

Corporation of the Town of Newmarket

By-law 2025-XX

A By-law to amend By-law Number 2019-06 being a Zoning By-law for the Urban Centres Secondary Plan area and By-law Number 2010-40 being the Town's Comprehensive Zoning By-law for lands outside of the Urban Centres Secondary Plan (230 Davis Drive)

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 it is deemed advisable to amend By-law 2019-06 and By-law 2010-40;

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

1. That lands subject to this amendment are illustrated on Schedules 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12 attached hereto.
2. And that By-law 2010-40 is hereby amended by:
 - a. Deleting from Schedule 'A' the Regional Urban Centre (UC-R) zone as shown on Schedule 1. The lands are no longer subject to Zoning By-law 2010-40.
3. And that By-law 2019-06 is hereby amended by:
 - a. Adding to Schedule A Map 5 the Mixed-Use 1 (MU-1) Zone on a portion of the subject land and adding the Open Space 1 (OS-1) Zone on a portion of the subject land, as shown on Schedules 2 and 5.
 - b. Deleting from Schedule B Map 11 the maximum permitted height and replacing it with 14-38 metres and 11-26 metres, as shown on Schedules 3 and 7.
 - c. Deleting from Schedule A, Schedule A – Map 5, Schedule B, Schedule B – Map 11, Schedule C, Schedule C – Map 17, Schedule D, Schedule E, and Schedule F the hatching indicating "Lands in Secondary Plan area subject to By-law 2010-40", as shown on Schedules 4 through 12.
 - d. Revising on Schedule C – Map 17 the extent of the "Proposed Parks and Open Space", as shown on Schedule 9.
4. That Schedules 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12 attached hereto shall form part of By-law 2025-XX

Enacted this 14th day of April, 2025.

John Taylor, Mayor

Lisa Lyons, Town Clerk

DRAFT

**TOWN OF NEWMARKET
REGIONAL MUNICIPALITY OF YORK
230 DAVIS DRIVE**

This is Schedule '1'
To Bylaw 2025-
Passed this _____ Day
of _____, 2025.

PT LT 4 PL 32 WHITCHURCH PTS 4,5,6,10 & 11 65R36045; SUBJECT TO AN
EASEMENT OVER PT 1 EXPROP. PLAN YR1370424 IN FAVOUR OF THE REGIONAL
MUNICIPALITY OF YORK AS IN YR1370424; SUBJECT TO AN EASEMENT OVER
PARTS 5, 10, 11 ON 65R-36045 & PARTS 8, 10, 20 ON 65R-35828 IN FAVOUR OF
PARTS 1 TO 4 ON 65R-34936 AS IN YR2559889; TOWN OF NEWMARKET.

