



Corporation of the Town of Newmarket
By-law 2018-51

A By-law to amend By-law number 2010-40 being a Zoning By-law.

Whereas it is deemed advisable to amend By-Law Number 2010-40;

Be it therefore enacted by the Municipal Council of the Corporation of the Town of Newmarket as follows:

- 1. That By-law Number 2010-40, be and the same is hereby further amended by:
 - a. Deleting from Schedule 'A' the Detached Dwelling 30m (R1-B) zone on Parts 1 and 2 of Registered Plan 65R-21988, Town of Newmarket, Regional Municipality of York, municipally known as 18095 and 18099 Leslie Street, and substituting the:

Service Commercial Exception Zone (H) CS-145 Zone as shown more particularly on Schedule 'X' attached hereto.

Adding the following regulations relating to the Service Commercial Exception Zone (H) CS-145 Zone to Section 8.1.1 List of Exceptions:

Exception 145	Zoning CS-145	Map 7	By-Law Reference 2018-51	File Reference D14-NP-18-07
<div><div>i) Location:</div><div>18905 & 18099 Leslie Street</div></div> <div><div>ii) Permitted uses:</div><div><div>a. In addition to the uses permitted in the CS zone, the following uses are also permitted:</div><div><div>i. Place of assembly</div></div></div></div> <div><div>iii) Development standards:</div><div><div>a. Notwithstanding any other provision of Zoning By-law 2010-40 as amended, the following development standards are permitted:</div><div><div>i. Front yard setback: 2.5 metres</div><div>ii. Interior side yard setback: 3 metres</div><div>iii. Parking requirements:</div><div><div>1. Motor vehicle service shop: 1 space per 16 m2</div></div></div><div>b. Notwithstanding section 2.4 By-law Zoning By-law 2010-40 as amended, where the lands subject to this amending Zoning By-law are divided into two or more zones, the zone boundary dividing the lot is not deemed to be a lot line.</div></div></div>				

Adding the following provisions to Section 8.2.1 List of Holding Provisions:

By-law No.	Property Description	Permitted Uses Until the Holding Provision Removed	Conditions for Removal of the “H”	Date Enacted
2018-51	Parts 1 and 2 of Registered Plan 65R-21988, Town of Newmarket, Regional Municipality of York, municipally known as 18095 and 18099 Leslie Street, more particularly Parcel ‘A’ identified on Schedule X	No person within the lands zoned (H) CS-145 Zone shall erect, alter or use any land, buildings or structures for any purpose except for those uses which legally existed on the date of passing of this By-law.	<p>1. Site Plan Agreement:</p> <p>That prior to lifting the “H” a Site Plan Agreement has been entered into between the Town and the Owner of the lands.</p>	September 24, 2018
2018-51	The eastern area of Part 2 of Registered Plan 65R-21988, Town of Newmarket, Regional Municipality of York, municipally known as 18095 and 18099 Leslie Street, more particularly Parcel ‘B’ identified on Schedule X	No person within the lands zoned (H) CS-145 Zone shall erect, alter or use any land, buildings or structures for any purpose except for those uses which legally existed on the date of passing of this By-law.	<p>1. Site Plan Agreement:</p> <p>That prior to lifting the “H” a Site Plan Agreement has been entered into between the Town and the Owner of the lands addressing, among other matters, stormwater management, grading, landscaping, and buffering for the lands identified as Parcel ‘B’.</p>	September 24, 2018

1. And that all other provisions of By-law 2010-40, as amended, shall apply to the lands subject to this By-law;

Enacted this 24th day of September, 2018.

Tony Van Bynen, Mayor

Lisa Lyons, Town Clerk