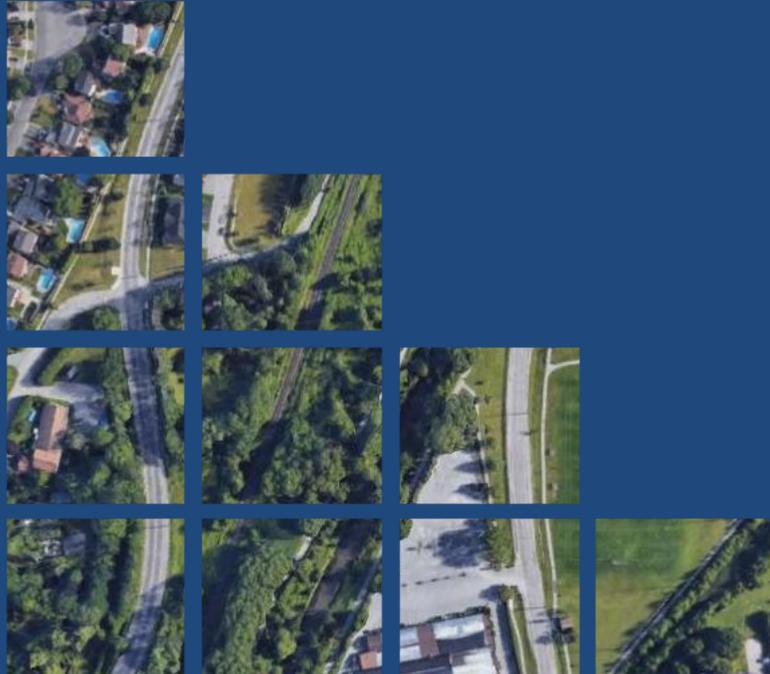


281 Main Street North, Newmarket

Electronic Public Meeting

Zoning By-law Amendment

September 20, 2021



Source: Google Earth, 2021



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SUBJECT SITE – 281 Main Street North



