

**AMENDMENT NO. 12
TO THE
TOWN OF NEWMARKET
OFFICIAL PLAN**

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PART A – THE PREAMBLE

1. PURPOSE OF THE AMENDMENT

The purpose of this amendment is twofold. Firstly, is to amend the policies applying to certain lands identified on Map Number 1, in the Town of Newmarket, currently being within the *Stable Residential* designation by adding Townhouse Units on a Private Road as a Permitted Use on the subject lands and secondly to re-designate the retained existing woodlot on the subject lands from the *Stable Residential* to the *Natural Heritage* designation.

2. LOCATION

The lands subject to this amendment are located at 955 & 995 Mulock Drive legally described as Part of Lot 31, Concession 2, Town of Newmarket. The subject lands are located on the north side of Mulock Drive, west of Leslie Street and have an area of 2 ha (5.26 acres). The current use includes 2 detached dwellings, and surrounding uses include townhouses to the north and east, and a public high school to the west. The subject lands are shown on Map Number 1, which is appended for information purposes only.

3. BASIS OF THE AMENDMENT

The subject lands are within the ‘*Stable Residential Area*’ on Schedule A, the Land Use Plan to the Newmarket Official Plan. The objective of this designation is to sustain and enhance the character and identity of existing residential communities and encourage the preservation and maintenance of the Town's existing housing stock. This objective is to be supplemented by various forms of residential intensification such as infilling and the creation of accessory dwelling units. The predominant use of land in “*Stable Residential Areas*” shall generally reflect the residential built forms that exist as of the adoption of this Plan by Council.

This Amendment will permit the subject lands to develop within the policies of the “*Stable Residential Areas*” designation of the Official Plan, with the exception of Section 3.2.2.2, which states that “*Single-detached and semi-detached dwellings are the permitted residential built forms within the Stable Residential Areas.*” The effect of this Amendment is to add to the list of permitted uses “*Townhouse dwellings on a Private Road*”.

The proposed development is consistent with the size, scale and form of housing in the neighbourhood, as there is a condominium townhouse development on the adjacent lands to the north and east of subject lands.

Other townhouse developments are located further north off of Leslie Street and to the west on Pickering Crescent.

The development conforms to the intent, goals and strategic directions of the Official Plan. The addition of the Townhouse Dwellings on a Private Street in a “*Stable Residential Area*” on the subject lands is appropriate.

This Amendment also includes the re-designation of the retained woodlot from the *Stable Residential* to the *Natural Heritage* designation as identified on Schedule 1 attached. The development plan preserves approximately 0.46 hectares of woodlot in the northern portion of the property.

The Town of Newmarket, the Region of York and the Lake Simcoe Region Conservation Authority recognize the value and importance of maintaining and enhancing existing woodlands. The policies within the Town of Newmarket Official Plan promote the protection and enhancement of woodlots. As the Town is approaching build out, it is important to protect existing woodlands as they provide habitat for forest-dependent plants and animals, help regulate temperature, reduce air pollutants, reduce soil erosion and contribute to the aesthetic value of the Town.

PART B – THE AMENDMENT

All of this part of the document entitled “Part B – The Amendment”, consisting of the following text and attached map designated as Schedule 1, constitutes Amendment No. 12 to the Newmarket Official Plan.

1. POLICIES

The Newmarket Official Plan is hereby amended as follows:

- a) Schedule A, Land Use Plan, to the Town of Newmarket Official plan is hereby amended by re-designating the land shown as “Subject lands – Natural Heritage” on “Schedule 1” to this Amendment from the *Stable Residential* to the *Natural Heritage* designation.
- b) Townhouse Units on a Private Road shall be a permitted use in the “*Stable Residential Area*” for the lands shown as “Subject Lands – Stable Residential” on Schedule 1 to this Amendment.

