

OFFICIAL PLAN AMENDMENT**17600 Yonge Street – Upper Canada Mall Master Plan****APPLICANT:** Oxford Properties Retail Holdings Inc. **FILE NUMBER:** D09NP1908

Take notice that the Council of the Corporation of the Town of Newmarket will hold an electronic Public Meeting on: **Monday, June 21st, 2021 at 1:00 PM**

By way of an electronic meeting using **video conferencing (Zoom)** to consider a proposed Official Plan Amendment under Section 17 of the Planning Act, RSO 1990, c. P. 13, as amended.

The purpose of this amendment is to update the Secondary Plan policies with a Master Plan for the subject lands. The proposed Master Plan will guide the future long-term development of the lands surrounding the Mall. The applicant is proposing to put into effect a Master Plan that has been prepared for the subject lands, in accordance with Section 5.3.4 of the Urban Centres Secondary Plan.

In planning for future growth and expansion, the proposed Master Plan will guide the future long-term development of the lands surrounding the Upper Canada Mall. While the Upper Canada Mall will continue to exist as planned, this Master Plan proposes to add, in phases, mixed use land uses of varying densities and heights, approximately 5,100 residential units, 9,700 square meters of non-residential Gross Floor Area (GFA), a new road system, approximately 4,500 parking spaces above/below ground and approximately 1.8ha of new public parks.

Future development of the site is proposed to occur following the approval of the OPA through subsequent planning applications including those for draft plan of subdivision, rezoning(s) and site plan approvals.

To find out more information on the application, visit [Newmarket.ca/planningapplications](https://www.newmarket.ca/planningapplications) or by emailing planning@newmarket.ca

Purpose of public meeting:

The purpose of the public meeting is to hear from any person who has an interest in the above noted applications. On June 21st, 2021, **Council will not be making a final decision** regarding this application, but will refer all written and verbal comments to Planning Staff to consider and return with a report to a future Committee of the Whole or Council meeting.

How to get involved:

As the Municipal Offices remain closed to the public, this meeting will be streamed live on June 21st at 1:00 PM at [newmarket.ca/meetings](https://www.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 this application in the following ways:

1. 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 to clerks@newmarket.ca by end of day June 20th, 2021.**

Written comments will also continue to be received after the public meeting has concluded, after the meeting written comments can be sent to planning@newmarket.ca.

2. 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 completing the form provided at [newmarket.ca/meetings](https://www.newmarket.ca/meetings) or by providing their full name and contact information by registering via clerks@newmarket.ca or by calling 905-953-5300 extension 2203.

Personal information collected in response to the planning application will be used to assist Town staff and Council to process this application 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 Amendment. **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.

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

If a person or public body does not make verbal submissions at the public meeting or make written submissions to the Council of the Town of Newmarket before the by-law is passed, the person or public body is not entitled to appeal the decision of the Town of Newmarket to the Local Planning Appeal Tribunal.

If a person or public body does not make verbal submissions at the (namely, the electronic meeting) public meeting, or make written submissions to the Council of the Town of Newmarket before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Local Planning Appeal Tribunal, there is reasonable grounds to do so.

Dated June 1st, 2021

