

TOWN OF NEWMARKET
OLD MAIN STREET
TERTIARY PLAN

ZONING BY-LAW DIRECTIONS

SEPTEMBER, 2018 (DRAFT)

SvN



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1.0 Permitted Uses

- i. R___ Zones are permitted to include a combination of single detached dwellings, semi-detached dwellings, triplexes, and fourplexes.
- ii. R___ Zones are permitted to include a maximum of 1 integral or detached accessory dwelling unit in combination with a single detached or semi-detached dwelling.

2.0 Density

- i. Single detached and semi-detached dwellings, as well as triplexes and fourplexes, shall be limited to a floor space index of 1.0.

3.0 Lot Dimensions

- i. A minimum lot frontage of 12 metres, and a minimum lot depth of 30 metres, shall be provided for each single detached dwelling unit and triplex.
- ii. A minimum lot frontage of 9 metres, and a minimum lot depth of 30 metres, shall be provided for each semi-detached dwelling unit.
- iii. A minimum lot frontage of 18 metres, and a minimum lot depth of 30 metres, shall be provided for each fourplex.

4.0 Lot Coverage

- i. A maximum lot coverage of 50% shall be provided for all buildings and covered structures including the primary dwelling, accessory dwelling unit, garage, and other accessory buildings.

5.0 Setbacks

5.1 Primary Dwelling Setbacks

- i. A minimum front yard setback of 4.0 metres, and a maximum front yard setback of 6.0 metres, shall be provided between the front face of the primary dwelling and Old Main Street.
- ii. Notwithstanding policy, future development shall generally reflect front yard setbacks established by adjacent properties and should be sensitive to the surrounding context of the Old Main Street Study Area. However, slight variations in front yard setbacks may be appropriate for the purpose of achieving diversity.
- iii. A minimum side yard setback of 2.5 metres shall be provided between the side face of the primary dwelling and the adjacent side property line. This shall apply to both sides of a single detached dwelling, triplex and fourplex, as well as one side of a semi-detached dwelling.
- iv. A minimum rear yard setback of 7.5 metres shall be provided between the rear face of the primary dwelling and the adjacent rear property line.

5.2 Garage Setbacks

- i. A minimum front yard setback of 6.0 metres shall be provided between the front face of the integral garage and Old Main Street.
- ii. A minimum side yard setback of 1.2 metres shall be provided between the side face of the detached garage and the adjacent side property line. This shall apply to both sides of a detached garage.
- iii. A minimum rear yard setback of 1.2 metres shall be provided between the rear face of the detached garage and the adjacent rear property line.

5.3 Detached Accessory Dwelling Unit Setbacks

- i. A minimum side yard setback of 1.2 metres shall be provided between the side face of the accessory dwelling unit and the adjacent side yard property line. This shall apply to both sides of the accessory dwelling unit.
- ii. A minimum rear yard setback of 2.0 metres shall be provided between the rear face of the accessory dwelling unit and the adjacent rear property line.

5.4 Uninhabited Accessory Building or Structure Setbacks

- i. A minimum side yard setback of 0.6 metres shall be provided between the side face of the uninhabited accessory building or structure and the adjacent side yard property line. This shall apply to both sides of the accessory dwelling unit.

- ii. A minimum rear yard setback of 0.6 metres shall be provided between the rear face of the uninhabited accessory building or structure and the adjacent rear yard property line.

6.0 Separation Distances

- i. A minimum separation distance of 5.0 metres shall be provided between the rear face of the primary dwelling and the front face of the accessory dwelling unit, where permitted.
- ii. A minimum separation distance of 4.0 metres shall be provided between the rear face of the primary dwelling and the front face of uninhabited accessory buildings or structures.

7.0 Landscaping and Amenity Space

- i. Single detached and semi-detached dwellings shall incorporate soft landscaping encompassing a minimum 30% of the total property area, distributed throughout the front, side and rear yards.
- ii. Triplexes and fourplexes shall incorporate soft landscaping encompassing a minimum of 15% of the total property area, distributed throughout the front, side and rear yards.
- iii. Single detached and semi-detached dwellings shall incorporate a private amenity space within the rear yard, encompassing a minimum depth of 5.0 metres and a minimum area of 40 square metres.
- iv. Triplexes and fourplexes shall incorporate private amenity space, in the form of upper storey balconies and terraces, encompassing a minimum area of 3 square metres per unit.

