



Planning and Building Services
TOWN OF NEWMARKET
395 Mulock Drive
P.O. Box 328
Newmarket, ON L3Y 4X7

www.newmarket.ca
planning@newmarket.ca
905.953.5321

Curb Cut Application

Purpose

Curb cuts are regulated in the Town of Newmarket to ensure:

- Compliance with the Zoning By-laws
- Safe distances from street infrastructure (hydro boxes, hydrants, streetlights)
- Protection of Town-owned trees

Requirements

Driveways must be a minimum of:

- 0.6m away from an adjacent property line
- 1.5m away from any street infrastructure
- far enough away from any Town-owned tree that no damage to the tree occurs - this will vary depending on the size of the tree, and is at the Town's discretion

In addition to this form and the required fee, you must provide a plan that clearly illustrates:

1. Your existing driveway width
2. Your proposed driveway width and the width between the sidewalk and curb
3. Your property lines
4. Any nearby trees, utilities, streetlights, hydro poles, or other fixtures and measurements from all of these to your proposed driveway and property lines, measured in metres

Process

After you have submitted your application it will be reviewed by staff in the Planning Department and the Public Works Department to ensure compliance with requirements.

If your application meets with requirements, you will be contacted and asked to pay the cost of the curb cut. The cost includes a base fee of **\$340.00** including HST, plus any additional costs for the reinstatement of raised curbs or for modifications to the sidewalk or boulevard.

Following this, the Town's contractor will visit your property and perform the curb cut at a date and time determine by the Town.

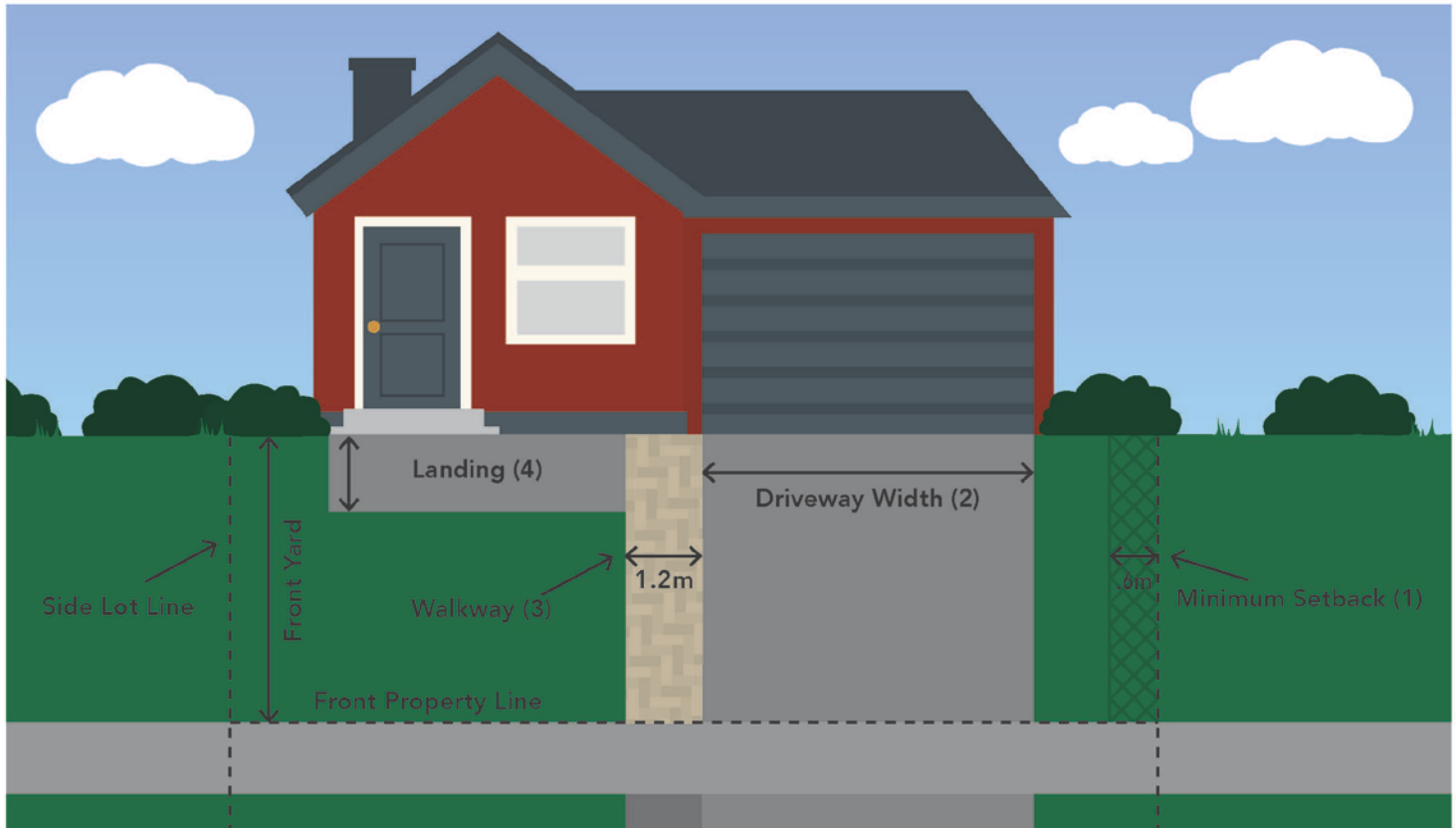
For more complete information and to find the width your driveway is permitted to be consult the Town's zoning by-law at www.newmarket.ca/zoning.

