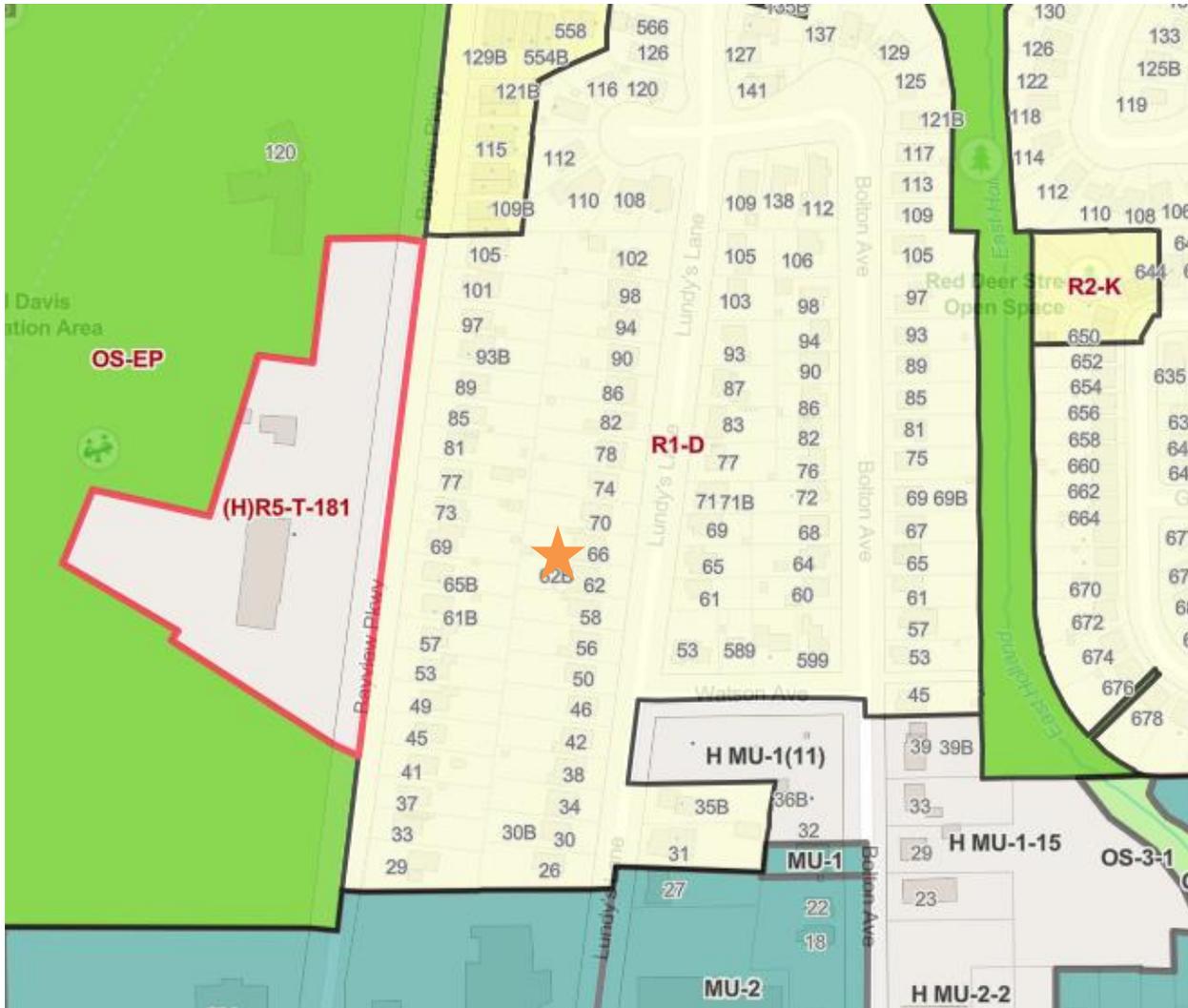


Zoning Map

66 Lundy's Lane Newmarket



R1-D Downtown Residential Zone



The Corporation of the Town of Newmarket

Zoning By-law 2010-40

June 1 2010

Office Consolidation August 2025

This is an office consolidation prepared for the purposes of convenience only. For accuracy, reference should be made to the original approved comprehensive by-law and amending by-laws which are available from Legislative Services offices or the Planning Division.

This document is not in an accessible format. Should an accessible version be required, please contact Legislative Services or the Planning Division and one will be made available.

6.2 Residential Zones

No person shall use any land or erect, alter or use any **building** or **structure** in any Residential Zone except in accordance with Sections [6.2.1](#) and [6.2.2](#) of this By-Law.

