

**Amendment No. 45
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	Schedule A: Land Use (OP)	5
Item 2	Schedule 3: Land Use (UCSP)	5
Item 3	Schedule 4: Height and Density	5
Item 4	Schedule 5: Street Network	5
Item 5	Schedule 6: Parks, Open Space & Natural Heritage	5
3.	Schedules	
	Schedule “A” - Schedule A: Land Use	7
	Schedule “B” - Schedule 3: Land Use	8
	Schedule “C” - Schedule 4: Height and Density	9
	Schedule “D” - Schedule 5: Street Network	10
	Schedule “E” – Schedule 6: Parks, Open Space & Natural Heritage	11
PART C	THE APPENDIX	
	Map 1 – Location Map	13

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 this amendment is to amend policies and schedules of Section I of the Town of Newmarket Official Plan and Section II of the Town of Newmarket Official Plan (OPA No. 10), also known as the Newmarket Urban Centres Secondary Plan (Secondary Plan), to redesignate a portion of the subject land to “Mixed Use” and redesignate a portion of the subject land to “Parks and Open Space” to permit a breathing space and trail. No development is currently proposed for the Mixed Use portion of the subject land.

2. Location

The proposed amendments are made to the schedules of the Official Plan and Secondary Plan and are applied to 230 Davis Drive as shown on Map 1 to this amendment.

The subject land is located on the south side of Davis Drive, east of Parkside Drive. The subject land is known as 230 Davis Drive. Legally it is described as PT LT 4 PL 32 WHITCHURCH PTS 4,5,6,10 & 11 65R36045; SUBJECT TO AN EASEMENT OVER PT 1 EXPROP. PLAN YR1370424 IN FAVOUR OF THE REGIONAL MUNICIPALITY OF YORK AS IN YR1370424; SUBJECT TO AN EASEMENT OVER PARTS 5, 10, 11 ON 65R-36045 & PARTS 8, 10, 20 ON 65R-35828 IN FAVOUR OF PARTS 1 TO 4 ON 65R-34936 AS IN YR2559889; TOWN OF NEWMARKET.

3. Basis

The purpose of this Town-initiated amendment is to redesignate a portion of the subject land as “Mixed Use” and a portion of the subject land as “Parks and Open Space”. The Church of Christ lands will remain in private ownership and there is currently no development proposed for this portion of the subject land. A breathing space and trail are proposed to be constructed on the Town owned portion of the subject land.

1. The Provincial Planning Statement 2024 (“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 planned infrastructure. The PPS promotes development and land use patterns that:

- a. Efficiently use land and resources;
- b. Optimize existing and planned infrastructure and public service facilities;
- c. Promote healthy, active, and inclusive communities by facilitating active transportation and community connectivity;
- d. Provide a mix of land uses, including housing options, transportation options with multimodal access, recreation, parks and open space to meet long-term needs.

The proposed Amendment is consistent with the PPS.

2. The York Region Official Plan (“YROP”) was deemed part of the Town’s Official Plan by Bill 185 on July 1, 2024. The proposed amendment supports and is consistent with York Region Official Plan policies as the amendment supports future redevelopment on a portion of the subject lands that are on a Regional Corridor within a Major Transit Station Area (MTSA). The Parks and Open Space designation will be retained on a portion of the subject land and will provide a direct connection from Davis Drive to the Regional Greenlands system.
3. The Official Plan Amendment proposes to bring the subject land into the Urban Centres Secondary Plan (UCSP). The Urban Centres Secondary Plan proposed the Parks and Open Space designation and a neighbourhood park on the subject land. The designation was deferred until a site specific amendment is brought forward to establish the designation in the Secondary Plan. The intent of the neighbourhood park is to provide a link between Haskett Park and the existing established neighbourhood and planned higher density areas on Davis Drive. The Parks and Open Space designation will be provided on a portion of the subject land that is planned to accommodate a breathing space on Davis Drive and a future trail to provide an important mid-block connection.

The Secondary Plan provides policies for the Davis Drive corridor, which is to be a focus for intensification. The redesignation of a portion of the subject land to Mixed Use will provide redevelopment opportunities for the privately owned portion of the subject land.

The proposed amendment meets the intent of the Official Plan and Secondary Plan.

Item 1 Schedule A: Land Use (OP)

- Update mapping to remove the subject land from the Yonge Street Regional Centre and to include the Church of Christ portion of the subject land within the Davis Drive Regional Corridor.
- Update mapping to redesignate the Town owned land to Parks and Open Space.

