

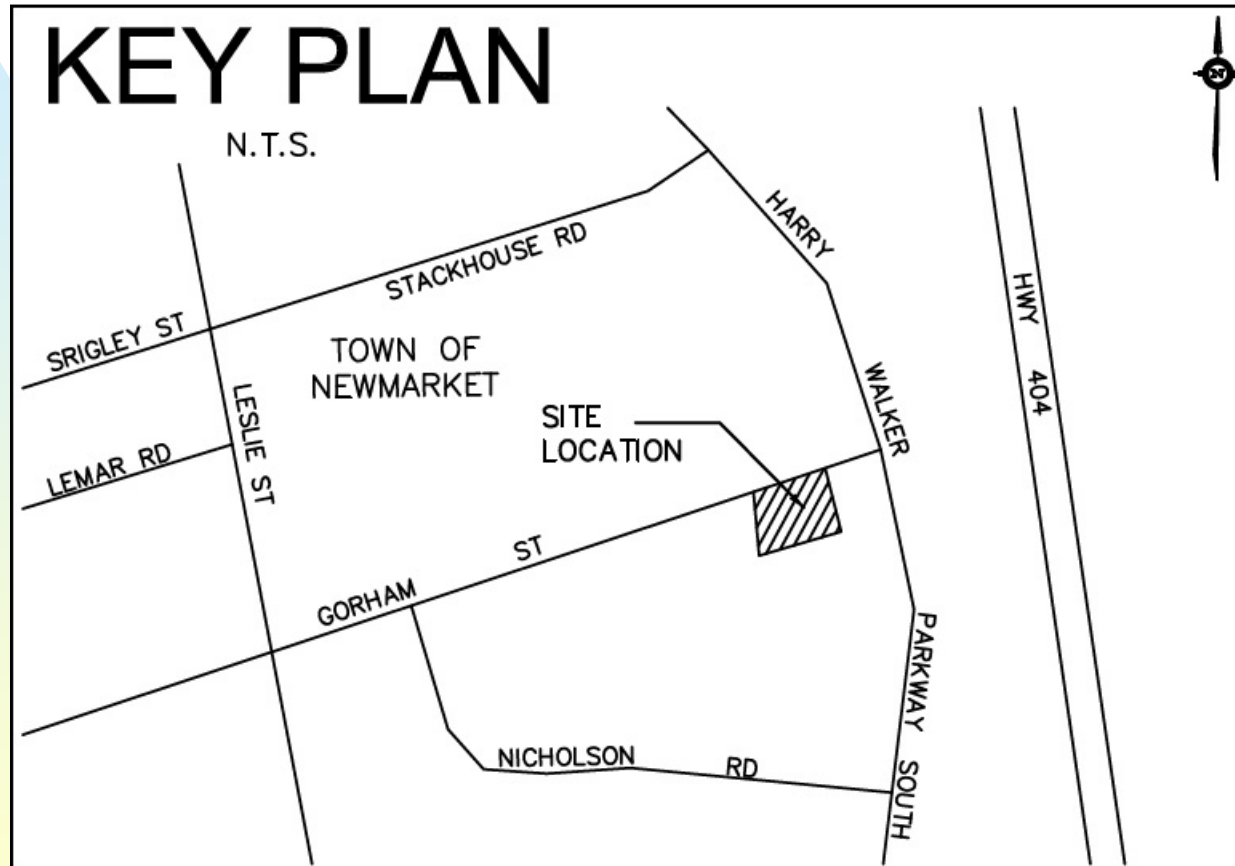
Public Meeting 1250 Gorham Street Town of Newmarket



Overview

- 2011378 Ontario Limited (Cummins Hydraulics Ltd.) has made application to the Town, to rezone the subject lands (1250 Gorham Street) to permit an approximately 359 sq. m. addition at the rear of the existing building, and to also allow outside storage as a permitted use.
- The property is located on the south side of Gorham Street, just west of Harry Walker Parkway and east of Leslie Street.
- The lands are within an industrial subdivision, within the Town of Newmarket's Employment Area.

