



Town of Newmarket  
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## **Provincially Significant Employment Zone Information Report**

Report Number: PCI-19-04

Department(s): Planning & Building Services / Economic Development

Author(s): Adrian Cammaert

Date: February 20, 2019

In accordance with the Procedure By-law, any member of Council may make a request to the Town Clerk that this Report be placed on an upcoming Committee of the Whole agenda for discussion.

### **Purpose**

The purpose of this Report is provide information to Council regarding the submission of correspondence from the town to the province requesting the identification of town's employment area along Highway 404 as a Provincially Significant Employment Zone.

### **Background**

As noted in Report 2019-14, the province released a proposed amendment ("Amendment 1") to the Growth Plan for the Greater Golden Horseshoe (the Growth Plan) and is currently seeking feedback on these proposed legislative changes. One area of change is the creation of "Provincially Significant Employment Zones" (PSEZ) throughout the Greater Golden Horseshoe. As noted in Report 2019-14, the province has identified 29 such Zones across the Greater Golden Horseshoe region, none of which are in Newmarket. These areas must be protected and cannot be converted outside a Municipal Comprehensive Review (MCR).

Since the time that Report 2019-14 was prepared and considered by Council, the province has clarified that they are requesting feedback regarding the creation of new PSEZs, beyond the 29 that were initially identified. This report provides the rationale for submitting such a request to the province.

It is noted that neighbouring municipalities are undertaking a similar assessment of their employment areas along Highway 404 and their employment areas, in combination with those of the Town of Newmarket, may be considered a single PSEZ in the central part of York Region.

## Discussion

### Satisfies the Province’s Draft Criteria

The province has released draft criteria for proposed new PSEZs. The following chart identifies these criteria and identifies whether or not Newmarket’s employment area along Highway 404 satisfies each:

Provincial PSEZ Criteria	✓ / X
Designated employment areas inside existing settlement area boundaries.	✓
May be vulnerable to conversion pressures.	✓
Are needed in the region to attract new investment and retain existing industries.	✓
Located near highways, railways, intermodal facilities, transit and/or other major transportation infrastructure.	✓
High concentration of employment and/or economic output, and play an economically strategic role to the region.	✓
Support industrial uses, which are sensitive to encroachment.	✓
Contiguous zones and contain large continuous developable, constraint-free lands (e.g. >10 acres).	✓

### Protects Jobs Close to Home

These employment areas are currently under growing conversion pressure to non-employment uses and are at risk of encroachment by sensitive land uses. Identifying these areas as a PSEZ will better ensure their protection, thereby protecting existing jobs and providing for future jobs over the long term.

### Reduces Greenhouse Gas Emissions

Identifying Newmarket’s employment areas along Highway 404 as a PSEZ will protect employment close to the significant and growing populations of Newmarket, Aurora and East Gwillimbury, thereby ensuring that the residents of these communities will have

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increased opportunities to work close to where they live and decrease the greenhouse gas emissions associated with longer-distance commuting.

## **York Region Support**

In a recent York Region report, dated February 21, 2019, regional staff are proposing that designated employment areas along 400 series highways in the Region be added as PSEZs, including such employment areas along Highway 404 in Newmarket (as well as those in neighbouring Aurora and East Gwillimbury). This is consistent with Town staff's approach as set out in this report.

## **Conclusion**

Newmarket's employment areas along Highway 404 satisfy the province's draft PSEZ criteria, are needed over the long-term to provide local jobs for the community and therefore reduce greenhouse gas emissions. Finally, the additional level of protection provided by the PSEZ will help protect these areas from conversion to non-employment uses.

As such, correspondence will be submitted from the Town (Mayor's office) to the province through the Environmental Registry, requesting the consideration of the Town's employment area along Highway 404 as a PSEZ. This letter will recommend that the Town's Highway 404 employment areas be identified as a PSEZ in the central part of York Region.

## **Business Plan and Strategic Plan Linkages**

Well-Respected:

- Being an active, influential political contributor in regional, provincial and federal affairs.

## **Consultation**

Internal consultation has taken place with planning staff from adjacent municipalities.

## **Human Resource Considerations**

None.

## **Budget Impact**

None.

Provincially Significant Employment Zone

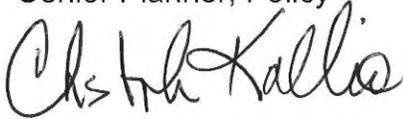
## Attachments

None.

## Approval



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