MAYOR

CLERK

DAVIS DR

**DELETE UC-R
FROM 2010-40**

0 10 20 30 40 50 m



**SCHEDULE "1" TO BY-LAW 2025-
TOWN OF NEWMARKET PLANNING DEPARTMENT**



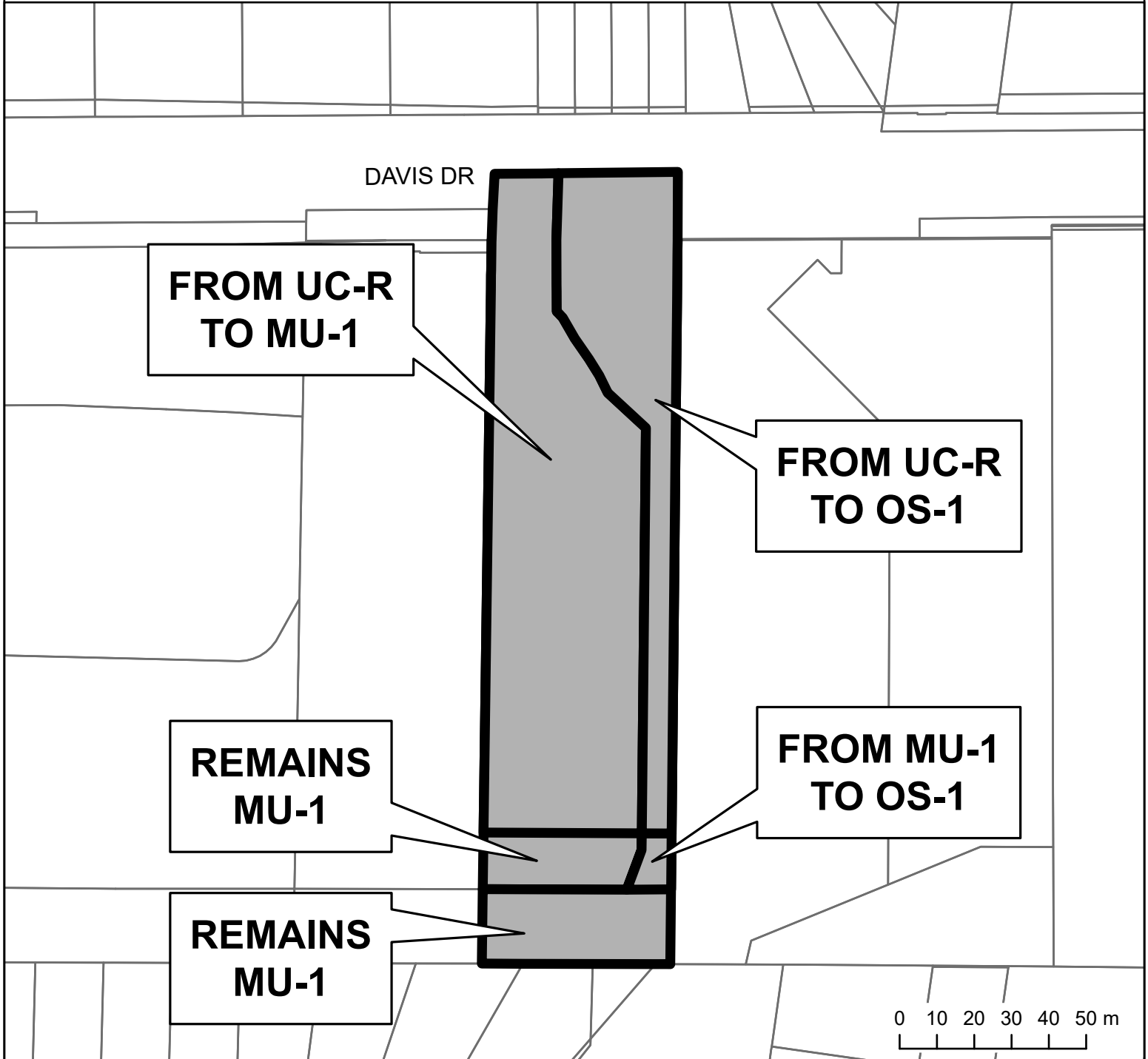
TOWN OF NEWMARKET REGIONAL MUNICIPALITY OF YORK 230 DAVIS DRIVE

This is Schedule ' 2 '
To Bylaw 2025-
Passed this _____ Day
of _____, 2025.

PT LT 4 PL 32 WHITCHURCH PTS 4,5,6,10 & 11 65R36045; SUBJECT TO AN EASEMENT OVER PT 1 EXPROP. PLAN YR1370424 IN FAVOUR OF THE REGIONAL MUNICIPALITY OF YORK AS IN YR1370424; SUBJECT TO AN EASEMENT OVER PARTS 5, 10, 11 ON 65R-36045 & PARTS 8, 10, 20 ON 65R-35828 IN FAVOUR OF PARTS 1 TO 4 ON 65R-34936 AS IN YR2559889; TOWN OF NEWMARKET.

MAYOR

CLERK



SCHEDULE ' 2 ' TO BY-LAW 2025- TOWN OF NEWMARKET PLANNING DEPARTMENT



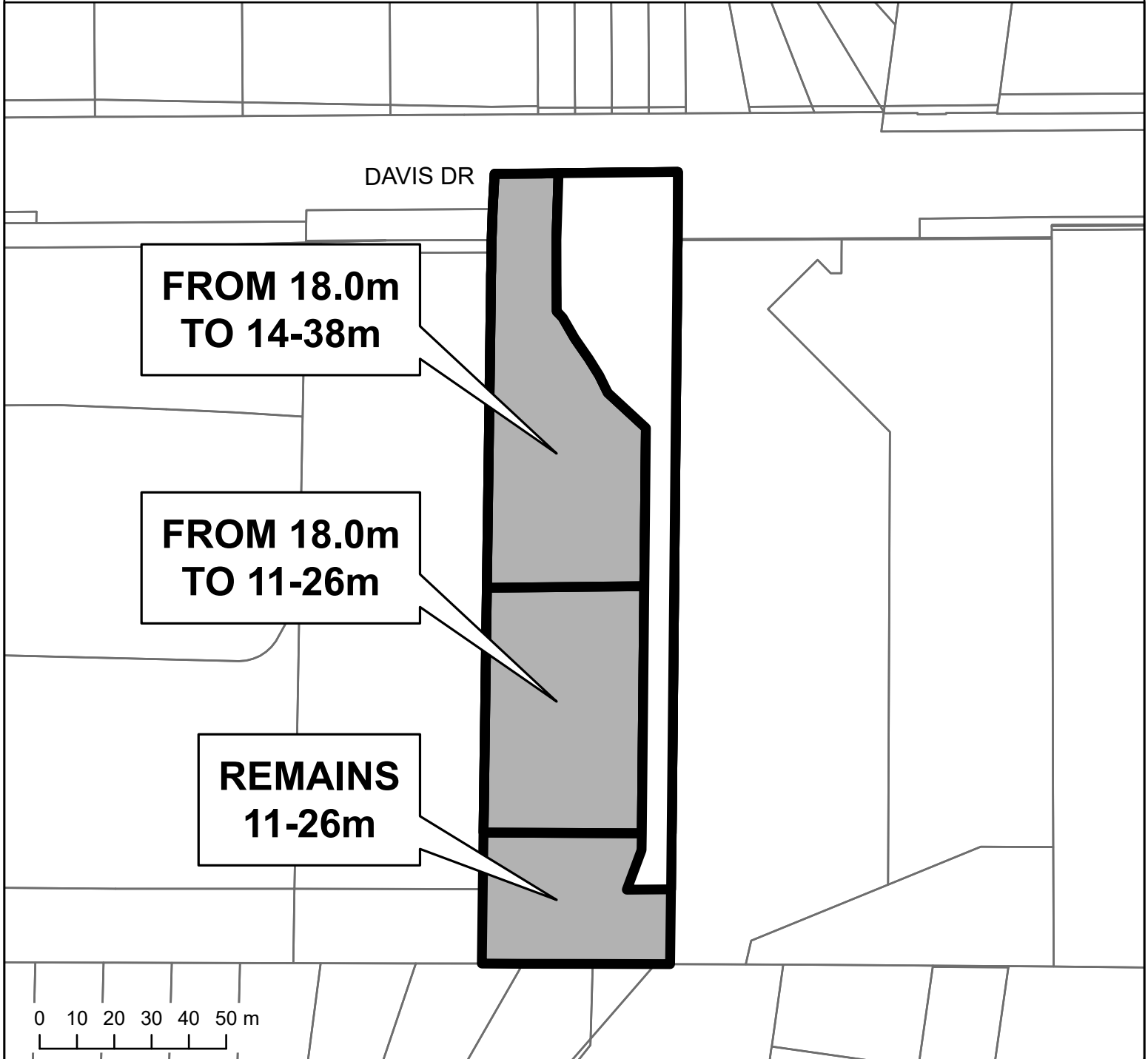
TOWN OF NEWMARKET REGIONAL MUNICIPALITY OF YORK 230 DAVIS DRIVE

This is Schedule '3'
To Bylaw 2025-
Passed this _____ Day
of _____, 2025.

