advisory Committee Minutes of November 1, 2016.

Moved by: Billie Locke  
Seconded by: Malcolm Watts

THAT the Heritage Newmarket Advisory Committee Minutes of November 1, 2016 be approved, as amended.

**Carried**

## **Presentations/Deputations**

None.

## **Correspondence**

2. Memorandum from the Alternate Secretary-Treasurer, Committee of Adjustment dated November 22, 2016 regarding deferral of Applications for Consent and Minor Variance - 353 Ontario Street and 0 Ontario Street.
3. Memorandum from the Alternate Secretary-Treasurer, Committee of Adjustment dated November 22, 2016 regarding deferral of Applications for Consent and Minor Variance - 770 Gorham Street.

Moved by: Joan Seddon  
 Seconded by: Councillor Hempen

THAT the memorandum from the Alternate Secretary-Treasurer, Committee of Adjustment dated November 22, 2016 regarding deferral of Applications for Consent and Minor Variance - 353 Ontario Street and 0 Ontario Street and memorandum from the Alternate Secretary-Treasurer, Committee of Adjustment dated November 22, 2016 regarding deferral of Applications for Consent and Minor Variance - 770 Gorham Street be received.

## **Carried**

## **Items**

4. Designated Property Maintenance and Concerns
  - a) Main Street Clock Inc.

The Chair advised that the Main Street Clock Inc. development proposal was denied by Council at their meeting on December 5, 2016 meeting. Discussion ensued regarding the need for remediation for the Clock Tower property and the requirement for a letter to be written by the Senior Planner – Community Planning to the Forrest Group immediately, reminding them of their obligations to repair and protect the building in order to prevent any further deterioration.

Moved by: Billie Locke  
 Seconded by: Joan Seddon

THAT a letter be sent to the Forrest Group, owners of the Main Street Clock Inc. property requesting immediate repair of the building to protect it from further deterioration.

**Carried**

Councillor Hempen did not take part in the discussion or voting of the foregoing matter.

b) Bogart House

Councillor Hempen advised that he attended a site visit at Bogart House with Members of Council, staff, media and the property owner and provided a summary of observations related to the condition of the exterior of the house. He further advised that the property owner has committed to sealing the windows and repairing the fence to prevent further access to the house. Staff have requested that a heritage architect prepare a report summarizing means of preserving and repairing the interior and exterior of the home at the property owner's expense. Discussion ensued regarding the final location of the home and requirements for immediate remediation.

Moved by: Councillor Hempen  
 Seconded by: Malcolm Watts

a) THAT the property owner be provided notice of the following deficiencies and remediation requirements under the Ontario Heritage Act:

- i) Upper level and basement windows requires repair, replacement and/or sealing;
  - ii) Replacement of the two downspouts that are missing in order to drain water away from the home;
  - iii) Hole in the perimeter fence to be repaired;
  - iv) Wooden cladding to be secured and any holes to be repaired;
  - v) Eavestroughs to be cleaned;
- b) AND THAT further comments from the Heritage Newmarket Advisory Committee will be brought forward upon receipt of a Heritage Architectural Assessment;

c) AND THAT the Heritage Newmarket Advisory Committee be circulated any correspondence that has been sent to the property owner with respect to the condition of the property.

**Carried**

c) Union Hotel

Moved by: Councillor Hempen

Seconded by: Billie Locke

THAT a representative from Metrolinx or York Region Rapid Transit be requested to provide a presentation and update on plans for the Union Hotel at the January, 2016 Heritage Newmarket Advisory Committee meeting.

**Carried**

d) Christian Baptist Church

Discussion ensued regarding mechanisms by which the Committee can ensure that repairs are made to the church tower, including options available through the By-laws department.

e) Designation Requests

The Chair advised that the three designation requests moved forward at Council.

5. Plaques

a) Site plaques

No further update to provide.

b) Residence plaques

M. Watts advised of outstanding items that have been assigned to other Committee members for completion.

6. Discussion regarding amendments to the Walking Tour of the Historical District Brochure.

Discussion of this item was deferred to the January, 2017 meeting.

7. Reports of Committee Members

- a) Architecture, Recreation, Culture, Heritage (ARCH) Committee

The Chair advised that ARCH is willing to assume the gazebo restoration and installation project as a Canada 150 initiative. Discussion ensued regarding the status of the budget for the restoration project.

