



Corporation of the Town of Newmarket

By-law 2025-80

A By-law to adopt Amendment Number 46 to the Town of Newmarket Official Plan (62 Bayview Parkway, the Regional Municipality of York).

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

Enacted this 14th day of July, 2025.

John Taylor, Mayor

Lisa Lyons, Town Clerk

**Amendment No. 46
to the
Town of Newmarket Official Plan**

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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 46 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', and re-defining the boundaries of 'Natural Heritage System' to permit the development of a mid-rise apartment building.

Also to amend Schedule B Natural Heritage System, to modify the 'Natural Heritage System, Woodlot' on the subject lands identified on Location Map attached hereto.

2. Location

The proposed amendments are made to the text and schedules of the Official Plan and are applied to 62 Bayview Parkway as shown on Map 1 to this amendment.

The subject lands are situated on the south side of Bayview Parkway, just north of Davis Drive. They are known as 62 Bayview Parkway and legally described as Lots 96 on Registered Plan 65R-19357, in the Town of Newmarket, Regional Municipality of York. The lands cover an area of 16,270 m² (1.627 Ha) and have approximately 237.5 metres (779.2 ft) of frontage along Bayview Parkway. Currently, the site is vacant, with surrounding uses including a low-density residential neighbourhood to the east, commercial uses to the north and south, and Lake Simcoe Regional Conservation Authority lands to the west.

3. Basis

The decision to redesignate the subject lands from Major Institutional to Residential and modifying the Natural Heritage System is based on the following considerations:

1. The amendment provides an appropriate level of intensification on an underutilized property that is well served by existing transit and infrastructure. The subject lands are located within walking distance to a Bus Rapid Transit station (Viva Davis Drive) and the Newmarket GO station at the Tannery Mall. The amendment provides intensified, transit-supportive development in support of Provincial, Regional and local policy.
2. The Provincial Policy 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 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;
- d. Provide a mix of land uses.

The proposed Amendment is consistent with the PPS.

3. 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 and to create environmentally sustainable developments. The proposed Amendment is consistent with the YROP.
4. The Official Plan, as amended, designates the subject lands as Major Institutional and Natural Heritage System. A change in land use is required to reflect the fundamental shift in the intended use of the property to permit the development of a 9-storey apartment building. Therefore, an amendment is required. The proposed development meets the intent of the Official Plan.

PART B THE AMENDMENT

The Amendment describes the additions, deletions and/or modifications to the Town of Newmarket Official Plan and constitutes Official Plan Amendment No. 46.

1. Format of the Amendment

Official Plan Amendment No. 46 consists of the following proposed modifications to Schedules A & B of the Town of Newmarket Official Plan. Sections and Schedules 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 “~~striketrough~~”. Where appropriate, unchanged text has been included for context and does not constitute part of Official Plan Amendment No. 46.

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 Subject Land municipally known as 62 Bayview Parkway from “Major Institutional” to “Residential” and modifying the “Natural Heritage System” boundaries, attached hereto as Schedule “1”.

Item 2 Section B – Natural Heritage System

- a) Amending Schedule B – modifying the boundaries of Natural Heritage System in accordance with Schedule “2”.

3. Schedules

Item 1: Schedule A - Land Use is modified in accordance with the attached Schedule 1.



Schedule B
Natural Heritage System
(Town of Newmarket
Official Plan 2006)

Subject Lands
62 Bayview Parkway

Official Plan Natural
Heritage

Woodlot

Water Features

Watercourse

Floodplain

*Floodplain limits are shown for screening purposes only and may not reflect the most current data. The Lake Simcoe Region Conservation Authority should be contacted to confirm the actual floodplain limits to obtain the most up-to-date data. A topographic survey may be required in order to determine the limit of predicted flooding at a specific site. March 2023.

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0 10 20 30 40 50 Metres

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.

