

## **Corporation of the Town of Newmarket**

## By-law 2021-71

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;

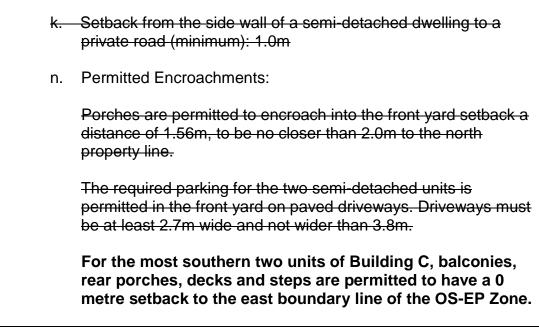
Whereas the Council of the Town of Newmarket has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*; and

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 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 132		<b>Zoning</b> (H) R4-R- 132	<b>Мар</b> 5	<b>By-Law</b> <b>Reference</b> 2016-63 2021-XX	File Reference D14-NP- 1220 D14-NP- 2105
i) Location: 281 Main Street North					
<ul> <li>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:</li> </ul>					
a. Number of townhouse units (maximum): <b>16</b>					
b. Number of semi-detached dwelling units (maximum): 2					
e	e. Lot frontage on a private road (minimum): 5.0m per unit				
f	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				



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 13<sup>th</sup> day of December, 2021.

John Taylor, Mayor

Lisa Lyons, Town Clerk