

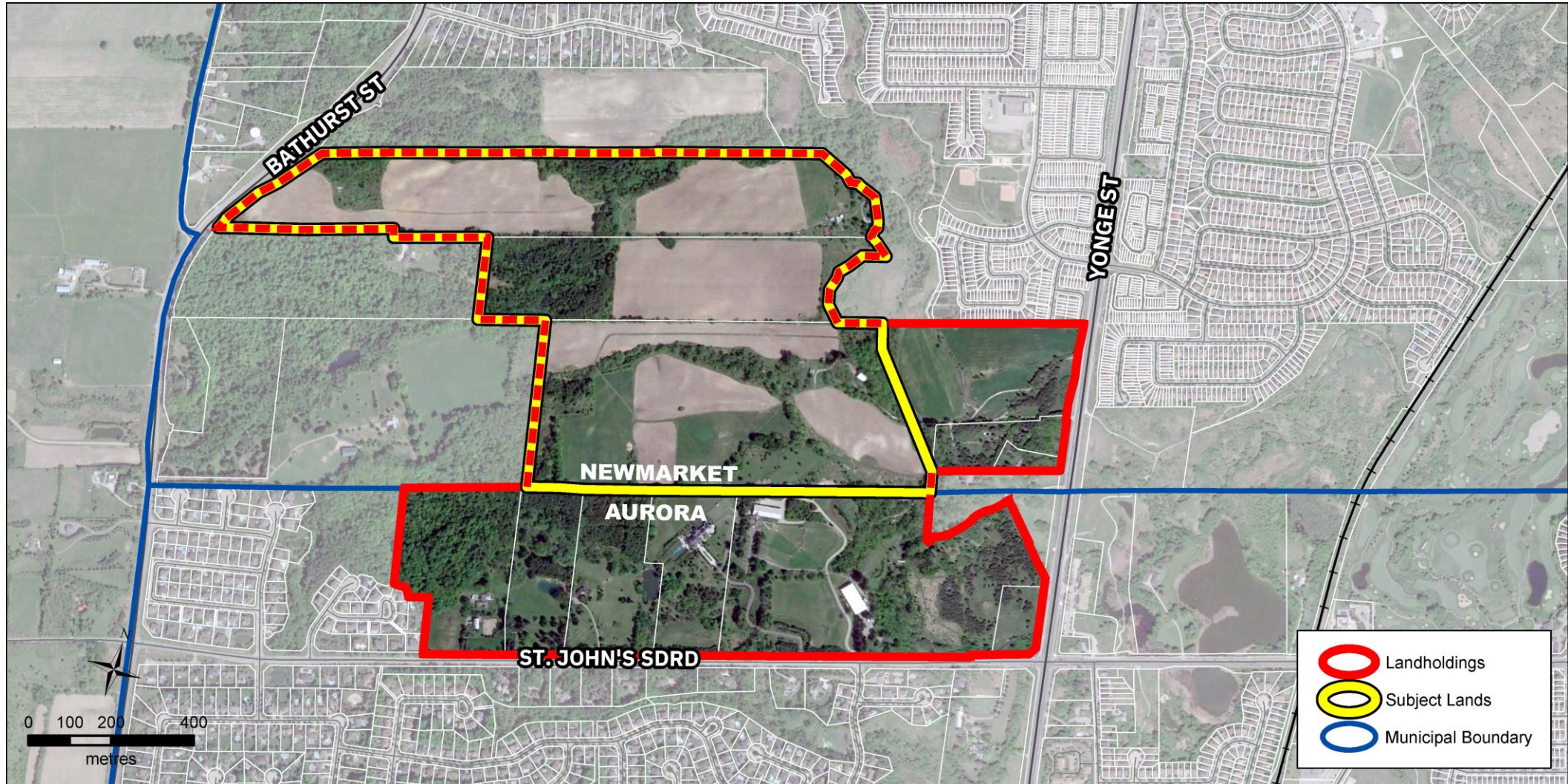
SHINING HILL PROPOSAL

Official Plan Amendment (D09NP2012)