- b) Elman W. Campbell Museum Board

B. Locke advised that she has provided information from the Committee about the Museum sign and further advised that Mr. Ross Caister will be contacting sign companies to discuss appropriate treatment and will meet with the Chair to discuss options.

- c) Lower Main Street South Heritage Conservation District Advisory Group

No update to provide.

- d) Newmarket Historical Society Board of Directors

No update was provided.

## **New Business**

- a) The Chair advised that he was able to find a historic photo of the balcony at 214 Main Street to forward on to the property owners.
- b) The Council/Committee Coordinator advised of her upcoming departure from the Town and future support plans in the interim until a replacement is hired.

## **Adjournment**

Moved by: Joan Seddon  
Seconded by: Billie Locke

THAT the meeting adjourn.

## **Carried**

There being no further business, the meeting adjourned at 9:01 p.m.

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Date

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A. Hart, Chair





**PLANNING AND BUILDING SERVICES**

Town of Newmarket      www.newmarket.ca  
 395 Mulock Drive      planning@newmarket.ca  
 P.O. Box 328, STN Main      T: 905.953.5321  
 Newmarket, ON L3Y 4X7      F: 905.953.5140

**NOTICE OF THE PASSING  
 OF A ZONING BY-LAW BY  
 TOWN OF NEWMARKET**

Zoning By-Law Amendment:      2016 - 59  
 Applicant:      HOOPP Realty Inc.  
 Location:      1166 – 1186 Nicholson Road  
 File Number:      File: D14 NP16 03

**TAKE NOTICE** that the Council of the Town of Newmarket passed **By-Law Number 2016-59** on the **5<sup>th</sup> day of December, 2016**, under Section 34 of the Planning Act, R.S.O. 1990, c. P. 13, as amended.

**AND TAKE NOTICE THAT** any person or public body may appeal to the Ontario Municipal Board in respect to the By-law by filing with the Clerk of the Corporation of the Town of Newmarket no later than **4:30 p.m. on December 28<sup>th</sup>** a notice of appeal setting out the objection to the By-Law and the reasons for the appeal, accompanied by the prescribed appeal fee(s), made payable to the Minister of Finance in the amount of \$300.00. If you wish to appeal to the OMB, a copy of an appeal form is available from the OMB website at [www.omb.gov.on.ca](http://www.omb.gov.on.ca). In addition, to the fees listed above, pursuant to By-law No. 2015-57, a processing fee of \$155.00 per Ontario Municipal Board appeal, payable to the Town of Newmarket is required to be paid at the time of filing a Notice of Appeal

An explanation of the purpose and effect of the by-law, describing the lands to which the bylaw applies, and a location map showing the location of the lands to which the by-law applies are attached. The complete by-law is available for inspection in the Town Clerk's office during regular office hours.

Only individuals, corporations and public bodies may appeal a zoning by-law to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Ontario Municipal Board, there are reasonable grounds to add the person or public body as a party.

The subject lands of this application are also subject to an Official Plan Amendment application; file D9 NP16 03 to amend the Official Plan to allow for a zoning by-law that permits outdoor storage.

DATED at the Town of Newmarket this **8<sup>th</sup> day of DECEMBER, 2016**.

Esther Armchuk, Acting Clerk  
 Town of Newmarket  
 P.O. Box 328 , 395 Mulock Drive  
 NEWMARKET, ON L3Y 4X7



Planning and Building Services

TOWN OF NEWMARKET

395 Mulock Drive

P.O. Box 328

Newmarket, ON L3Y 4X7

[www.newmarket.ca](http://www.newmarket.ca)

[planning@newmarket.ca](mailto:planning@newmarket.ca)

905.953.5321

**NOTICE OF THE ADOPTION BY THE TOWN OF NEWMARKET  
OF OFFICIAL PLAN AMENDMENT NUMBER 14**

**TAKE NOTICE** that the Council of the Town of Newmarket passed **By-law Number 2016-62** being a By-law to adopt Official Plan Amendment Number 14 on the **5<sup>th</sup> day of December, 2016**, under Section 17 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

**AND TAKE NOTICE** that the Official Plan Amendment **does not require approval** by the Regional Municipality of York, under subsection 17.1 (1) of the *Planning Act*. The proposed official plan amendment is exempt from approval by the Regional Municipality of York. The decision of Newmarket council is final if a notice of appeal is not received on or before the last day for filing a notice of appeal.