PT LT 4 PL 32 WHITCHURCH PTS 4,5,6,10 & 11 65R36045; SUBJECT TO AN EASEMENT OVER PT 1 EXPROP. PLAN YR1370424 IN FAVOUR OF THE REGIONAL MUNICIPALITY OF YORK AS IN YR1370424; SUBJECT TO AN EASEMENT OVER PARTS 5, 10, 11 ON 65R-36045 & PARTS 8, 10, 20 ON 65R-35828 IN FAVOUR OF PARTS 1 TO 4 ON 65R-34936 AS IN YR2559889; TOWN OF NEWMARKET.

MAYOR

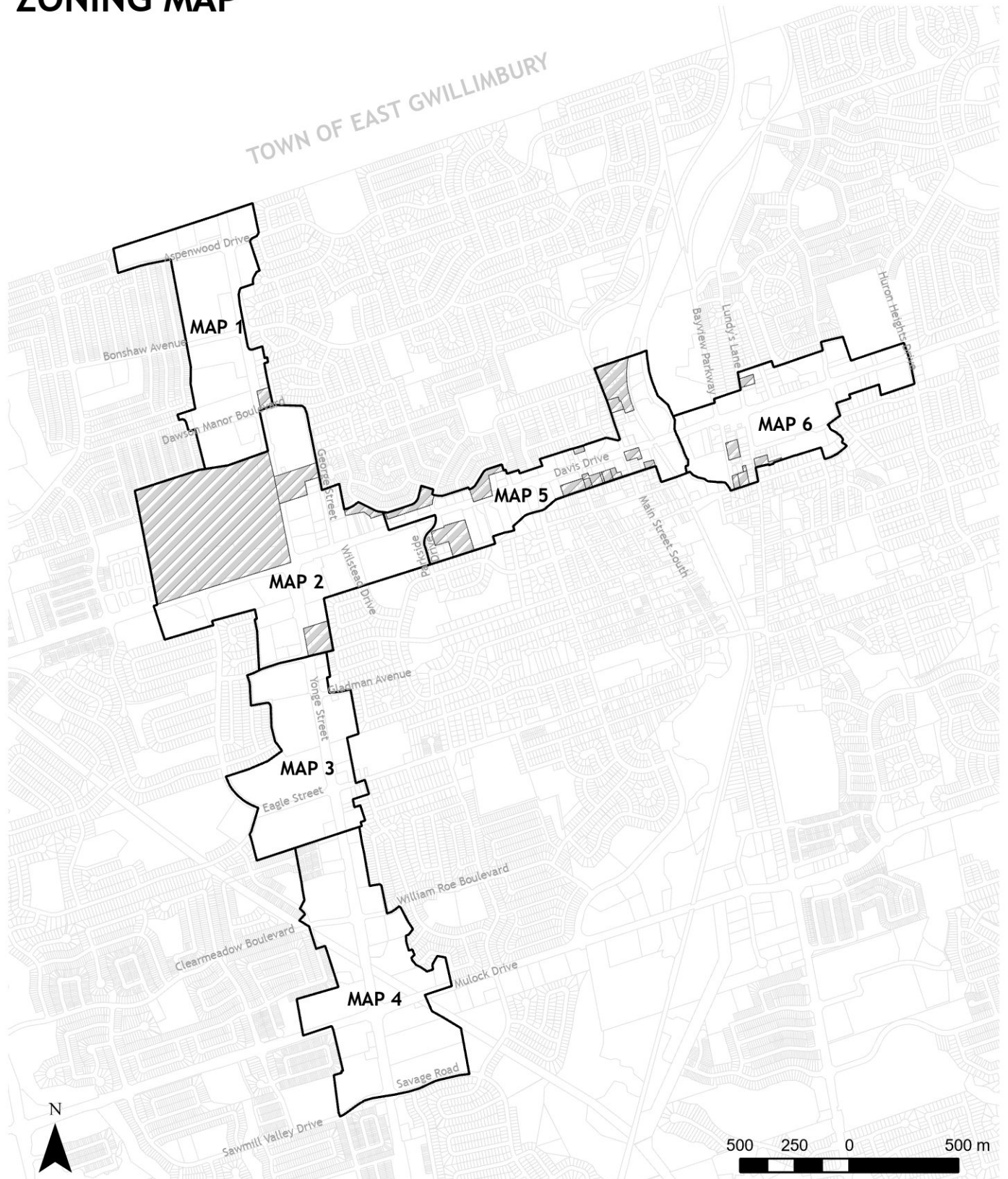
CLERK



SCHEDULE '3' TO BY-LAW 2025- TOWN OF NEWMARKET PLANNING DEPARTMENT

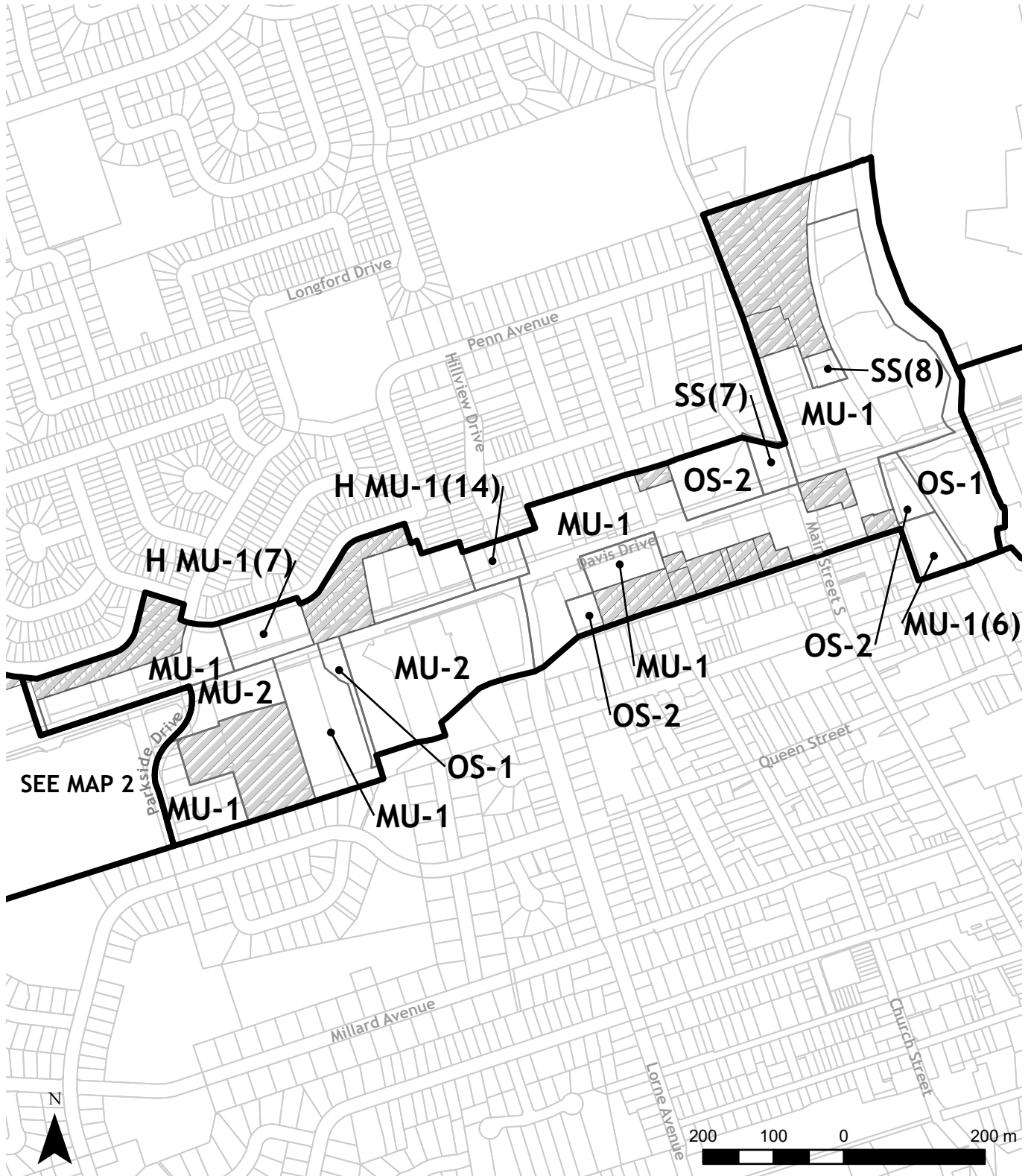


ZONING MAP



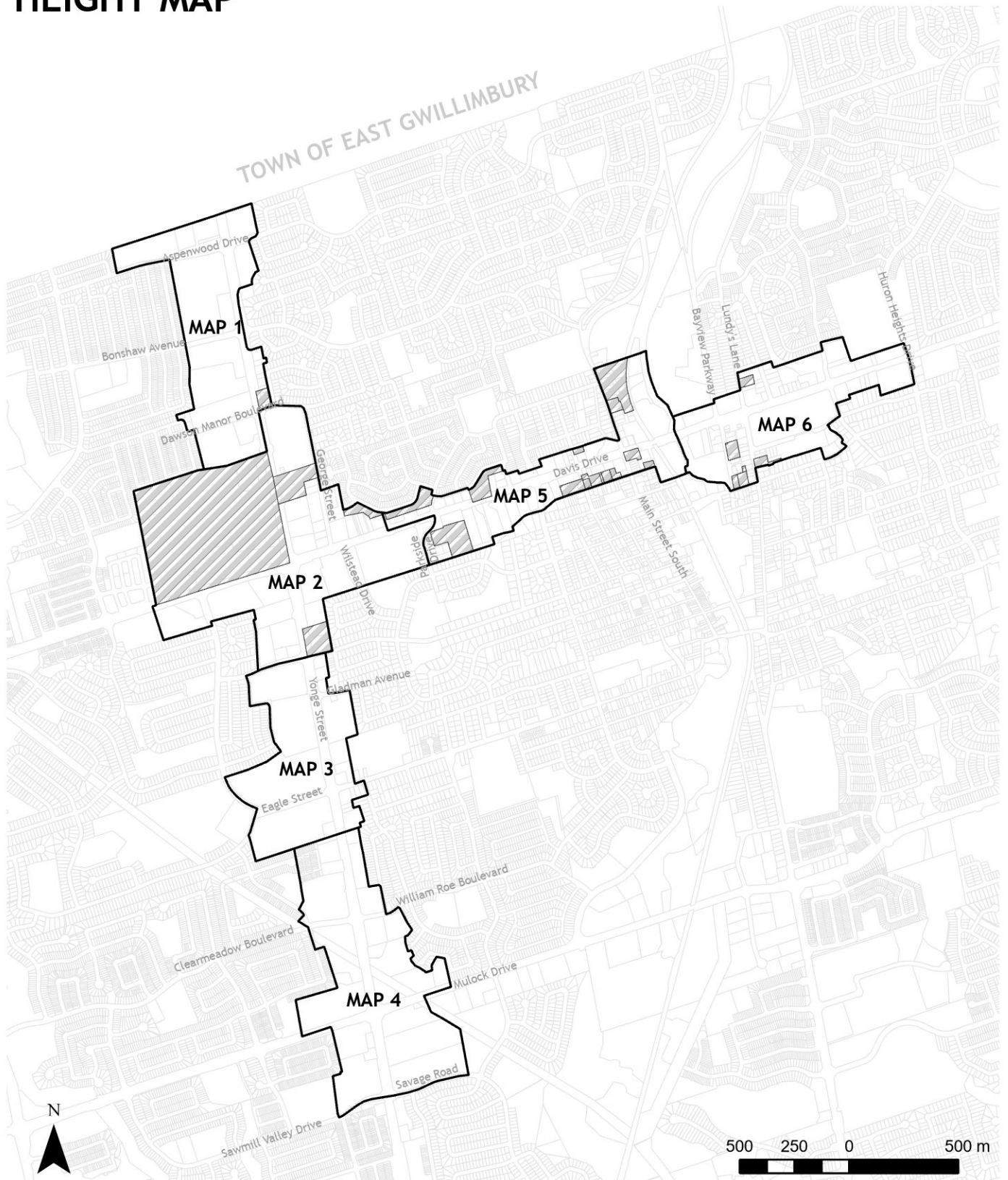
Hatched areas indicate lands in Secondary Plan area subject to By-law 2010-40.

