

**AMENDMENT NO. 22
TO THE
TOWN OF NEWMARKET
OFFICIAL PLAN**

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Part A – The Preamble

1. Purpose of the Amendment

The purpose of this amendment is to implement the Old Main Street Tertiary Plan by:

Adding Section 3.11 to the Official Plan to add the Tertiary Plan to the Official Plan for lands generally on either side of Old Main Street, between Bexhill Road and Main Street North, identified on Schedule 3;

re-designating on Schedule 'A' Land Use Plan, the existing residential area on Schedule 1 from the Stable Residential designation to the Tertiary Plan Residential designation;

re-designating on Schedule 'A' Land Use Plan, the existing Stable Residential designation identified on Schedule 1 to the Natural Heritage System designation;

adding to Schedule 'B' Natural Heritage System the Tertiary Plan designation on the lands identified on Schedule 2; and

adding Schedule 'H' Old Main Street North Tertiary Plan Area to indicate the lands subject to the Old Main Street Tertiary Plan as shown on Schedule 3.

2. Location

The Old Main Street Tertiary Plan specifically addresses properties which front onto either side of Old Main Street, between Bexhill Road and Main Street North. However, consideration is also given to all publicly and privately-owned lands which are generally bounded by Bexhill Road to the south, Main Street North to the east, properties fronting onto the south side of Dover Crescent to the north and St. John Cemetery to the west. The current use is residential and includes primarily single family dwellings, with some accessory units. Surrounding uses include additional low density residential to the north, townhouse units and a four-story condominium apartment building across the Main Street By-pass to the east, and residential uses to the west and south. The subject lands are shown on Schedule 3.

3. Basis of the Amendment

The purpose of the Old Main Street Tertiary Plan is to provide a detailed land use plan and policies to guide land use and development in accordance with the provisions of provincial plans and policies, the York Region Official Plan and the Town of Newmarket Official Plan. The Plan must be read in conjunction with the applicable policies of the Town of Newmarket Official Plan.

The Old Main Street Tertiary Plan provides direction on the possibilities of redevelopment along Old Main Street. The Tertiary Plan incorporates planning, transportation and servicing reviews and analysis of relevant background information, as well as a robust public and stakeholder consultation process. Policies have been prepared to address all relevant matters with respect to land use, density, stormwater management, low impact development, transportation and servicing infrastructure, open space and natural heritage. Additionally, the Tertiary Plan incorporates urban design policies which aim to reinforce the character of the Old Main Street neighbourhood. Such policies address matters pertaining to building height and massing, building elements, garages and driveways, setbacks and landscaping, special features, and built heritage. The Old Main Street Tertiary Plan forms part of an amendment to the Town of Newmarket Official Plan, and will be used to inform an amendment to the Town of Newmarket Zoning By-law.

Part B – The Amendment

All of this part of the document entitled “Part B – The Amendment”, consisting of the attached document and schedules, constitutes Amendment No. 22 to the Newmarket Official Plan.

1. Amendment

The Newmarket Official Plan text is hereby amended by adding Section 3.11:

3.11 Old Main Street Tertiary Plan

The lands identified on Schedule H are subject to the policies of the Old Main Street Tertiary Plan which forms part of the Town of Newmarket Official Plan.

The Old Main Street Tertiary Plan must be read in conjunction with the policies of this Plan.

2. Schedules

Amendment to Schedules “A” and “B” of the Official Plan

i. Schedule “A” of the Official Plan is hereby amended by removing certain lands from the “Stable Residential” designation and replacing it with the “Natural Heritage System” designation and removing certain lands from the “Stable Residential” designation and replacing it with the “Residential (Old Main Street Tertiary Plan)” designation, as shown in Schedule 1 of this Amendment.

ii. Schedule “B” of the Official Plan is hereby amended by adding certain lands to the Natural Heritage System – Old Main Street Tertiary Plan designation as shown in Schedule 2 of this Amendment.

ii. Schedule “H” of the Official Plan is hereby added to indicate the lands subject to the Old Main Street Tertiary Plan as shown in Schedule 3 of this Amendment.