Location Map



Background

- Cummins Hydraulics is a family run business that has operated out of its current location since 2005.
- The business is an industrial operation that undertakes the assembly and repair of hydraulics/air, pumps and cylinders and caters to automotive, construction, landscape and rental businesses. There is a small accessory wholesale component in the front portion of the building.
- The business has 21 employees (16 on-site and 5 off-site).
- Cummins Hydraulics requires more room to operate the assembly and repair portion of their business, and accordingly wishes to expand the existing building through the proposed addition, and open storage on the lands.

Subject Lands

- The property is surrounded by:
 - North – Gorham Street and several multi-unit industrial buildings including such uses as the Newmarket Food Pantry and various automotive related uses;
 - East – YRDSB Facilities Management Centre;
 - South - YRDSB Centre for Leadership and Learning;
 - West - Multi-tenant commercial/industrial building with offices, survey company, automotive repair etc.
- The subject lands are approximately 6,184 sq. m (\pm 66, 566 sq. ft.) in size and have approximately 90.6 m (\pm 297 ft.) of frontage on Gorham Street.
- Currently there exists a Precast Stone and Metal clad building on site, which was built in 2003 and was subject to a Site Plan Agreement in August of 2003.
- The site is serviced by a total of 36 parking spaces which are accessed by two separate driveways, one on each side of the building.

Aerial View



View of Site from Gorham Street



View of East Side of Building



View of West Side of Building



View of Area of Proposed Addition



Official Plan and Zoning

- Lands are currently designated as “Business Park – General Employment” in the Town of Newmarket Official Plan. This designation permits "manufacturing, processing, assembling, storage, warehousing, fabricating and wholesaling (except to the general public) of goods and materials" as well as business and professional offices. The proposed use of the lands would conform to the Official Plan.
- Permitting outside storage on the site would be in conformity with Section 6.2.1 of the Official Plan which allows uses incidental to the primary uses, in all Business Park designations.
- Lands are zoned “General Employment (EG-12) Exception Zone in Town of Newmarket Zoning By-law 2010-40.

Nature of the Application

- The Owners wish to construct a ± 359 square metre ($\pm 3,864$ sq. ft.) addition at the rear of the existing building, in order to expand the manufacturing and repair component of the business.
- The addition would be ± 27.4 metres (± 90 feet) wide and ± 13.1 metres (± 43 feet deep, with a sloped roof that varies in height from ± 8.2 metres (± 27 feet) to ± 9.6 metres (± 31.5 metres), and would be built within ± 2.8 to ± 4.1 metres from the rear property line. .
- The addition has been designed to be compatible with the existing building.
- Access to the addition would be provided from Gorham Street via the existing driveways.

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Nature of the Application (continued)

- The application also proposes an Open storage area. This area would be approximately 1,094 sq. m. ($\pm 11,776$ sq. ft.) or approximately 17.7% of the site area, and would be fenced around its perimeter.
- The storage area would be screened with a fence screen, to mitigate its visual impact on the surrounding properties.
- Two other nearby properties, (1166 and 1186 Nicholson Road) are also zoned EG, and located within the same industrial subdivision, were rezoned by By-law 2016-59 to allow accessory outdoor storage up to 30% of the lot area to be permitted.

Studies Undertaken

- The studies submitted in support of the application to the Town include:
 - Functional Servicing and Stormwater Management Technical Memorandum (MNT Consulting)
 - Tree Inventory and Tree Preservation Plan (Kuntz Forestry Consulting)
 - Phase One Environmental Site Assessment (Spice Environmental Inc.)
 - Planning Justification Report (HBR Planning Centre)

Zoning Amendment Requested

- Zoning By-law Amendment Application requests the subject lands be rezoned to "**General Employment (EG-___) Exception Zone**" with the following additional provisions:
 1. Exception to By-law to recognize a minimum Rear Yard Setback of 2.0 metres to permit the outside storage facility and proposed addition to be constructed. (By-law currently requires minimum rear yard of 12.0 metres.)
 2. Outdoor open storage as a permitted use with the necessary provisions to accommodate the size and location as shown on the concept plan.
 3. Any other zoning provisions deemed necessary to implement the concept plan as proposed.