6.2.1 Permitted Uses

The following table establishes the **uses** permitted in the Residential Zones:

Permitted Use	R1	R2	R3	R4	R5
Dwelling Unit , Accessory (*1)(*2)	•	•			
Dwelling, Back to Back Townhouse (By-law 2014-51)				•	
Dwelling, Detached	•				
Dwelling, Link		•			
Dwelling, Semi-Detached		•			
Dwelling, Duplex			•		
Dwelling, Triplex			•		
Dwelling, Fourplex			•		
Dwelling, Quadruplex				•	
Dwelling, Maisonette				•	
Dwelling, Townhouse				•	
Dwelling, Stacked Townhouse				•	
Apartment Building					•
Bed and Breakfast Establishment (*3)	•				
Home Occupation (*4)	•	•	•	•	•
Private Home Daycare (*5)	•	•	•	•	•
Group Home (*6)(*7)	•	•			
Accessory Residential Structures	•	•	•	•	•
Accessory Uses as per Section 4.1.1	•	•	•	•	•

- (*1) **Accessory Dwelling Units** are permitted in accordance with Section [4.5](#).
- (*2) (Deleted by By-law 2011-25)
- (*3) A **bed and breakfast establishment** shall only be permitted in a **detached dwelling**. Such an establishment is not permitted in an **accessory dwelling unit**.
- (*4) A **Home Occupation** is permitted in accordance with Section [4.6](#).

- (*5) A Private Home Daycare must adhere to the requirements of the Child Care and Early Years Act or its successor legislation. For greater clarity, this act limits the number of children who may be supervised at any one time in a private home daycare.
- (*6) **Group Homes** shall not be permitted where residential property is subject to flooding under the Regional Storm conditions as defined by the Lake Simcoe Region Conservation Authority.
- (*7) The minimum separation distances for the location of a **group home** shall be as follows:
 - i) 300 metres from any other **group home**; and,
 - ii) 400 metres from a **Special Needs Facility**.

6.2.2 Zone Standards

The following table and notations provided in Section 6.2.3 establish the **zone** standards applicable to the Residential Zones. See Section 6.2.3 for additional **zone** requirements where indicated:

Typical Built Form	Detached Dwelling					
Regulatory Set:	A	B	C	D	E	F
Min. Lot Area	0.8 ha	1860 m ²	743 m ²	511 m ²	330 m ²	265 m ²
Min. Lot Frontage	60.0 m	30.0 m	18.0 m	15.0 m	12.0 m	9.7 m
Min. Yard Setbacks						
From Front Lot Line	30.0 m	9.0 m	(*16) (By-law 2020-63)	(*16) (By-law 2020-63)	(*16) (By-law 2020-63)	(*16) (By-law 2020-63)
From Rear Lot Line	15.0 m	9.0 m	7.5 m	7.5 m	7.5 m	7.0 m
From Exterior Side Lot Line	-	6.0 m	6.0 m (*18) (By-law 2020-63)	6.0 m (*18) (By-law 2020-63)	3.0 m (*18) (By-law 2020-63)	3.0 m (*18) (By-law 2020-63)
From Interior Side Lot Line						
One Side	7.5 m	1.8 m	-	-	0.6 m	0.6 m
Other Side	7.5 m	4.2 m	-	-	1.2 m	1.2 m
Up to 4.2m Building Height (By-law 2020-63)	-	-	1.2 m	1.2 m	-	-
Up to 5.7m Building Height (By-law 2020-63)	-	-	1.5 m	1.5 m	-	-
Beyond 5.7m Building Height (By-law 2020-63)	-	-	1.8 m	1.8 m	-	-
Min. Building Separation	-	-	-	-	1.8 m	1.8 m
Max. Lot Coverage	15%	20%	35%	35%	45%	47%
	Refer to Schedule D. If there is a conflict between this section and Schedule D, Schedule D takes precedence (By-law 2020-63).					
Max. Building Height (By-law 2020-63)	8.5 m (*19)	8.5 m (*19)	8.5 m (*19)	8.5 m (*19)	8.5 m (*19)	8.5 m (*19)
Max. Finished First Floor Height (By-law 2020-63)	1.2 m	1.2 m	1.2 m	1.2 m	1.2 m	1.2 m
Min. Driveway Width (*7)	-	-	-	-	3.0 m	3.0 m
Max. Driveway Width (*7) (By-law 2011-25)	9.0m	9.0m	6.0m	6.0m	6.0 m	5.5 m
Min. Driveway Length (*11)						
Garage Door Segmented	-	-	-	-	10.0m (*12)	10.0m (*12)
Non-Segmented Garage Door	-	-	-	-	11.2 m	11.2 m