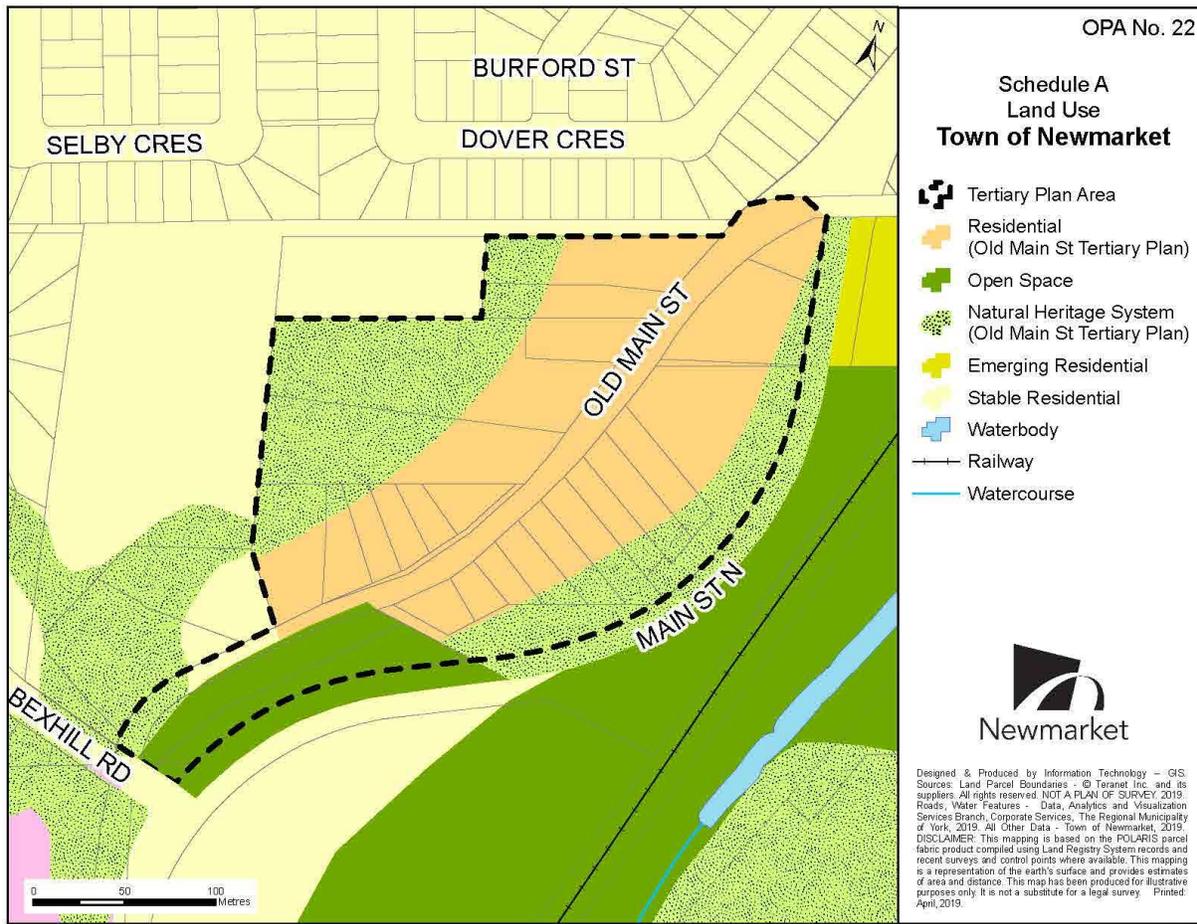
3. Implementation and Interpretation

This Amendment to the Official Plan will be implemented as follows:

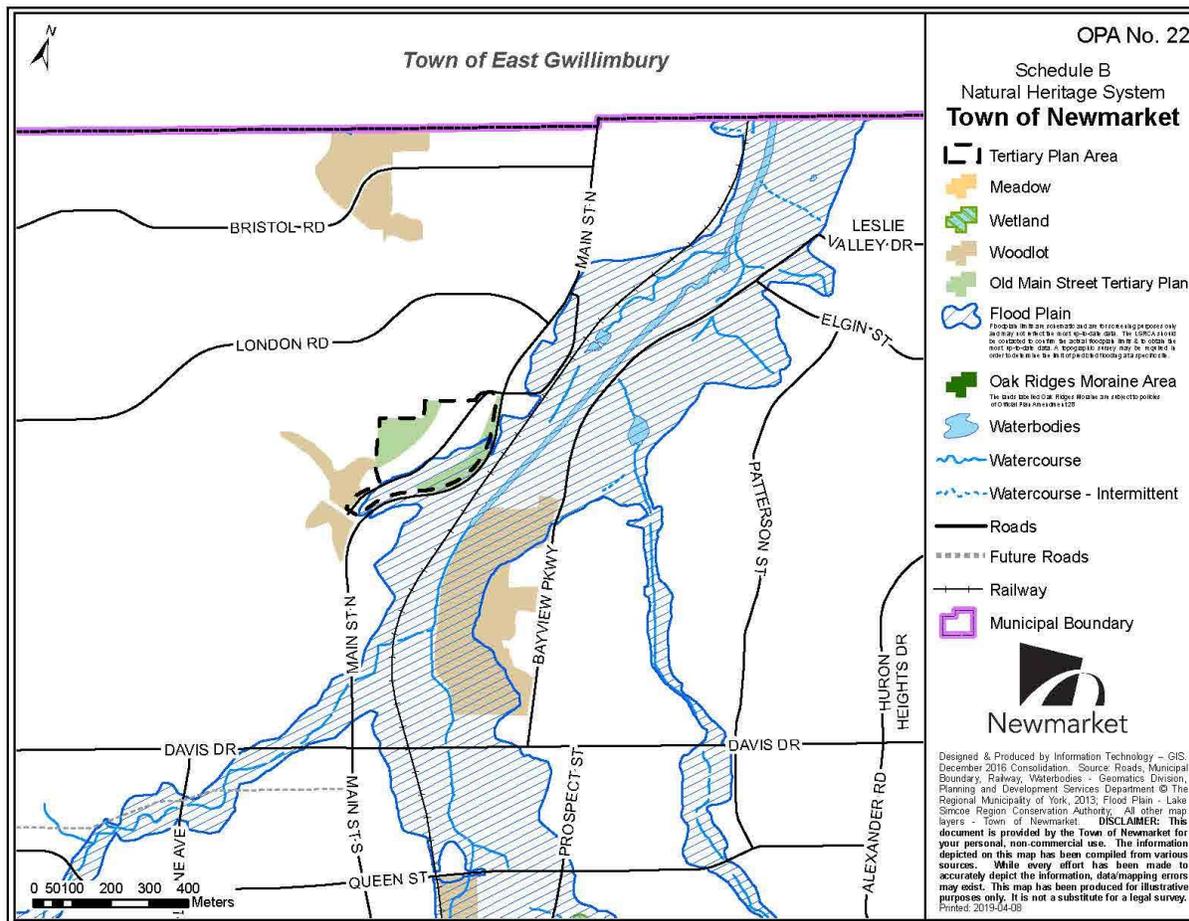
a) Zoning By-law

It is Council's intent to implement this Amendment, in part, by enacting an appropriate zoning by-law pursuant to the provisions of the Planning Act, R.S.O. 1990, C.P. 13, on the lands affected by this Amendment.

4. Schedule 1



5. Schedule 2



6. Schedule 3 – New Schedule H (Old Main Street Tertiary Plan Area) of the 2006 Official Plan