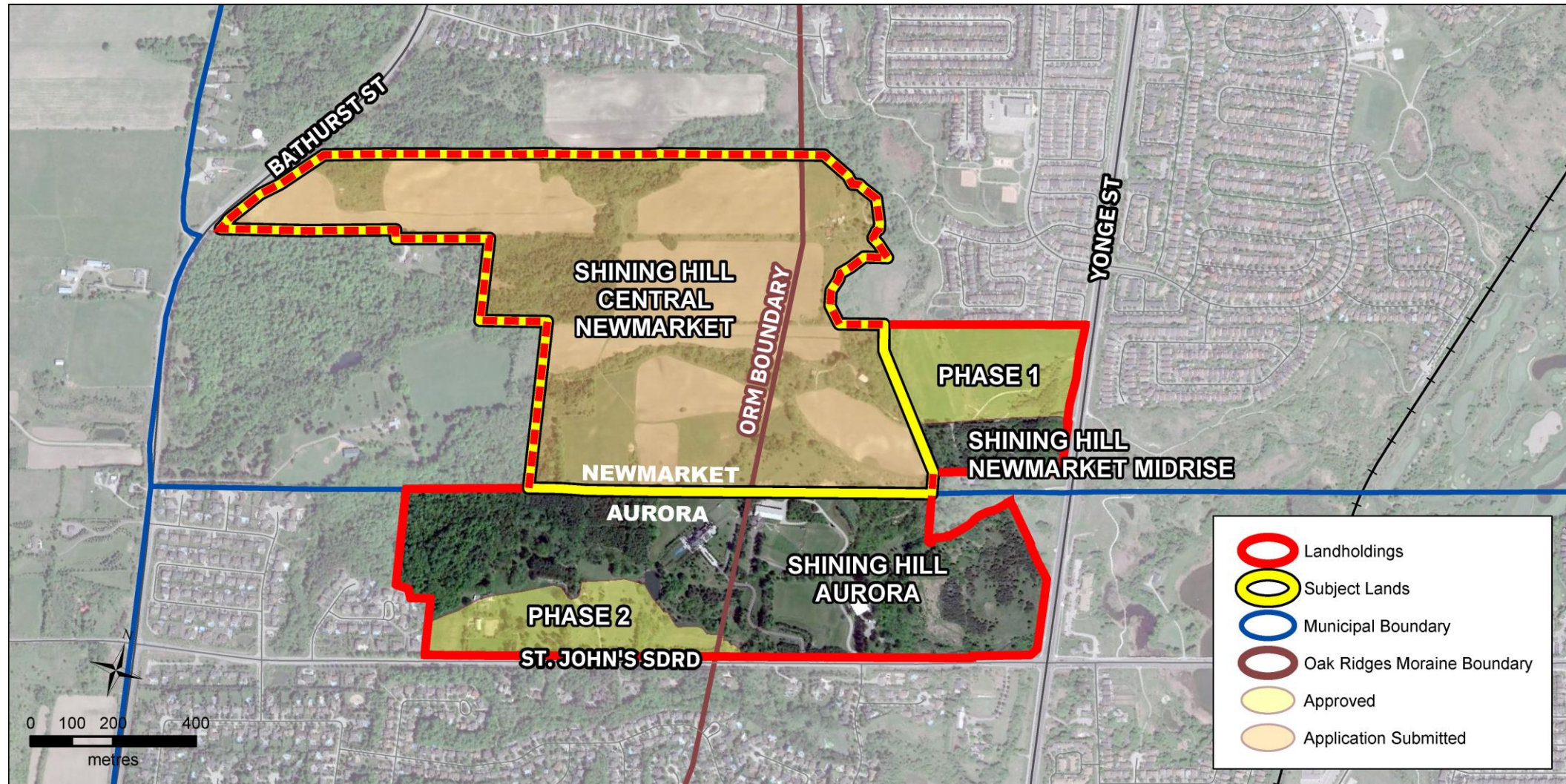
Newmarket Statutory Public Meeting

January 18, 2021

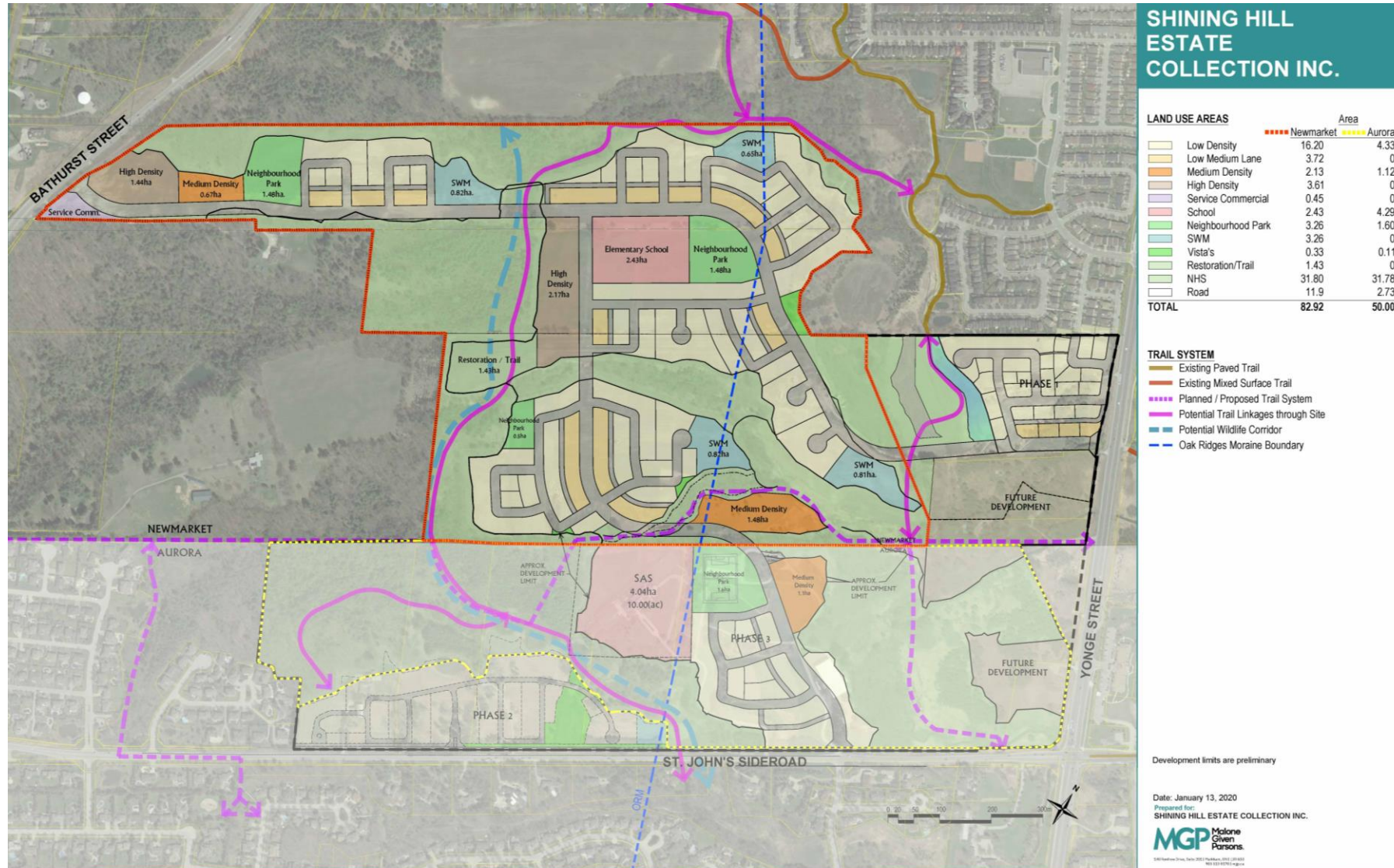
SITE LOCATION



PHASING PLAN

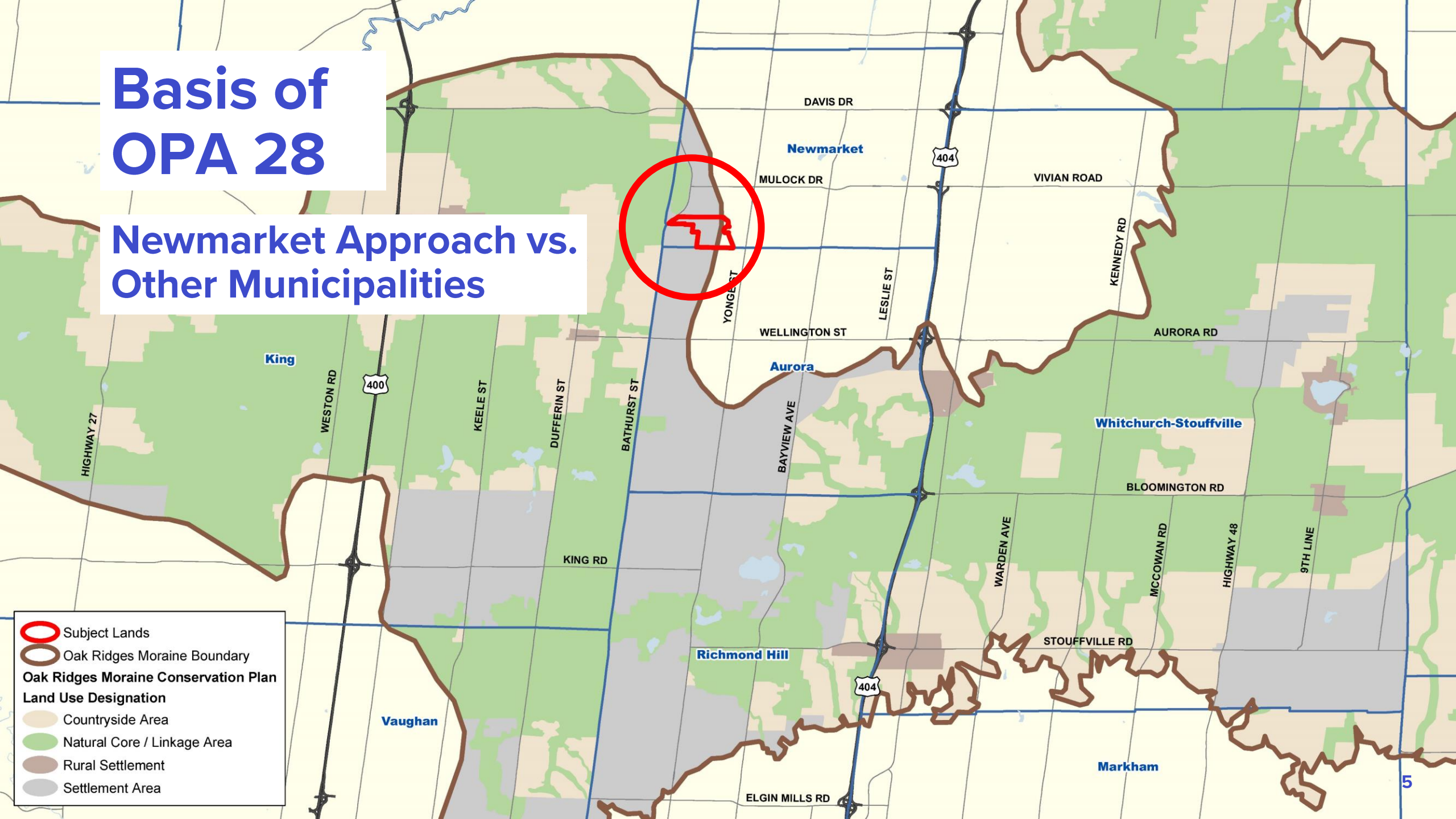


OVERALL CONCEPTUAL PLAN



Basis of OPA 28

Newmarket Approach vs. Other Municipalities



Subject Lands

Oak Ridges Moraine Boundary

Oak Ridges Moraine Conservation Plan