Item 2 Schedule 3: Land Use (UCSP)

- Update mapping to add the Mixed Use Designation to the Church of Christ portion of the subject land and add the Parks and Open Space designation on the Town owned portion of the property.
- Remove label “Subject to Section 16.0 Deferrals” from the subject property.

Item 3 Schedule 4: Height and Density

- Update mapping to include the front portion of the subject land within the Medium-High Density area and the rear portion of the property within the Medium Density area.
- Add the Parks and Open Space designation on the Town owned portion of the subject land.
- Remove label “Subject to Section 16.0 Deferrals” from the subject property.

Item 3 Schedule 5: Street Network

- Add the Parks and Open Space designation on the Town owned portion of the subject land. Remove label “Subject to Section 16.0 Deferrals” from the subject property.

Item 4 Schedule 6: Parks, Open Space & Natural Heritage

- Add the Parks and Open Space designation on the Town owned portion of the subject land. Include a “Neighbourhood Park 5” label to be only on the Town owned portion of the subject land.
- Remove label “Subject to Section 16.0 Deferrals” from the subject property.

PART B THE AMENDMENT

The Amendment describes the additions, deletions, and/or modifications to Section I and II of the Town of Newmarket Official Plan and constitutes Official Plan Amendment No. 45

1. Format of the Amendment

Official Plan Amendment No. 45 consists of the following proposed modifications to the text and Schedules to Section I of the Town of Newmarket Official Plan and Section II, also known as the Newmarket Urban Centres Secondary Plan

(Secondary Plan). Sections and Schedules of the Official Plan and Secondary Plan proposed for modifications are identified as “**Items**”.

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 “~~strikethrough~~”. Where appropriate, unchanged text has been included for context and does not constitute part of Official Plan Amendment No. 45.

2. Details of the Amendment

Item 1 Schedule A: Land Use (OP)

Schedule A: Land Use is updated by removing the subject land from the Yonge Street Regional Centre and including the subject land within the Davis Drive Regional Corridor. Schedule A is also updated to add the Parks and Open Space designation on the Town owned portion of the subject land.

Item 2 Schedule 3: Land Use (UCSP)

Schedule 3: Land Use is updated by redesignating a portion of the subject land as Mixed Use and adding the Parks and Open Space designation on a portion of the subject land. This schedule is also revised by deleting from the subject land the label “Subject to Section 16.0 Deferrals”.

Item 3 Schedule 4: Height and Density

Schedule 4: Height and Density is revised to include the front portion of the subject land within the Medium-High Density area and the rear portion of the property within the Medium Density Area. The Parks and Open Space designation is added on the Town owned portion of the subject land. This schedule is also revised by deleting from the subject land the label “Subject to Section 16.0 Deferrals”.

Item 4 Schedule 5: Street Network

Schedule 5: Street Network is updated with the Parks and Open Space designation on a portion of the subject land. This schedule is also revised by deleting from the subject land the label “Subject to Section 16.0 Deferrals”.

