



CORPORATION OF THE TOWN OF NEWMARKET

BY-LAW NUMBER 2016-18

A BY-LAW TO ADOPT AMENDMENT NUMBER 13 TO THE TOWN OF NEWMARKET OFFICIAL PLAN

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

1. Amendment Number 13 to the Town of Newmarket Official Plan, consisting of the following explanatory text and attached schedule, is hereby adopted.
2. This By-law shall come into force and take effect on the day of the final passing thereof.

ENACTED THIS 25TH DAY OF APRIL, 2016.

Tony Van Bynen, Mayor

Andrew Brouwer, Town Clerk

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PART A – PREAMBLE

1.0 PURPOSE OF THE AMENDMENT

The purpose of this amendment is to amend the policies applying to certain lands identified on Map Number 1, in the Town of Newmarket, being within the *Business Park – Mixed Employment* designation to permit outdoor storage on the lands.

2.0 LOCATION

The lands subject to this amendment are located at 429 and 445 Harry Walker Parkway South further described as part of Part 8 of Part of Lot 31, Concession 3, PIN 03619-0055; Parts 7, 9, and 10 of Part of Lot 31, Concession 3, PIN 03619-0055, PIN 03619-0089, PIN 03619-0117; part of Part 1 of Lot 3, Plan 65M-3804, PIN 03619-0213; Part 2 of Lot 3, Plan 65M-3804, PIN 03619-0213; and Part 6 of Block 6, Plan 65M-3804, PIN 03619-0216.

The subject lands are located on the east side of Harry Walker Parkway South, north of Mulock Drive. The subject land is shown more particularly on Map Number 1, which is appended for information purposes only.

3.0 BASIS OF THE AMENDMENT

Council has enacted this amendment in response to the following:

- 3.1 A request by the Regional Municipality of York for an official plan amendment and zoning by-law amendment to permit outdoor storage for a snow storage facility.
- 3.2 The Subject Lands are within the *Business Park – Mixed Employment* area on Schedule A, the Land Use Plan to the Newmarket Official Plan. The intent of this designation is to provide for the employment needs of the Newmarket community. The main permitted uses of the Mixed Employment designation include business and professional offices and research and development facilities. The specific policies indicate that outdoor open storage of goods, materials, and equipment associated with any Mixed Employment use shall not be permitted.
- 3.2 The proposed snow storage facility will form part of a larger development by the Regional Municipality of York including proposed York Regional Police and Emergency Medical Services buildings. The proposed snow storage facility will be located at the eastern edge of the property adjacent to Highway 404, reducing the visibility of outdoor storage. Furthermore, landscaping and berms will be accommodated on site through the Site Plan process to assist in the visual screening of the facility. This provides for appropriate setbacks from Harry Walker Parkway and the rest of the Business Park area.

- 3.3 As such the proposed development conforms to the intent, goals and strategic directions of the Official Plan. The addition of permission of outdoor storage use to the subject lands in the *Business Park – Mixed Employment* area is appropriate.

PART B – THE AMENDMENT

All of this part of the document entitled “Part B – The Amendment”, consisting of the following text constitutes Amendment No. 13 to the Newmarket Official Plan.

1.0 POLICIES

The Newmarket Official Plan is hereby amended as follows:

Section 6.3.2.3 of the Town of Newmarket Official Plan is hereby amended by adding to the existing *Business Park – Mixed Employment* policies:

- a) Notwithstanding Section 6.3.2.3, outdoor storage is a permitted use in the area designated as *Business Park – Mixed Employment* on the lands located at 429 and 445 Harry Walker Parkway South Queen Street further described as Parts 7, 8, 9, and 10 of Part of Lot 31, Concession 3, PIN 03619-0055, PIN 03619-0089, PIN 03619-0117; Parts 1 and 2 of Lot 3, Plan 65M-3804, PIN 03619-0123; and Part 6 of Block 6, Plan 65M-3804, PIN 03619-0216,

2.0 SCHEDULE

There is no change to Schedule A – Land Use Plan

3.0 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 the 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.

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 on an excerpt from the Town's Official Plan is for information purposes only.