**AND TAKE NOTICE THAT** any person or public body may appeal to the Ontario Municipal Board in respect to the By-law by filing with the Clerk of the Corporation of the Town of Newmarket no later than **4:30 p.m. on December 28<sup>th</sup>, 2016** a notice of appeal setting out the objection to the By-Law and the reasons for the appeal, accompanied by the prescribed appeal fee(s), made payable to the Minister of Finance in the amount of \$300.00. If you wish to appeal to the OMB, a copy of an appeal form is available from the OMB website at [www.omb.gov.on.ca](http://www.omb.gov.on.ca). In addition, to the fees listed above, pursuant to By-law No. 2015-57, a processing fee of \$155.00 per Ontario Municipal Board appeal, payable to the Town of Newmarket is required to be paid at the time of filing a Notice of Appeal.

Only individuals, corporations, or public bodies may appeal a decision of the municipality to the Ontario Municipal Board. A notice of appeal may not be made by an unincorporated association or group. However, a notice of appeal may be made in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the plan was adopted, the person or public body made oral submissions at a public meeting or written submissions to the Council or, in the opinion of the Ontario Municipal Board, there are reasonable grounds to add the person or public body as a party.

**PURPOSE OF AMENDMENT**

The purpose of Amendment Number 14 is to amend the policies applying to the subject lands, currently being within the *Business Park – Mixed Employment* designation to allow accessory outdoor storage.

The subject lands of this application are also subject to a zoning by-law amendment application; file D14 NP16 03 to implement the accessory outdoor storage permission and require that such storage not exceed 30% of the lot area or be visible from a street.

**ADDITIONAL INFORMATION** relating to Official Plan Amendment Number 14 is available for inspection between 8:30 a.m. and 4:30 p.m. on weekdays at the Municipal Offices, 395 Mulock Drive, Newmarket. Direct any inquiries to the Planning Department 905-953-5300 Extension 2458. Please refer to File No. D9 NP16 03 - Official Plan Amendment Number 14.

**Dated: December 8<sup>th</sup> 2016**



**PLANNING AND BUILDING SERVICES**

Town of Newmarket      www.newmarket.ca  
 395 Mulock Drive      planning@newmarket.ca  
 P.O. Box 328, STN Main      T: 905.953.5321  
 Newmarket, ON L3Y 4X7      F: 905.953.5140

**NOTICE OF THE PASSING  
 OF A ZONING BYLAW BY  
 TOWN OF NEWMARKET**

Zoning By-Law Amendment:      2016-63  
 Applicant:      Dora Homes Inc.  
 Location:      281 Main Street North  
 File Number:      D14-NP12-20

**TAKE NOTICE** that the Council of the Town of Newmarket passed **By-Law Number 2016-63** on the **5<sup>th</sup> day of December, 2016**, under Section 34 of the Planning Act, R.S.O. 1990, c. P. 13, as amended.

**AND TAKE NOTICE THAT** any person or public body may appeal to the Ontario Municipal Board in respect to the By-law by filing with the Clerk of the Corporation of the Town of Newmarket no later than **4:30 p.m. on December 28<sup>th</sup>** a notice of appeal setting out the objection to the By-Law and the reasons for the appeal, accompanied by the prescribed appeal fee(s), made payable to the Minister of Finance in the amount of \$300.00. If you wish to appeal to the OMB, a copy of an appeal form is available from the OMB website at [www.omb.gov.on.ca](http://www.omb.gov.on.ca). In addition, to the fees listed above, pursuant to By-law No. 2015-57, a processing fee of \$155.00 per Ontario Municipal Board appeal, payable to the Town of Newmarket is required to be paid at the time of filing a Notice of Appeal

An explanation of the purpose and effect of the bylaw, describing the lands to which the bylaw applies, and a location map showing the location of the lands to which the bylaw applies (or alternatively, an explanation as to why a location map is not provided) are attached. The complete bylaw is available for inspection in the Town Clerk's office during regular office hours.