Item 5 Schedule 6: Parks, Open Space & Natural Heritage

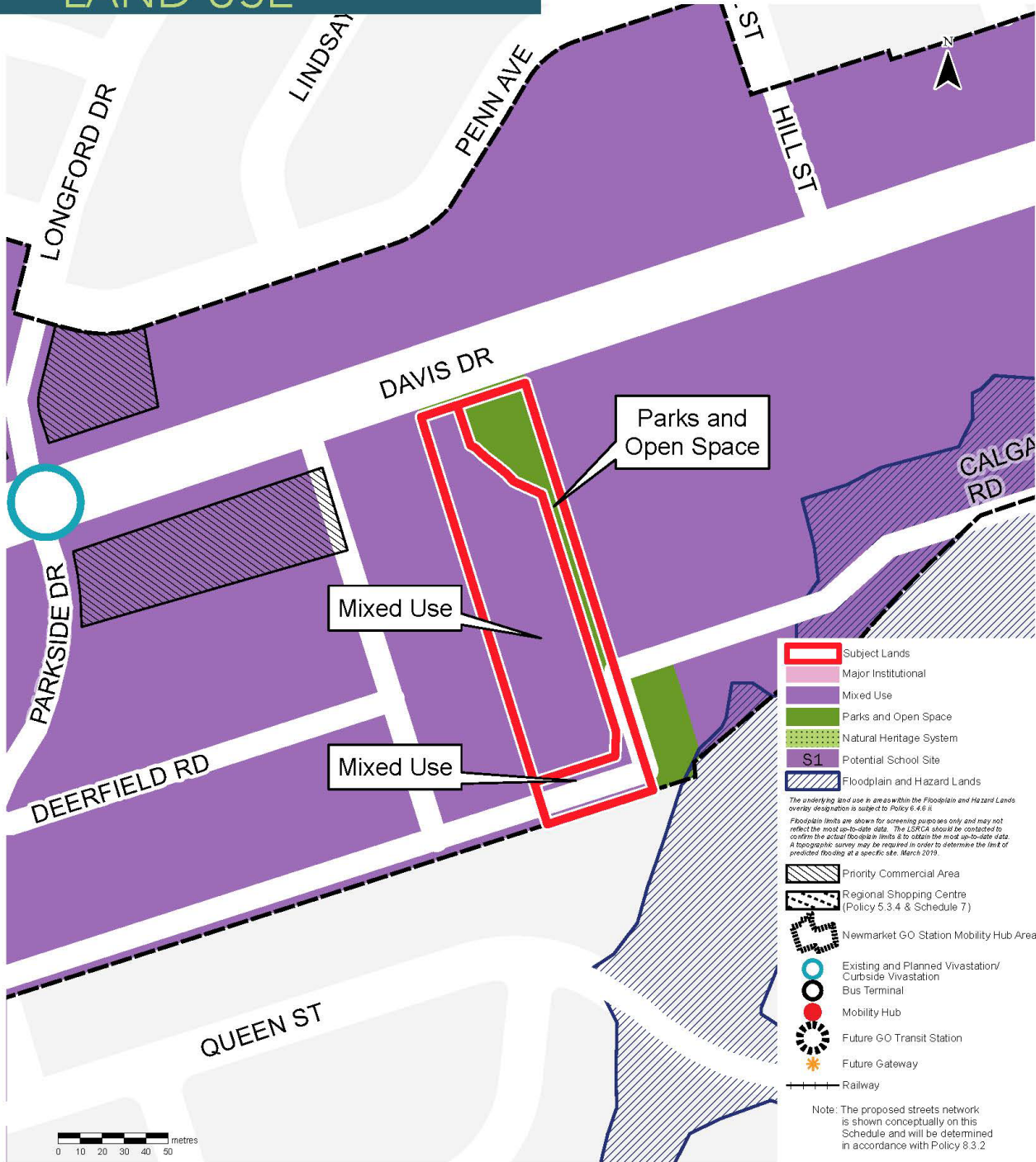
Schedule 6: Parks, Open Space & Natural Heritage is updated with the Parks and Open Space designation on a portion of the subject land. The label “Neighbourhood Park 5” is added on the Town owned portion of the subject land.

This schedule is also revised by deleting from the subject land the label “Subject to Section 16.0 Deferrals”.

All other requirements of the Official Plan and Secondary Plan remain in place.

