

**Amendment No. 43
to the
Town of Newmarket Official Plan**

CONTENTS

PART A	THE PREAMBLE	PAGE
1.	Purpose of the Amendment	2
2.	Location	2
3.	Basis	2
PART B	THE AMENDMENT	
1.	Format of the Amendment	4
2.	Details of the Amendment	
Item 1	Section A - Land Use	4
3.	Schedules	5
4.	Implementation	6
PART C	THE APPENDIX	
	Map 1 – Location Map	7

PART A THE PREAMBLE

The Preamble provides an explanation of the amendment, including the location and purpose of the proposed amendment, basis of the amendment and a summary of the changes to the Town of Newmarket Official Plan, but does not form part of this amendment.

1. Purpose of the Amendment

The purpose of the Official Plan Amendment Number 43 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 'Commercial' to 'Residential Areas', to permit the development of 24 three-storey townhouse dwelling units.

2. Location

The lands subject to this amendment are located on the north side of Davis Drive and east of Hamilton Drive. The subject lands are comprised of several parcels municipally known as 1041 & 1051 Davis Drive and 15 & 23 Hamilton Drive. The subject lands have an area of approximately 0.54 hectares with 60.17 metres frontage along Davis Drive and 87.72 metres frontage along Hamilton Drive. The subject lands affected by this Amendment are shown more particularly on the Location Map, which is appended for information purposes (See Map 1). The surrounding land uses are low density residential uses to the north and south (across from the subject land, south of Davis Drive). Commercial uses are east of the property, at the intersection of Leslie Street and Davis Drive. There are low density residential uses and a redevelopment proposal to the west.

3. Basis

The decision to amend the land use designation in Schedule A – Land Use is based on the following considerations:

1. The proposal is consistent with the PPS by providing a mix of housing types within an existing settlement area, along a transit corridor, allowing for efficient use of existing infrastructure, and promoting supportive densities to facilitate a compact urban form.
2. The proposal supports and is consistent with York Region Official Plan policies as the proposal is redevelopment and intensification along a Regional Corridor within a Protected Major Transit Stations Area (PMTSA).
3. 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 and the surroundings through site development process.

4. 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. The proposed amendment will also facilitate residential development located along an arterial road 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 units to the Town's mix of housing types, tenures, sizes and location.
5. The proposed residential development is abutting an existing residential neighbourhood to the north, west and south. Most of the parcels in the subject land were designated Commercial, however, the parcels were zoned Residential. Therefore, the current zoning does not conform to the Official Plan. The proposed Official Plan amendment is aligned with the proposed Zoning By-law. The proposed townhouse development is compatible with the existing and surrounding residential character of the neighbourhood.
6. Section 12 of the Official Plan provides direction 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 townhouses represent a more intensive form of residential uses which reflect their location next to an arterial road but are of a compatible scale to the surrounding residential dwellings and the proposed redevelopment of townhouses across the street on northwest side of Davis Drive and Hamilton Drive. Any possible impact would be minimized by the landscaping buffer, sufficient setbacks and height limitation.
7. 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

The Amendment describes the additions, deletions and/or modifications to Schedule A – Land Use of the Town of Newmarket Official Plan and constitutes Official Plan Amendment No. 43 has been shown on the attached map designated as Schedule 1.

1. Format of the Amendment

Official Plan Amendment No. 43 consists of the following proposed modifications to the text and Schedule A – Land Use of the Town of Newmarket Official Plan. The Schedule of the Official Plan proposed for modification is identified as “**Item**”.

Where additions to the existing text are proposed, they are identified in “**bold**”. Where the text is proposed to be deleted, it is shown in “~~striketrough~~”. Where appropriate, unchanged text has been included for context and does not constitute part of Official Plan Amendment No. 43.