Land Use Designation

Countryside Area

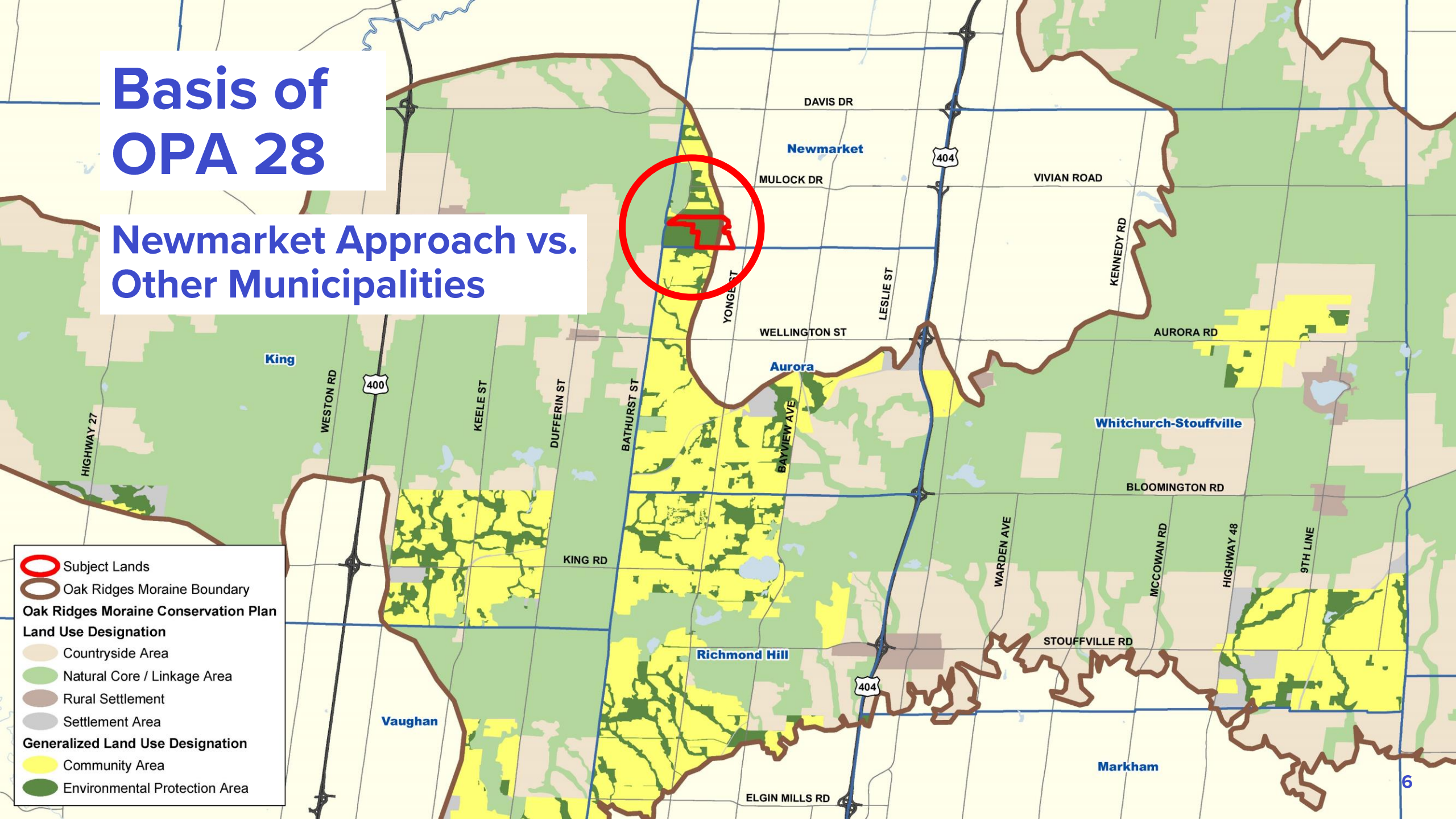
Natural Core / Linkage Area

Rural Settlement

Settlement Area

Basis of OPA 28

Newmarket Approach vs. Other Municipalities



 Subject Lands

 Oak Ridges Moraine Boundary

Oak Ridges Moraine Conservation Plan

Land Use Designation

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 Natural Core / Linkage Area

