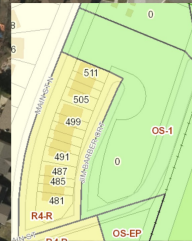
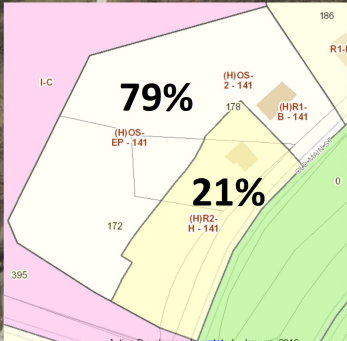
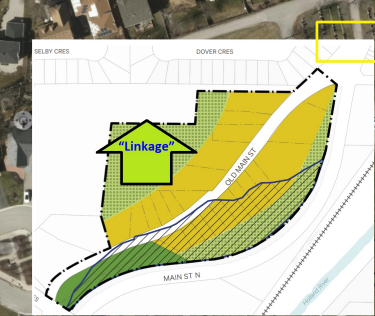


2018 Photo from
Town of Newmarket



Exception	Zoning	Map	By-Law Reference	File Reference	Old Main St. Zoning By-Law Directions
132	(H) R4-R-132	5	2016-63	D14-18-1220	
ii) Notwithstanding any other provision of the by-law, the following Development Standards shall be applied to the lands subject to this by-law zoned R4-R-132:					
a. Number of Townhouse units (maximum):	2				0
b. Number of semi-detached dwelling units (maximum):	2				?
c. Lot Area minimum (Total Parcel):	0.329 Ha				
d. Minimum Lot Frontage:	40.0m				
e. Lot Frontage on a private road (minimum):	5.9m per unit				9m, 12m & 18m
f. Setback from south line of the OS-EP zone (minimum):	2.9m				
g. Setback from north property line for a townhouse (minimum):	5.4m				
h. Setback from the north property line for a semi-detached (minimum):	3.16m				
i. Setback from east property line (minimum):	25.0m				n/a CN Rail Setback
j. Setback from west property line (minimum):	5.0m				6.0m
k. Setback from a garage to a private road (minimum):	5.3m				
l. Setback from the side wall of a semi-detached dwelling to a private road (minimum):	1.0m				2.5m
m. Maximum Lot Coverage:	50%				80%
n. Maximum Building Height:	11.0m (3 storey)				8.5m & 10.5 (triplexes)
iii) Permitted Encroachments:					
Porches are permitted to encroach into the exterior side setback a distance of 2.1m, to be no closer than 3.4m to the west property line.					Not allowed
Porches are permitted to encroach into the front yard setback a distance of 1.56m, to be no closer than 2.0m to the north property line.					Minimum side setback 2.5m
The required parking for the two semi-detached units is permitted in the front yard on paved driveways. Driveways must be at least 2.3m wide and not wider than 3.8m.					Not Allowed
The required parking for the two semi-detached units is permitted in the front yard on paved driveways. Driveways must be at least 2.3m wide and not wider than 3.8m.					Stairs & Porch shall not extend into setback
Minimum Outdoor off-street parking requirement: 1.0 space per dwelling unit.					No Min - 3.0m Max
p. Minimum Visitor Parking Spaces:	3 spaces				1.0
q. Minimum Barrier-Free Parking Spaces:	1 space				n/a
r. Minimum Driveway Width:	2.7m				n/a
s. Maximum Driveway Width:	3.5m				None
t. Minimum Driveway Length:	5.1m				3.0m
					6.0m