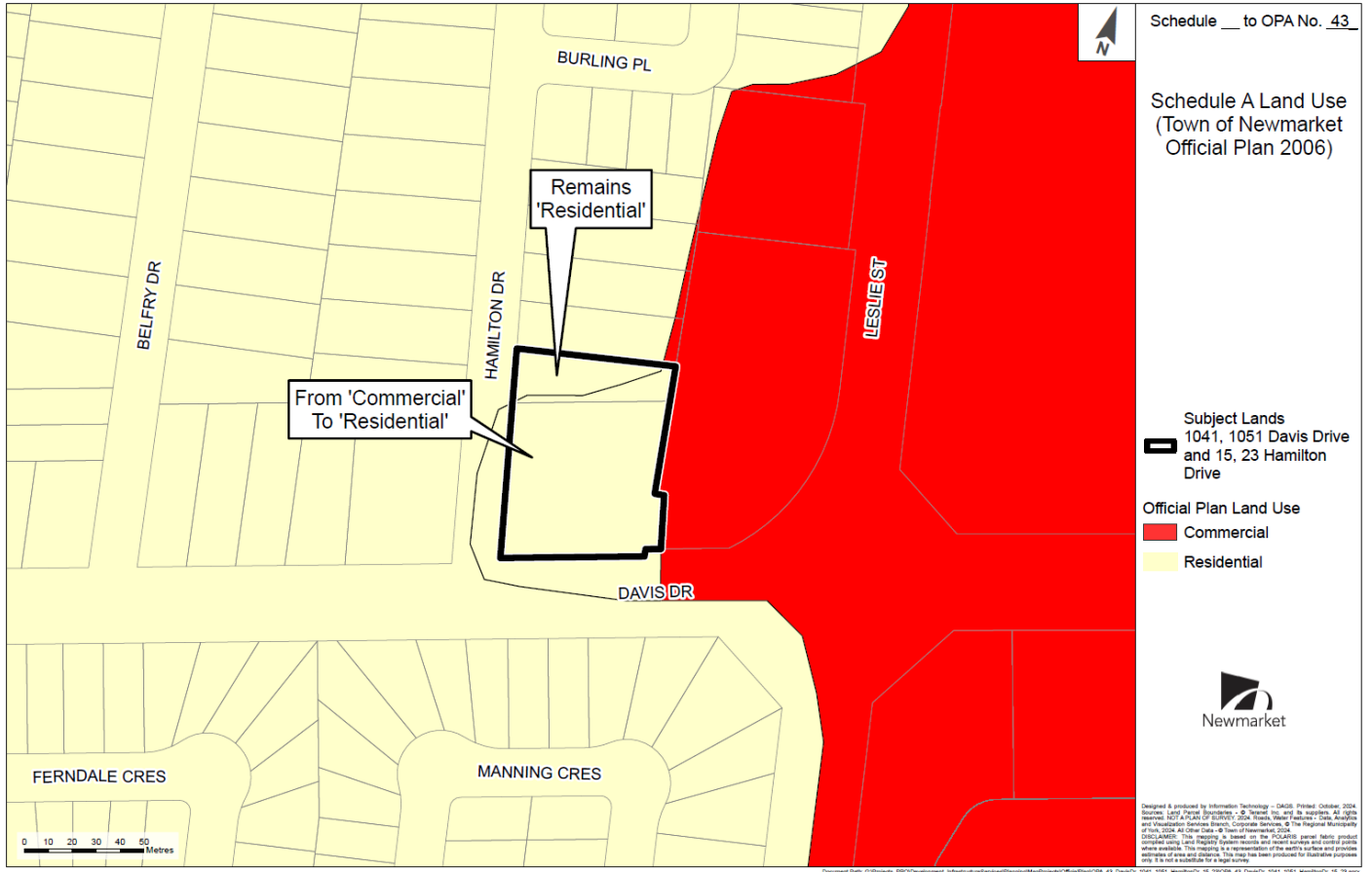
2. Details of the Amendment

Item 1 Section A - Land Use

- a) Amending Schedule A – Land Use Designation to Town of Newmarket Official Plan, by redesignating the three parcels of the Subject Lands municipally known as 1041, 1051 Davis Drive and 15 Hamilton Drive from “Commercial” to “Residential Areas”, attached hereto as Schedule “1”.

3. Schedules

Schedule 1 – Schedule A: Land Use



4. 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 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.

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PART C 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 lands is attached hereto for information purposes only.

