

Corporation of the Town of Newmarket

By-law 2021-23

A By-law to Amend Zoning By-law 2010-40, with respect to the lands located at 17365 and 17395 Yonge Street.

Whereas the Council of the Town of Newmarket has the authority pursuant to Section 34 of the *Planning Act*, R.S.O. 990, c.P.13, as amended, to pass this By-law; 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 the lands subject to this amendment, as illustrated on Schedule 1, are rezoned from the Urban Centres (UC-P) Zone, to 'Hold' Urban Centres Exception (H-UC-P(154)) Zone.

	(H-UC-P(154))	
Minimum and Maximum Parking for the site	413 spaces	
Development Standards:		
a) Min Yard Setbacks		
i. From front lot line	2.5m	
ii. From rear lot line	23.0	
iii. From side lot line	One Side (or exterior) – 6.0m Other Side (or interior) – 6.5m	
b) Max. Floor Space Index	2.64	
c) Max Height		
i. Apartment Building	40.1m (Established grade 274.45) 12 storeys	
ii. Townhouse B-1/C-1	13.0m (Established grade 268.25)	
iii. Townhouse B-2/C-2	10.0m (Established grade 270.0)	
d) Min. Indoor Amenity Space	462m ²	
e) Min. Outdoor Amenity Space	762m ²	
f) Min. Loading Space Requirement	One (1) Space	
i. Size of Loading Space	Width – 4.0m Length – 13.0m Vertical clearance 6.4m	
g) Min. Long – Term Bicycle Parking	192 Spaces	

By-law 2021-23 Page **1** of **2**

h) Min. Short-Term Bicycle Parking	8 spaces

By-law No.	Property Description	Permitted Uses Until Holding Provision is Removed	Conditions for Removal
2021-XX	17365 & 17395 Yonge Street	No person within the lands described as 17365 & 17395 shall erect or alter any buildings or structures for any purpose.	That sufficient servicing capacity has been allocated by the Town as confirmed by the Director of Planning and Building Services. That confirmation is provided to the Town in the form of an acknowledgement from the Ministry of the Environment, Conservation and Parks (MOECP) that a Clean Record of Site Condition (RSC) has been filed for the site. That a site plan agreement
			has been entered into between the Owner and the Town and the performance security contemplated therein has been posted.

Enacted this 10th day of May, 2021.

John Taylor, Mayor

Lisa Lyons, Town Clerk

This is Schedule '1' TOWN OF NEWMARKET To Bylaw 2021-REGIONAL MUNICIPALITY OF YORK Passed this Day 17365 AND 17395 YONGE ST MAYOR **PLAN 430 PT BLK D RS65R3955 PARTS 1 TO 10 CLERK** (H)UC-P-154 MILLARD AVE W MILLARD AVE BOOTHBAY CRES 10 20 30 40 50 m SCHEDULE "1" TO BY-LAW 2021-

Designed & Produced by Information Technology – GIS Printed: April, 2021. Land Parcel Boundaries - © Teranet Inc. and its suppliers. All rights reserved. NOT A PLAN OF SURVEY. 2021. Zoning - Town of Newmarket, 2021. DISCLAIMER: This mapping is based on the POLARIS parcel fabric product compiled using Land Registry System records and recent surveys and control points where available. This mapping is a representation of the earth's surface and provides estimates of area and distance. This map has been produced for illustrative purposes only. It is not a substitute for a legal survey.

TOWN OF NEWMARKET PLANNING DEPARTMENT