



Urban Centres Secondary Plan Official Plan and Zoning By-law Technical Amendments

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Planning Services

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Overview

- Purpose of Proposed Amendments
- Highlights of Proposed Changes to the Secondary Plan and Zoning By-law
- Next Steps

Purpose of Proposed Amendments

Secondary Plan Amendment:

- Clarify the original intent of the policies
- Implement recommendations of recently approved studies/plans
- Resolve inconsistencies between policies and schedules

Zoning By-law Amendment:

- Clarify the original intent of the zoning provisions
- Achieve greater alignment between various sections and maps
- Conformity with the Secondary Plan and proposed revisions

Proposed Secondary Plan Amendment

Proposed changes by theme:

- Technical
- Policy
- Mapping

Secondary Plan Amendment

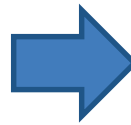
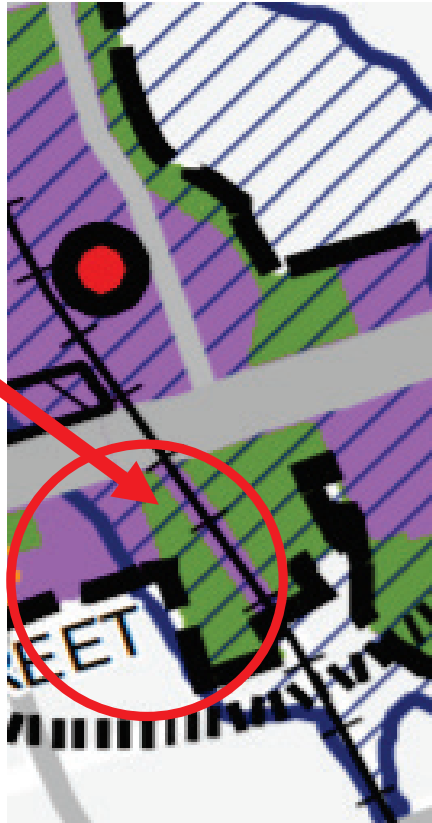
Technical Changes

- Update language, definitions or policies to align with Provincial, Regional and other Town documents
- Clarify setbacks and right-of-way width requirements
- Reference the new parkland dedication by-law

Secondary Plan Amendment Policy Changes

- Redesignate southern half of 460 Davis Drive

Currently
designated
Parks and
Open Space



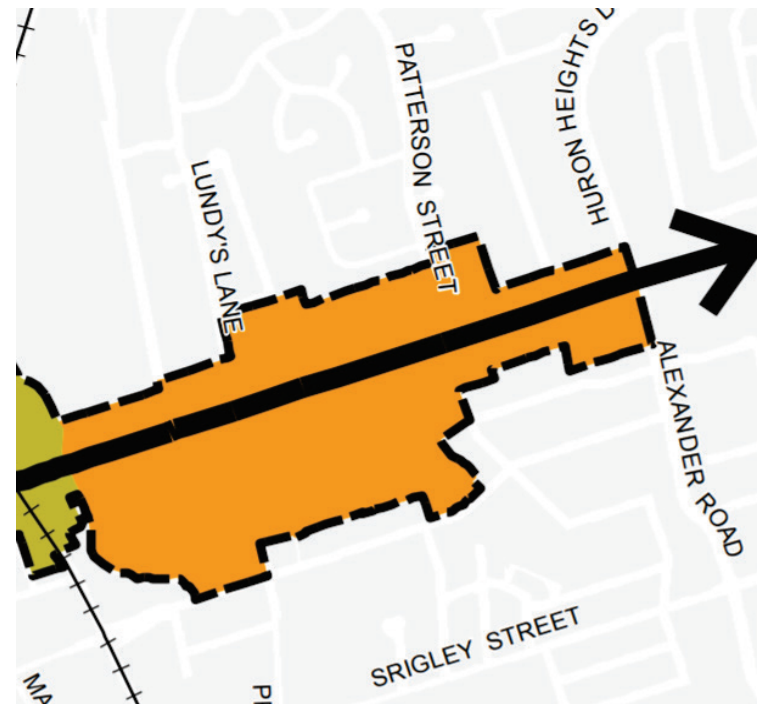
Redesignate
southern
half to
Mixed Use



Secondary Plan Amendment Policy Changes

- Add a policy to permit temporary surface parking lot on lands fronting onto Davis Drive within the Regional Healthcare Centre, subject to the following criteria:
 - Obtain Council's approval of Temporary Zoning By-law
 - Submit Demonstration Plan
 - Provide adequate screening from public street