 Rural Settlement

 Settlement Area

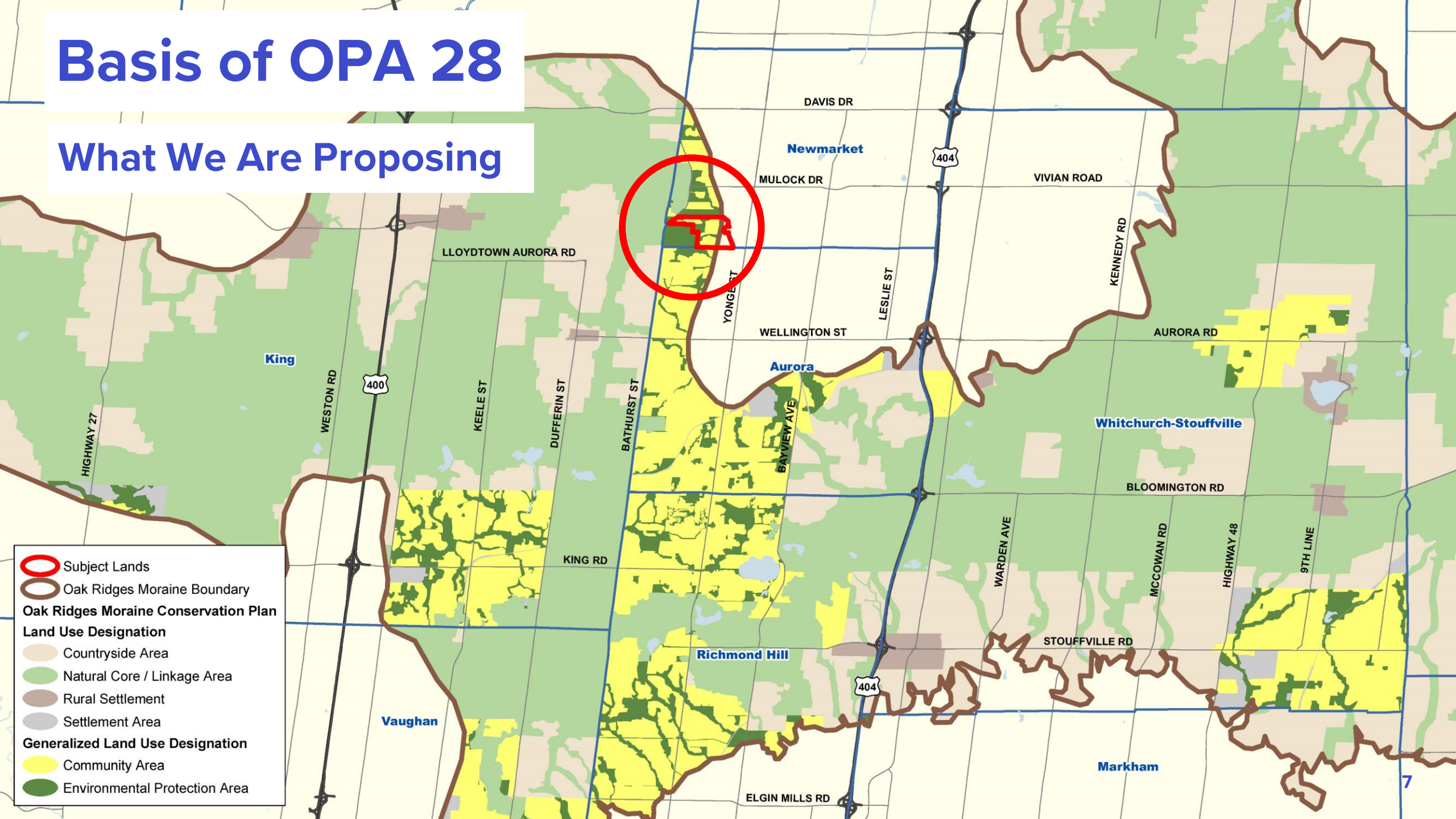
Generalized Land Use Designation

 Community Area

 Environmental Protection Area