The Town of Newmarket is committed to working with the community to ensure residents are aware of the restrictions and limitations around driveway widths and parking.

The Town of Newmarket Zoning By-law provides maximum driveway widths:

- to limit the amount of hard surface in the front yard for aesthetic and drainage purposes,
- to allow enough space for boulevard trees and future planting and
- to maximize on-street visitor parking.

1. A driveway must be located a minimum of 0.6 metres from the side lot line, except for a shared driveway, where a setback from the shared property line is not required (i.e. a semi-detached or townhouse dwelling).
2. The maximum driveway width is regulated by the Zone category. Driveway widths vary throughout the Town. Please confirm this maximum width prior to any construction by:
 - a. visiting newmarket.ca/zoning and consulting with our Interactive Map Guide and Zoning By-law 2010-40 or
 - b. contacting Planning and Building Services at 905-895-5193.
3. A residential walkway is considered to be a hard, surfaced path, leading from the front of the building to the curb or sidewalk. A residential walkway:
 - a. must be of a different material than the driveway,
 - b. cannot span wider than 1.2 metres and
 - c. may not be used for parking vehicles.
4. A “landing” can project 1.8 metres into the required front yard, but cannot come within 1.2 metres of the front property line.



Note: The above illustration is for clarification purposes only, and is not a component of Zoning By-law 2010-40. Should there be any discrepancy between this document and the Zoning By-law; the Zoning By-law shall supersede this document.

Curb Cut Application

Name: (Property Owner)

Property Address: (House number, Street name, Town, Postal Code)

Mailing Address: (If different than above)

Phone Number:

Email Address:

I, the owner, understand and agree that:

- The statements contained in this application are true and made with full knowledge of all matters and the circumstances connected with this application.
- I understand that the issuing of a permit does not relieve the owner from complying with all other applicable bylaws and /or regulations.
- I understand that I am responsible for avoiding damage to others' property, including Town-owned trees, and that this permit does not relieve me from this responsibility.
- The information included in this application and in the documents filed with this application are correct.

I hereby certify that I have read and agree to abide by the conditions within this application.

Owner's Signature:

Date:

APPROVAL (For Office Use Only)

CRM Ticket: _____

For a maximum width of driveway not to exceed _____ meters.

Planning Approval: _____

Date Approved: _____

Public Works Approval: _____

Date Approved: _____

Additional Comments: _____

Property Plan

Address: _____ Attach a PDF of your plan below or include it as an attachment in your email.

Attach PDF Image

Save this file and email it info@newmarket.ca

- You must provide a plan for your property that clearly illustrates:
 - Existing driveway width
 - Proposed driveway width and the distance between the sidewalk and curb
 - Property lines
 - Any trees, utilities, streetlights, hydro poles, or other fixtures and measurements from all of these to your proposed driveway and property lines, measured in metres

For more zoning information visit www.newmarket.ca/zoning