

Established Neighbourhood Compatibility Study

Town-Initiated Official Plan Amendment and Zoning By-law Amendment to By-laws 1979-50, 1981-96, and 2010-40

Take notice that the Council of the Corporation of the Town of Newmarket will hold an open house and a public meeting on:

TUESDAY, APRIL 14, 2020

Open House: 6:00 p.m.

Public Meeting: 7:00 p.m.

in the Council Chambers at the Municipal Offices, 395 Mulock Drive, to consider Town-initiated Official Plan Amendment and Zoning By-law Amendment under the *Planning Act*, RSO 1990, c. P. 13 as amended.

Purpose and effect: The purpose of these amendments is to enact the recommendations from the Established Neighbourhoods Compatibility Study, which has been led by the Town since early 2019 related to growth, change, and compatibility of development in established residential areas. The study is occurring due to the ongoing Interim Control By-law that temporarily limits the ability to increase the size of residential structures in much of Newmarket.

The proposed amendments include a number of changes, which can all be found online at www.newmarket.ca/ENCS. The proposed changes generally include:

- Adopting more detailed Official Plan policies related to the common physical characteristics of Newmarket neighbourhoods to guide development and change
- Changing how much of a lot can be covered by buildings (lot coverage) in established residential areas to allow for growth, but seek compatibility of development
- Changing how the by-law regulates building height, to allow new houses but ensure they are of a height that is compatible with the surrounding area
- Changing how the by-law regulates storeys in houses to provide more flexibility in interior design
- Recognizing the need for supportive housing and reducing barriers to it
- Recognizing that the local collector streets of Gorham Street, Eagle Street, and Prospect Street have a range of small-scale multi-unit residential buildings such as duplexes and triplexes, along with small commercial uses and medical offices, and to allow these more generally along these streets
- Repealing the older zoning by-laws of 1979-50 and 1981-96 where they are still in place for developed residential areas in the western edges of Newmarket to bring these properties under the Town's current 2010 zoning by-law

No location map is provided, as the by-laws apply to all areas of Newmarket outside of the Yonge Street and Davis Drive urban centres zoning by-law 2019-06.

Any person may attend the public meeting to make written or verbal representation either in support of or in opposition to the Official Plan Amendment or the Zoning By-law Amendment. If you wish to use the Town's audio/visual system, please contact Legislative Services no later than noon on the day of the meeting to make the appropriate arrangements. Should you be unable to attend the public meeting, your written submission will be received up to the time of the meeting.

If you wish to be notified of the decision of the Town of Newmarket on the proposed Official Plan Amendment or Zoning By-law Amendment, you must make a written request to the Town of Newmarket, 395 Mulock Drive, P.O. Box 328, STN Main Newmarket, ON L3Y 4X7.

Official Plan Amendment: If a person or public body would otherwise have an ability to appeal the decision of the Regional Municipality of York on the Official Plan Amendment to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Newmarket before the proposed official plan amendment is adopted, the person or public body is not entitled to appeal the decision.

Zoning By-law Amendment: If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Town of Newmarket before the by-law is passed, the

person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Newmarket before the proposed Official Plan Amendment is adopted, or before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Additional information relating to the Official Plan Amendment and Zoning By-law Amendment is available for inspection between 8:30 a.m. to 4:30 p.m. on weekdays at the Municipal Offices (395 Mulock Drive, Newmarket).

Dated: March 10, 2020

For more information about this matter, including information about appeal rights, contact Ted Horton, Senior Planner, at thorton@newmarket.ca or visit the Town's website page related to these recommendations at www.newmarket.ca/ENCS