



Established Neighbourhood Compatibility Study Official Plan and Zoning By-law Amendments

Prepared by: Phoebe Chow

Planning Services

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Purpose

- Highlight changes to the draft Official Plan Amendment and Zoning By-law Amendment since the September 22, 2020 Special Committee of the Whole meeting

Revisions in draft OPA

- General characteristics of each Character Area are now descriptions of the Character Area instead of Official Plan policies
- Clarified compatibility policies relating to angular plane are only applicable to mid and high-rise developments (=>5 storeys) that are adjacent to Residential Areas

Revisions to draft OPA

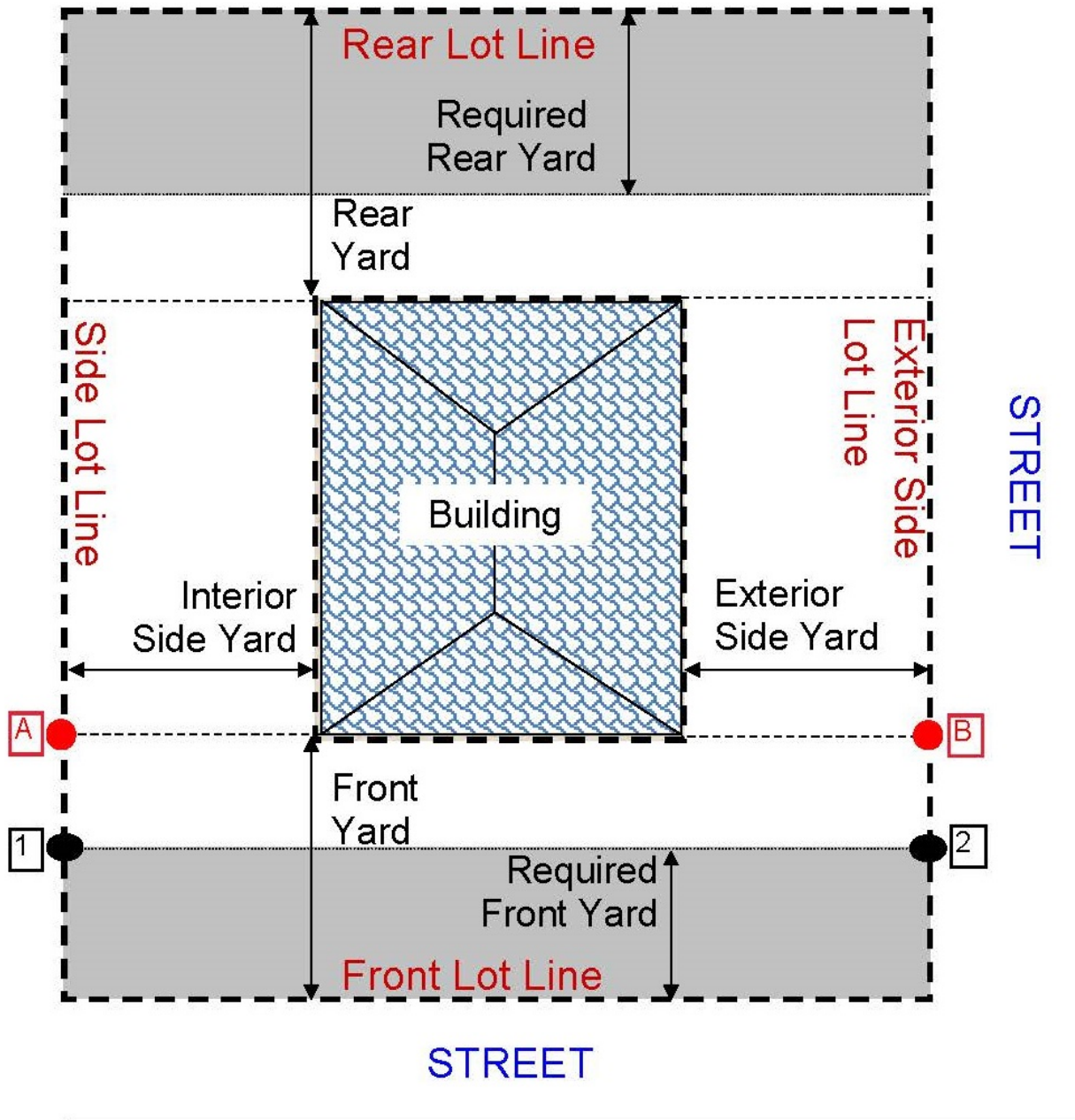
- Added a Transition policy that recognizes any OPA, ZBLA, draft Plan of Subdivision, draft Plan of Condo, and Site Plan applications that have been deemed complete and under review are not subject to the proposed OPA

