



# Corporation of the Town of Newmarket

## By-law 2023-XX

A By-law to adopt Amendment Number 35 to the Town of Newmarket 2006 Official Plan (415 Pickering Cres).

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 35 to the Town of Newmarket Official Plan, consisting of the following explanatory text and maps, is hereby adopted
2. And that this By-law shall come into force and take effect on the day of the final passing thereof.

Enacted this 26<sup>th</sup> day of June, 2023.

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John Taylor, Mayor

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Lisa Lyons, Town Clerk

**AMENDMENT NO. 35**  
**TO THE**  
**TOWN OF NEWMARKET**  
**OFFICIAL PLAN**

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## **PART A – PREAMBLE**

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### **1. PURPOSE OF THE AMENDMENT**

The purpose of the Official Plan Amendment Number 35 to the Town of Newmarket Official Plan 2006 is to amend Schedule A Land Use, to re-designate the subject lands identified on Location Map attached hereto from *‘Major Institutional’* to *‘Residential Areas’*, to permit the development of 24 three-storey townhouse dwelling units and four single detached dwellings.

### **2. LOCATION**

The lands subject to this amendment are located on the north side of Mulock Drive and on the northeast side of Pickering Crescent. The lands are legally described as Block 34 in Registered Plan 65M-2836 (the “Subject Lands”), municipally known as 415 Pickering Crescent. The subject lands affected by this Amendment are shown more particularly on the Location Map, which is appended for information purposes.

### **3. BASIS OF THE AMENDMENT**

The purpose of this Official Plan Amendment is to amend Schedule A – Land Use, to re-designate the subject property from *“Major Institutional”* to *“Residential Areas”* in order to facilitate the redevelopment of lands to create 24 three-storey townhouse dwelling units and four (4) single detached dwellings.

The amendment facilitates the commitment of the Official Plan to protect and strengthen existing neighborhoods. The redevelopment of the Subject Lands will respect the existing character of the area through site development process.

Pursuant to the objectives of the Official Plan, the amendment will facilitate development to provide a range of residential accommodation by housing type, tenure, size, location, and price ranges to help satisfy the Town’s housing needs. In addition, the proposed amendment will allow existing municipal infrastructure already in place to be utilized to service the proposed redevelopment. The proposed amendment will also facilitate residential development that represents a modest infill redevelopment and appropriate intensification of lands within the built-up portions of the *Urban Area* in the Town of Newmarket. The proposed residential development will contribute 24 three-storey townhouse dwelling units and four (4) single detached dwellings that will provide supply for housing type, tenure, sizes, location and ranges of price that will satisfy the need of the Town. The proposed residential development will provide opportunities for all household types including families, seniors and person with special needs.

The proposed residential development is abutting a '*Natural Heritage System*' as shown on **Schedule A** – Land Use by the Town of Newmarket Official Plan. The '*Natural Heritage System*' consists of woodlots, watercourses including intermittent watercourse and waterbodies. An Environmental Impact Study (EIS) prepared by Palmer has been submitted with this report in support of the proposed residential development. The EIS provides detailed description of the expected impacts of the proposed development on the Natural Heritage System and its associated features and ecological functions and a description of the actions/measures that may be required to avoid, prevent, change, minimize or mitigate impacts on the Natural Heritage features and functions as a result of the proposed development.

Section 12.0 of the Official Plan provides policy directions that ensures a high-quality built environment to create an attractive, accessible, comfortable, safe and healthy built environment, and a community with a built-form that enhances the Town's sense of place.

The proposed dwelling units are a low-rise residential which is consistent with the existing built form to adjacent areas. The proposed residential development supports active recreational and passive parks and open spaces by proposing a 3 metre wide trail that will provide direct linkage to the Town's existing trail system. The proposed outdoor amenity area will provide for active recreation for the future residents of the area.

The development conforms to the intent, goals and strategic directions of the Official Plan. The Official Plan Amendment is considered good planning, in the public interest and of benefit to current and future Newmarket residents.

## **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. 35 to the Newmarket Official Plan.

### **1. POLICIES**

The Newmarket Official Plan is hereby amended as follows:

- a) Amending Schedule A – Land Use Designation to Town of Newmarket Official Plan 2006, by redesignating the Subject Lands from “*Major Institutional*” to “*Residential Areas*”, attached hereto as Schedule “1”.
- b) Notwithstanding Section 9.3.3 Wetlands, subsection 2 of the Town of Newmarket Official Plan, a minimum of 10 metres buffer will be provided between the wetland and the proposed development on the land located at 415 Pickering Crescent further described as Block 34 on Plan 65M-2836, PIN 03613-0285
- c) Notwithstanding Section 9.3.2 Woodlots, subsection 2 of the Town of Newmarket Official Plan, a minimum of 3 metres woodlot buffer will be provided from the woodlot edge and will remain unaltered and undisturbed on the land located at 415 Pickering Crescent further described as Block 34 on Plan 65M-2836, PIN 03613-0285.