2. SCHEDULE

Schedule 1, which shows the lands affected by Amendment Number 12 is attached hereto

3. IMPLEMENTATION AND INTERPRETATION

This Amendment to the Official Plan will be implemented as follows:

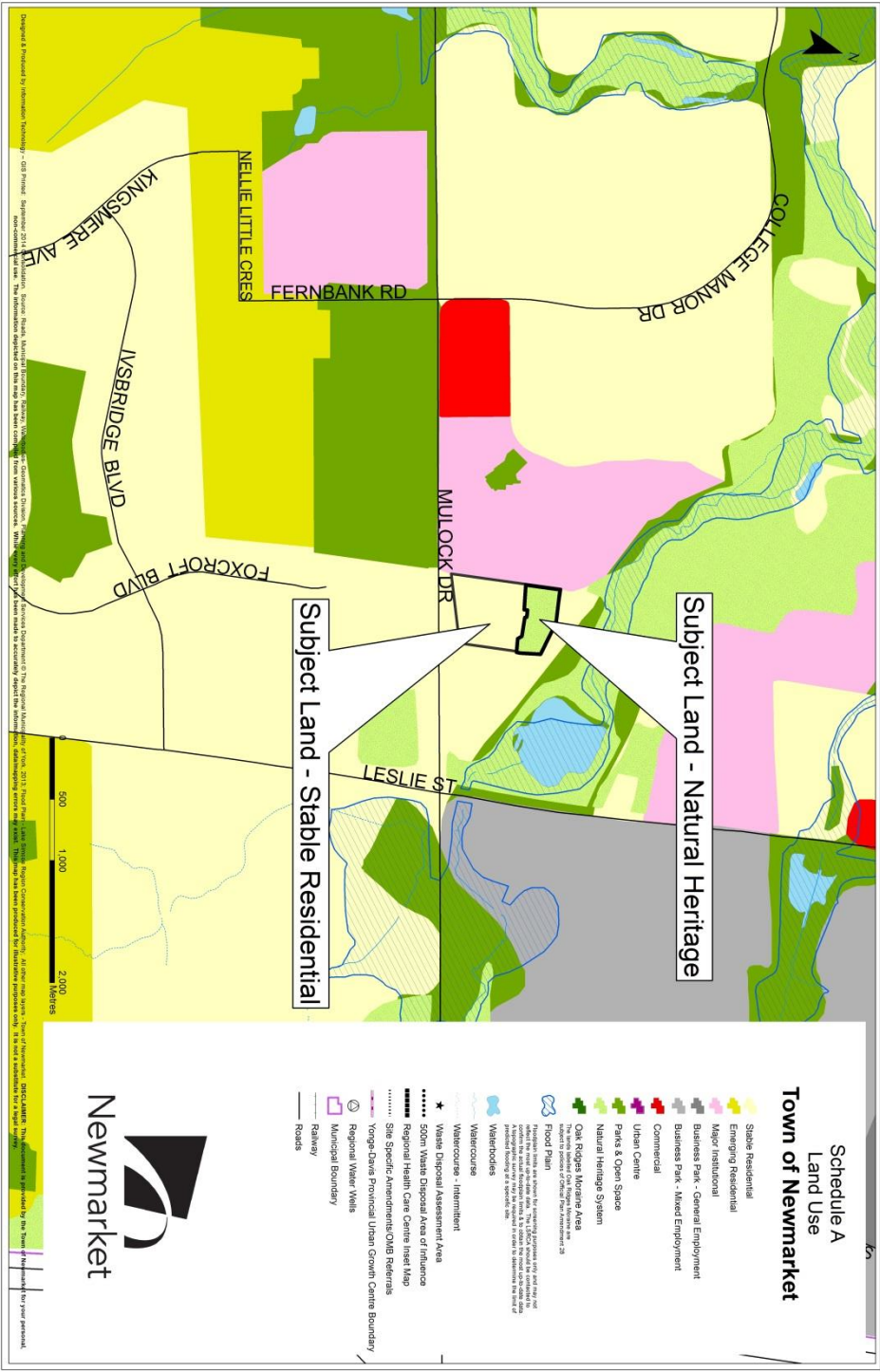
a) Zoning By-law

It is Council's intent to implement this Amendment, in part, by enacting an appropriate zoning by-law pursuant to the provisions of the Planning Act, R.S.O. 1990, C.P. 13, on the lands affected by this Amendment.

b) Site Plan Approval

It is Council's intent to implement this Amendment, the land use designations and policies of this Plan, and a high standard of site layout and design by requiring site plan approval pursuant to the provisions of the *Planning Act*, on the Lands affected by this Amendment.

4. SCHEDULE 1



PART C: THE APPENDIX:

The following appendix does not constitute part of this Amendment and is included for information purposes only.

1. MAP 1

Map 1, which shows the location of the subject land is attached hereto for information purposes only.

