

Town-initiated Official Plan Amendment and Zoning By-law Amendment to By-laws 1979-50, 1981-96 and 2010-40 (Established Neighbourhood Study)

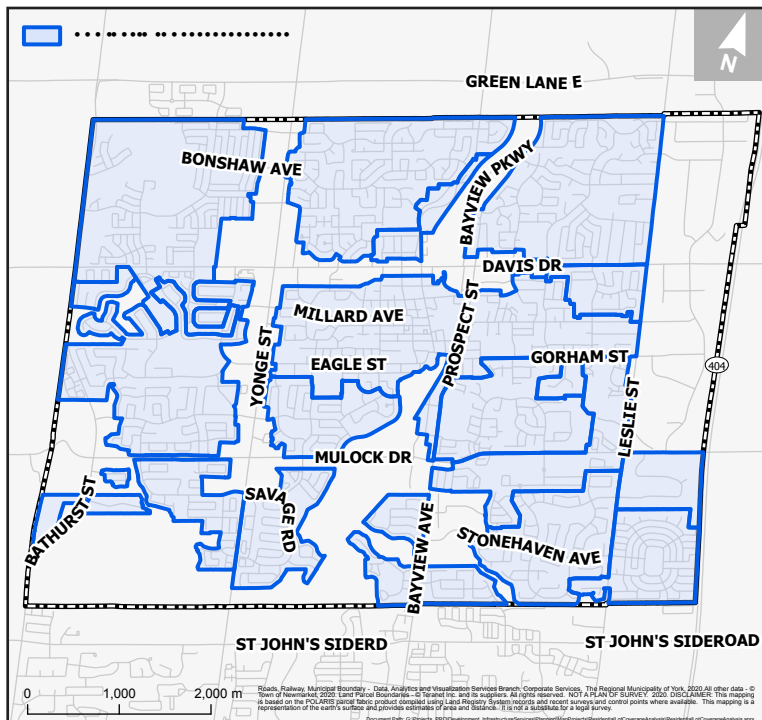
Take notice that the Council of the Corporation of the Town of Newmarket will hold an electronic public meeting on **Monday, August 31 at 1 p.m.** by way of an electronic meeting using video conferencing (Zoom) to consider the Town-initiated Official Plan and Zoning By-law Amendments under the Planning Act, RSO 1990, c. P. 13, as amended.

Purpose and effect: The purpose of these amendments is to enact the recommendations from the Established Neighbourhoods Compatibility Study related to growth, change, and compatibility of single-lot/unit development in established residential areas. The study is occurring due to the ongoing Interim Control By-law that temporarily limits the ability to increase the size of residential structures in much of Newmarket.

The proposed amendments include a number of changes, which can all be found online at newmarket.ca/ENCS. The proposed changes generally include:

- Adopting more detailed Official Plan policies related to the common physical characteristics of Newmarket neighbourhoods to guide development and change;
- Changing how much of a lot can be covered by buildings (lot coverage and setbacks) in established residential areas to allow for growth, but seek compatibility of development;
- Changing how the by-law regulates building height, to allow new houses but ensure they are of a height that is compatible with the surrounding area;
- Changing how the by-law regulates storeys in houses to provide more flexibility in interior design; and,
- Repealing the older zoning by-laws of 1979-50 and 1981-96 where they are still in place for developed residential areas to bring these properties under the Town's current 2010 zoning by-law.

The proposed amendments apply to residential areas of Newmarket outside of the Yonge Street and Davis Drive urban centres zoning by-law 2019-06 as shown on the map below:



HOW TO GET INVOLVED:

As the Municipal Offices remain closed to the public, this meeting will be streamed live on **Monday, August 31 at 1 p.m. at newmarket.ca/meetings**. The video will also be made available after the meeting and archived on the Town's website. If there are any technical difficulties during the live stream, the Town will attempt to post the archived video after the meeting.

YOU CAN GET INVOLVED WITH THESE APPLICATIONS IN THE FOLLOWING WAYS:

Submit written comments:

Written comments may be emailed to clerks@newmarket.ca. In order for comments to be received by Council at the statutory public meeting, written comments must be submitted by **end of day Sunday, August 30**. Written comments will also continue to be received after the public meeting has concluded, after the meeting send written comments to planning@newmarket.ca

Speak to Council during the live meeting through video conferencing (Zoom):

Individuals who wish to provide verbal representation may provide a remote (live) deputation through the Zoom platform during the Council meeting. Due to the technical requirements of joining an electronic meeting, residents are **strongly encouraged to pre-register for a remote (live) deputation** by providing their full name and contact information and registering via clerks@newmarket.ca or by calling **905-953-5300 ext. 2203**.

Personal information collected in response to these planning applications will be used to assist Town staff and Council to process these applications and will be made public.

Any person may verbally address Council during the live meeting through Zoom and/or submit written comments either in support of or against the proposed Official Plan and Zoning By-law Amendments.

Any person may send written comments to the Town of Newmarket at 395 Mulock Drive, P.O. Box 328, STN MAIN Newmarket, ON, L3Y 4X7 or via email at planning@newmarket.ca, or by calling **905-953-5321**.

If you wish to be notified of the decision of the Town of Newmarket on the proposed Official Plan or Zoning By-law Amendments, you must make a written request to Planning Services at Town of Newmarket, 395 Mulock Drive, P.O. Box 328, STN MAIN Newmarket, ON L3Y 4X7 or by emailing planning@newmarket.ca

For more information about these matters, including information about appeal rights, contact Phoebe Chow, Senior Policy Planner pchow@newmarket.ca