NORTH



WEST



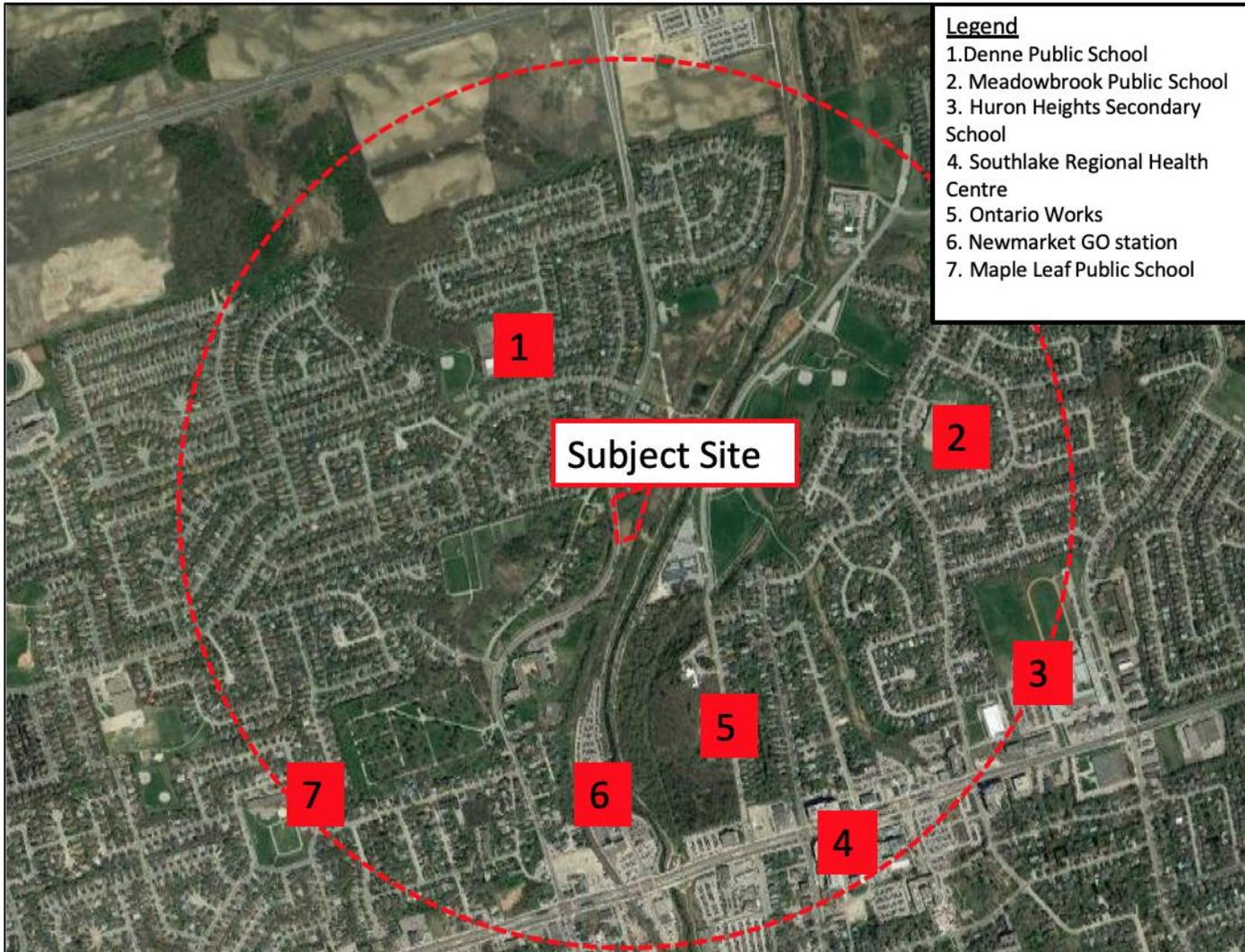
SOUTH



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

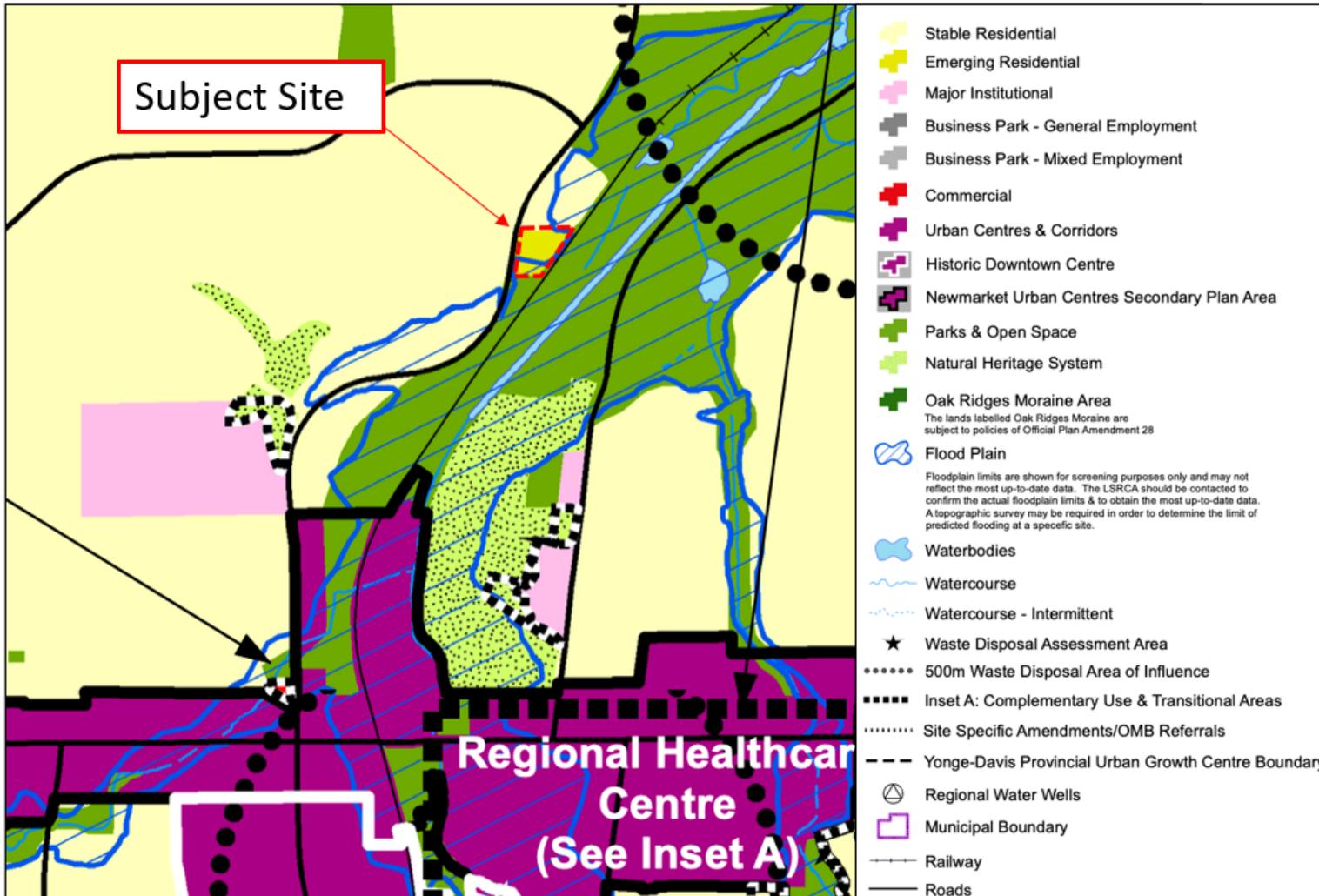
CONTEXT



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

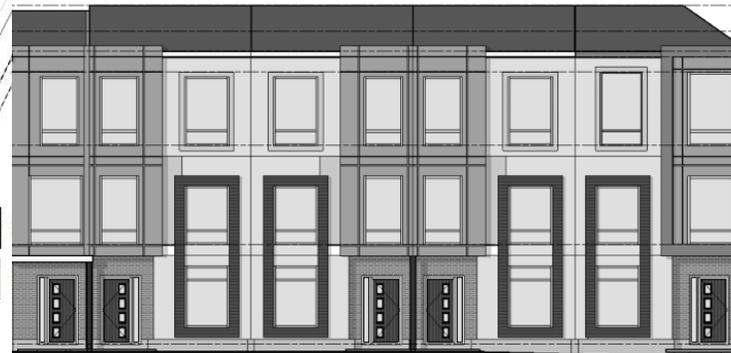
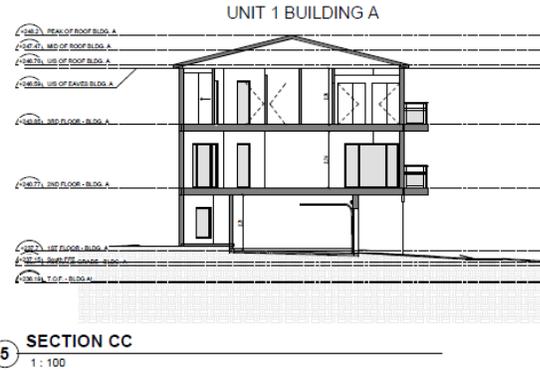
- Newmarket Official Plan (Office Consolidation, 2016)
 - Emerging Residential
 - Floodplain

- 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

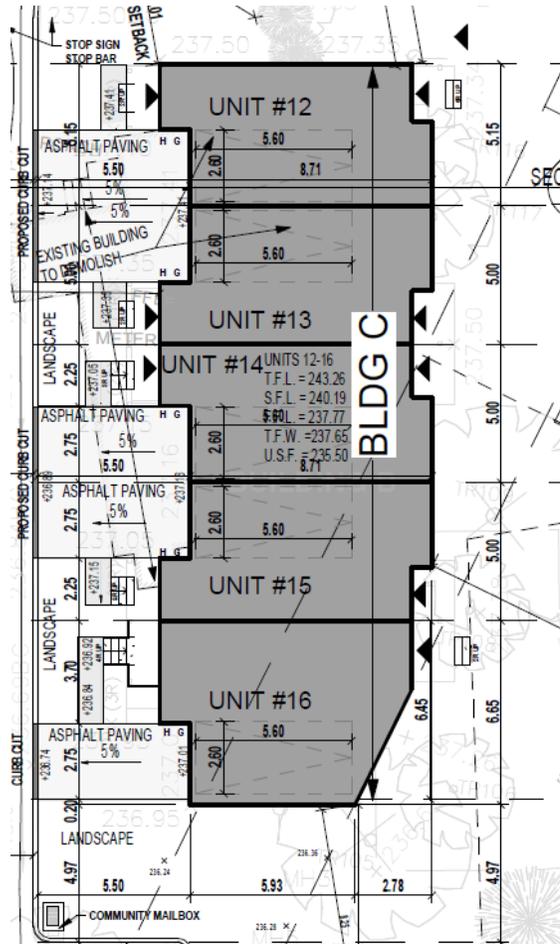


- 16 Residential Units
 - West Block: 11 (Already approved)
