

**AMENDMENT NO. 40
TO THE
TOWN OF NEWMARKET
OFFICIAL PLAN**

DRAFT

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PART A – PREAMBLE

1. PURPOSE OF THE AMENDMENT

The purpose of the Official Plan Amendment Number 40 to the Town of Newmarket Official Plan 2006 is to amend the policies applying to the lands municipally known as 16756 and 16764 Bayview Avenue currently being within the Residential Areas designation by adding an apartment building up to 5 storeys as a permitted use on the subject land.

2. LOCATION

The lands subject to this amendment are located on the west side of Bayview Avenue and north of Mulock Drive, more particularly shown on the Location Map to this amendment.

The land is legally described as PT LT 91 CON 1 WHITCHURCH AS IN R555787 and PT LT 91 CON 1 WHITCHURCH AS IN B32623B EXCEPT PT 2, 65R2215; NEWMARKET (the “Subject Land”), municipally known as 16756 and 16764 Bayview Avenue.

3. BASIS OF THE AMENDMENT

The purpose of this Official Plan Amendment is to add a site-specific amendment to the Residential Areas designation to permit an apartment building up to five storeys as a permitted use on the subject land.

The subject land is within the “Residential Area (OPA #29)” on Schedule A: Land Use to the Town of Newmarket Official Plan. The objective of the Residential Area designation is to provide a range of residential accommodation by housing type, tenure, size, and location to help satisfy the Town of Newmarket’s housing needs that acknowledge and respect the existing physical character of the surrounding neighborhood. The Residential Areas Policies recognize the desirability of gradual ongoing change by allowing for contextually sensitive development through Planning Act applications, to permit development which contributes to a desirable urban structure, diversifies housing stock, optimizes the use of existing municipal services and infrastructure, and is compatible with and complementary to the surrounding neighborhood.

The decision to amend the site-specific permitted use in the Residential Areas is based on the following considerations:

1. 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.
2. The Amendment will provide an appropriate level of intensification on an underutilized property within the Urban Area that is well served by existing transit and infrastructure. The Amendment provides intensified, transit supportive development in support of Provincial, Regional and local policy.
3. The Provincial Policy Statement 2020 ("PPS") sets out the overall direction on matters of provincial interest related to land use planning and development and includes policies that encourage new growth within existing settlement areas and areas served by existing and planning infrastructure. The PPS promotes efficient, cost-effective development and land use patterns that are based on densities which:
 - a. Efficiently use land, resources, infrastructure, and public service facilities;
 - b. Are appropriate for, and efficiently use, the infrastructure and public facilities which are planned or available;
 - c. Minimize the length and number of vehicle trips by supporting active transportation and public transportation; and,
 - d. Provide a mix of land uses.

The proposed Amendment is consistent with the PPS.

4. A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2020 ("Growth Plan") is intended to guide decisions on a wide range of issues including economic development, land use planning, urban form, and housing. The Growth Plan supports transit-supportive intensification within built-up areas. The proposed Amendment will provide for the redevelopment of an underutilized site, in an area that is well-served by existing transit and will make use of existing infrastructure. The Amendment conforms with the Growth Plan.
5. The York Region Official Plan ("YROP") identifies the Amendment area as being within an Urban Area. The YROP directs and encourages growth to be accommodated within the existing Urban Area. The proposed Amendment is consistent with the YROP.

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. 40 to the Newmarket Official Plan.

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 an apartment building on the lands affected by this Amendment pursuant to the provisions of the Planning Act.

PART C: THE APPENDIX:

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

1. Map 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

16756 & 16764 Bayview Avenue



Subject Lands

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