Revisions in draft ZBLA

- Added a provision to recognize buildings or structures with non-complying max. finished first floor height can be enlarged, renovated, or repaired
- Updated definition of “Grade, Established or Finished”

Previous definition of "Grade, Established or Finished" = $(1+2)/2$

Revised definition of "Grade, Established or Finished" = $(A+B)/2$



Revisions in draft ZBLA

- Exterior Side Yard Setbacks may also be within a range of +/- 1m of the average of adjacent dwellings (same as Front Yard Setback)
- Specified “adjacent” in the above provision means “dwellings within 60 metres on the same street”

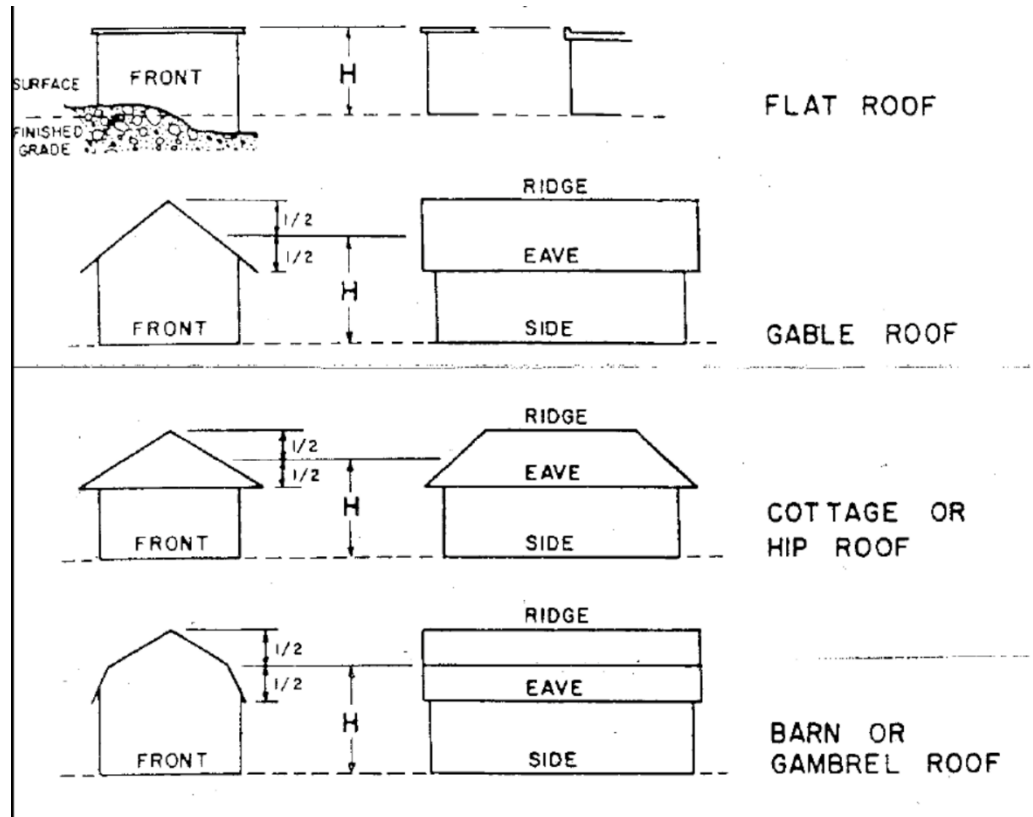


FYS = Front Yard Setback; ESYS = Exterior Side Yard Setback

The above image and measurements are for illustration purposes only and do not represent actual dimensions.