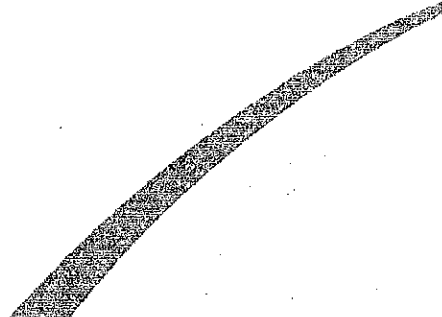
Only individuals, corporations and public bodies may appeal a zoning bylaw to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the option of the Ontario Municipal Board, there are reasonable grounds to add the person or public body as a party.

The subject lands are also the subject of an Draft Plan of Subdivision application (D12-NP12-20).

DATED at the Town of Newmarket this **8<sup>th</sup> day of December, 2016**.

Esther Armchuk, Acting Clerk  
 Town of Newmarket  
 P.O. Box 328, 395 Mulock Drive  
 NEWMARKET, ON L3Y 4X7





## PLANNING AND BUILDING SERVICES

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 P.O. Box 328, STN Main      T: 905.953.5321  
 Newmarket, ON L3Y 4X7      F: 905.953.5140

### Notice of Refusal of Request with respect to a Zoning By-law Amendment

Owner/Applicant: **Main Street Clock Inc.**  
 Location: **178, 180, 184, 188, 190 and 194 Main Street**  
 File Number: **D14 NP 13-19**

**TAKE NOTICE** that on the **5th day of December 2016** the Council of the Corporation of the Town of Newmarket made a decision to refuse the application by Main Street Clock Inc. for a Zoning By-law Amendment under Sections 34 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended.

The purpose of this Zoning By-law Amendment is to amend the existing Historic Downtown Urban Centre (UC-D1) zone to permit a mixed use development on the subject lands consisting of a 7 storey mixed use building with a total of 165 apartment units and 5 retail units along Main Street.

#### Reason for Refusal

This zoning By-law amendment was refused because development of the subject lands as proposed would adversely impact the character of the established neighborhood and adjacent properties within the Heritage Conservation District.

#### When and How to File an Appeal

Any appeal to the Ontario Municipal Board must be filed with the Clerk of the Town of Newmarket, 395 Mulock Drive, Newmarket Ontario L3Y 4X7

The notice of appeal must:

1. set out the reasons for the appeal and the specific part of the requested amendment to which the appeal applies;
2. be accompanied by the fee required by the Ontario Municipal Board in the amount of \$300.00 payable by certified cheque or money order to the Minister of Finance, Province of Ontario. A copy of the appropriate appeal form to accompany the payment is available from the OMB website at [www.omb.gov.on.ca](http://www.omb.gov.on.ca) (Appellant Form A1) or by contacting the Clerk's Division at 905-895-5193
3. a processing fee of \$155.00 per Ontario Municipal Board appeal, payable to the Town of Newmarket is required to be paid at the time of filing a Notice of Appeal pursuant to By-law No. 2015-57

Last Date for filing an appeal: January 5, 2017

#### Who Can File an Appeal

A person or public body that requested an amendment to the zoning by-law of the Town of Newmarket may appeal the refusal of the requested amendment to the Ontario Municipal Board in respect of all or any part of the requested amendment by filing a notice of appeal with the Town Clerk of the Town of Newmarket.

No person or public body shall be added as a party to the hearing of the appeal unless, before the requested zoning by-law amendment was refused, the person or public body made oral submissions at

Corp. of the Town of Newmarket  
Operating Results  
Clerks & Licencing  
For the Eleven Months Ending November 30, 2016