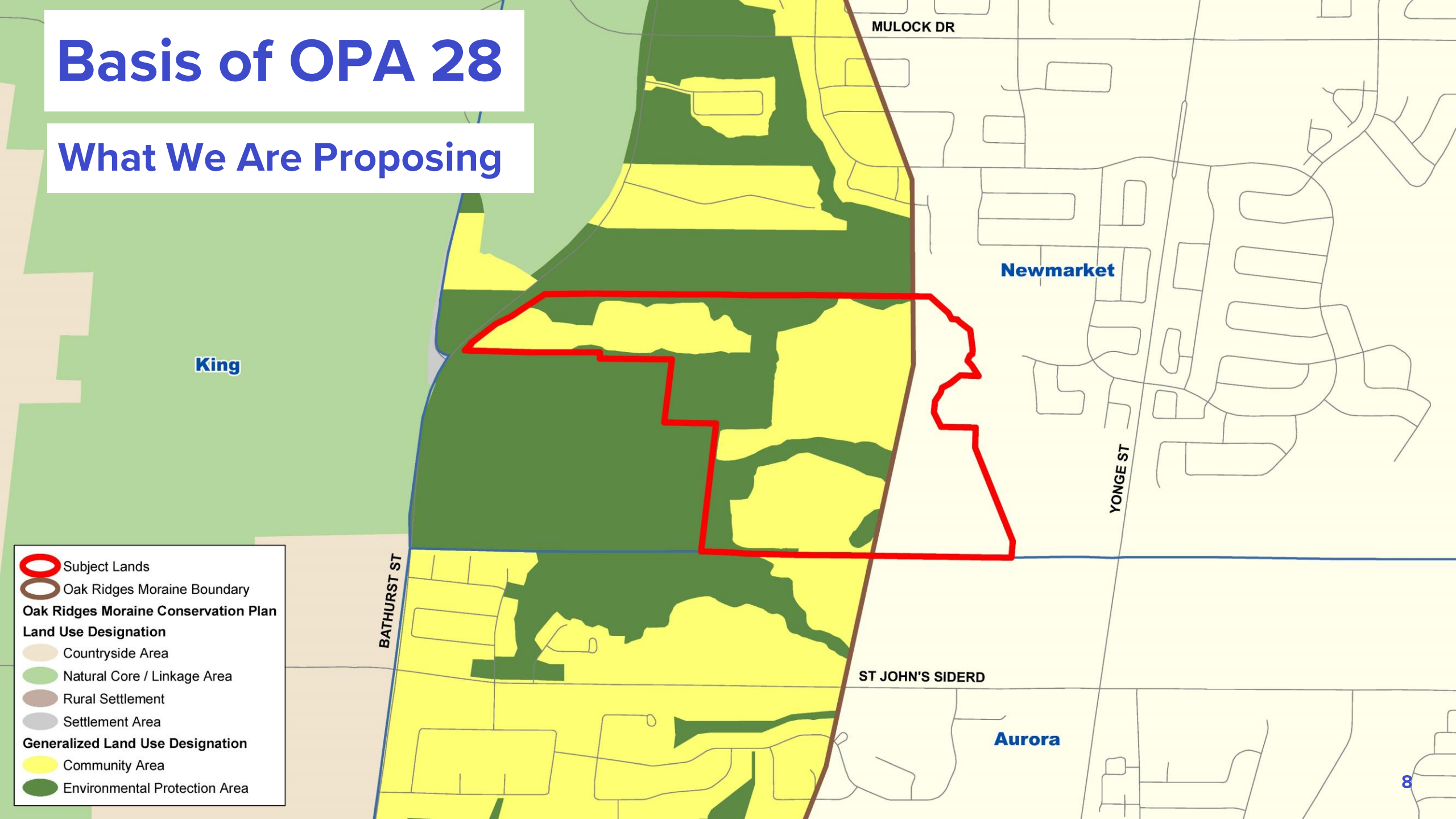
Basis of OPA 28

What We Are Proposing

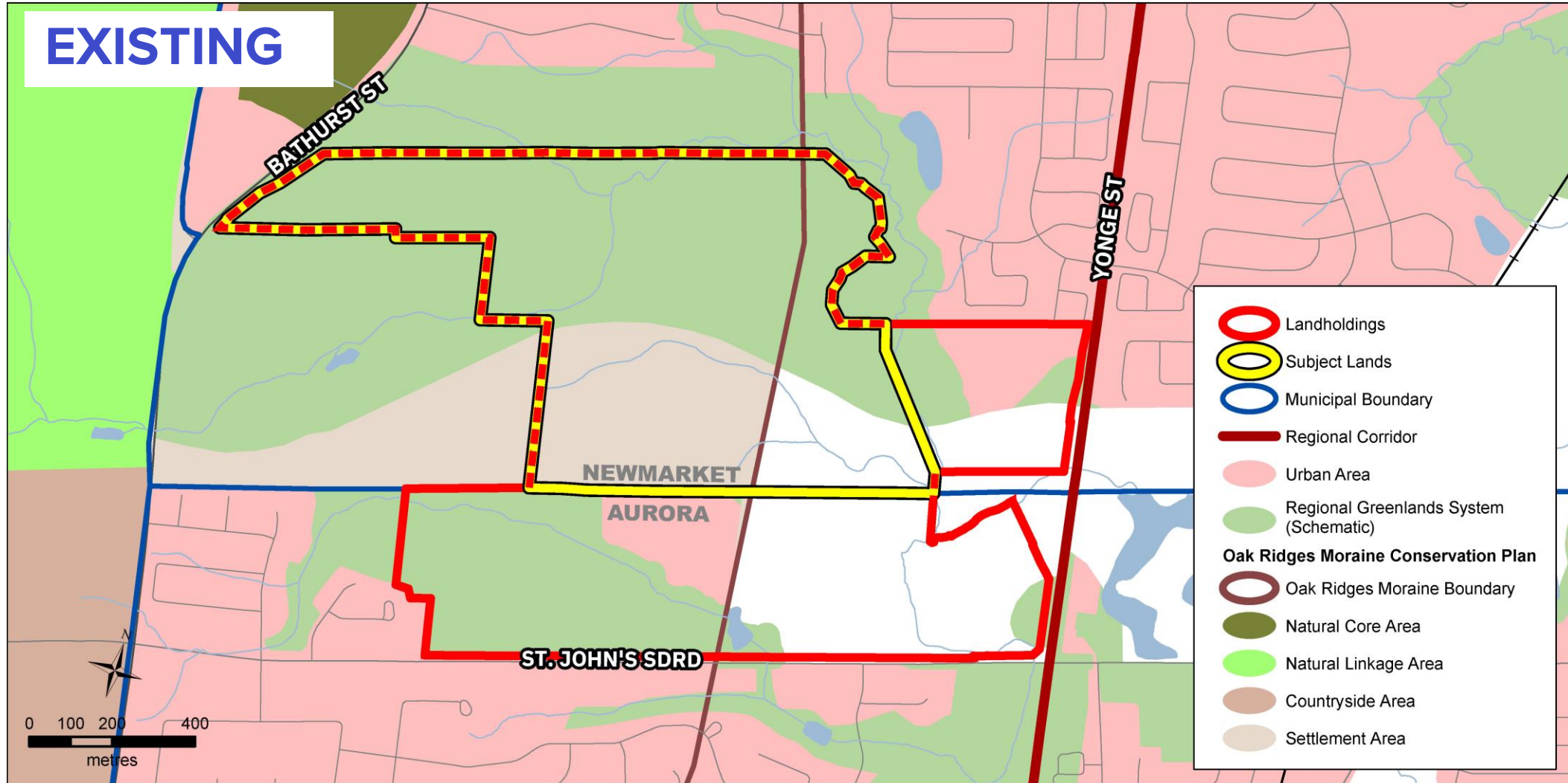


