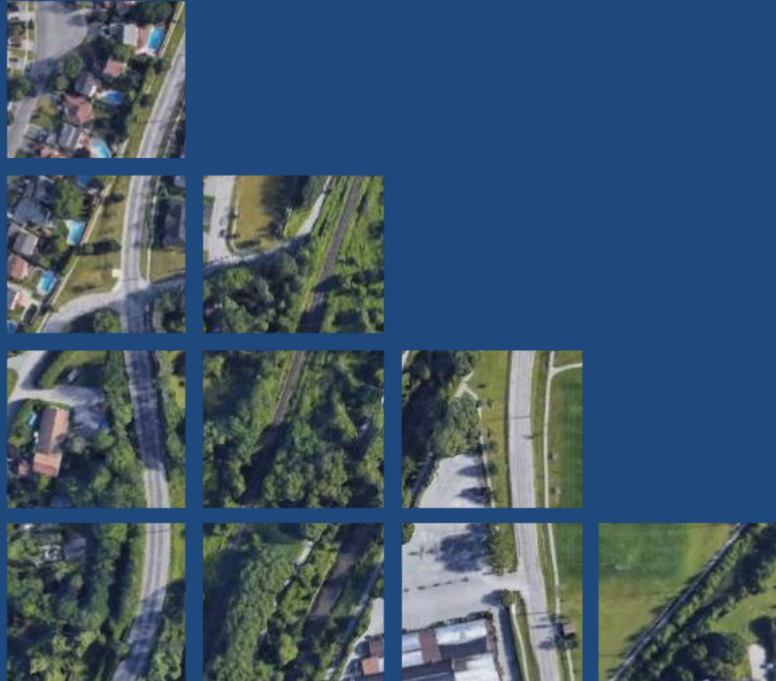


# 281 Main Street North, Newmarket

Electronic Public Meeting

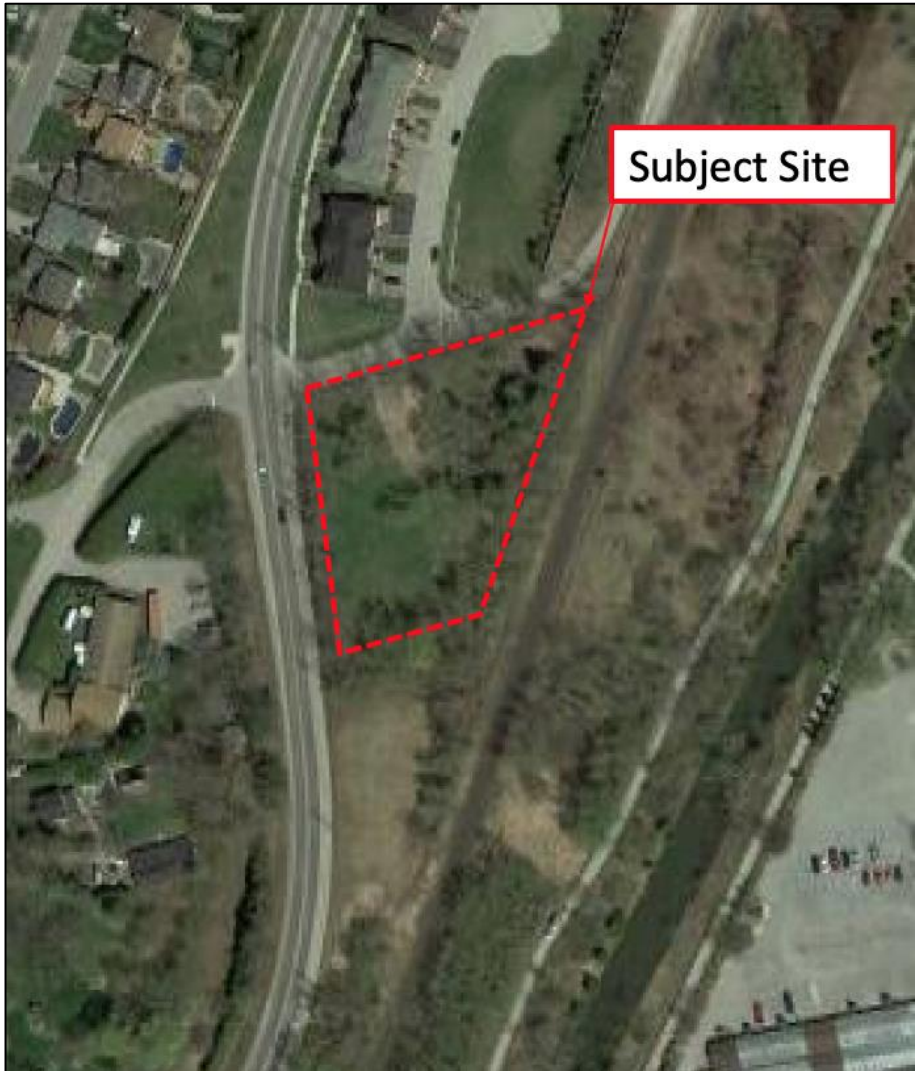
Zoning By-law Amendment

September 20, 2021



Source: Google Earth, 2021

# SUBJECT SITE – 281 Main Street North



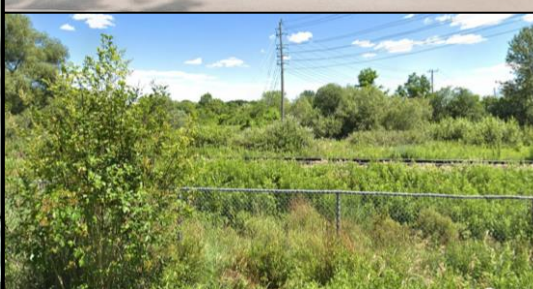
NORTH



WEST



SOUTH

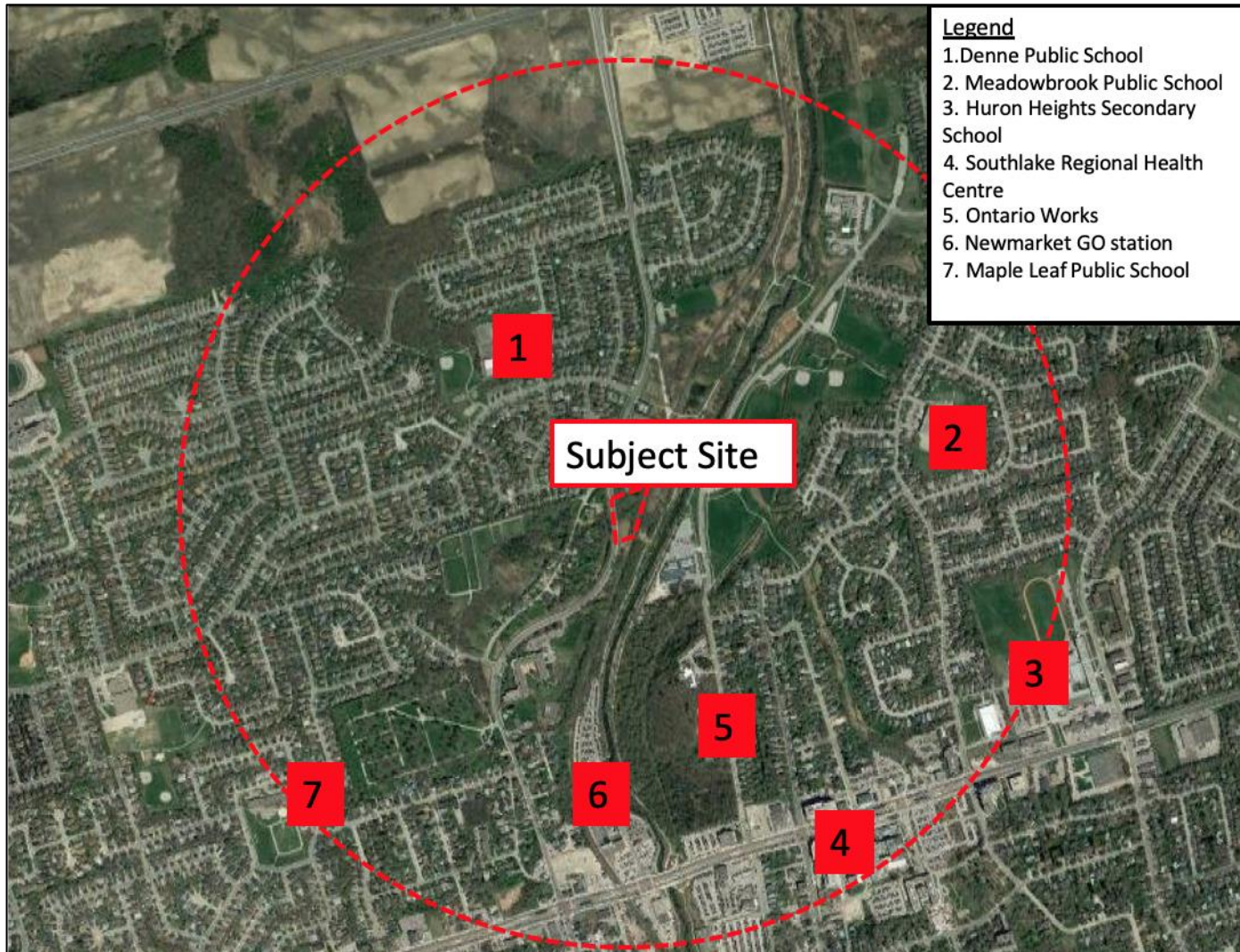


EAST

- Total Area: 0.54 hectares
- Vacant lands
- Southeast intersection of Main Street North and Deviation Road
- Surroundings:
  - North & West – Existing townhomes, single detached homes and associated community and institutional uses
  - South & East – Environmentally protected lands, Mabel Davis Conservation Area, Tom Taylor Trail, Canadian National Railway