Description	Year To Date			Annual	
	Actual	Budget	Difference	Budget	Remaining Budget
58311 Heritage Newmarket - L.A.C.A.C REV Revenues					
EXP Expenses					
4035 Regular Part-Time Wage		4,225.00	4,225.00	4,776.47	4,776.47
4109 Direct Payroll Benefits		676.00	676.00	764.00	764.00
4216 Stationery & Office Supplies	31.32	422.00	390.68	460.00	428.68
4269 Misc.		390.00	390.00	425.00	425.00
4404 Consulting Services	7,950.00		(7,950.00)		(7,950.00)
4418 Advertising		279.00	279.00	304.00	304.00
4471 Mileage/Parking/Tolls		28.00	28.00	30.00	30.00
4472 Memberships & Subscriptions	135.00		(135.00)		(135.00)
4478 Conferences & Seminar Fees	1,509.07	46.00	(1,463.07)	50.00	(1,459.07)
4784 Plaques	254.40	1,073.00	818.60	1,170.00	915.60
EXP Expenses	9,879.79	7,139.00	(2,740.79)	7,979.47	(1,900.32)
58311 Heritage Newmarket - L.A.C.A.C	9,879.79	7,139.00	(2,740.79)	7,979.47	(1,900.32)



Planning and Building Services

TOWN OF NEWMARKET  
395 Mulock Drive  
P.O. Box 328  
Newmarket, ON L3Y 4X7

www.newmarket.ca  
planning@newmarket.ca  
905.963.6321

## Notice of Complete Application

### Zoning By-law Amendment

PROPERTY DESCRIPTION: 106 Main Street South  
West Side of Main Street, South of Queen Street

APPLICANT: Mangoni Holdings Inc.

File Numbers: D14-NP1701 (ZBA)

The Town of Newmarket has received an application for a proposed Zoning By-law Amendment. The applicant is proposing to rezone the subject lands from the existing Residential Detached Dwelling 9.7m (R1-F) zone to the Historic Downtown Urban Centre (UC-D1) zone to permit commercial uses along with residential uses on the second floor of the existing building.

This application is deemed complete under the Planning Act. A map detailing the location of the subject lands is on the reverse of this page.

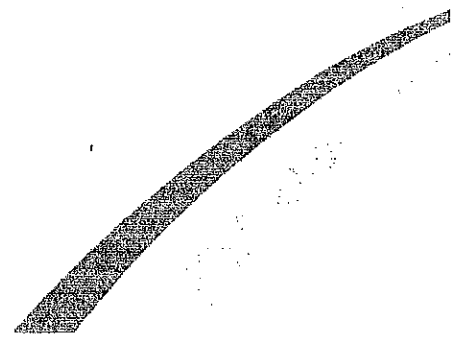
A statutory public meeting as required by the Planning Act will be held at a future undetermined date. Notice of the future statutory public meeting will be mailed from the Town of Newmarket no less than 20 days prior to the meeting date.

#### More information:

The public may view planning documents and background material at the Development and Infrastructure Services Planning Department between 8:30 a.m. and 4:30 p.m., Monday through Friday. Questions, written submissions or requests for notification may be directed to:

Ted Horton – Planner  
Planning and Building Services: Planning Division  
Town of Newmarket  
395 Mulock Drive  
PO Box 328 Stn Main  
Newmarket, ON L3Y 4X7  
[thorton@newmarket.ca](mailto:thorton@newmarket.ca)

*Dated at the Town of Newmarket this 12<sup>th</sup> day of January, 2017*



**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  
 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: January 31, 2017

SUBJECT: Application for Zoning By-law Amendment  
 106 Main Street South  
 Town of Newmarket  
 Region of York  
 File No.: D14NP101 (ZBA)

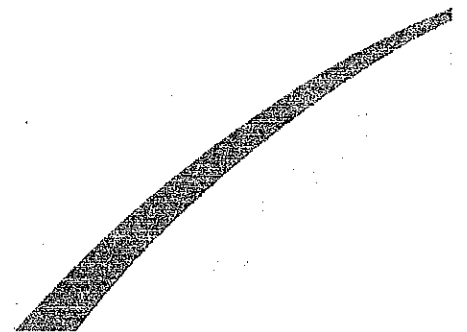
Please find attached a copy of the above captioned Zoning By-law Amendment application. Also included is the site plan and survey. The applicant is proposing to amend the existing Single Detached Residential 9.7m Zone (R1-F) to the Historic Downtown Urban Centre (UC-D1) zone to permit commercial uses along with residential uses on the second floor of the existing building.

Please direct any comments you may have on this proposal to the Planning Department by March 14, 2017.