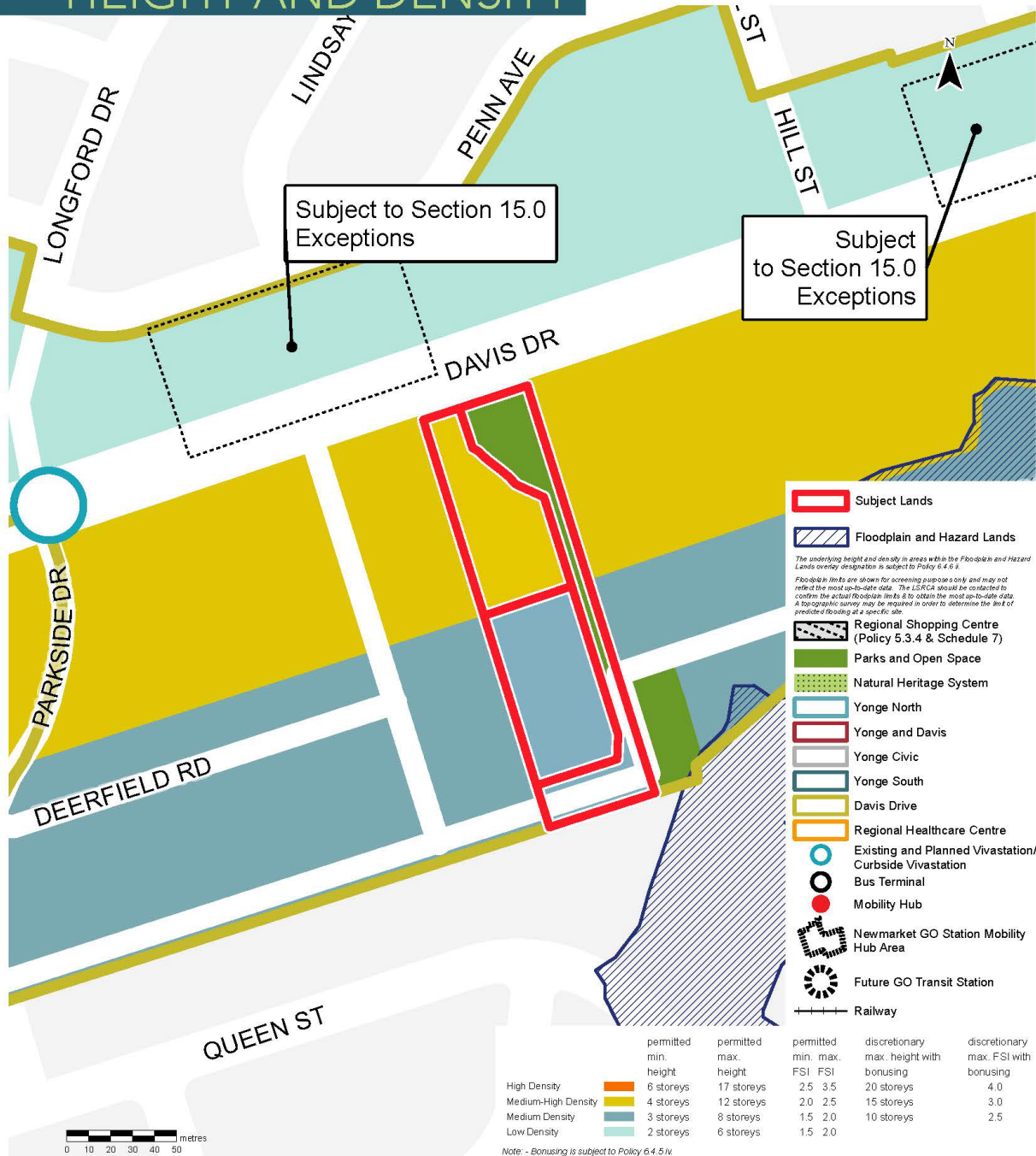
DRAFT

SCHEDULE 3: LAND USE



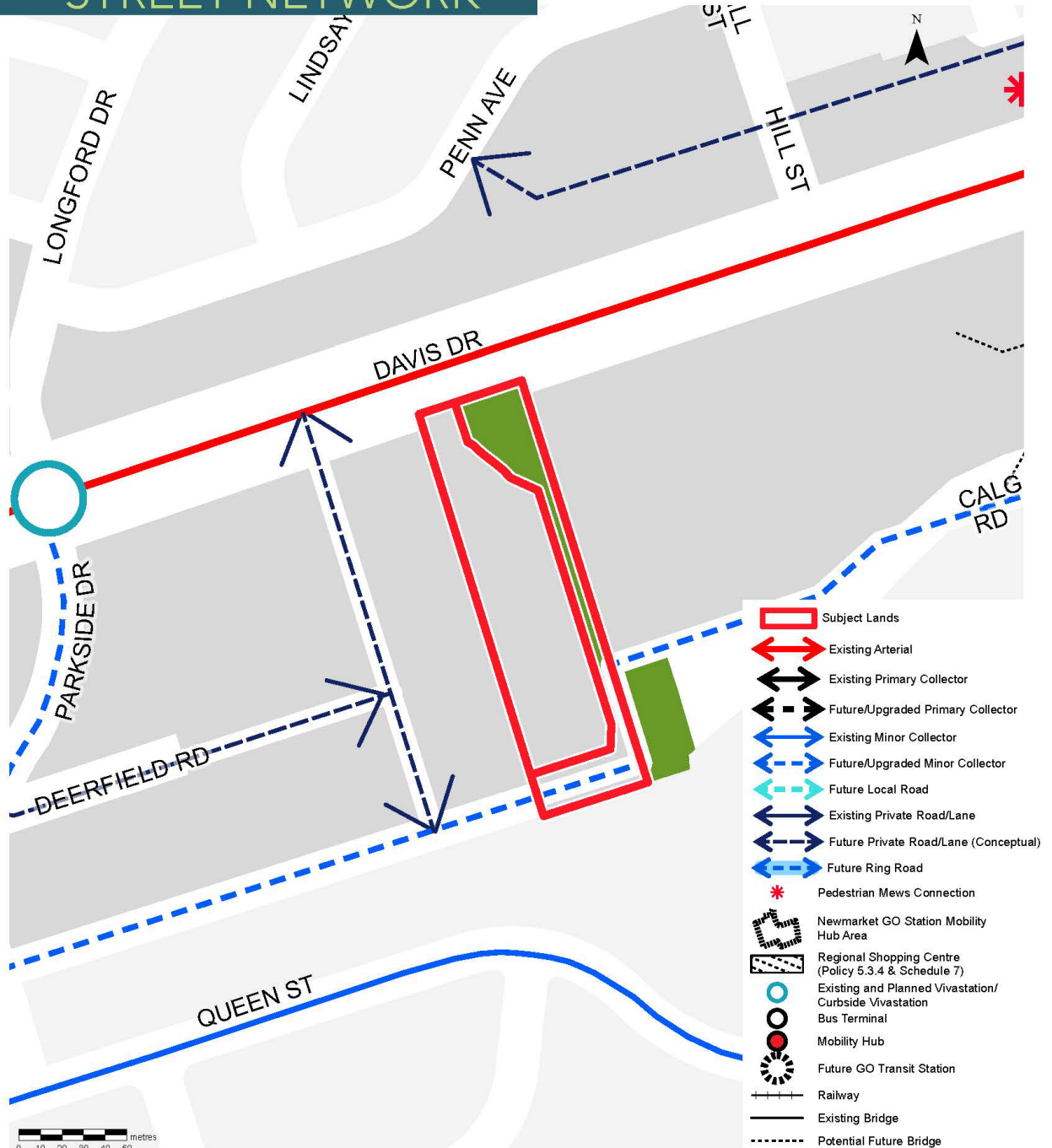
Designed & Produced by Information Technology – GIS Updated: August 2022. Source: Roads, Municipal Boundary, Railway, Waterbodies- Geomatics Division, Planning and Development Services Department © The Regional Municipality of York, 2011; Flood Plain - Lake Simcoe Region Conservation Authority, 2019; All other map layers - Town of Newmarket. **DISCLAIMER: This document is provided by the Town of Newmarket for your personal, non-commercial use. The information depicted on this map has been compiled from various sources. While every effort has been made to accurately depict the information, data mapping errors may exist. This map has been produced for illustrative purposes only. It is not a substitute for a legal survey.**

SCHEDULE 4: HEIGHT AND DENSITY



Designed & produced by Information Technology – DAGS. Updated August, 2024. Source: Roads, Municipal Boundary, Railway, Waterbodies- Geomatics Division, Planning and Development Services Department © The Regional Municipality of York, 2011, Flood Plan - Lake Simcoe Region, Conservation Authority, 2019. All other map layers - Town of Newmarket. **DISCLAIMER:** This document is provided by the Town of Newmarket for your personal, non-commercial use. The information depicted on this map has been compiled from various sources. While every effort has been made to accurately depict the information, data/mapping errors may exist. This map has been produced for illustrative purposes only. It is not a substitute for a legal survey.

