



## CORPORATION OF THE TOWN OF NEWMARKET

### BY-LAW NUMBER 2014-28

A BY-LAW TO AMEND BY-LAW NUMBER 2010-40, AS AMENDED, BEING A ZONING BY-LAW (National Homes)

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:

THAT By-law Number 2010-40 be and the same are hereby further amended by:

1. Delete from 2010-40 Schedule "A", Map No.19, the Transition (TR) Zone on Part of Lot 29, Concession 11, EYS and substituting therefore on Schedule 'A' Map No. 19 the:

Residential Detached Dwelling 18.0 m (R1-C-123) Exception Zone

Residential Detached Dwelling 15m (R1-D-123) Exception Zone;

as shown more particularly on Schedule "X" attached hereto, and forming part of this By-law.

2. Adding the following regulations relating to the to Section 8.1.1 List of Exceptions:

Exception	Zoning	Map	By-Law Reference	File Reference
123	R1-C-EX; R1-D-EX;	19	2014-28	19TN 2005 004; <b>D14-NP12 29/D12-NP12 29</b>

i) Location:

ii) Legal Description: Part of Lot 29, Concession 11, EYS

iii) Development Standards:

	R1-D-X	R1-C-X
Min Lot Area	n/a	n/a
Min lot Frontage	15m	18m
Min lot depth		
With a sidewalk		26m
Without a sidewalk		25m
Min front yard		
With a sidewalk		4.5m
Without a sidewalk		3.5m
Min rear yard		7.0m
If one storey dwelling		6.5m
Side yard setbacks		
one side		1.2m
other side		0.6m
Min building separation		1.2m
Max building height		11m
Max driveway width(*7)		6.0m
Min driveway length(*11)		10m
Lot Coverage	50%	50%

- (a) The minimum distance between a driveway and the intersection of 2 or more streets measured along the street line, intersected by such driveway shall be 5.0 metres.
- (b) Notwithstanding the minimum required *driveway* length for a *driveway* adjacent to a segmented garage door, where there is a double car garage with a segmented door, and a double *driveway* of at least 6.0 metres in width, the minimum *driveway* length may be reduced to 7.0 metres provided that the garage does not protrude past the front wall on the ground level of the dwelling unit or porch towards the front lot line.
- (c) Permitted Encroachments:  
An unenclosed porch, covered or uncovered, and with or without a foundation or basement area, steps and/or handicapped ramps(s) shall be permitted to encroach 3.0 metres into the required front yard and 1.5 metres into the required exterior side yard and shall be permitted to have a maximum permitted height of 4.5 metres measured from the established grade to the underside of the rafters or ceiling of the porch, however, in no case shall the porch or steps be closer than 1.5 metres from the front lot line.  
Bay or box windows with or without a floor or foundation shall be permitted to encroach up to 1.0 metres into the required front yard, rear yard or exterior side yard for a maximum width of 4.0 metres. In addition, a bay or box window projection into the required rear yard may include a door.  
Sills, belt courses, cornices, gutters, chimneys, pilasters, eaves, parapets or canopies shall be permitted to encroach 0.5 metres into any required yard.
- (d) No part of any main building shall be constructed in the exterior side yard or rear yard a distance of less than 2.0 metres from the lot line of the flanking street. Further where any driveway and/or garage faces the exterior side yard the minimum driveway length provisions shall apply from the flanking street.
- (e) On a corner lot where a daylighting triangle or rounding has been conveyed to a public authority, the exterior side lot line and the front lot line shall be deemed to be the continued projection of the exterior side lot line and the front lot line to a point of intersection, for the purposes of calculating the required minimum front yard, minimum exterior side yard and/or minimum lot depth requirements.
3. AND THAT all other provisions of By-Law 2010-40, as amended, shall apply to the lands subject to this By-Law.

ENACTED THIS 5TH DAY OF MAY, 2014.