DAVIS DRIVE ZONING MAP



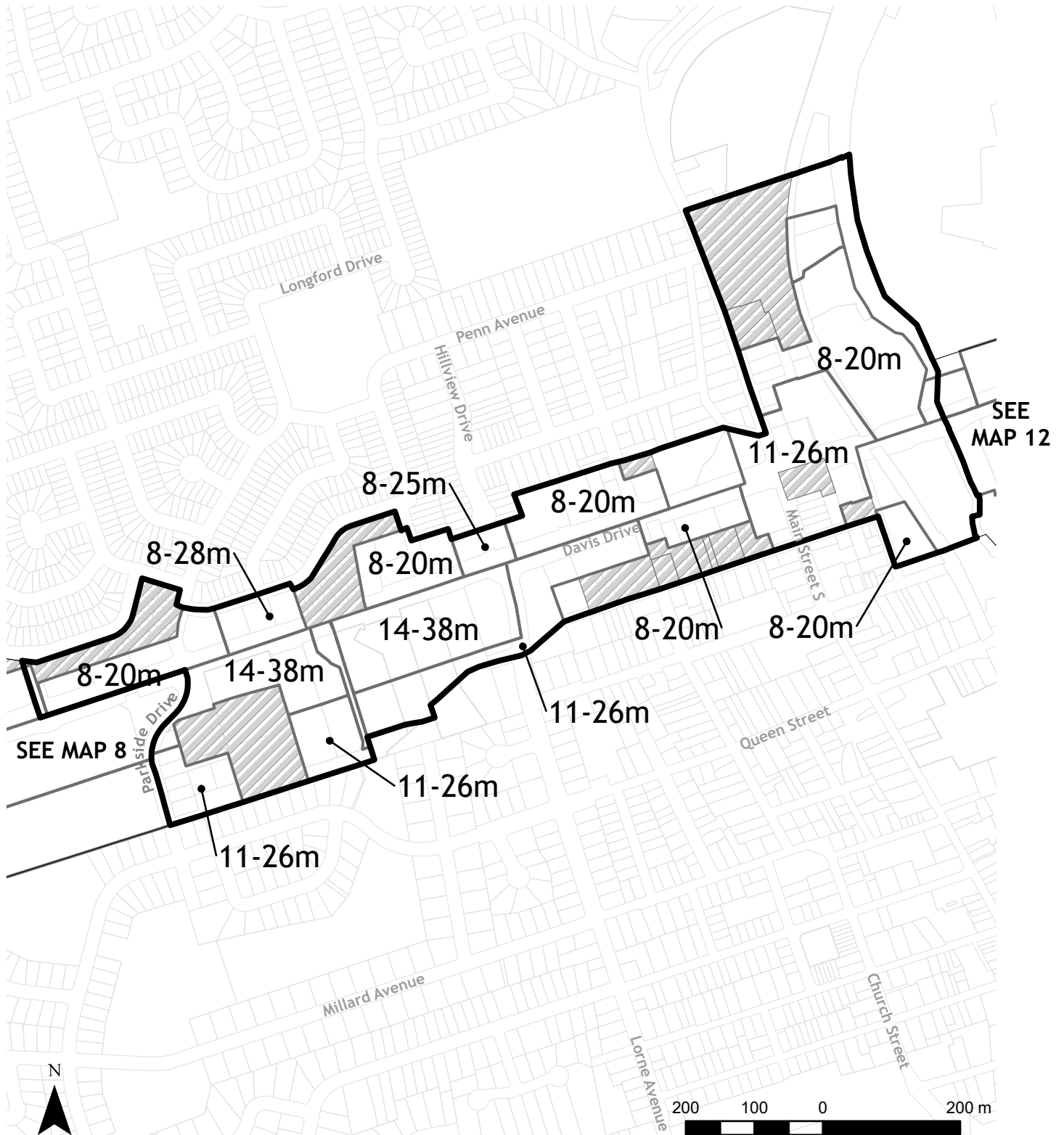
Hatched areas indicate lands in Secondary Plan area subject to By-law 2010-40.