### **2. SCHEDULE**

Schedule “1”, which shows the lands affected by Amendment Number 35 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, 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 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 townhouse component on the lands affected by this Amendment pursuant to the provisions of the Planning Act and the Town's Site Plan Control Bylaw.

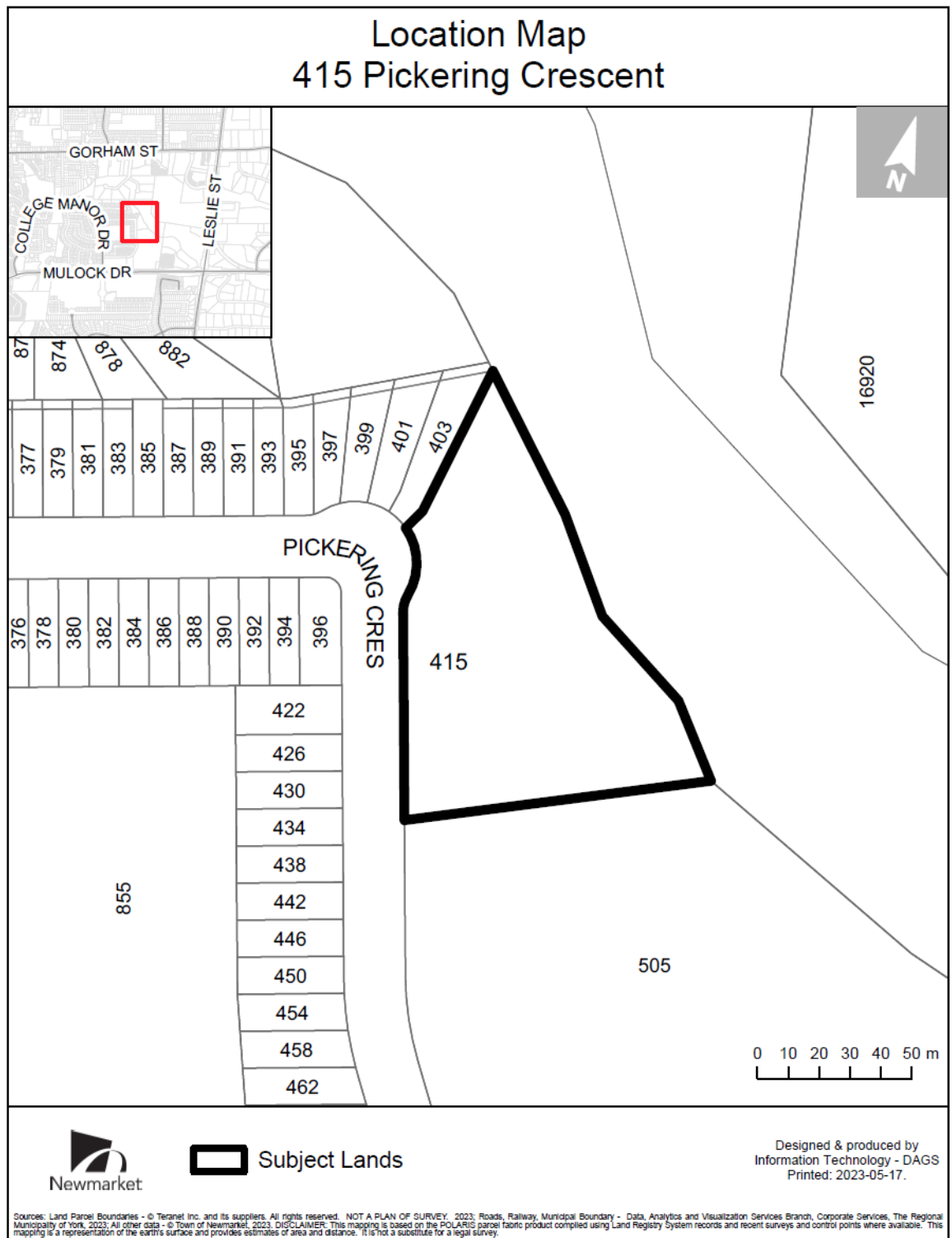
#### **PART C: THE APPENDIX:**

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

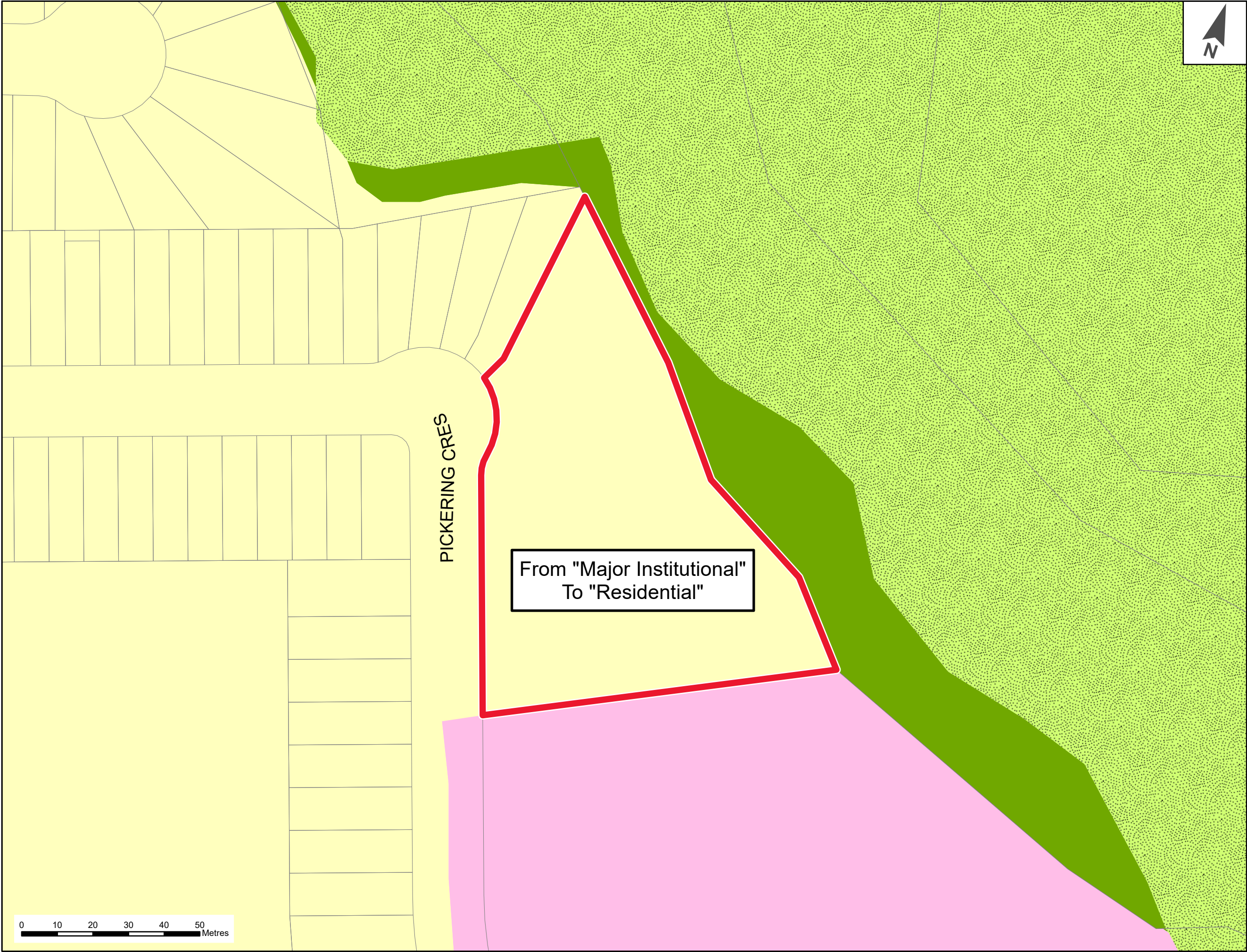
##### **1. Location Map**

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







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

-  Subject Lands
-  Municipal Boundary
- Official Plan Land Use
  -  Residential
  -  Major Institutional
  -  Parks & Open Space
  -  Natural Heritage System



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DISCLAIMER: This mapping is based on the POLARIS parcel fabric product compiled using Land Registry System records and recent surveys and control points where available. This mapping is a representation of the earth's surface and provides estimates of area and distance. This map has been produced for illustrative purposes only. It is not a substitute for a legal survey.