

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

groundswell
URBAN PLANNERS INC.

1000 SHEPPARD AVENUE EAST, SUITE 100, NEWMARKET, ONTARIO L3Y 4K2

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.



Lucila Sandoval, MCIP, RPP
Planner
lucila@groundswellplan.com

c.c. Roberto Mangoni