

Attachment 3 - Strategies and Actions Recommended by the Province and Completed by Newmarket

Province's List of Potential Strategies and Actions	Newmarket's Actions	Year Completed (if applicable)
<p>Strategies to encourage and promote gentle intensification to enable and expedite additional residential units in existing residential areas</p>	<p>Newmarket was one of the first municipalities in Ontario to permit accessory dwelling units as-of-right. More recently, the Town has worked with developers to consider building second suites as part of new developments, as opposed to leaving it to future homeowners to do through renovations. The Town's Official Plan Review will also explore opportunities to accommodate gentle intensification in appropriate areas. The Old Main Street Tertiary Plan already permits such options and the future Shining Hill Secondary Plan will also explore this area as well.</p>	<p>Old Main Street Tertiary Plan approved in 2019.</p> <p>Shining Hill Secondary Plan background work in progress.</p>
<p>Outline ways in which funding under provincial programs, such as the Streamline Development Approval Fund or Municipal Modernization Program, has been used to streamline existing municipal development approval processes</p>	<p>The Streamline Development Approval Fund was used to hire a consultant to review the Town's development approval process in consideration of Bill 109 and to make recommendations to streamline the process. The fund was also used to hire two contract land use planners to assist with processing development applications.</p>	<p>Development Approval Process Review completed in June 2023</p>

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<p>Identify potential measures where current lack of infrastructure capacity (e.g., water/wastewater servicing) may limit future housing development</p>	<p>The termination of the Upper York Sewage System Solutions and the unknown timeline on the completion of the improvements to the existing York Durham Sewage System may cause significant delay to future development.</p> <p>The Town is one of the first municipalities in York Region to enter into Inflow & Infiltration Reduction Agreements with York Region and two developers to create additional capacity to allow for the development of housing that otherwise would have been delayed.</p>	<p>Agreements made with York Region and two developers in 2016 and 2018 to facilitate Inflow & Infiltration Reduction Program.</p> <p>The additional capacity generated from the two agreements has supported the construction of approximately 900 units.</p>
<p>Strategies to use municipal surplus lands</p>	<p>In 2021, the Town committed to provide or secure 2 hectares of municipal land every 5 years for affordable housing development. The Town subsequently provided municipal land for the development of a non-profit (Inn From the Cold) emergency and transitional housing development, and has secured future commitments by Shining Hill Homes (St. John’s) Inc. and Forest Green Homes for additional affordable housing units.</p>	<p>2021</p>

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Commitment to plan for, fund, and approve (where applicable) specific critical municipal infrastructure to support growth and new housing (e.g., water, wastewater, transit etc.), which may include expanded capacity as well as fully new facilities/assets	The Town has an infrastructure upgrade program that increase sewer sizes both to ensure existing capacity constraints are addressed, as well as providing additional capacity for new developments.	
Priorities for strategic and site-specific planning decisions to expedite housing in Priority areas (e.g., around transit stations and in transit-serviced areas)	The Town pre-zoned lands within the Urban Centres Secondary Plan area and has supported the use of an MZO to expedite housing along a bus rapid transit corridor.	Supported two MZOs in 2022 and 2023
Update zoning by-laws to permit a greater range of housing to be built without the need for costly and lengthy rezoning applications	In 2019, the Town has pre-zoned approximately 290 ha (716 acres) of lands for mid and high rise redevelopment along our Yonge Street and Davis Drive Urban Centres.	2019
Financial incentives	The Town has created a Development Charge Deferral Policy intended to provide a financial incentive for the creation of mixed use, high-density developments.	Policy for the Deferral of Payment of Development Charges & Planning Application Fees within the Urban Centres adopted in June 2012 and updated in May 2018.