



CORPORATION OF THE TOWN OF NEWMARKET

BY-LAW NUMBER 2014-13

A BY-LAW TO AMEND BY-LAW NUMBERS 1979-50, 1981-86 AND 2010-40, AS AMENDED, BEING ZONING BY-LAWS. (Technical Amendments)

WHEREAS it is deemed advisable to amend By-Law Numbers 1979-50, 1981-96 and 2010-40 as amended;

THEREFORE BE IT ENACTED by the Council of the Corporation of the Town of Newmarket as follows:

THAT By-law Numbers 1979-50, 1981-96 and 2010-40 as amended, be and the same is hereby further amended as follows:

1. Deleting Section 6.21 Lots Having Less Frontage and/or Area of By-law Number 1979-50 in its entirety and replacing with the following:

Public Land Acquisition

“ Notwithstanding any other provision of this By-law, where, as a result of acquisition of land by a public authority, such acquisition results in a contravention of this By-law relating to the minimum lot frontage, minimum lot depth, minimum lot area, minimum floor space index, maximum lot coverage, reduced building setbacks, minimum required number of parking spaces, minimum size of parking spaces, minimum width of landscape buffers, minimum width of a driveway, location of parking spaces and/or driveways or minimum required setbacks and/or yards for driveways and/or parking spaces, then the lands so affected are deemed to comply with this By-law to the extent it complied with this By-law on the day before the acquisition was finalized. A building or structure may be erected, altered or repaired with the lot coverage as would have been allowed for the lot as it existed prior to such public acquisition or conveyance.”

2. Deleting Section 6.19 Lots Having Less Frontage and/or Area of By-law Number 1981-96 in its entirety and replacing with the following:

Public Land Acquisition

“ Notwithstanding any other provision of this By-law, where, as a result of acquisition of land by a public authority, such acquisition results in a contravention of this By-law relating to the minimum lot frontage, minimum lot depth, minimum lot area, minimum floor space index, maximum lot coverage, reduced building setbacks, minimum required number of parking spaces, minimum size of parking spaces, minimum width of landscape buffers, minimum width of a driveway, location of parking spaces and/or driveways or minimum required setbacks and/or yards for driveways and/or parking spaces, then the lands so affected are deemed to comply with this By-law to the extent it complied with this By-law on the day before the acquisition was finalized. A building or structure may be erected, altered or repaired with the lot coverage as would have been allowed for the lot as it existed prior to such public acquisition or conveyance.”

3. Deleting Section 4.11 Reduction of Lot Area Due to Public Acquisition or Conveyance of By-law Number 2010-40 in its entirety and replacing with the following:

Public Land Acquisition

“ Notwithstanding any other provision of this By-law, where, as a result of acquisition of land by a public authority, such acquisition results in a contravention of this By-law relating to the minimum lot frontage, minimum lot depth, minimum lot area, minimum floor space index, maximum lot coverage, reduced building setbacks, minimum required number of parking spaces, minimum size of parking spaces, minimum width of landscape buffers, minimum width of a driveway, location of parking spaces and/or driveways or minimum required setbacks and/or yards for driveways and/or parking spaces, then the lands so affected are deemed to comply with this By-law to the extent it complied with this By-law on the day before the acquisition was finalized. A building or structure may be erected, altered or repaired with the lot coverage and floor space index as would have been allowed for the lot as it existed prior to such public acquisition or conveyance.”

ENACTED THIS 3RD DAY OF MARCH, 2014.

Tony Van Bynen, Mayor

Andrew Brouwer, Town Clerk