HEIGHT MAP



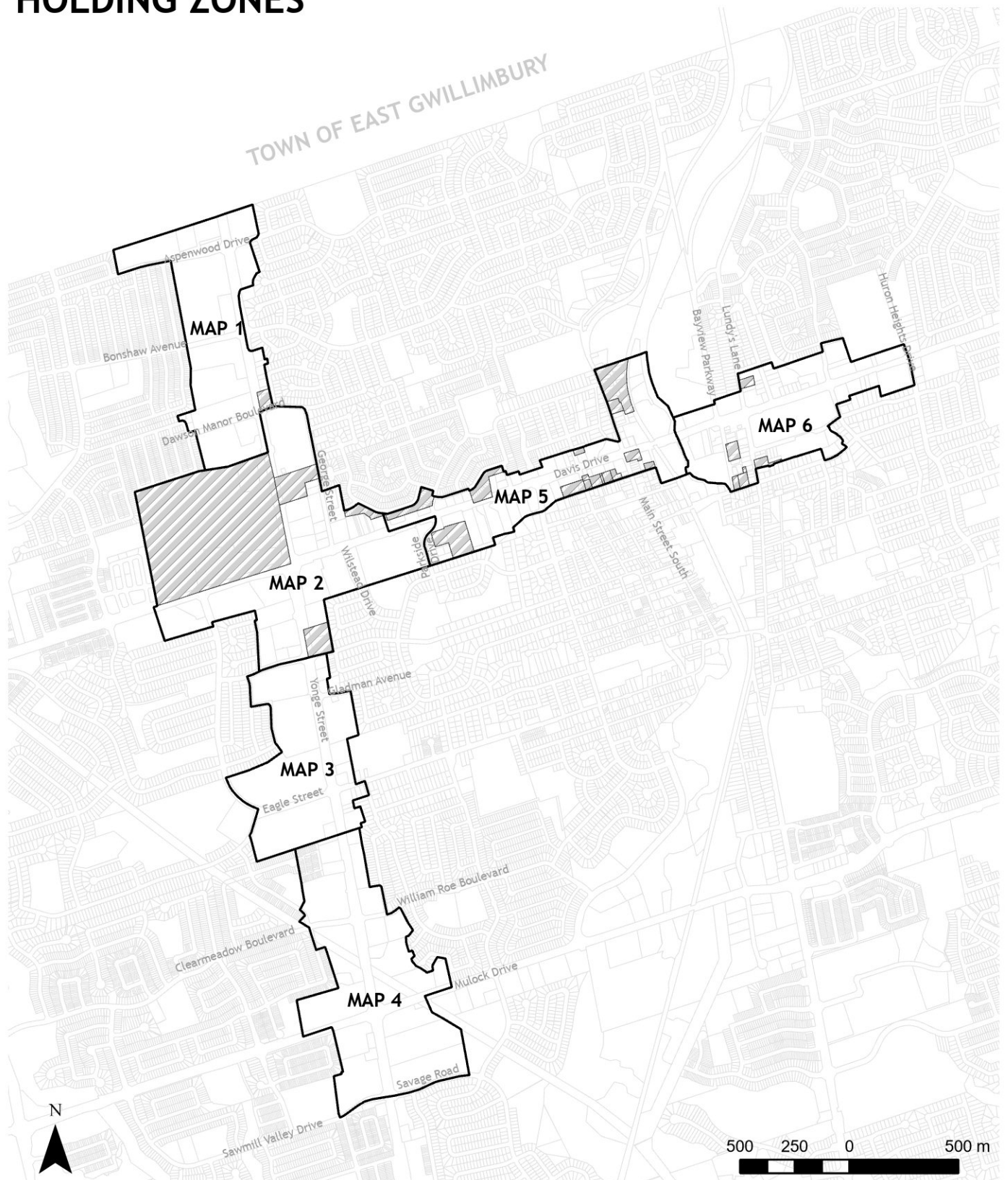
Hatched areas indicate lands in Secondary Plan area subject to By-law 2010-40.

