



Corporation of the Town of Newmarket
By-law 2021-XX

A By-law to amend Zoning By-law 2010-40, as amended, with respect to the lands located at 292-294 Court Street, being Lot 5 on Plan 25.

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, as amended;

Therefore be it enacted by the Council of the Corporation of the Town of Newmarket as follows:

- 1. That By-law 2020-52 is hereby repealed.
- 2. That the lands subject to this amendment are illustrated on Schedule X attached hereto and forming part of this By-law.
- 3. That the lands subject to this amendment, as illustrated on Schedule X, are rezoned from the Residential Semi-Detached/Duplex Dwelling 21.3 m (R2-K) Zone, to the Residential Single Detached Dwelling 9.7 m ((H)R1-F) Holding Zone.
- 4. That the following provisions be added to Section 8.2.1 List of Holding Provisions:

By-law No.	Property Description	Permitted Uses Until Holding Provision is Removed	Conditions for Removal
2021-XX	292-294 Court Street, Lot 5, Plan 25	No person within the lands described as 292-294 Court Street, Lot 5, Plan 25, 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 a consent application has been approved by the Committee of Adjustment for the severance of the subject lands.</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 ____ day of _____, 2021.

John Taylor, Mayor

Lisa Lyons, Town Clerk

