



# Corporation of the Town of Newmarket

## By-law 2022-31

A By-law to adopt Amendment Number 33 to the Town of Newmarket 2006 Official Plan, amending Official Plan Amendment Number 28 of the Town of Newmarket 1996 Official Plan (Glenway West).

The Council of the Corporation of the Town of Newmarket, in accordance with the provisions of Section 17(22) and 21 of the Planning Act, RSO 1990, c.P.13, hereby enacts as follows:

1. That Amendment Number 33 to the Town of Newmarket Official Plan, consisting of the following explanatory text and maps, is hereby adopted; and,
2. That this By-law shall come into force and take effect on the day of the final passing thereof.

Enacted this 9<sup>th</sup> day of May, 2022.

John Taylor, Mayor

Lisa Lyons, Town Clerk

**Amendment No. 33  
to the  
Town of Newmarket Official Plan**

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## **PART A THE PREAMBLE**

The Preamble provides an explanation of the amendment, including the location and purpose of the proposed amendment, basis of the amendment and a summary of the changes to the Town of Newmarket Official Plan, but does not form part of this Amendment.

### **1. Purpose of the Amendment**

The purpose of this amendment is to amend schedules of OPA 28 to Town of Newmarket Official Plan 1996, also known as the Oak Ridges Moraine Conformity Official Plan Amendment (OPA 28) and the schedules of the Town of Newmarket Official Plan 2006 as they relate to parts of the former Glenway Country Club lands, as shown on Schedules 1 to 4 of this Amendment.

### **2. Location**

The subject lands are located in the Glenway Community, generally south of Davis Drive, between Yonge Street and Bathurst Street. The subject lands which are affected by this Amendment are shown more particularly on the Location Map, which is appended for information purposes only.

### **3. Basis**

The lands affected by this Amendment are presently designated Parks & Open Space in the Town of Newmarket Official Plan 2006 and Open Space (Oak Ridges Moraine) in OPA 28 in recognition of their former golf course use, with a small piece of vacant Residential area created by OPA No. 16. This Amendment facilitates intensification and reuse of the lands for a range of residential, parks and open space uses.

This Amendment also provides for compatible housing forms adjacent to existing established residential areas and new and expanded elements of the public parks and open space system to serve existing and future residents of the area.

The full basis for this Amendment has been set out in the staff report provided to Committee of the Whole on May 2, 2022. The official plan amendment is found to be considered good planning, in the public interest and of benefit to current and future Newmarket residents.

Item 1 Amendment to OPA 28 to Town of Newmarket Official Plan 1996

- Amending Schedule 1 Land Use Plan

Item 2 Amendment to Town of Newmarket Official Plan 2006

- Amending Schedule A Land Use, Schedule B Natural Heritage and Schedule I Residential Character Areas

## **PART B      THE AMENDMENT**

The Amendment describes the additions, deletions and/or modifications to OPA 28 to Town of Newmarket Official Plan 1996 and the Town of Newmarket Official Plan 2006 and constitutes Official Plan Amendment No. 33.

### **1.    Format of the Amendment**

Official Plan Amendment No. 33 consists of the following proposed modifications to the schedules of OPA 28 to Town of Newmarket Official Plan 1996 and the Town of Newmarket Official Plan 2006.

### **2.    Details of the Amendment**

This Amendment includes two items, **Item 1** which outlines the amendment to OPA 28 and **Item 2** which outlines the amendment to the Town of Newmarket Official Plan 2006.

#### **Item 1 – Amendment to OPA 28**

Schedule 1, OPA No 28 Land Use Plan to the 1996 Town of Newmarket Official Plan is hereby amended by re-designating a portion of the subject lands from Open Space (Oak Ridges Moraine) and Neighbourhood Park (Oak Ridges Moraine) to Low Density Residential (Oak Ridges Moraine), Medium Density Residential (Oak Ridges Moraine) and Park (Oak Ridges Moraine), as shown on Schedule 1 to this Amendment.

#### **Item 2 – Amendment to 2006 OP**

Schedule A, Land Use Plan to the Town of Newmarket Official Plan 2006 is hereby amended by re-designating a portion of the subject lands from the Parks & Open Space and Natural Heritage System designations to the Residential designation as shown on Schedule 2 to this Amendment.

Schedule B, Natural Heritage to the Town of Newmarket Official Plan 2006 is hereby amended by removing a portion of the Natural Heritage System – Woodlot designation as shown on Schedule 3 to this Amendment.

Schedule I, Residential Character Areas to the Town of Newmarket Official Plan 2006 is hereby amended by adding the subject lands to the Contemporary Suburban Character Area, as shown on Schedule 4 to this Amendment.

### **3.    Schedules**

Schedules 1, 2, 3 and 4 attached hereto, showing the lands amended by this Amendment shall form part of this Amendment.

## **4. Implementation**

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 restricted area zoning by-law (including a holding provision) pursuant to the provisions of the Planning Act, on the subject lands.

b)      Site Plan Control

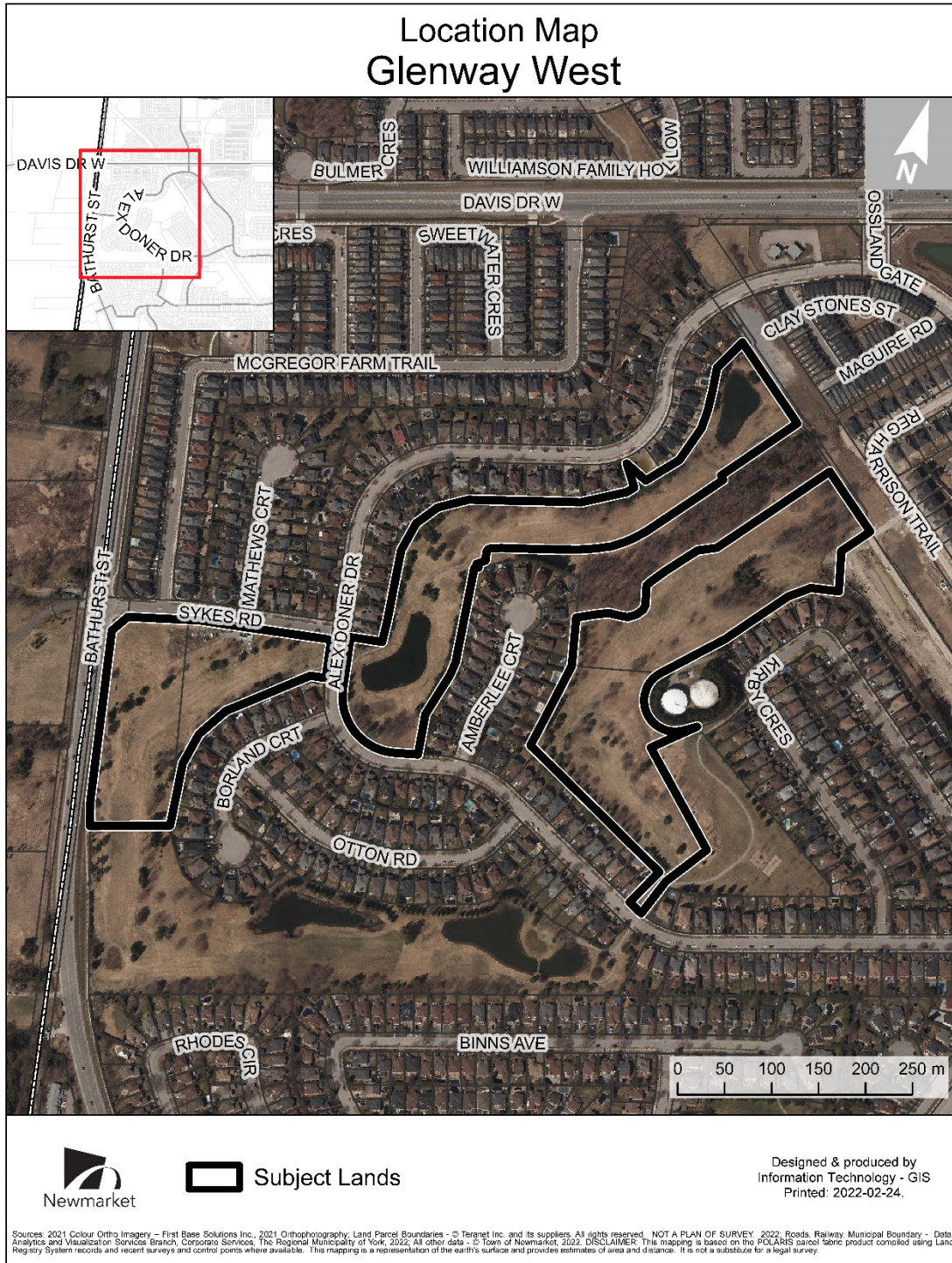
It is Council's intent to implement this Amendment, the land use designations and policies of this Plan, and a high standard of site layout and design by requiring site plan approval on the residential blocks of the draft plan of subdivision proposed for the subject lands pursuant to the provisions of the Planning Act and the Town's Site Plan Control By-law.

## PART C THE APPENDIX

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







### 1. Location Map

The Location Map, which shows the location of those parts of the subject lands being affected by this Amendment, is attached hereto for information purposes only.





Schedule 1 to OPA 28  
(of Town of Newmarket  
Official Plan, 1996)







-  Subject Lands
-  Municipal Boundary
- OPA 28 Oak Ridges Moraine Land Use
  -  Low Density Residential - Oak Ridges Moraine
  -  Medium Density Residential - Oak Ridges Moraine
  -  Open Space (Oak Ridges Moraine) - OS (ORM)
  -  Park (Oak Ridges Moraine) - P (ORM)



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Schedule A Land Use  
(Town of Newmarket  
Official Plan 2006)

-  Subject Lands
-  Oak Ridges Moraine
-  Municipal Boundary
- Official Plan Land Use
  -  Residential
  -  Parks & Open Space
  -  Natural Heritage System



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From "Parks & Open Space"  
To "Residential"

