

## 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.

	<b>(H-UC-P(154))</b>
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 <sup>2</sup>
e) Min. Outdoor Amenity Space	762m <sup>2</sup>
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

h) Min. Short-Term Bicycle Parking	8 spaces
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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.	<p>That sufficient servicing capacity has been allocated by the Town as confirmed by the Director of Planning and Building Services.</p> <p>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.</p> <p>That a site plan agreement has been entered into between the Owner and the Town and the performance security contemplated therein has been posted.</p>

Enacted this 10th day of May, 2021.

John Taylor, Mayor

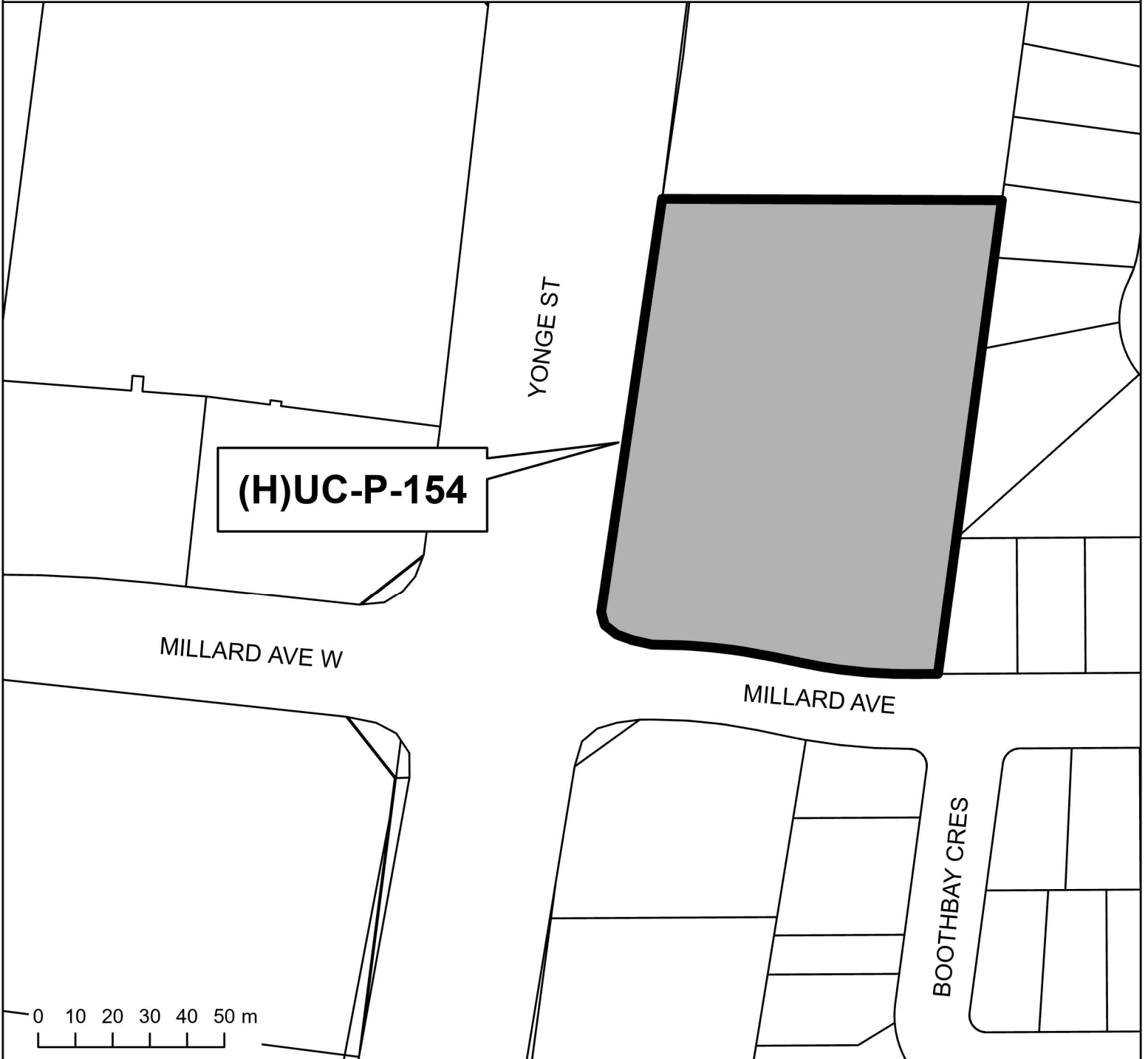
Lisa Lyons, Town Clerk

TOWN OF NEWMARKET  
REGIONAL MUNICIPALITY OF YORK  
17365 AND 17395 YONGE ST  
PLAN 430 PT BLK D RS65R3955  
PARTS 1 TO 10

This is Schedule '1'  
To Bylaw 2021-  
Passed this \_\_\_\_\_ Day  
of \_\_\_\_\_, 2021.

MAYOR \_\_\_\_\_

CLERK \_\_\_\_\_



SCHEDULE "1" TO BY-LAW 2021-  
TOWN OF NEWMARKET PLANNING DEPARTMENT