Basis of OPA 28

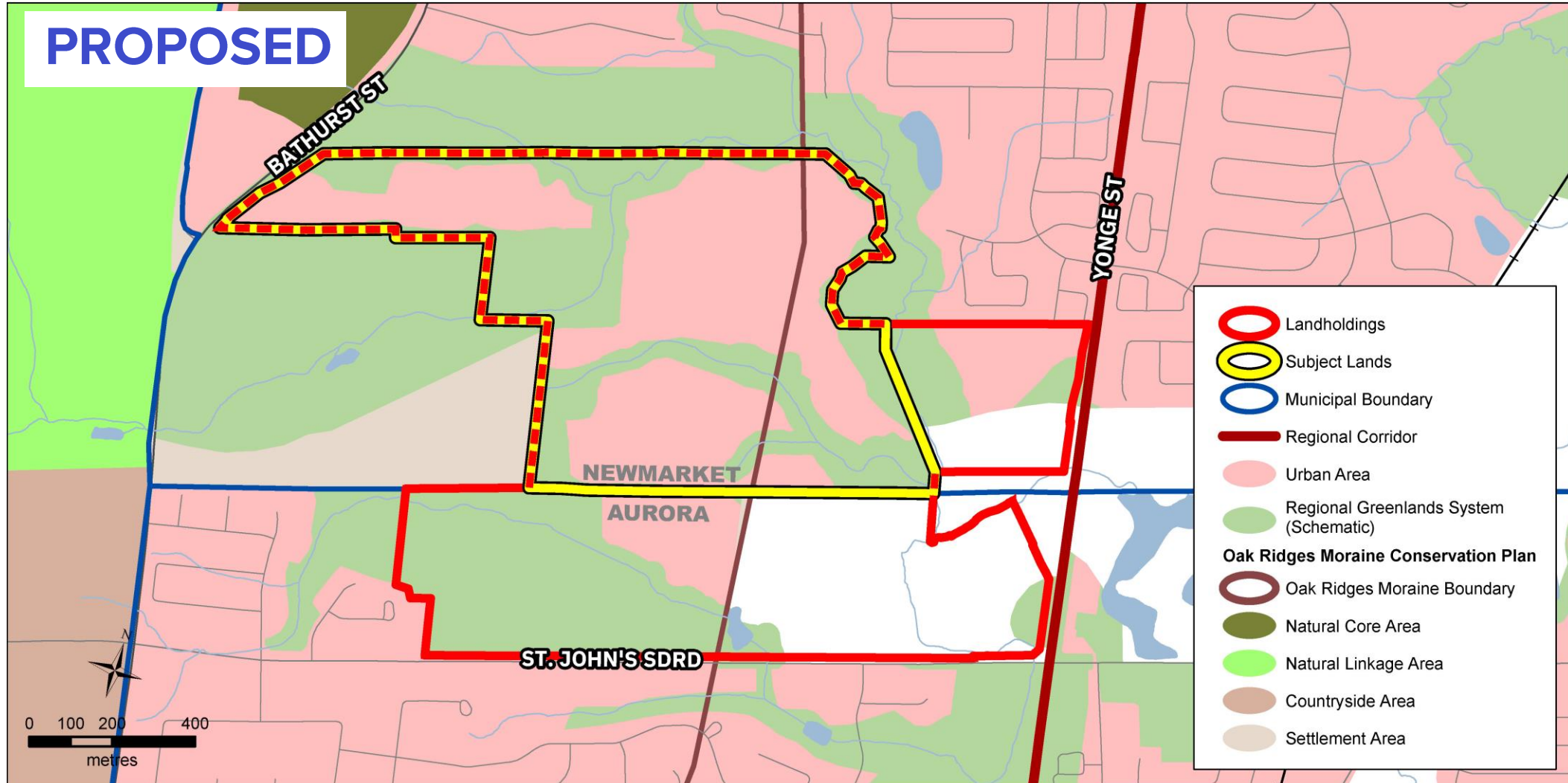
What We Are Proposing



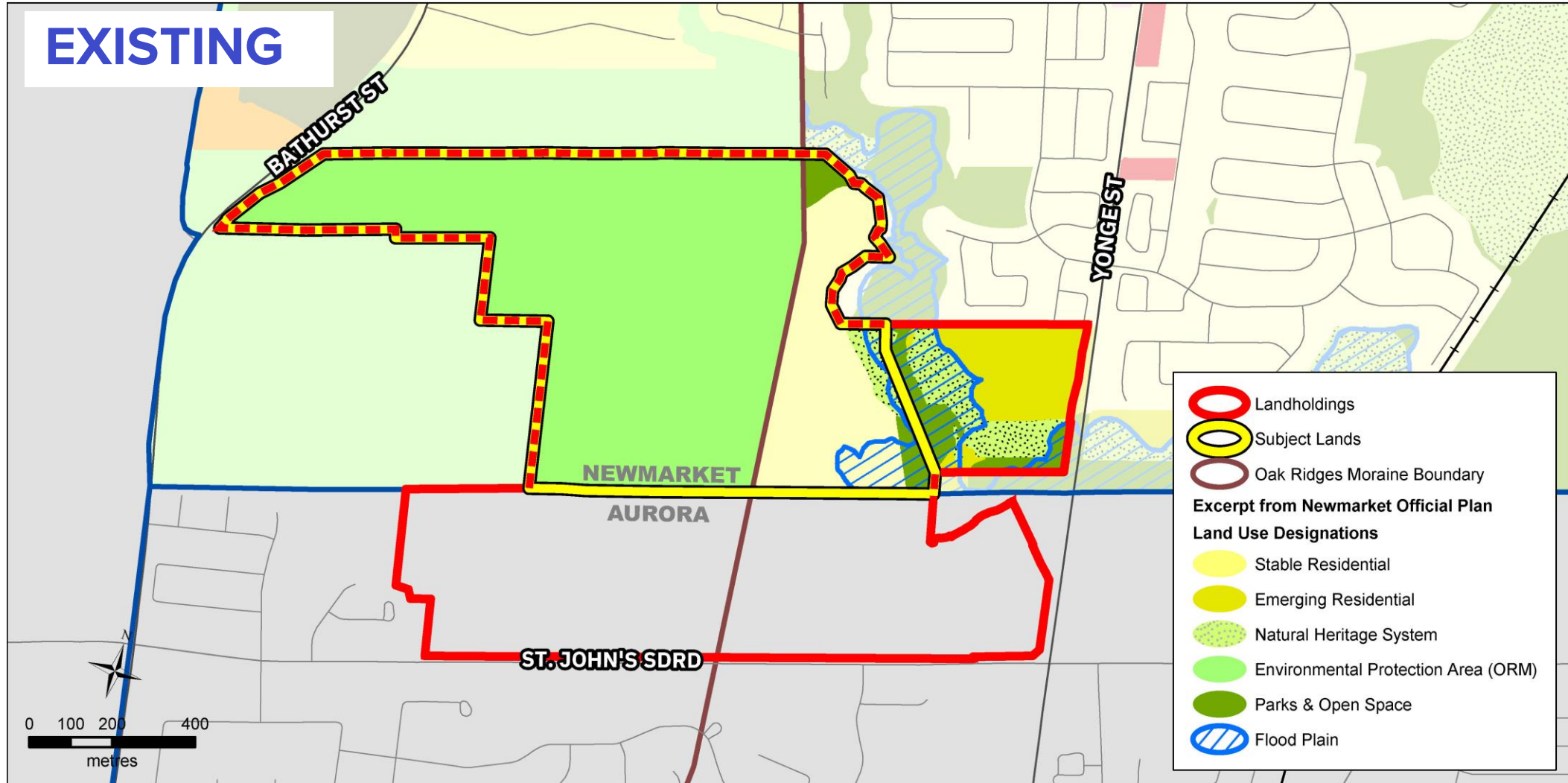
YORK REGION OFFICIAL PLAN