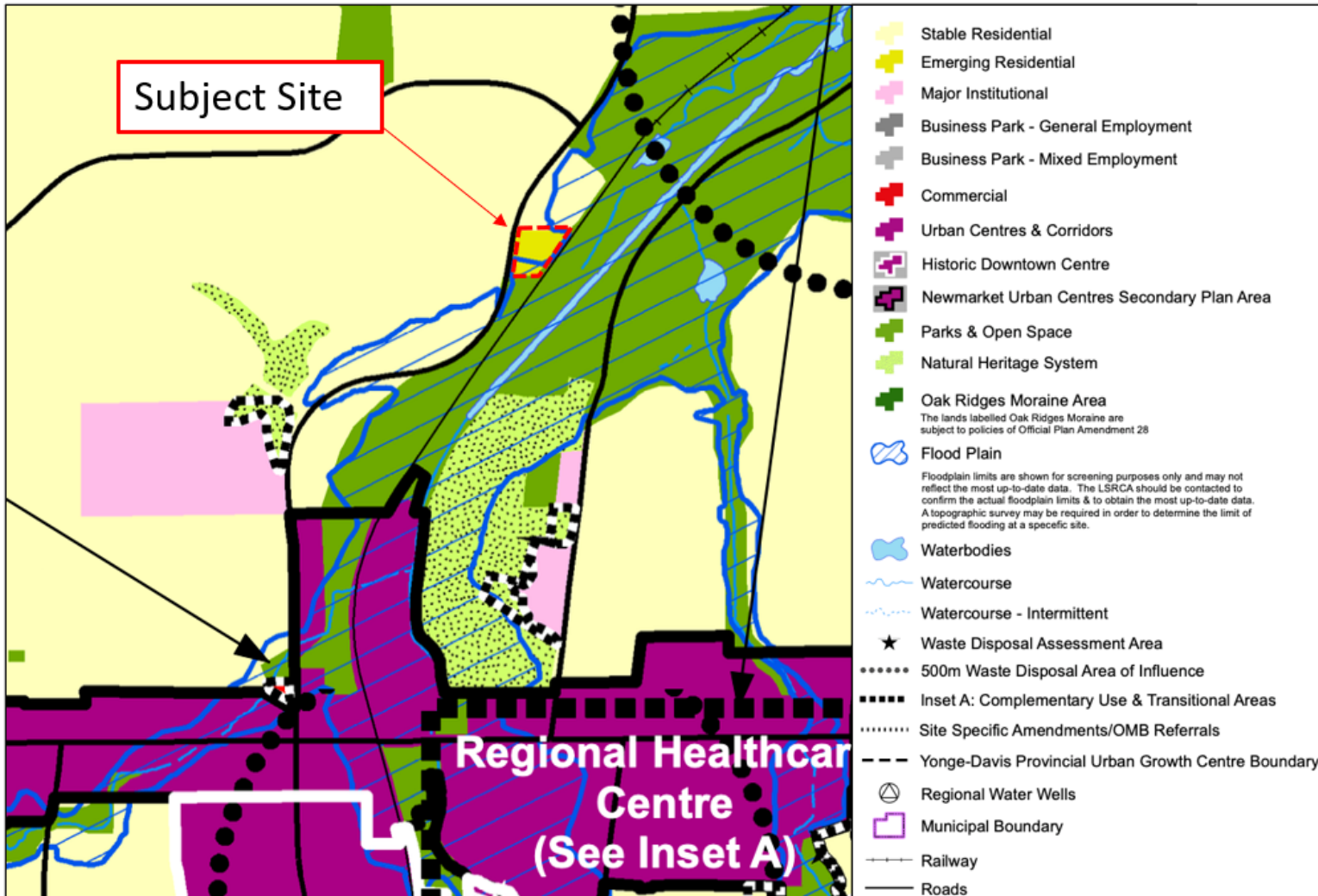
# CONTEXT



Source: Google Maps, 2020

- Amenities within 1km:
  - Four public schools
  - Southlake Regional Health Centre
  - Ontario Works
  - Newmarket GO Station
- Road Network
  - Adjacent to collector and local roads
- Transit & Trail Access
  - Route 54- Yonge and Wellington
  - Nokiida Bike Trail and Tom Taylor Trail

