



Corporation of the Town of Newmarket

By-law 2020-39

A By-law to adopt Amendment Number 26 to the Town of Newmarket Official Plan.

The Council of the Corporation of the Town of Newmarket, in accordance with the provisions of Sections 17(22) and 21 of the Planning Act, RSO 1990, c.P.13, hereby enacts as follows:

1. Amendment Number 26 to the Town of Newmarket Official Plan, consisting of the following explanatory text, is hereby adopted.
2. This By-law shall come into force and take effect on the day of the final passing thereof.

Enacted this 29th day of June, 2020.

John Taylor, Mayor

Lisa Lyons, Town Clerk

**AMENDMENT NO. 26 TO
THE
TOWN OF NEWMARKET
OFFICIAL PLAN**

AMENDMENT NUMBER 26
TO THE
NEWMARKET OFFICIAL PLAN

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PART A: THE PREAMBLE:

1. PURPOSE OF THE AMENDMENT:

The purpose of Official Plan Amendment Number 26 is to amend Section 3.3.2.4 Emerging Residential Areas Permitted Uses related to part of the former Glenway Country Club lands, being a portion of the lands subject to the Ontario Municipal Board order for the lands dated November 18, 2014. The Amendment adds additional land use permission policies.

2. LOCATION:

The subject lands are located in the Glenway Community, south of Davis Drive, east of Mitchell Place, and immediately west of the Newmarket Bus Terminal. The lands have an area of approximately 2.71 hectares.

The subject lands affected by this Amendment are shown more particularly on the Location Map, which is appended for information purposes only.

3. BASIS:

The lands affected by this Amendment were previously subject to OPA 16 as approved by the Ontario Municipal Board order for the lands dated November 18, 2014, which amended Section 3.3.2 Emerging Residential Areas Permitted Uses by adding a new subsection which read as follows:

“3.3.2.4 Within the Emerging Residential Area located on Davis Drive, immediately west of the Newmarket Bus Terminal, permitted uses shall also include 4 to 6 storey apartment buildings and mixed use “live-work” units.”

This Amendment seeks to amend Section 3.3.2.4 to add stacked townhouses as a permitted use.

The full basis for this Amendment has been set out in the Planning Report and related supplementary reports submitted in support of this Amendment.

PART B: THE AMENDMENT

All of this part of the document entitled “PART B: THE AMENDMENT” consisting of the following text constitutes Amendment Number 26 of the Newmarket Official Plan.

1. POLICIES

- a) Section 3.3.2.4 Emerging Residential Areas Permitted Uses is amended by replacing the existing policy with the following:

“3.3.2.4 Within the lands subject to OPA 16, located on Davis Drive, immediately west of the Newmarket Bus Terminal, permitted uses shall also include stacked townhouses, 4 to 6 storey apartment buildings and mixed use “live-work” units.”

2. SCHEDULE

Schedule 1, showing the lands amended by this Amendment is attached hereto.

3. IMPLEMENTATION

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

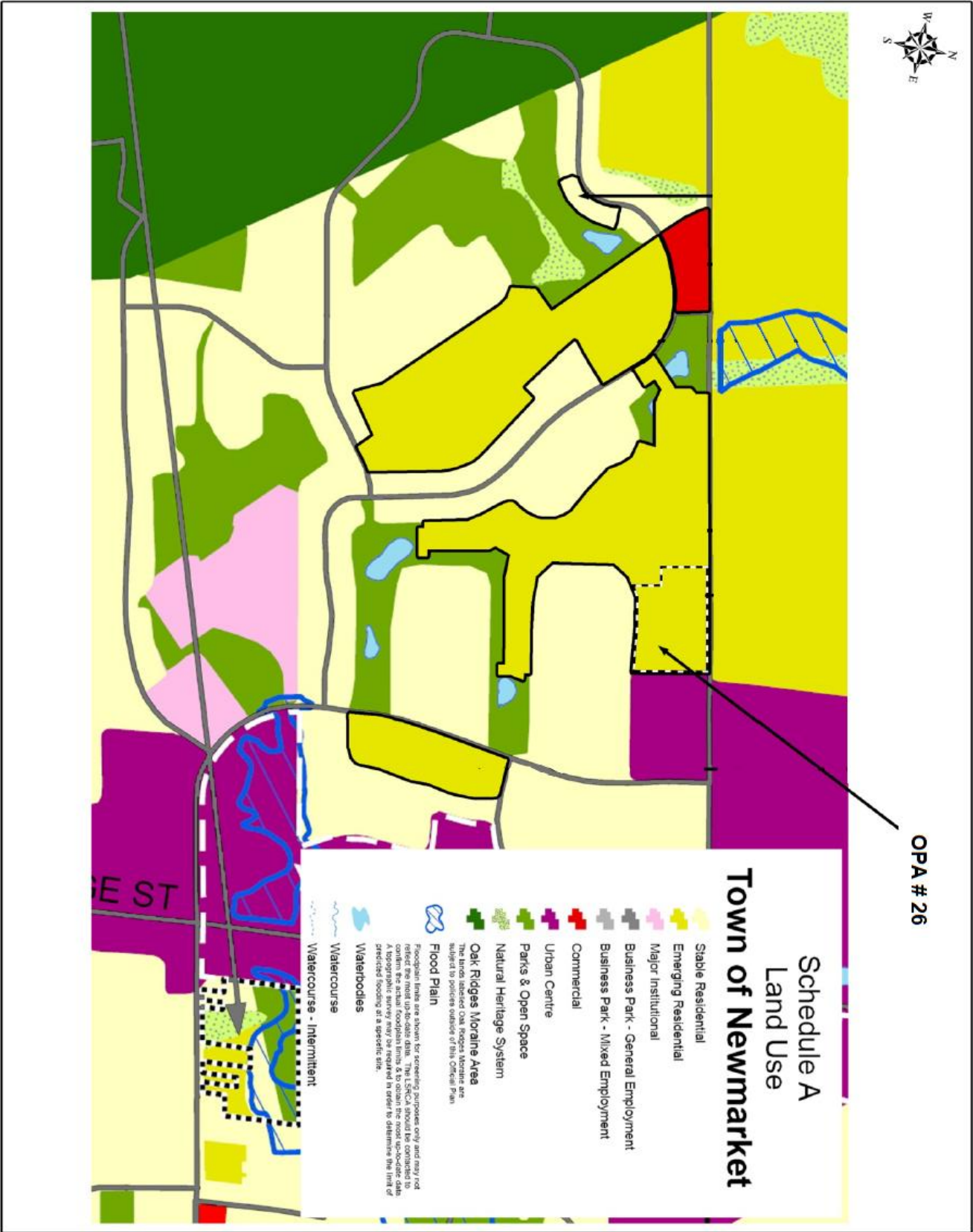
- a) **Zoning Bylaw**

It is Council's intent to implement this Amendment in part by enacting an appropriate zoning by-law amendment pursuant to the provisions of the *Planning Act*, on the Lands affected by this Amendment.

- b) **Site Plan Control**

It is Council's intent to implement this Amendment, the land use designations and policies of this Plan, and a high standard of site layout and design by requiring site plan approval for all development on the lands affected by this Amendment pursuant to the provisions of the *Planning Act* and the Town's Site Plan Control Bylaw.

4. SCHEDULE 1



PART C: THE APPENDIX

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

1. LOCATION MAP

The Location Map, which shows the location of the subject lands being affected by this Amendment, is attached hereto for information purposes only.

LOCATION MAP