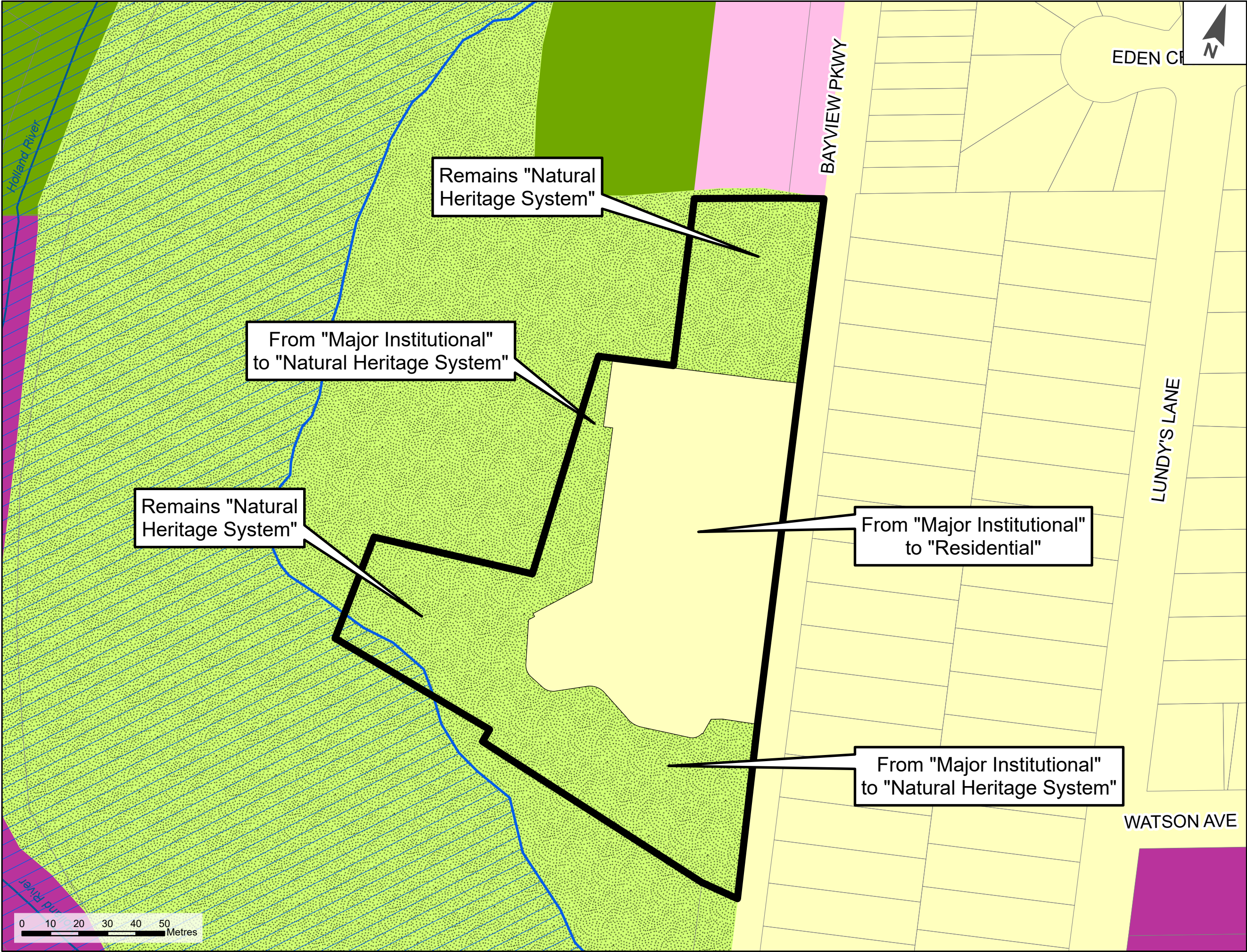
PART C THE APPENDIX

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 lands is attached hereto for information purposes only.