Ted Horton  
 Planner

Copy: Mayor Tony Van Bynen  
 R.N. Shelton, Chief Administrative Officer  
 Bob Kwapis, Councillor Ward 5

Attachments: Application, Site Plan, Survey



December 12, 2016  
 GS File No. 15-30

Town of Newmarket  
 Planning & Development  
 395 Mulock Drive  
 PO Box 328, STN Main  
 Newmarket, ON L3Y 4X7

**Reference:**     **Submission for Zoning By-law Amendment**  
                   **160 Main Street, Town of Newmarket, ON**

**Attention:**     **Mr. Dave Ruggle, BAA, MCIP, RPP**  
                   **Senior Planner – Community Planning**

Groundswell Urban Planners Inc. (Groundswell) has been retained by Mangoni Holdings Inc. (Roberto Mangoni) to submit a Zoning By-law Amendment for 106 Main Street in the Town of Newmarket. The application is to support increased uses to the existing building. The subject site is located on the west side of Main Street and south of Queen Street.

The following supporting materials are included in the submission package:

- 20 full size copies of the Site Plan ✓
- 20 reductions (8.5" x 11") of the Site Plan ✓
- 31 copies of the Survey ✓
- Copy of Parcel Abstract ✓
- 5 copies of the Planning Justification Report (including Draft Zoning By-law Text and Schedule) ✓
- 5 copies of the Functional Servicing Report ✓
- 5 copies of the Stormwater Management Report ✓
- 5 full size copies of the Site Grading and Servicing Plan
- 5 full size copies of Erosion and Sediment Control
- 5 copies of the Phase 1 Environmental Site Assessment ✓
- Electronic copy (CD) of all plans and reports

The property is currently zoned Residential Detached Dwelling 9.7m (R1-F) Zone and the amendment is seeking to rezone the property to Historic Downtown Urban Centre (UC-D1) Zone. This rezoning represents good planning as the surrounding properties fall within the requested UC-D1 Zone.

An existing building on the property will remain with no additions or expansions proposed at this time. The owner is looking to expand the permitted uses and align with uses that are compatible to the Historic Downtown Urban Centre. The proposal is to allow a variety of uses that are permitted within the UC-D1 Zone on the main floor of the existing building and residential uses on the second floor of the existing building. There is a parking area at the rear of the building that is accessed directly from Main Street.



Application for Zoning By-law Amendment  
106 Main Street, Town of Newmarket  
December 2016



The owner intends to work closely with Staff to proceed with the necessary land use approval. We look forward to your review and comments on this development proposal, and we are pleased to respond to any questions you may have.

Sincerely,

**GROUNDSWELL URBAN PLANNERS INC.**

A handwritten signature in black ink, appearing to read "Sandoval", written in a cursive style.

**Lucila Sandoval, MCIP, RPP**  
Planner  
[lucila@groundswellplan.com](mailto:lucila@groundswellplan.com)

*c.c. Roberto Mangoni*

**SITE PLAN**  
106 Main Street South,  
Newmarket, ON

**KEY PLAN**  
NOT TO SCALE

**SITE STATISTICS:**

EXISTING	PROPOSED
LOT ZONING: R14F	LU-C11T
LOT AREA: 680.70m <sup>2</sup>	
LOT COVERAGE: THE (100.78%)	
LANDSCAPED AREA: 23.4m <sup>2</sup> (3.43%)	
FRONT YARD SETBACK: 2.50m	
SIDE YARD SETBACK (N): 1.60m	
SIDE YARD SETBACK (S): 3.00m	
REAR YARD SETBACK: 28.44m	
BUILDING HEIGHT: 4-6.00m	
PARKING REQUIREMENTS: 4 SPACES	
	6 SPACES (Per 1 B.F.U.)