Revisions in draft ZBLA

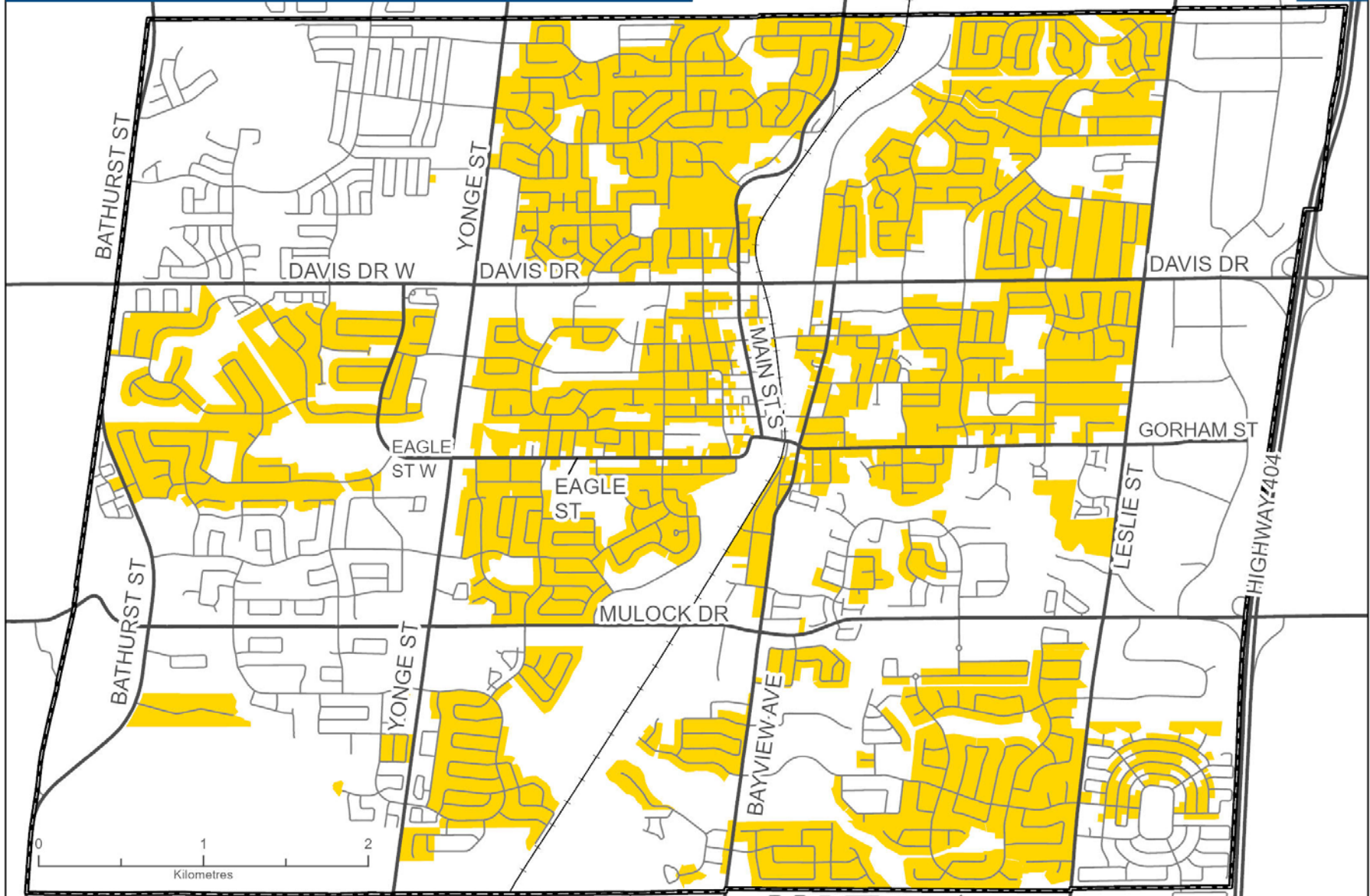
- Use “building height” instead of “exterior wall height” in determining interior side yard setback








Thank you

Phoebe Chow, Senior Planner – Policy
pchow@newmarket.ca

Town of Newmarket - Established Neighbourhood Study
By-law 2010-40 Residential Zones C, D, and K



 By-law 2010-40 Residential Zones C, D, and K  Major Road  Road  Railway  Municipal Boundary

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