

October 21, 2020

HPGI File: 18572

Planning and Building Services

Town of Newmarket

395 Mulock Drive

Newmarket, Ontario

L3Y 4X7

**Attn: Lisa Lyons, Director of Legislative Services
Town Clerk**

**Re: Comment Letter re: Established Neighbourhood Compatibility Study
Item 6.1 – Committee of the Whole Meeting – Oct. 26, 2020
NSD2M Corporation**

Humphries Planning Group Inc. ('HPGI') is the planning consultant for NSD2M Corporation the legally registered owner of the land described as Lot 11, Plan 344, and municipally known as 66 Roxborough Road, in the Town of Newmarket (the "Subject Site"). Further to our previous comment letter, we provide herein a further request to the Town in relation to the Established Neighbourhood Compatibility Study (ENCS) in which an update will be brought forward to the Committee of the Whole on October 26, 2020.

In the latest Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBLA) documents issued by the Town, we note that the Town has provided Transition policies that recognize that any OPA, ZBLA, Draft Plan of Subdivision, Draft Plan of Condominium and Site Plan applications that have been deemed to be 'complete' and are currently under review would not be subject to the proposed OPA. We appreciate that the Town has taken consideration in recognizing ongoing planning applications, with status, that were deemed complete prior to the implementation of the OPA 28 and we support the change to the transition policies.

The purpose of this letter is to request that Town staff to provide further clarification on the proposed revisions to the draft OPA with regard to the transition policies. Particularly, it is unclear how the proposed Transitional policies might be applied to future planning applications to implement the proposed Official Plan Amendment and Zoning By-law Amendment applications after approval. We respectfully request staff please clarify such.

to include specific wording to recognize subsequent implementing planning applications which may include; Site Plan Approval, Draft Plan of Subdivision, Draft Plan of Condominium, and Part Lot Control, for the OPA and ZBLA applications currently in place.

Further to our comments above, the Town should also consider the following wording added, as section 16.6.2, in order to appropriately implement the Transitional policies for ongoing and future planning applications. The following wording is based on utilizing the Greenbelt Plan (2017) transition policies as an example and reads as follows:

16.6.2

“Where an Official Plan Amendment or Zoning By-law Amendment under Section 16.6.1 was submitted and deemed complete or amended prior to approval of OPA 28, any further applications required under the *Planning Act* or the *Condominium Act, 1998* to implement the Official Plan Amendment or Zoning By-law Amendment approval are not subject to the OPA 28.”

To conclude, we request that the Town undertake further review of the Transitional policies in order to recognize future implementing planning applications. We ask that this request be considered by Town planning staff as part of the Established Neighbourhood Compatibility Study.

Yours truly,
HUMPHRIES PLANNING GROUP INC.



Rosemarie L. Humphries BA, MCIP, RPP
President

cc. NSD2M Corporation
Jason Unger, MCIP, RPP
Phoebe Chow, Senior Planner
Alannah Slattery, BES, MCC
Adrian Cammaert, MCIP, RPP, CNU-A