

**AMENDMENT NO. 24  
TO THE  
TOWN OF NEWMARKET  
OFFICIAL PLAN**

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**AMENDMENT NO. 24  
TO THE  
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 following in regards to the Stickwood Walker property:

Adding the uses of day nursery and accessory community uses to the lands identified on Map 1.

### **2. Location**

The Stickwood Walker property, municipally addressed as 900 Mulock Drive and 605 Fernbank Road (Block 38, Plan 65M-4022), is located on the southeast corner of Mulock Drive and Fernbank Road/College Manor Drive. The subject site is located south of Mulock Drive, north of the existing parking lot, east of the soccer fields, west of the community gardens, and includes the Stickwood Walker farmhouse.

The zoning designation for the property is open space (OS-1) and the site currently includes three (3) soccer fields, the Stickwood Walker farmhouse, an existing sales office structure, multiple sheds, parking lots, a trail network, open space, and a community allotment garden. It is surrounded by single-detached dwellings fronting onto Foxcroft Boulevard and Nellie Little Crescent, as well as bounded by both Mulock Drive and Fernbank Road.

The subject lands are shown on Map 1.

### **3. Basis of the Amendment**

The purpose of this Town-initiated amendment is to enable a day nursery and related administrative uses and accessory community uses to take place on the subject portion of the Stickwood Walker property. The property remains in the ownership of the Town of Newmarket, however the subject portion will be leased to Denison Child Care with goals of community benefit and heritage preservation. Denison Child Care will construct a 5,000 square foot building which will create approximately 73 new child care spaces and approximately 20 new jobs which is consistent with the provisions of provincial plans and policies, the York Region Official Plan and the Town of Newmarket Official Plan.

## **Part B – The Amendment**

All of this part of the document entitled “Part B – The Amendment”, consisting of the attached document and schedule, constitutes Amendment No. 24 to the Newmarket Official Plan.

### **1. Amendment**

The Newmarket Official Plan text is hereby amended by adding Section 8.2.1.a) as follows:

8.2.1.a) notwithstanding the provisions of Section 8.2.1, a day nursery and related administrative uses and accessory community uses are also permitted on a portion of 605 Fernbank Road outlined in Map 1 of Amendment Number 24 of the Newmarket Official Plan.

### **2. Schedule**

Schedule A – Land Use Plan is amended to show the location of the subject lands of Amendment Number 24.

### **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 the Amendment 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.

### PART C: THE APPENDIX

The following appendix does not constitute part of this Amendment and is included for information purposes only.

#### 1. MAP 1

Map 1, which shows the location of the subject land, is for information purposes only.