**PARKING SPACE CALCULATION:**

1<sup>ST</sup> FLOOR PROPOSED USE (METAL)  
 1 SPACE/100' OF NET FLOOR AREA  
 = 2.5  
 = 6 PARKING SPACES

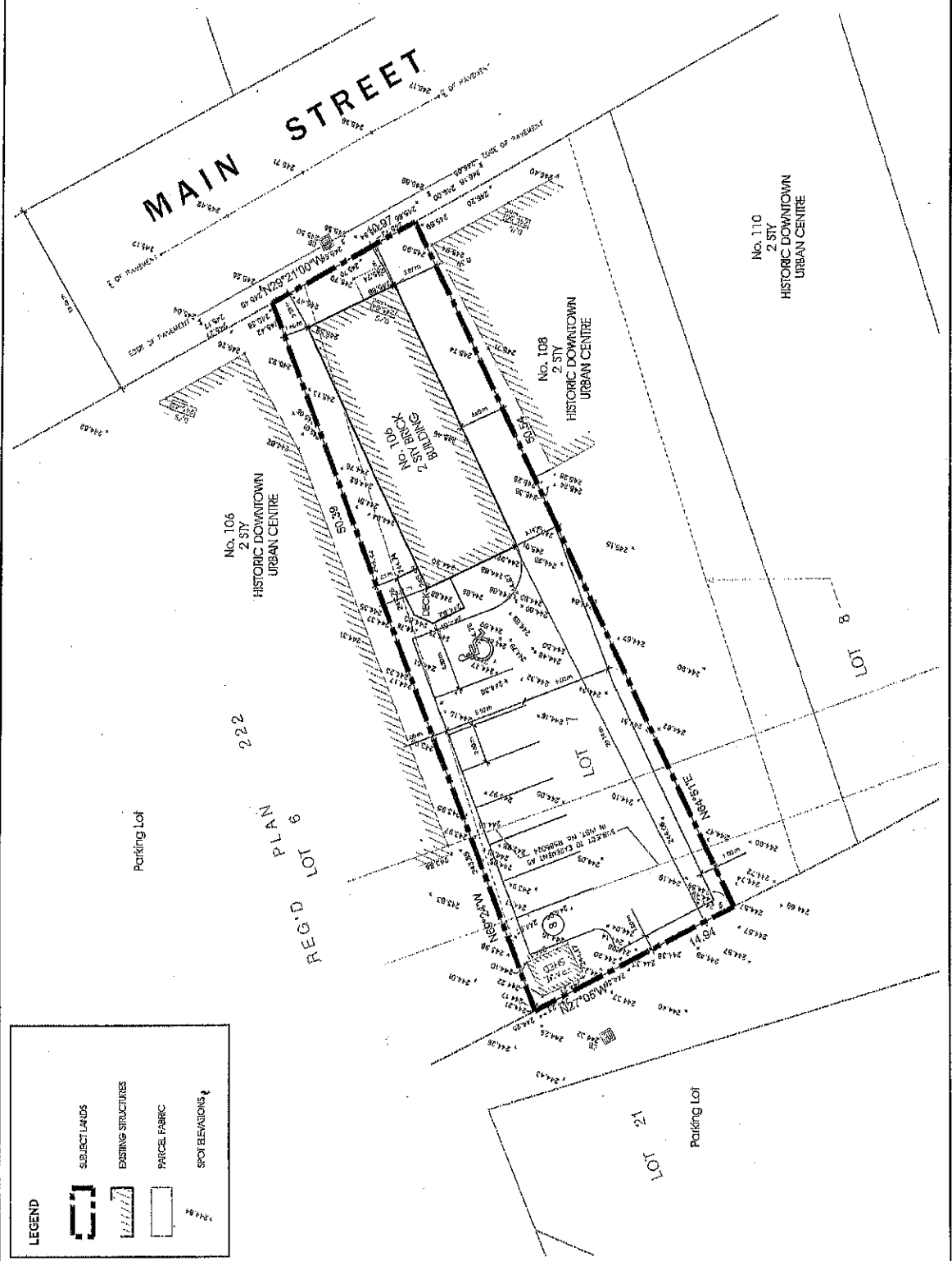
2<sup>ND</sup> FLOOR EXISTING USE (RESIDENTIAL)  
 1.5 SPACES PER DWELLING UNIT  
 = 2.5 x 1 UNIT  
 = 2 PARKING SPACES

1:200

PROJECT: 106 MAIN STREET S.  
 DATE: 12/15/2016  
 DRAWN BY: [Name]

groundswell  
 LAND PLANNERS INC.

15-50 67th JULY 2016



**LEGEND**

- SUBJECT LANDS
- EXISTING STRUCTURES
- PARCEL FABRIC
- SPOT ELEVATIONS