 - East Block: 5 (Requires amendment)
 - 3 stories with first floor garage
 - 1,480-1,680 sq ft / unit
- 36 Parking Spots
 - 32 Parking spaces for residents (2/unit)
 - 4 visit spots (1 Barrier Free)
- 25m setback from rail corridor
- 2.5m berm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



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REQUIRED AMENDMENTS - Zoning

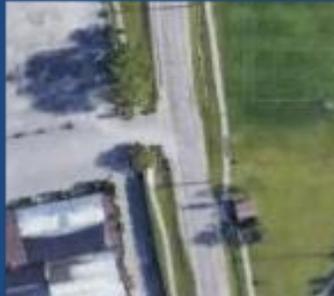
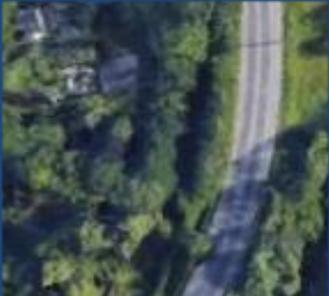
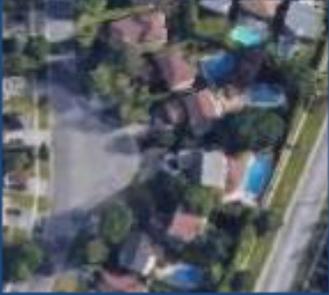


Source: Options Architects

- 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