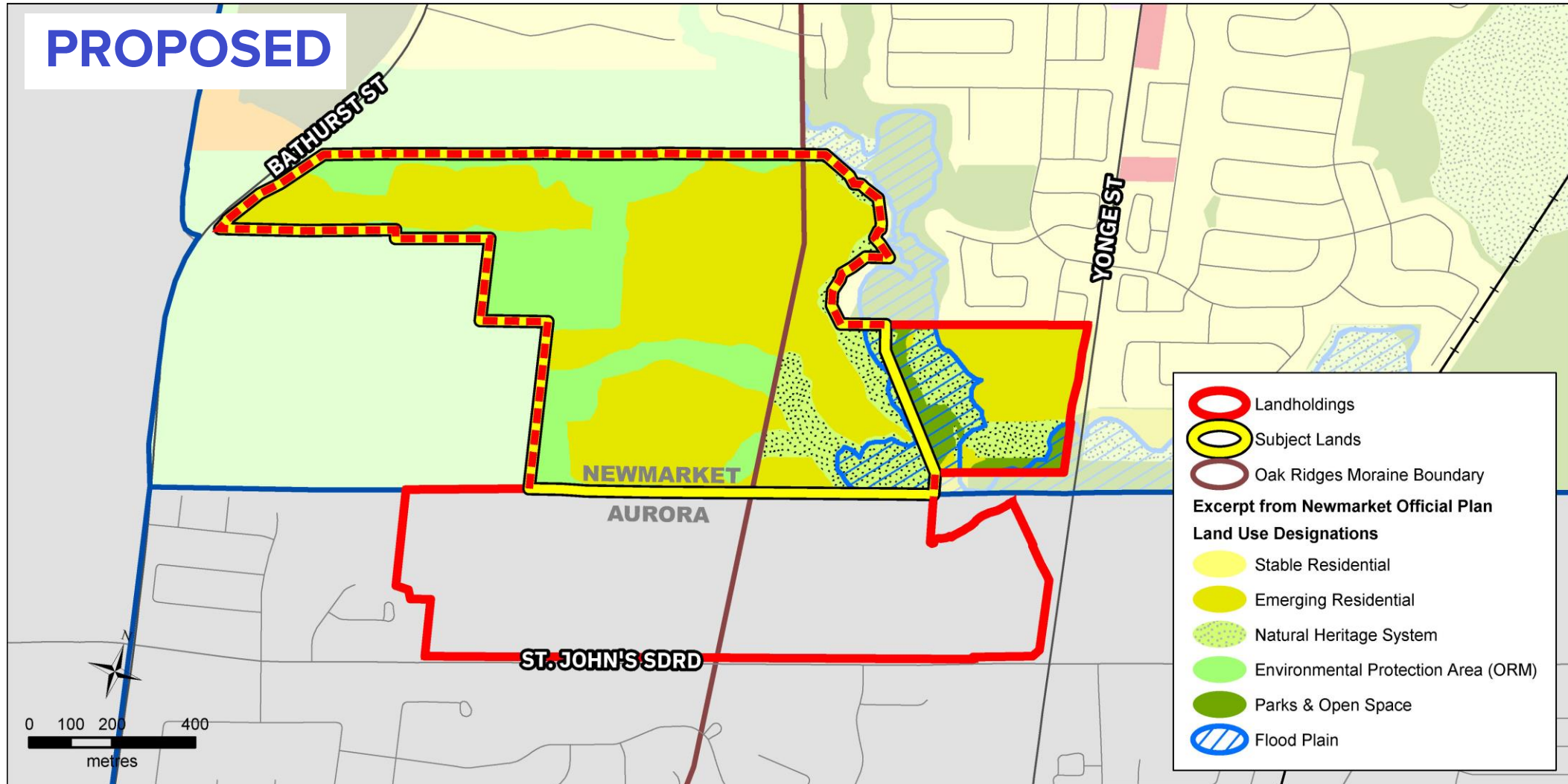
YORK REGION OFFICIAL PLAN



NEWMARKET OFFICIAL PLAN



NEWMARKET OFFICIAL PLAN



What Has Changed?