SCHEDULE 5: STREET NETWORK



Designed & produced by Information Technology – DAGS. Updated August, 2024. Source: Roads, Municipal Boundary, Railway, Waterbodies- Geomatics Division, Planning and Development Services Department © The Regional Municipality of York, 2011, Flood Plain- Lake Simcoe Region Conservation Authority, 2019. All other map layers – Town of Newmarket. **DISCLAIMER: This document is provided by the Town of Newmarket for your personal, non-commercial use. The information depicted on this map has been compiled from various sources. While every effort has been made to accurately depict the information, data/mapping errors may exist. This map has been produced for illustrative purposes only. It is not a substitute for a legal survey.**

SCHEDULE 6: PARKS, OPEN SPACE & NATURAL HERITAGE



Designed & produced by Information Technology – DAGS. Updated August, 2024. Source: Roads, Municipal Boundary, Railway, Waterbodies- Geomatics Division, Planning and Development Services Department © The Regional Municipality of York, 2011; Flood Plain - Lake Simcoe Region Conservation Authority, 2019. All other map layers - Town of Newmarket. **DISCLAIMER: This document is provided by the Town of Newmarket for your personal, non-commercial use. The information depicted on this map has been compiled from various sources. While every effort has been made to accurately depict the information, data/mapping errors may exist. This map has been produced for illustrative purposes only. It is not a substitute for a legal survey.**

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.

