



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

A By-law to Amend Exception 132 of Zoning By-law 2010-40, as amended with respect to the lands located at Part Lot 98 Concession 1, Part 1, PLAN 65R38623, known as 281 Main Street North, 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, as amended;

Therefore be it 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. Amending Exception 132 under Section 8.1.1 - List of Exceptions as it relates to lands located at 281 Main Street North by adding and deleting the following regulations relating to the (H) R4-R-132 Zone:

Exception	Zoning	Map	By-Law Reference	File Reference
132	(H) R4-R-132	5	2016-63 2021-XX	D14-NP-1220 D14-NP-2105
<p>i) Location: 281 Main Street North</p> <p>ii) Notwithstanding any other provision of the By-law as amended, the following provisions shall be amended and applied to the lands subject to this By-law zoned R4-R-132:</p> <p>a. Number of townhouse units (maximum): 16</p>				

- ~~b. Number of semi-detached dwelling units (maximum): 2~~
- e. Lot frontage on a private road (minimum): **5.0m per unit**
- f. Setback from south line of the OS-EP zone (minimum): **2.8m**
Setback from east line of the OS-EP zone (minimum): 1.0m
- ~~k. Setback from the side wall of a semi-detached dwelling to a private road (minimum): 1.0m~~
- n. Permitted Encroachments:

~~Porches are permitted to encroach into the front yard setback a distance of 1.56m, to be no closer than 2.0m to the north property line.~~

~~The required parking for the two semi-detached units is permitted in the front yard on paved driveways. Driveways must be at least 2.7m wide and not wider than 3.8m.~~

For the most southern two units of Building C, balconies, rear porches, decks and steps are permitted to have a 0 metre setback to the east boundary line of the OS-EP Zone.

3. All other aspects of Zoning By-law 2010-40 and By-law 2016-63 shall continue to apply to the lands known as 281 Main Street North.

Enacted this ____ day of _____ 2021.

John Taylor, Mayor

Lisa Lyons, Town Clerk