



CORPORATION OF THE TOWN OF NEWMARKET

BY-LAW NUMBER 2015-25

A BY-LAW TO AMEND BY-LAW NUMBER 2010-40 BEING A ZONING BY-LAW.
(2398804 Ontario Inc. – 17844 Leslie Street)

WHEREAS it is deemed advisable to amend By-Law Number 2010-40 as amended;

BE IT THEREFORE ENACTED by the Municipal Council of the Corporation of the Town of Newmarket as follows:

AND THAT By-law Number 2010-40 as amended be and the same is hereby further amended by:

- 1. Delete from Schedule “A’, Map No.6, the Service Commercial (CS) Zone on 17844 Leslie Street; and substituting therefore the Automotive Commercial ((H)CA) Holding Zone as shown more particularly on Schedule “X’ attached hereto, and forming part of this By-law.
- 2. Adding the following regulations relating to the CA Zone to Section 8.1.1 List of Exceptions:

Exception 127	Zoning CA	Map 6	By-Law Reference 2015-28	File Reference D14-14-10
i)	Location:	17844 Leslie Street		
ii)	Legal Description:	Lot 41 and Part of Lot 40, Plan 378, Town of Newmarket		
iii)	Uses:	Only a Motor Vehicle Services Station and associated convenience/food store		
iv)	Notwithstanding any other provision of the by-law, the following Development Standards shall be applied to the lands subject to this by-law:			
	a)	Minimum number of parking spaces	8	
	b)	Minimum Rear Yard Building Setback	6m	
	c)	Loading Spaces Shall not be required		
	d)	Minimum Rear Yard Landscape Buffer	6m	
	e)	Minimum daylighting triangle	10m along each street frontage	

By-Law No.	Property Description	Permitted Uses until holding provision removed	Conditions for Removal	Date Enacted
2015-	17844 Leslie Street Southwest corner of Leslie Street and Jeanette Street.	No person within the lands zoned (H)CA shall use any lot or erect, alter or use any buildings or structures for any purpose except for those uses which existed on the date of passing of this By-Law. Furthermore, no extension or enlargement of the uses which existed on the date of passing of this By-Law shall occur unless an amendment to this By-Law or removal of the '(H)' prefix, as identified in the next column, is approved by the Council of the Corporation of the Town of Newmarket and comes into full force and effect.	The requirements of Section 10.4, Contaminated Lands, of the Town's Official Plan have been satisfied to the satisfaction of the Director of Engineering Services.	

ENACTED THIS 22ND DAY OF JUNE, 2015.

Tony Van Bynen, Mayor

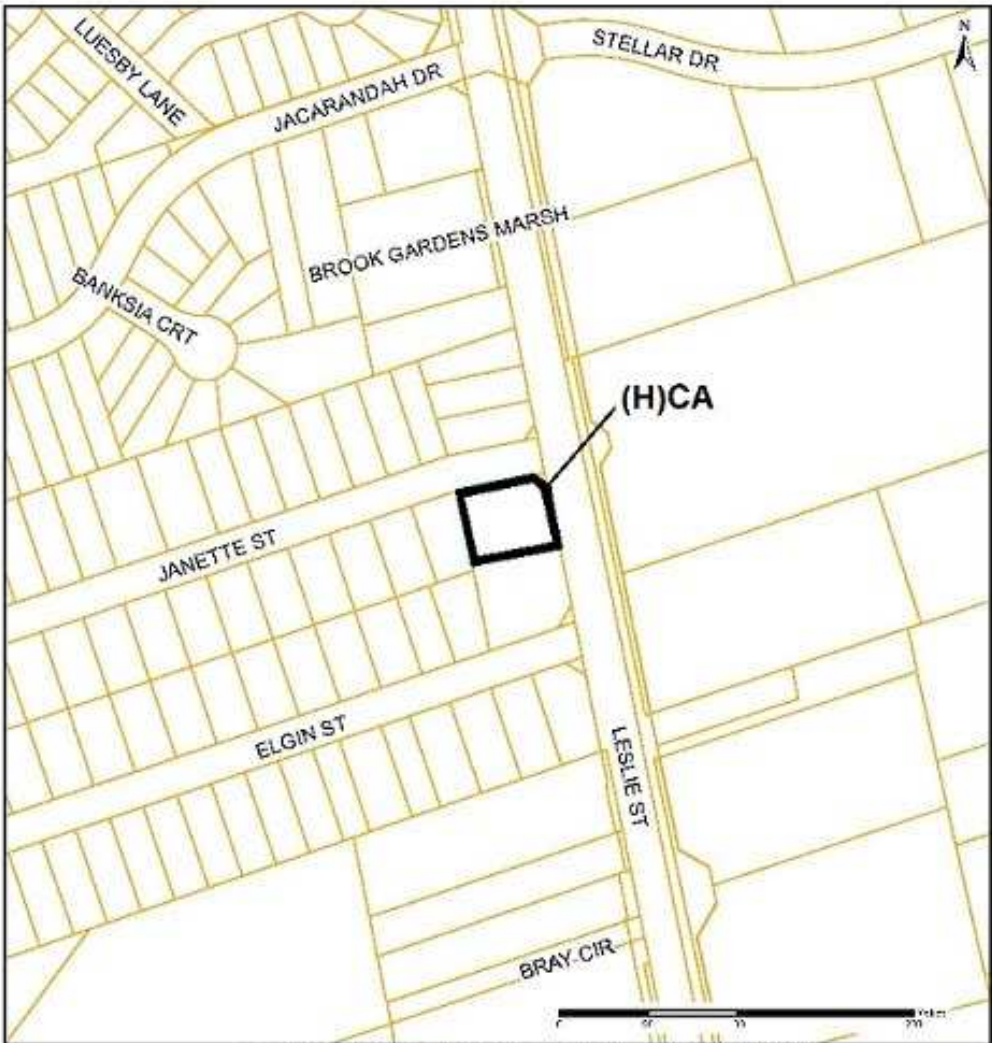
Andrew Brouwer, Town Clerk

17844 Leslie Street
Southwest Corner of Leslie Street and
Janette Street
Town of Newmarket
Region of York

This is Schedule "X"
To By-Law 2015-28
Passed this _____ Day
of _____, 2015

Mayor _____

Clerk _____



SCHEDULE "X" TO BY-LAW 2015-28
TOWN OF NEWMARKET PLANNING DEPARTMENT

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