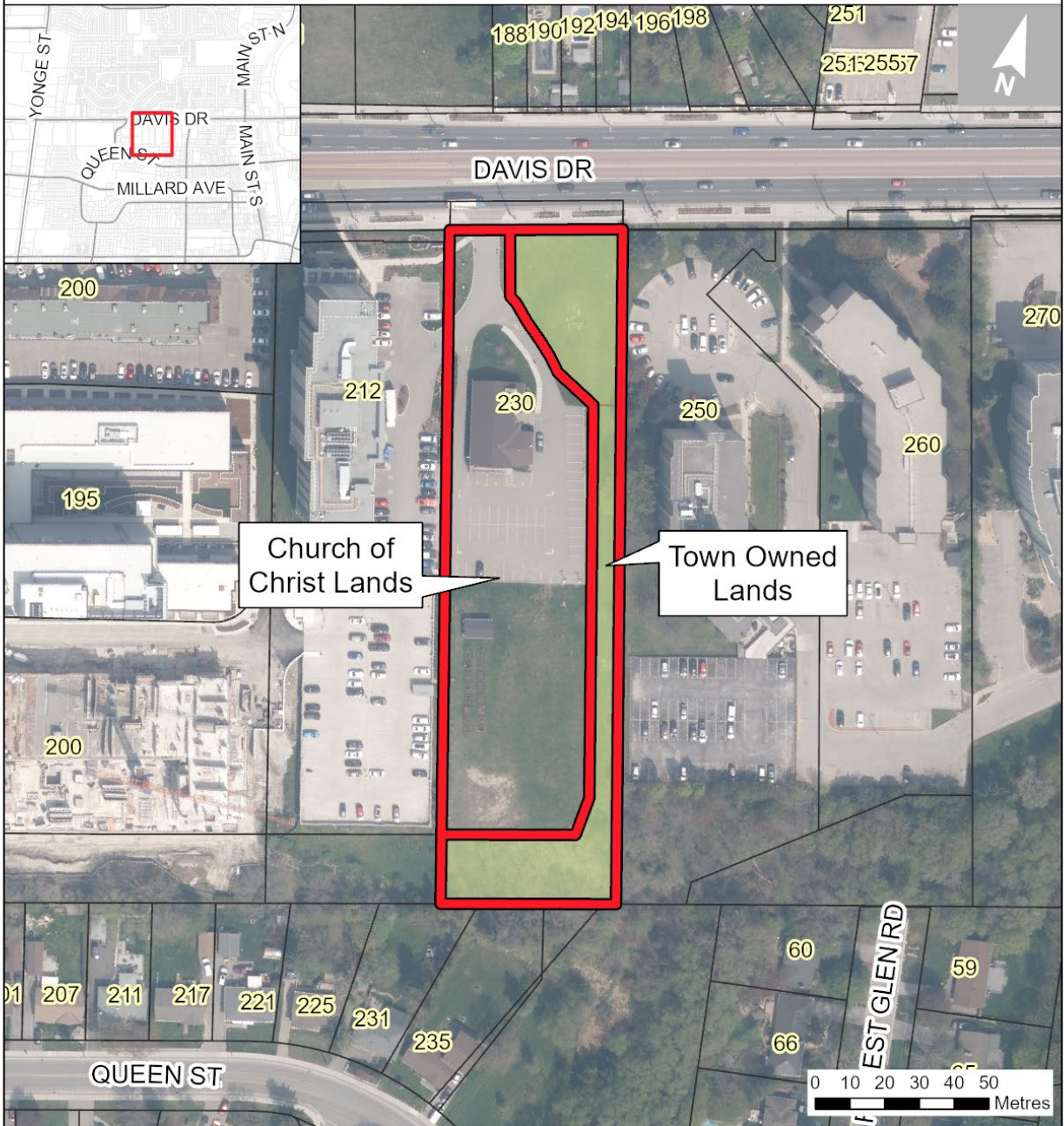
PART C THE APPENDIX

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 land is attached hereto for information purposes only.

230 DAVIS DRIVE



 Subject Lands

Designed & produced by
Information Technology - DAGS
Printed: 2024-12-16.

Sources: 2023 Colour Ortho Imagery - First Base Solutions Inc., 2023 Orthophotography; Land Parcel Boundaries - © Teranet Inc. and its suppliers. All rights reserved. NOT A PLAN OF SURVEY 2024; Roads, Railway, Municipal Boundary © The Regional Municipality of York, 2024; All other data - © Town of Newmarket, 2024. 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. It is not a substitute for a legal survey.