

Zoning By-Law: 2018-48 | **File:** NP-P-18-02 | **Location:** Yonge Street and Davis Drive Urban Centres, as specified in By-law 2018-48

Take notice that the Council of the Town of Newmarket passed By-Law Number 2018-48 on the 24th day of September, 2018, under Section 34 of the Planning Act, R.S.O. 1990, c. P. 13, as amended.

And take notice that any person or public body may appeal to the Local Planning Appeals Tribunal (LPAT) in respect to the By-law by filing with the Clerk of the Corporation of the Town of Newmarket no later than 4:30 p.m. on the 24th day of October, 2018 a notice of appeal setting out the objection to the By-Law and the reasons for the appeal, accompanied by the prescribed appeal fee(s), made payable to the Minister of Finance in the amount of \$300.00. If you wish to appeal to the LPAT, a copy of an appeal form is available from the LPAT website at <http://elto.gov.on.ca/tribunals/lpat/about-lpat>. In addition to the fees listed above, pursuant to By-law No. 2017-66, a processing fee of \$163.50 per LPAT appeal, payable to the Town of Newmarket is required to be paid at the time of filing a Notice of Appeal.

An explanation of the purpose and effect of the bylaw, describing the lands to which the bylaw applies, and location maps showing the location of the lands to which the bylaw applies, are attached. The complete bylaw is available for inspection in the Town Clerk's office during regular office hours.

Only individuals, corporations and public bodies may appeal a by-law to the Local Planning Appeal Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

By-law Number 2018-48, being a new Zoning By-law for the Town of Newmarket's Urban Centres, affects all lands within the Yonge Street and Davis Drive Urban Centres, with exceptions, as shown more specifically on the maps below. This By-law repeals and replaces Comprehensive Zoning By-law 2010-40, as amended, for the Yonge Street and Davis Drive Urban Centres, with exceptions, within this geographic area.

The new Urban Centres Zoning By-law 2018-48 is the result of the Urban Centres Zoning By-law Review to revise and update land uses and zoning standards, primarily to implement the policies of the Urban Centres Secondary Plan.

Public consultation was included in each phase of the Urban Centres Zoning By-law project, as well as throughout the project on the project's website. Specifically, public consultation consisted of a total of six (6) events, as follows:

- Individual Meetings with Key landowners (March 2, 2017)
- Stakeholder Engagement Session (April 4, 2017)
- Public Charrette (March 1, 2018)
- Public consultation period, including online notice at www.newmarket.ca (June, July and August, 2018)
- Open House (August 27, 2018)
- Statutory Public Meeting (August 27, 2018)

Various public consultation sessions were held as part of the Urban Centres Zoning By-law project including meetings with key landowners and a stakeholder engagement session. A Directions Report was then prepared, dated May 25, 2017 which reflected the feedback obtained regarding the format of the preferred by-law and its objectives. Further public consultation was then completed including a public charrette on March 1, 2018. A draft version of the Urban Centres Zoning By-law was released on June 22, 2018 which was available for public review during June, July and August, 2018. An open house and the statutory Public Meeting were held on August 27, 2018. Throughout this project, all technical reports and background materials were posted to the project's website as they became available.

Numerous comments were received on the June 22, 2018 draft Urban Centres Zoning By-law. All of the comments were considered by staff and the majority resulted in revisions to the by-law. The result of this consultation is a more refined document that better achieves the goal of clearly implementing the Secondary Plan's policies at the zoning level.

Dated at the Town of Newmarket this 4th day of October, 2018.

Explanatory Note:

By-Law Number 2018-48 applies to the Urban Centres located along Yonge Street and Davis Drive, as shown on the maps below.

By-Law 2018-48 has the purpose and effect of enacting new zoning within the Urban Centres to implement the policies of the Urban Centres Secondary Plan.

Maps showing the location of the subject land to which By-Law Number 2018-48 applies are provided below.

Newmarket's Urban Centres:

