

AMENDMENT NO. 27 TO
THE
TOWN OF NEWMARKET
OFFICIAL PLAN

DRAFT

AMENDMENT NUMBER 27

**TO THE
NEWMARKET
OFFICIAL PLAN**

CONTENTS

PART A: THE PREAMBLE

- | | | |
|----|--------------------------|--------|
| 1. | Purpose of the Amendment | Page 3 |
| 2. | Location | Page 3 |
| 3. | Basis | Page 3 |

PART B: THE AMENDMENT

- | | | |
|----|----------------|--------|
| 1. | Policies | Page 4 |
| 2. | Schedule | Page 4 |
| 3. | Implementation | Page 5 |

PART C: THE APPENDIX

- | | | |
|----|--------------|--------|
| 1. | Location Map | Page 6 |
|----|--------------|--------|

PART A: THE PREAMBLE:

1. PURPOSE OF THE AMENDMENT:

The purpose of Official Plan Amendment Number 27 is to amend Schedule A – Land Use, to re-designate the subject lands from Natural Heritage System and Major Institutional, to Residential Areas, Parks and Open Space and Natural Heritage System.

Official Plan Amendment Number 27 also looks to amend Residential Areas Permitted Uses related to the subject lands, by adding additional land use permission policies.

2. LOCATION:

The subject lands are located north of Mulock Drive, west of Leslie Street, south of Gorham Street, known municipally as 16920 and 16860 Leslie Street. The subject lands affected by this Amendment are shown more particularly on the Location Map, which is appended for information purposes only.

3. BASIS:

This Amendment seeks to amend Schedule A – Land Use, to re-designate the subject lands from Natural Heritage System and Major Institutional, to Residential Areas, Parks and Open Space and Natural Heritage System.

This Amendment seeks to amend Section 3.1.2 by adding a policy which permits Apartment Buildings up to four storeys on a portion of the subject lands.

This Amendment facilitates intensification and use of the lands for a range of residential, parks and open space uses.

This Amendment also provides compatible housing forms adjacent to existing established residential areas and a new public park, trail connections 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 June 20, 2022. The Official Plan Amendment is considered good planning, in the public interest and of benefit to current and

future Newmarket residents.

Item 1 Amendment to Town of Newmarket Official Plan 2006

- Amending Schedule A Land Use and Schedule B Natural Heritage

PART B: THE AMENDMENT

All of this part of the document entitled “PART B: THE AMENDMENT” consisting of the following text constitutes Amendment Number 27 of the Newmarket Official Plan.

1. POLICIES

- a) Section 3.1.2 Residential Areas Permitted Uses is amended by adding the following policy:

“3.1.2.9 Within the lands known municipally as 16920 and 16860 Leslie Street, permitted uses shall also include apartment buildings up to four storeys on the lands located directly west of Leslie Street and north of Street ‘A’, as per Schedule 1 of this amendment.”

2. SCHEDULES

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

Schedule A, Land Use Plan to the Town of Newmarket Official Plan 2006 is hereby amended by re-designating the subject lands from Natural Heritage System and Major Institutional, to Residential Areas, Parks and Open Space and Natural Heritage System designations, as shown on Schedule 1 to this Amendment.

Schedule B, Natural Heritage to the Town of Newmarket Official Plan 2006 is hereby amended by removing lands from the Natural Heritage designation, as shown on Schedule 2 to this Amendment.

3. 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 zoning by-law amendment pursuant to the provisions of the *Planning Act*, on the Lands affected by this Amendment.

b) Plan of Subdivision

It is Council's intent to implement this Amendment, the land use designations and policies of this Plan, in part by requiring a plan of subdivision, pursuant to the provisions of the *Planning Act*, on the Lands affected by this Amendment.

c) 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 for all development on the lands affected by this Amendment pursuant to the provisions of the *Planning Act* and the Town's Site Plan Control Bylaw.

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 the subject lands being affected by this Amendment, is attached hereto for information purposes only.

LOCATION MAP