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

 Subject Lands
62 Bayview Parkway

Official Plan Land Use

-  Major Institutional
-  Residential
-  Urban Centre
-  Parks and Open Space
-  Natural Heritage System

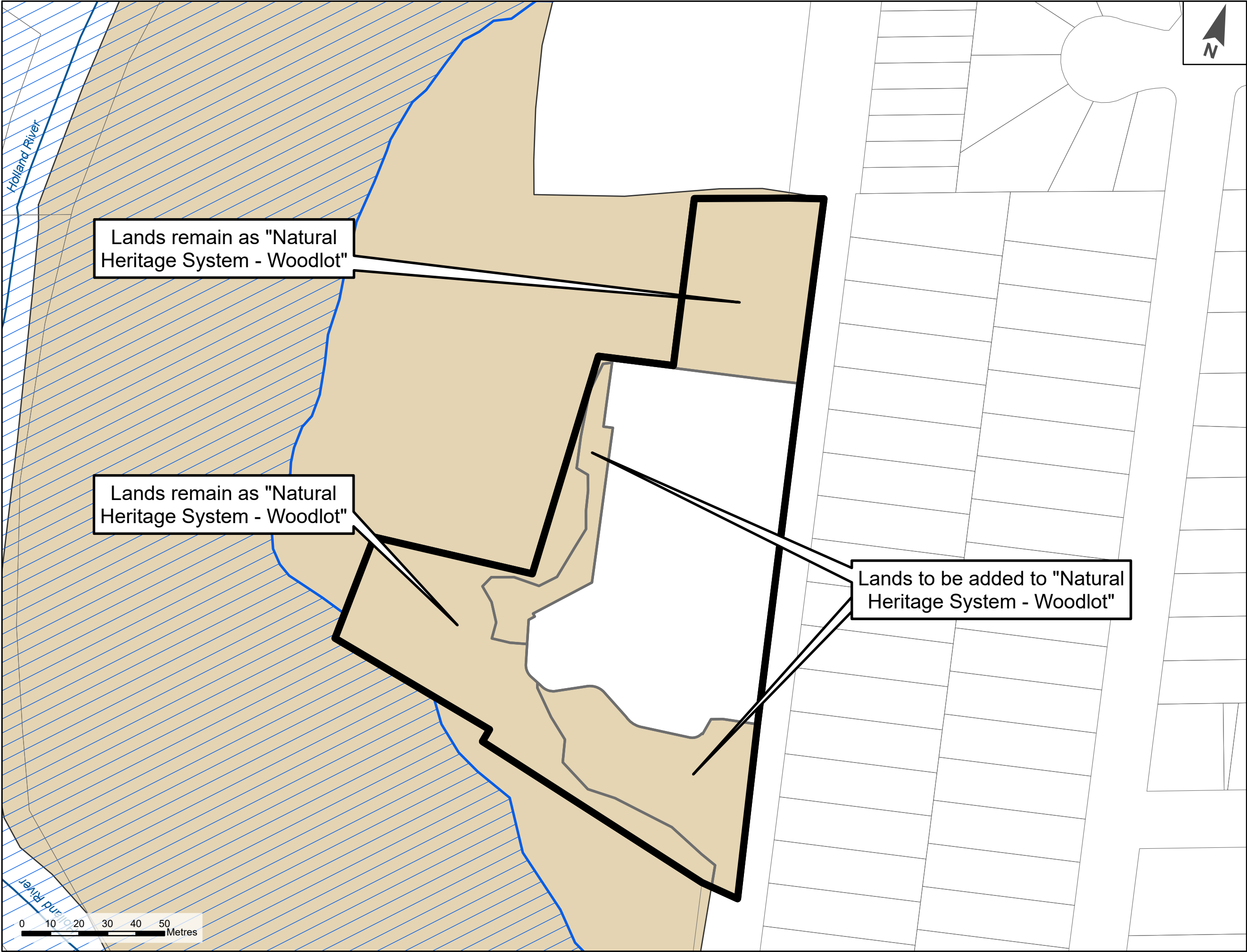
Water Features

-  Watercourse
-  Floodplain

*Floodplain limits are shown for screening purposes only and may not reflect the most current data. The Lake Simcoe Region Conservation Authority should be contacted to confirm the actual flood-plain limits and to obtain the most up-to-date data. A topographic survey may be required in order to determine the limit of predicted flooding at a specific site. March 2023.



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Schedule B
Natural Heritage System
(Town of Newmarket
Official Plan 2006)

 Subject Lands
62 Bayview Parkway

Official Plan Natural
Heritage

 Woodlot

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