# PLANNING POLICY CONTEXT

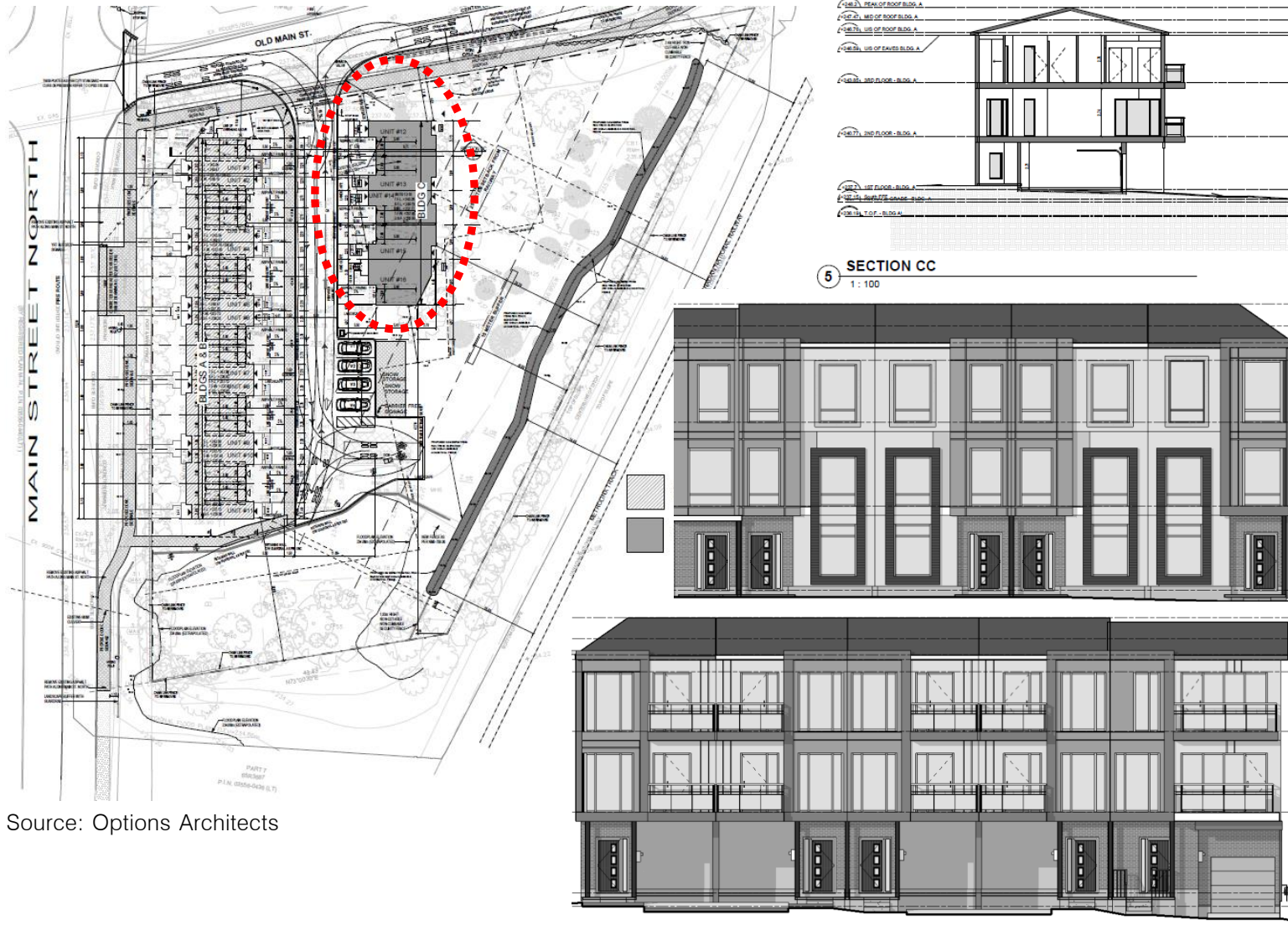


Source: Town of Newmarket Official Plan Schedule A, 2016

- York Region Official Plan
  - Urban Area
  - Protected Countryside
- Newmarket Official Plan (Office Consolidation, 2016)
  - Emerging Residential
  - Floodplain
- Town of Newmarket Zoning By-law 2010-40
  - R4-R-132 (Zoning By-law Amendment 2016-63)
  - Subsequent Minor Variance application
  - Currently permits 11 townhouses



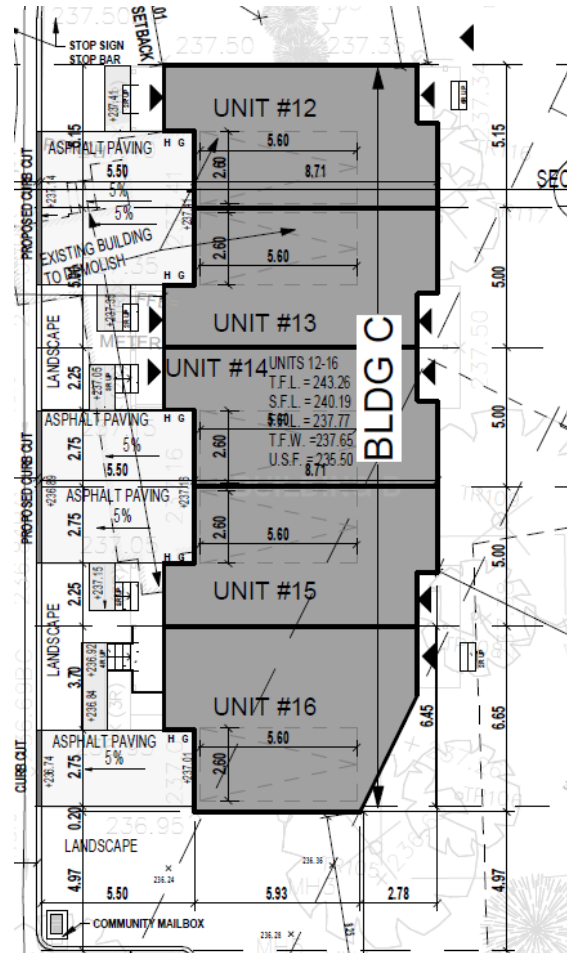
# PROPOSAL – Residential Development



Source: Options Architects

- 16 Residential Units
  - West Block: 11 (Already approved)
  - East Block: 5 (Requires amendment)
  - 3 stories with first floor garage
  - 1,480-1,680 sq ft / unit
- 36 Parking Spots
  - 32 Parking spaces for residents (2/unit)
  - 4 visit spots (1 Barrier Free)
- 25m setback from rail corridor
- 2.5m berm near railtrack
- Outside limits of Floodplain and buffer (OS-EP zone limit)

# REQUIRED AMENDMENTS - Zoning



Source: Options Architects

- Zoning By-law Amendment required for Units 12-16 (Eastern Block/Building C):
  - Increasing unit numbers from 11 to 16
  - Reduction in lot frontage from 5.9m to 5.0m
    - Reduction in lot frontage for units 1-11 approved through previous CofA applications



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# QUESTIONS?

Source: Google Earth, 2021