DAVIS DRIVE HEIGHT MAP



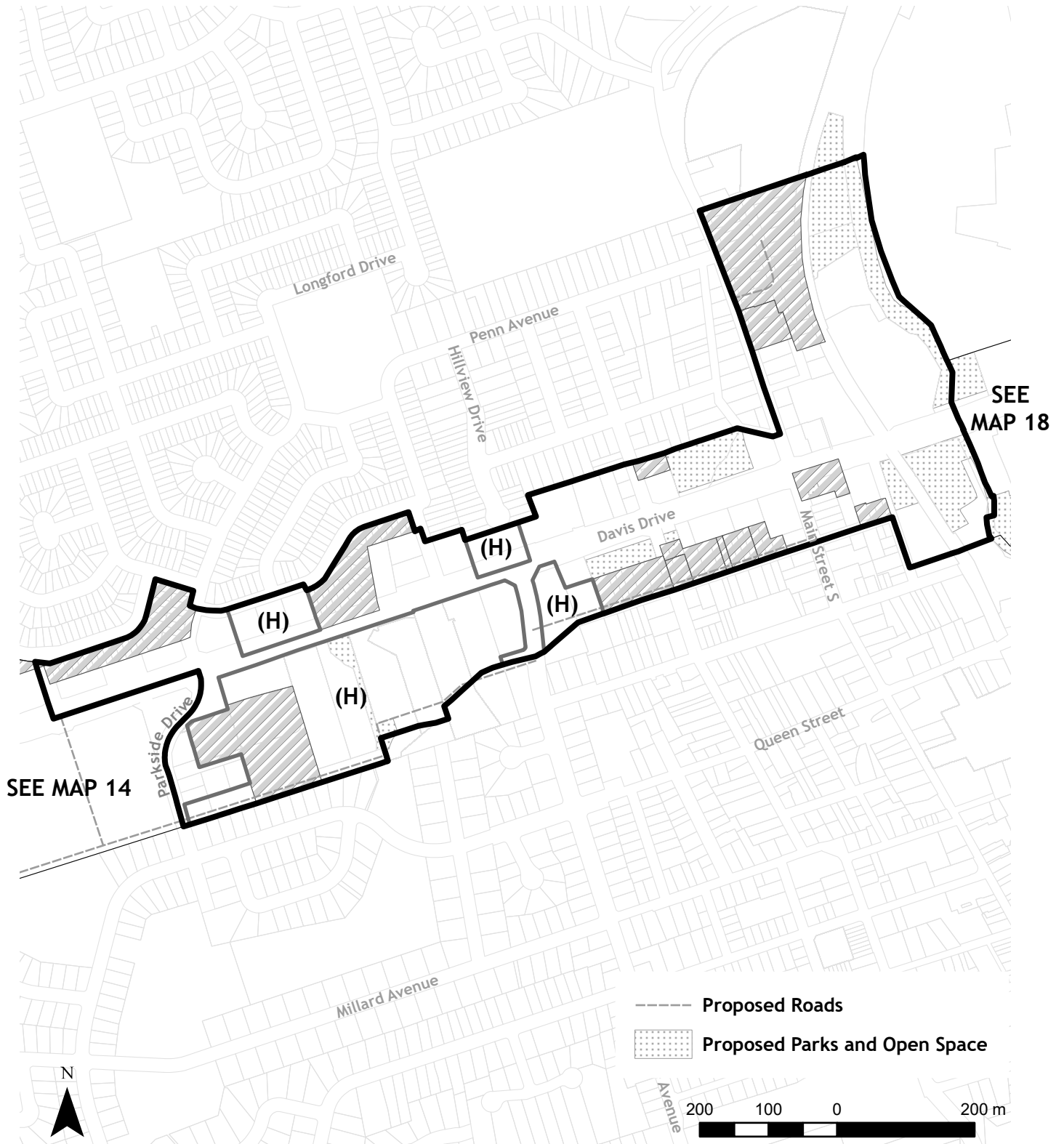
Hatched areas indicate lands in Secondary Plan area subject to By-law 2010-40.

HOLDING ZONES



Hatched areas indicate lands in Secondary Plan area subject to By-law 2010-40.