Typical Built Form	Link Dwelling	Semi-Detached Dwelling		Semi-Detached/ Duplex Dwelling
Regulatory Set:	G	H	J	K
Min. Lot Area	n/a	400 m ²	n/a	715 m ²
Min. Lot Area Per Dwelling Unit	334 m ²	n/a	n/a	n/a
Min. Lot Frontage	18.0 m	13.6 m	17.4 m	21.3 m
Min. Yard Setbacks				
From Front Lot Line	(*16) (By-law 2020-63)	(*16) (By-law 2020-63)	(*16) (By-law 2020-63)	(*16) (By-law 2020-63)
From Rear Lot Line	7.5 m	7.5 m	7.0 m	7.5 m
From Side Lot Line	(*4)	-	-	-
From Exterior Side Lot Line	3.0m (*18) (By-law 2020-63)	3.0 m (*18) (By-law 2020-63)	3.0 m (*18) (By-law 2020-63)	3.0 (*18) (By-law 2020-63)
From Interior Side Lot Line		(*17) (By-law 2020-63)	(*17) (By-law 2020-63)	(*17) (By-law 2020-63)
One Side	-	0.6 m	0.9 m	-
Other Side	-	1.2 m	0.9 m	-
Up to 4.2m Building Height (By-law 2020-63)	-	-	-	1.2 m
Up to 5.7m Building Height (By-law 2020-63)	-	-	-	1.5 m
Beyond 5.7m Building Height (By-law 2020-63)	-	-	-	1.8 m
Min. Building Separation	-	1.8 m	1.8 m	-
Max. Lot Coverage	40%	45%	-	35%
	Refer to Schedule D. If there is a conflict between this section and Schedule D, Schedule D takes precedence (By-law 2020-63).			
Max. Building Height (By-law 2020-63)	8.5 m (*19)	8.5 m (*19)	8.5 m (*19)	8.5 m (*19)
Max. Finished First Floor Height (By-law 2020-63)	1.2 m	1.2 m	1.2 m	1.2 m
Min. Driveway Width (*7)(*13)	2.9 m	2.9 m	2.9 m	2.9 m
Max. Driveway Width (*7)(*13) (By-law 2011-25)	5.2 m	3.8 m	5.2 m	5.2 m
Min. Driveway Length (*11)				
Garage Door Segmented	10 m (*12)	-	-	-
Non-Segmented Garage Door	11.2 m	-	-	-

See Section [6.2.3](#) for additional **zone** requirements where indicated.

Typical Built Form	Triplex Dwelling	Fourplex Dwelling	Quadruplex/ Maisonette Dwelling	Townhouse Dwelling		
				N	P	R
Regulatory Set:	L		M	N	P	R
Min. Lot Area	780 m ²	892 m ²	288 m ²	n/a	n/a	n/a
Min. Lot Area Per Dwelling Unit	21.3 m ²	24.0 m ²	24.0 m ²	222 m ²	n/a	180 m ²
Min. Lot Frontage	n/a	n/a	n/a	30.0 m (*2)	7.5 m/unit (*6)	6.0 m (*6)
Min. Yard Setbacks						
From Front Lot Line	9.0 m	9.0 m	7.5/6.0 m (*1)	7.5/6.0 m (*1)	4.5 m	4.5 m
From Rear Lot Line	9.0 m	9.0 m	7.5 m	7.5 m	7.0 m	6/7 m (*5)
From Side Lot Line	2.4 m	2.4 m	2.4 m	(*3)		-
From Exterior Side Lot Line	2.4 m	2.4 m	-	3.0	3.0 m	3.0 m
From Interior Side Lot Line	2.4 m	2.4 m	-	-	1.5 m (end unit)	1.5 m (end unit)
Min. Building Separation					3.0 m	3.0 m
Max. Lot Coverage	35%	35%	40%	40%	50%	50%
Max. Height	11.0 m (2 storeys)	11.0 m (2 storeys)	11.0 m (2 storeys)	11.0 m (2 storeys)	11.0 m (2 storeys)	11.0 m (2 storeys)
Min. Driveway Width (*7)	-	-	-	2.9 m	2.9 m	-
Max. Driveway Width (*7)	-	-	-	3.4 m	3.4 m	3.0 m
Min. Driveway Length (*11)						
Garage Door Segmented	-	-	-	-	-	-
Non-Segmented Garage Door	-	-	-	-	-	-

See Section [6.2.3](#) for additional **zone** requirements where indicated.

Section 6.2.2 continued

Typical Built Form	Plan of Condominium	Stacked Townhouse/ Apartment Building	Apartment Building
Regulatory Set:	CP	S	T
Min. Lot Area	n/a		
Min. Lot Area Per Dwelling Unit		92 m ²	67 m ²
Min. Lot Frontage		37.0 m	42.6 m
Min. Yard Setbacks	The required yard shall be the area between the dwelling unit main wall in its entirety, lawfully existing as of the passing of this By-Law; and, the applicable lot line .		
From Front Lot Line		9.0 m	9.0 m
From Rear Lot Line		9.0 m	9.0 m
From Side Lot Line		(*9)	(*9)
Min. Building Separation		-	-
Min. Building Setback From Any Common Private Road		-	-
Max. Lot Coverage		40%	40%
Max. Height (By-law 2011-25)		15.0 m (4 storeys)	30.0 m (8 storeys)
Max. Floor Space Index		1.5	1.85
Min. Driveway Width (*7)		-	-
Max. Driveway Width (*7)	-	-	

See Section [6.2.3](#) for additional **zone** requirements where indicated.