



**Corporation of the Town of Newmarket**

**By-law 2020-13**

A By-law to Amend Zoning By-law 2010-40, with respect to the lands located at 665-695 Stonehaven Avenue, Newmarket.

Whereas the Council of the Town of Newmarket has the authority pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, to pass this By-law; and

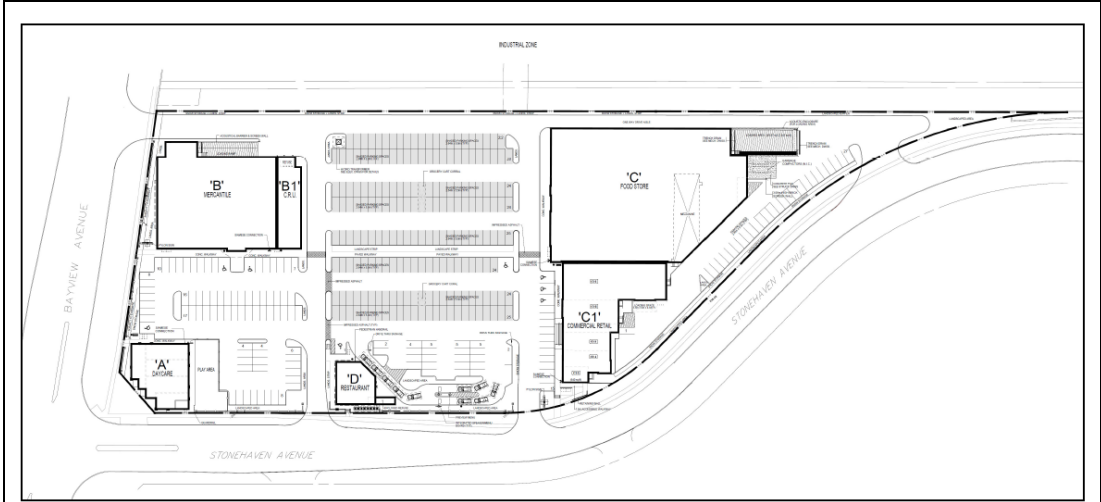
Whereas the Council of the Town of Newmarket has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*; and

Whereas it is deemed advisable to amend By-law Number 2010-40;

Be it therefore enacted by the Municipal Council of the Corporation of the Town of Newmarket as follows:

- 1. That the lands subject to this amendment are illustrated on Schedule 1 attached hereto.
- 2. That By-law 2010-40 as amended is hereby further amended by:
  - a. Exception 108 be amended as follows:

Exception	Zoning	Map	By-Law Reference	File Reference
108	(H)CR-2-108	19	2012-23 2020-XX	D14-NP-11-07 D14-NP-19-12
<div><div>i) Location:</div><div>northeast corner of Bayview Avenue and Stonehaven Avenue</div></div> <div><div>ii) Legal Description:</div><div>Pt Lot 28, Concession 2, Pt of Pts 1 &amp; 2, Plan 65R15778, Town of Newmarket</div></div> <div><div>iii) Uses:</div><div>Notwithstanding the permitted <i>uses</i> for the CR-2-108 Zone, the following <i>uses</i> shall not be permitted: <i>hotel; institutional day centre; motor vehicle service or motor vehicle repair shop; place of worship.</i>  <i>A dry cleaning depot and dry cleaning establishment</i> may be permitted subject to the completion of a Risk Assessment and Risk Management Plan in accordance with the <i>Ontario Clean Water Act, 2006</i> as amended from time to time.  <i>A day nursery</i> shall only be permitted within the structure indicated as 'A' on the plan below.  <i>A commercial school</i> shall only be permitted within the portion of the structure indicated as 'C1' on the plan below.</div></div>				



- iv) Development standards
- a) *Front yard building setback* (Stonehaven Avenue)  
0.23m minimum
  - b) *Exterior side yard building setback* (Bayview Avenue)  
2.28m minimum
  - c) *Rear yard building setback* (north lot line)  
6.00m minimum
  - d) A *landscape buffer* having a minimum width of 2.28 metres shall be provided along Bayview Avenue and a *landscape buffer* having a minimum width of 1.50 metres shall be provided along the northerly property line.
  - e) Required parking shall be calculated at the rate of 4.25 spaces per 90m<sup>2</sup> of *gross floor area*.
  - f) A *parking lot* may be located a distance of 2.28m from Bayview Avenue.
  - g) A total of 4 entrance and exit ramps shall be permitted.
  - h) The most easterly entrance/exit ramp along Stonehaven Avenue shall have a maximum width of 13.01m.
  - i) The access to *loading spaces* along the northerly property boundary shall have a minimum width of 4.5m.

1. List of Holding Provisions

The following holding provisions apply to the properties specified:

By-law No.	Property Description	Permitted Uses Until Holding Provision is Removed	Conditions for Removal
2020-XX	665-695 Stonehaven Avenue	No person within the lands zoned (H)CR-2-108 shall use any land, buildings or structures for a day nursery unless an amendment to this By-law or removal of the '(H)' prefix, as identified in the next column, is approved by Town Council and the By-law comes into full force and effect.	<p>That a Record of Site Condition (RSC) has been filed for the site.</p> <p>That the Director of Engineering Services has confirmed that the servicing design is sufficient for the proposed use.</p> <p>That the owner has entered into an amending site plan agreement</p>

			with the Town for the required changes to the site.
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Enacted this 2<sup>nd</sup> day of March 2020.

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John Taylor, Mayor

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Lisa Lyons, Town Clerk



## Zoning By-law Amendment Application – 665-695 Stonehaven Avenue Page 13 of 13

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