Conclusions

- The proposed addition and use of the lands are compatible with the adjacent land uses.
- The proposed building expansion and outside storage use of the subject lands will assist in keeping Cummins Hydraulics Ltd. operating as a business within the Town of Newmarket's Employment Area.
- The proposed Zoning By-law amendment would conform with the Official Plan for the Town of Newmarket.

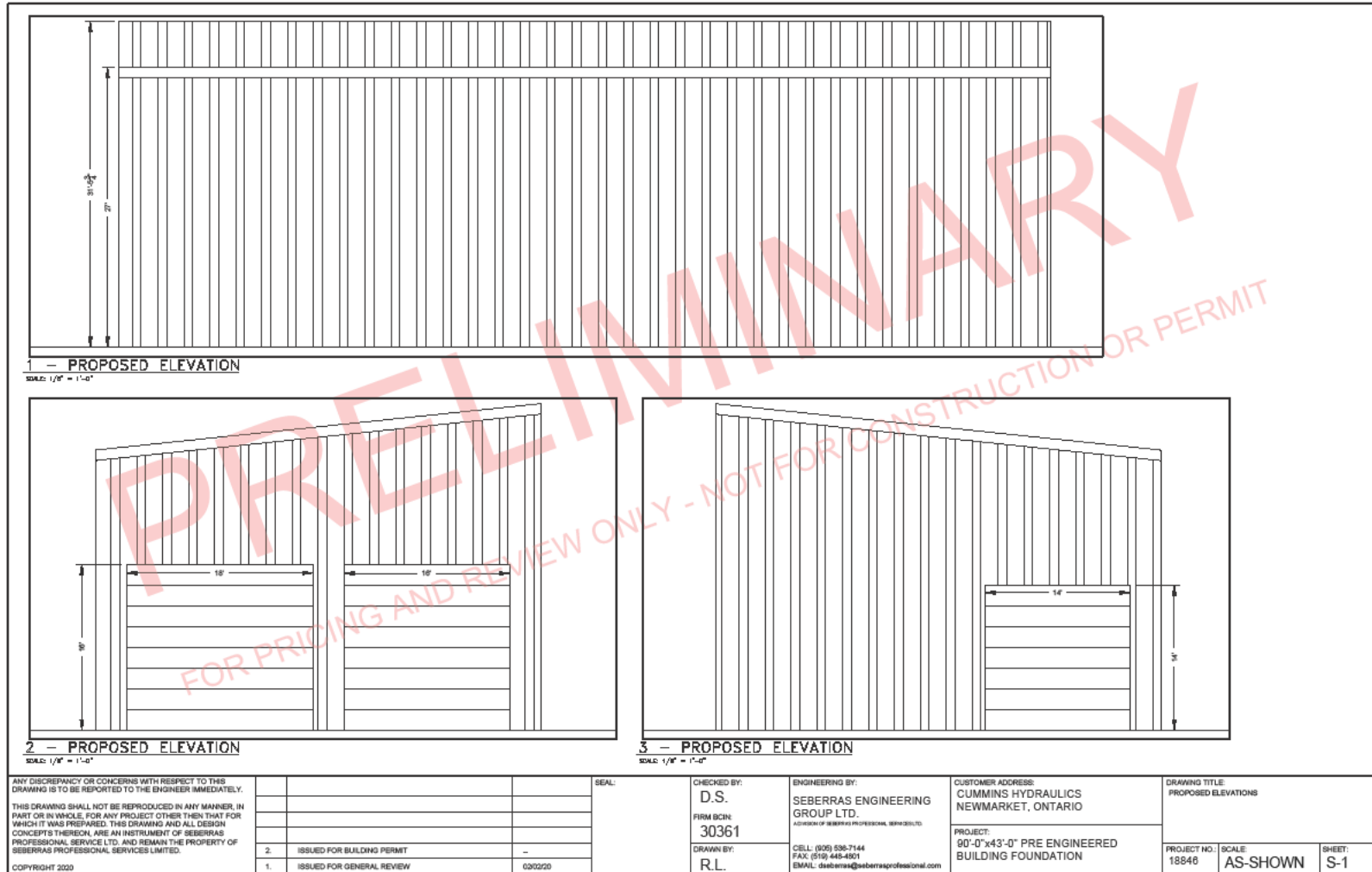
Site Plan







Elevations



Approved Site Plan