Regional Healthcare Centre



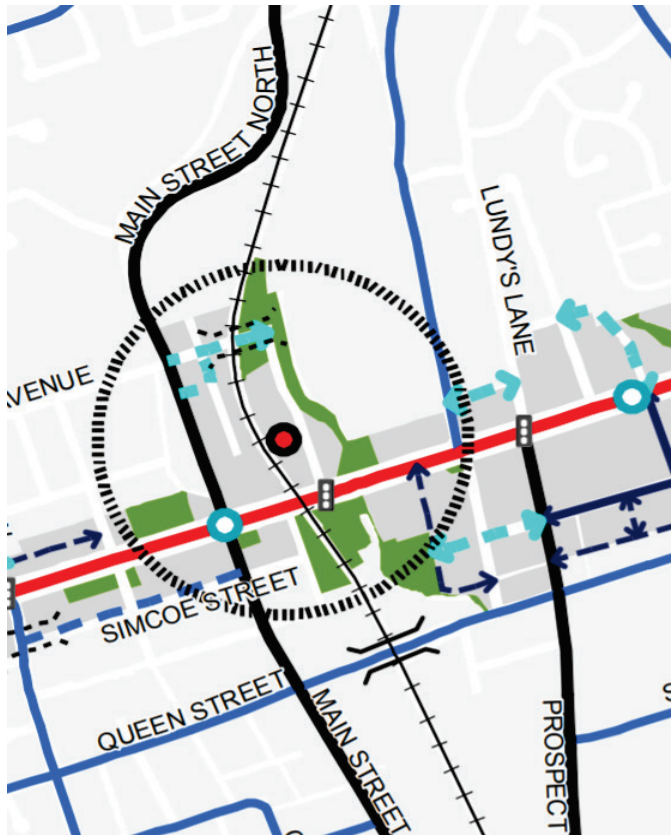
Secondary Plan Amendment Mapping Changes

- Update floodplain mapping
- Remove numerical height (metres) from Height and Density Schedule

		permitted min. height	permitted max. height
High Density		6 storeys (20m)	17 storeys (53m)
Medium-High Density		4 storeys (14m)	12 storeys (38m)
Medium Density		3 storeys (11m)	8 storeys (26m)
Low Density		2 storeys (8m)	6 storeys (20m)

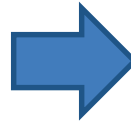
Secondary Plan Amendment Mapping Changes

- Reflect boundaries of study area and recommendations from Mobility Hub Study



Secondary Plan Amendment Mapping Changes

- Correct mapping errors regarding land use designation; height and density and/or existing road alignments



Proposed Zoning By-law Amendment

- Proposed changes by theme:
 - Technical
 - Mapping

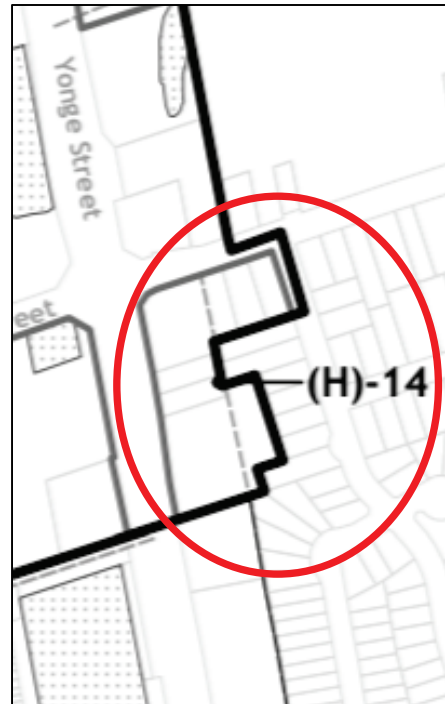
Zoning By-law Amendment Technical Changes

- Correct references to previous by-laws and effective dates
- Update definitions and diagrams
- Clarify permitted uses, minimum setbacks and parking requirements
- Conform with Secondary Plan policies

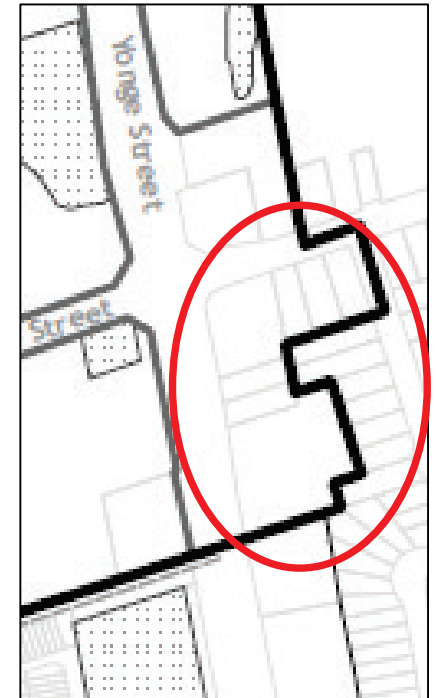
Zoning By-law Amendment Mapping Changes

- Update floodplain mapping
- Remove future private roads shown on Holding Zone maps

Current



Proposed



Next Steps

Aug/Sept 2020

Finalize
OPA and
ZBLA



Sept/Oct 2020

Council
adopt OPA



Nov/Dec 2020

Region
approve
OPA

Town
approve
ZBLA

Thank you

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