DAVIS DRIVE HOLDING ZONES

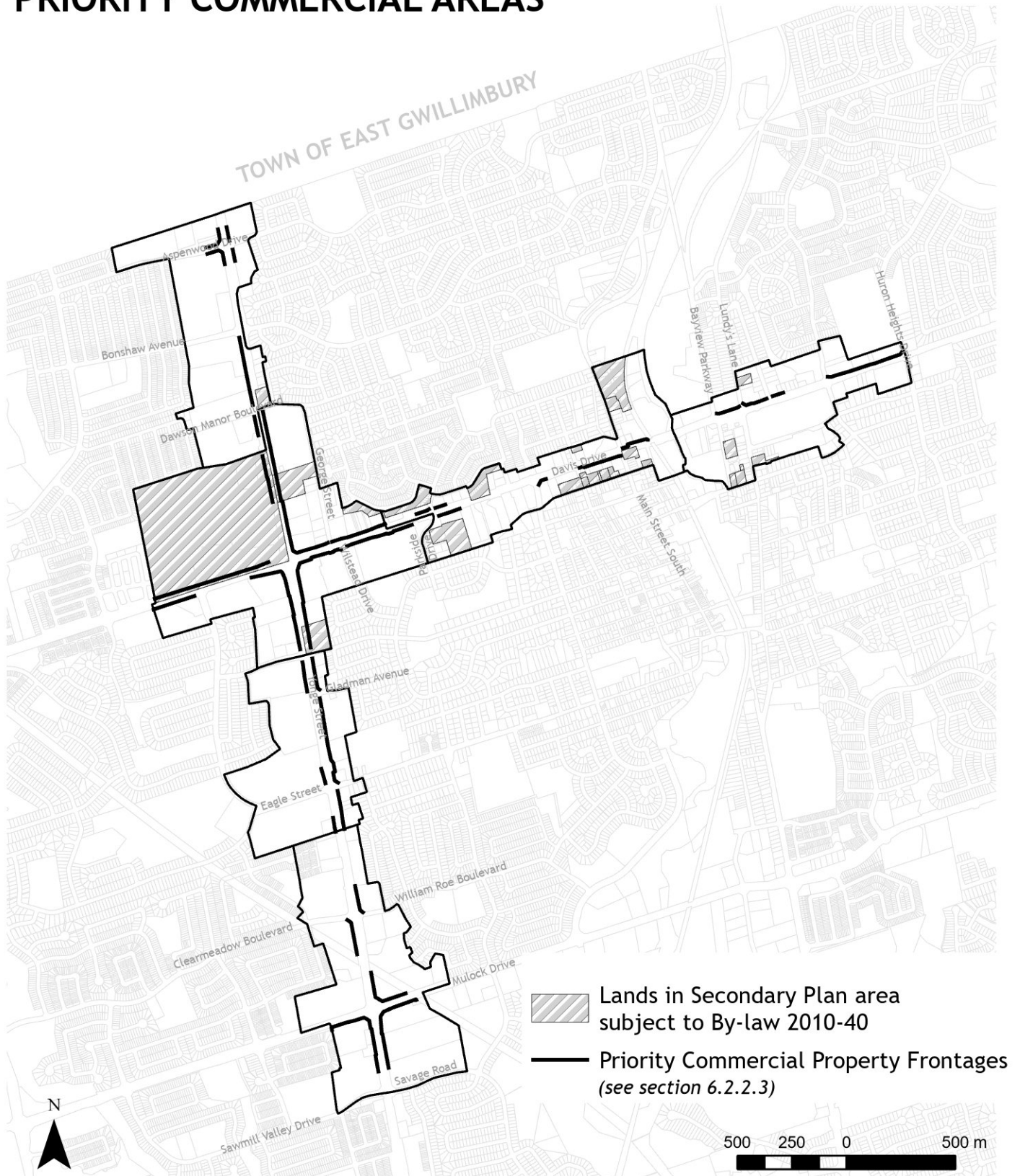


SEE MAP 14

SEE MAP 18

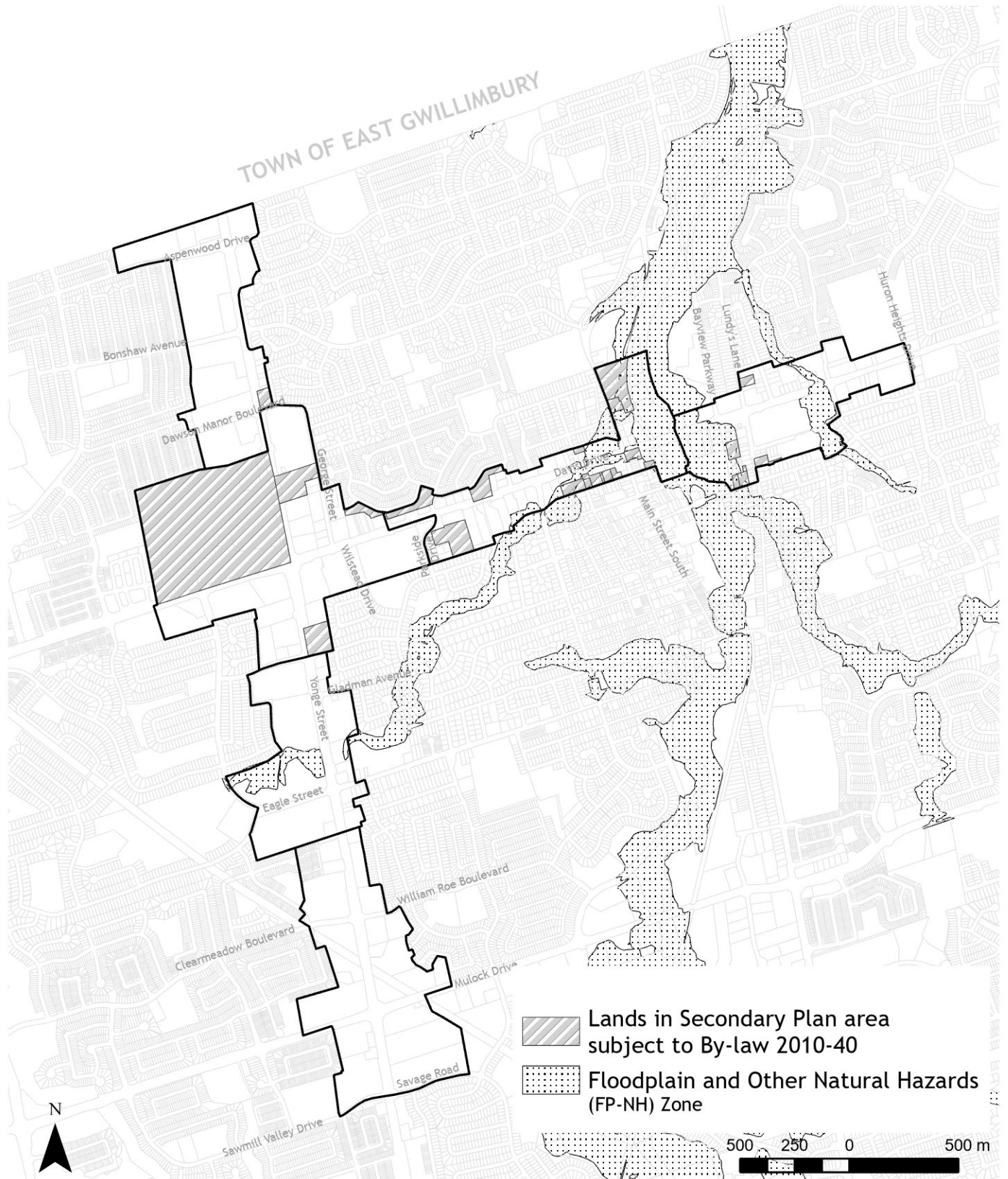
Hatched areas indicate lands in Secondary Plan area subject to By-law 2010-40.

PRIORITY COMMERCIAL AREAS



Hatched areas indicate lands in Secondary Plan area subject to By-law 2010-40.

FLOODPLAIN AND OTHER NATURAL HAZARDS



Hatched areas indicate lands in Secondary Plan area subject to By-law 2010-40.

PARKING REDUCTION AREAS



Hatched areas indicate lands in Secondary Plan area subject to By-law 2010-40.