



PLANNING AND BUILDING SERVICES

Town of Newmarket

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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 (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 a

public meeting, if any, or written submissions to Newmarket Town Council or, in the opinion of the Ontario Municipal Board, there are reasonable grounds to add the person or public body as a party.

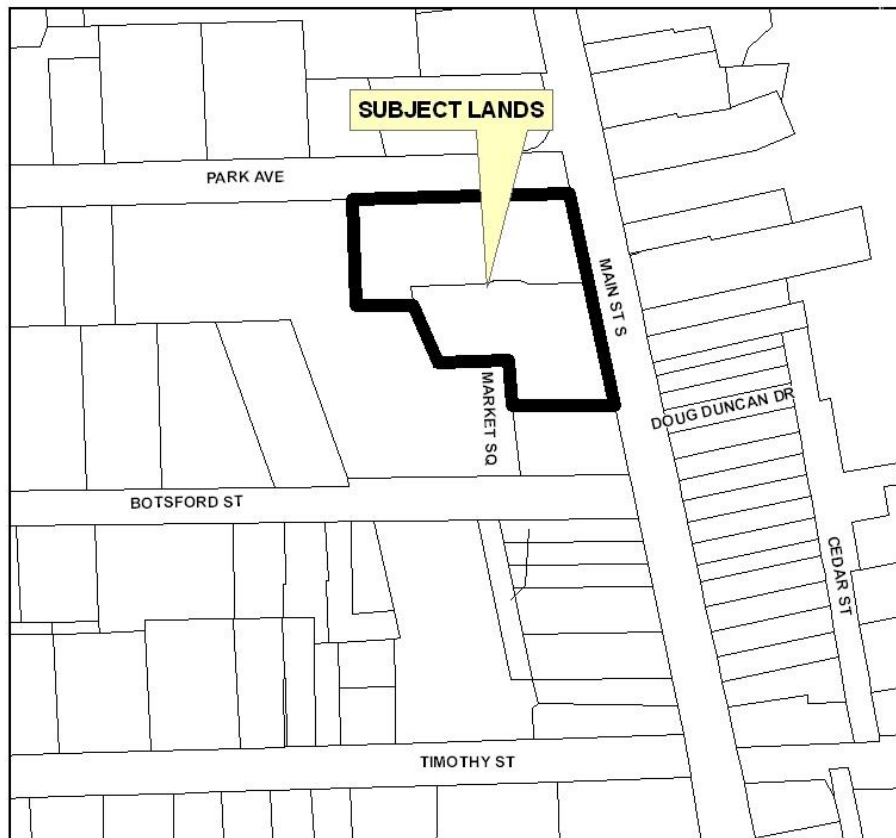
When the Decision is Final

The decision of the Town of Newmarket Council is final if a notice of appeal is not received before or the last day for filing a notice of appeal.

More Information: Copies of the material relating to the local official plan amendment and/or zoning by-law amendment application are available for review at the Town of Newmarket, Planning and Building Services, 395 Mulock Drive, Newmarket.

The personal information accompanying your submission is being collected under the authority of the Planning Act, R.S.O. 1990, c. P.13, as amended, and can form part of the public record which may be released to the public.

SUBJECT LANDS
**178, 180, 184, 188, 190 and 194 MAIN STREET
(CLOCK TOWER)**



DATED AT THE TOWN OF NEWMARKET THIS 16 DAY OF DECEMBER 2016