



CORPORATION OF THE TOWN OF NEWMARKET

BY-LAW NUMBER 2003-98

A BY-LAW TO AMEND BY-LAW NUMBER 1979-50, AS AMENDED, BEING A RESTRICTED AREA (ZONING) BY-LAW.
(Accessory Dwelling Units).

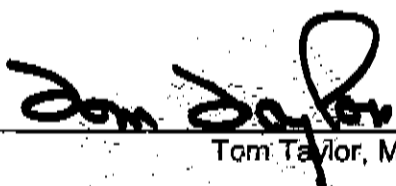
WHEREAS it is deemed advisable to further amend By-law Number 1979-50, as amended;

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

THAT By-law Number 1979-50, as amended, be and the same is hereby further amended by:

1. Adding Section 3.55(2.1) to By-law 1979-50 as follows:
"Dwelling, Accessory Unit
means one self contained dwelling unit created through converting part of or adding onto an existing dwelling."
2. Adding to Section 8.1(6), 9.1(4), 10.1(4), 11.1(4), 12.1(4), 13.1(4), 14.1(4) of By-law 1979-50 the following:
"An Accessory Dwelling Unit as defined herein"
To permit an Accessory Dwelling Unit as permitted uses in all single family and two family zones.
3. No person shall, in any Residential (R) Zone use more than one half of the aggregate area of either a front yard or an exterior side yard for purposes of off-street parking or driveways, except in the case of a lot having frontage of less than 11.5 metres where no person shall use more than two-thirds of the aggregate area of either a front yard or an exterior side yard for purposes of off-street parking or driveways.
4. Notwithstanding Section 6.11 of By-law 1979-50, and any other provisions of the by-law to the contrary, an Accessory Dwelling Unit may be permitted in a cellar or basement provided all other municipal codes are met.
5. Notwithstanding Section 6.25(1) of By-law 1979-50 the parking requirement for a two-unit house shall be four (4) exterior parking spaces, which shall be accessed by a municipal road or other access satisfactory to the Director of Public Works.
6. No new accessory dwelling unit shall be permitted within the floodplain as determined by the Zoning Maps of By-law 1979-50 and/or the Lake Simcoe Region Conservation Authority.
7. The accessory dwelling unit shall be secondary to the main residential dwelling unit and shall not change the residential character of the dwelling unit or adversely impact the neighbourhood.

ENACTED THIS 21ST DAY OF JULY, 2003.


Tom Taylor, Mayor


Anita Moore, Town Clerk