From "Natural  
Heritage System"  
To "Residential"

From "Parks &  
Open Space"  
To "Residential"

**Oak Ridges Moraine  
(Official Plan Amendment 28)**  
The lands labelled Oak Ridges Moraine are  
subject to policies of Official Plan Amendment 28



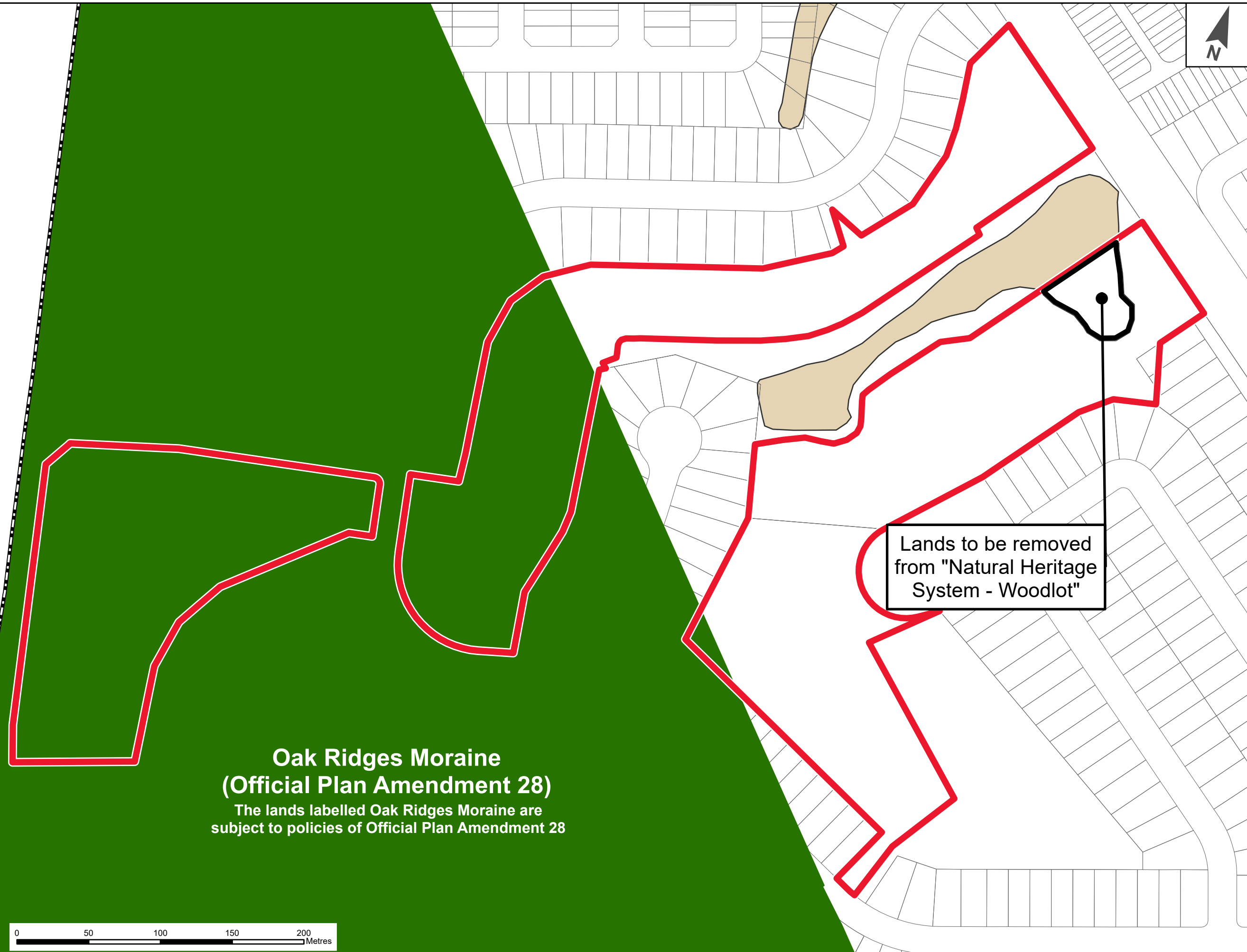


Schedule B  
Natural Heritage System  
(Town of Newmarket  
Official Plan 2006)

-  Subject Lands
-  Lands to be removed from "Natural Heritage System - Woodlot"
-  Oak Ridges Moraine
-  Municipal Boundary
- Official Plan Natural Heritage
-  Woodlot









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**Oak Ridges Moraine  
(Official Plan Amendment 28)**  
The lands labelled Oak Ridges Moraine are  
subject to policies of Official Plan Amendment 28

Lands to be removed  
from "Natural Heritage  
System - Woodlot"

Schedule I  
Residential  
Character Areas  
(Town of Newmarket  
Official Plan 2006)

-  Subject Lands
-  Lands to be designated  
"Contemporary Suburban Character Area"
-  Oak Ridges Moraine  
The lands labelled Oak Ridges Moraine are subject to policies outside of this Official Plan
-  Municipal Boundary
-  Traditional Suburban Character Area
-  Contemporary Suburban Character Area



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