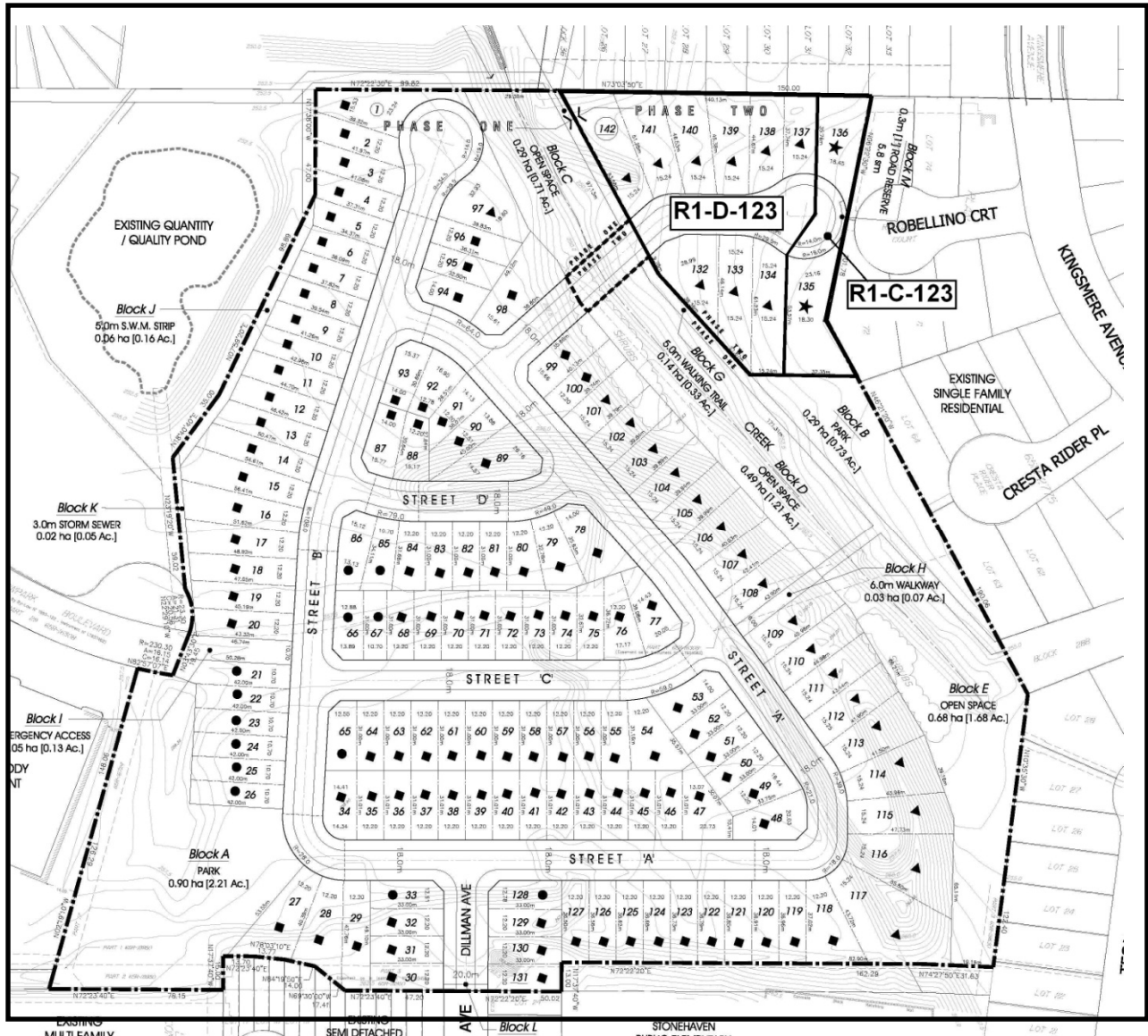
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Tony Van Bynen, Mayor

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Andrew Brouwer, Town Clerk

**TOWN OF NEWMARKET  
REGIONAL MUNICIPALITY OF YORK  
PART OF BLOCK 2, PLAN 65M-2559**



**SCHEDULE 'X' TO BY-LAW 2014-28  
TOWN OF NEWMARKET  
PLANNING AND BUILDING SERVICES**

This is Schedule 'X' to  
By-Law 2014-28

Passed this \_\_\_\_\_  
Day of \_\_\_\_\_

Mayor \_\_\_\_\_

Clerk \_\_\_\_\_