Growth Plan (2020) Allocation to York Region

2016 Census Population	1,382,000
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Population Growth (2016-51)	638,000
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2051 Population Allocation	2,020,000
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2016 Census Households	357,000
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Household Growth (2016-51)	308,400
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2051 Household Forecast	665,400
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Total Net Designated Greenfield Area for Housing	9,300 ha
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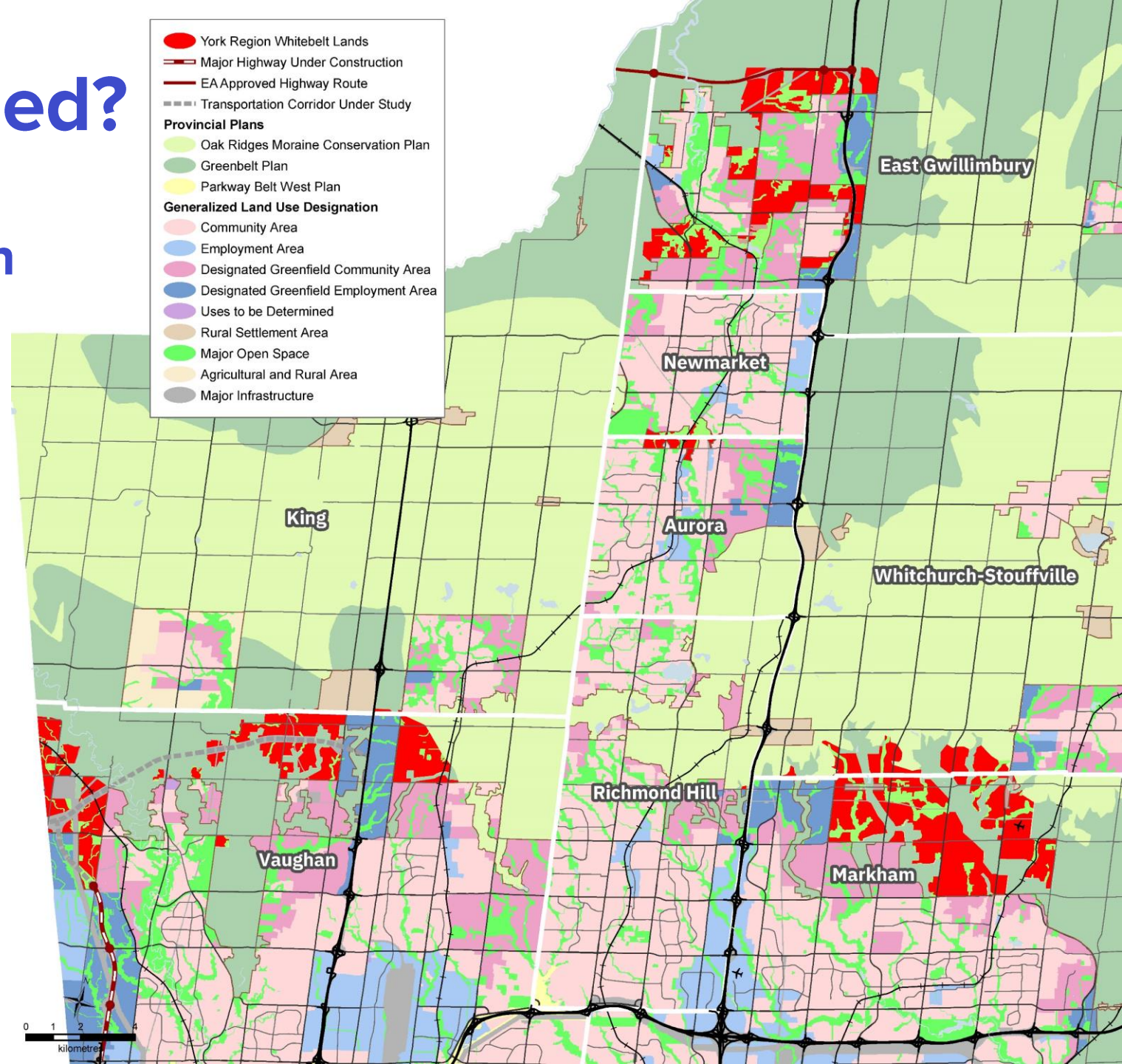
Committed Land

Built	3,300 ha
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Draft Approved or better	2,900 ha
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Total Committed Land	6,200 ha
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Vacant Land	3,100 ha
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What Has Changed?

Growth Plan for the Greater Golden Horseshoe 2020

Section 2.2.8.2 – Settlement Area Boundary Expansions

A settlement area boundary expansion may only occur through a municipal comprehensive review where it is determined that:

- a) based on the minimum intensification and density targets in this Plan and a land needs assessment undertaken with Policy 2.2.15, sufficient opportunities to accommodate forecasted growth to the horizon of this Plan are not available through intensification and in the designated greenfield area:
 - i) Within the upper- or single-tier municipality; and
 - ii) Within the applicable lower-tier municipality.

Process

- **Step 1**

- **Redesignate, where applicable, the remaining Shining Hill Newmarket landholdings to a designation permissive of urban uses**
- **Goal of this application is to indicate that the developable portions of the Subject Lands within the ORM Settlement Area should be brought into the Regional Urban Area**
- **This application will feed into the Regional Land Needs Assessment as part of the Regional Municipal Comprehensive Review**

- **Step 2**

- **Should this application be adopted by local Council, it is our intention to submit a privately initiated Secondary Plan that sets out the detailed policy framework, land use designations, road network and parks and trail system for the Shining Hill Newmarket landholdings**

THANK YOU



ANY QUESTIONS?

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