- v. Triplexes and fourplexes shall incorporate communal amenity space within the rear yard, encompassing a minimum depth of 5.0 metres and a minimum area of 40 square metres.

8.0 Parking

- i. A minimum of 1 on-site parking space shall be provided per primary dwelling unit.
- ii. A minimum of 1 on-site parking space shall be provided per accessory dwelling unit.
- iii. A maximum of 1 driveway and curb-cut are permitted per property.
- iv. Curb-cuts shall have a maximum width of 3.0 metres.
- v. Individual driveways shall have a maximum width of 3.0 metres. Consolidated and shared driveways shall have a maximum width of 6.0 metres, and shall taper to a maximum of 3.0 metres at the associated curb-cut.
- vi. Driveways and parking pads shall have a minimum depth of 6.0 metres, measured from the front property line to the edge of the paved area or the front face of the adjacent garage, in order to facilitate on-site parking.
- vii. Integral garages shall occupy no more than 50% of the front face of the primary dwelling.

9.0 Entrances

- i. Secondary entrances may be located on the side of the building, provided that there is a walkway with a minimum clear width of 0.6 metres which connects the entrance directly to Old Main Street.

10.0 Finished First Floor and Porch Heights

- i. Primary dwellings shall have a maximum finished first floor height of 1.2 metres above established grade.
- ii. Covered front porches shall have a maximum height of 4.5 metres, measured to the top of a flat roof or the median point of a pitched roof. Where a pitched roof is provided, no portion of the porch roof shall exceed a maximum height of 5.5 metres.

11.0 Building Heights

- i. Single detached dwellings, semi-detached dwellings and fourplexes shall have a maximum building height of 8.5 metres.
- ii. Triplexes shall have a maximum building height of 10.5 metres.
- iii. Detached accessory dwelling units shall have a maximum building height of 6.0 metres.

12.0 Building Width and Depth

- i. Single detached dwellings and semi-detached dwellings shall have a maximum building width of 10.0 metres.
- ii. Triplexes and fourplexes shall have a maximum building width of 13.0 metres.
- iii. Single detached and semi-detached dwellings, as well as triplexes and fourplexes, shall have a maximum building depth of 15.0 metres.
- iv. Detached accessory dwelling units shall have a maximum building depth of 10.0 metres, and a maximum building width of 10.0 metres.

- v. Future development shall only reflect maximum depth and width standards where applicable minimum setback and separation distance standards are achieved.

- ii. Stairs leading up to the front porch shall not extend into the front yard setback.
- iii. Covered porches, excluding stairs, are permitted to be enclosed. In these circumstances, the front façade shall include a minimum 40% as window area.

13.0 Gross Floor Area

- i. Detached accessory dwelling units shall have a maximum gross floor area which is the lesser of 80 square metres or the equivalent of 80% of the gross floor area of the primary dwelling.

14.0 Projections

14.1 General

- i. Architectural features such as eaves, weather protection, bay windows, landings and chimneys may project into the side and rear setbacks a maximum of 1.2 metres, provided such features do not interfere with required driveway dimensions.
- ii. Air conditioning units shall be placed at the rear of buildings or on the exterior side yard of a corner property, and may project into the side or rear setbacks a maximum of 1.2 metres, provided such features do not interfere with required driveway dimensions.

14.2 Front Porches and Stairs

- i. Covered front porches and front stairs shall be setback a minimum of 2.5 metres from the side property lines.

14.3 Roofs

- i. Chimneys may extend beyond the maximum permitted building height in keeping with the requirements of the Ontario Building Code.
- ii. Solar panels may project beyond the maximum permitted building height a maximum of 45centimetres from the surface of the roof. Solar panels shall not extend beyond the roof edge.

14.4 Dormers

- i. Dormers may extend beyond the pitch of the roof, and the maximum permitted building height. In these circumstances, the aggregate base width of dormers shall not exceed 50% of the width of the respective wall.
- ii. Dormers shall incorporate a minimum stepback of 0.6 metres from the respective building façade.

14.5 Window Wells

- i. Window wells are permitted to extend into the required side or rear yard setback a maximum of 1.2 metres, provided such features do not interfere with required driveway dimensions.

