

Town of Newmarket 2006 Official Plan Modification List

1. Changes to page 2 of the preamble to reflect the conclusions of discussions with the Province and Region regarding the Provincial Urban Growth Centre.
2. Page 10 – text modification to include the “Yonge-Davis Provincial Urban Growth Centre”.
3. Page 11 – text modification to include the “Yonge-Davis Provincial Urban Growth Centre”.
4. Page 17, Section 3.10, new Policy 3.10.2 – Inclusion of the words “The Town will work towards achieving the affordable housing targets set by the Region.”, as requested by the Province.
5. Page 18, Section 4.0 - text modifications to include the “Yonge-Davis Provincial Urban Growth Centre as an Urban Centre.”
6. Page 19, Section 4.1, new Objective 4.1.c – New object to support the Provincial Urban Growth Centre as follows: “Plan for the Yonge-Davis Provincial Urban Growth Centre in conformity with the Provincial Growth Plan, Places to Grow;”
7. Page 19, Section 4.1, Objective “e” - text modification to include the “Yonge-Davis Provincial Urban Growth Centre” as part of the persons to jobs ratio target.
8. Page 20, Section 4.2, Policy 7 – clarification on method to implement parking requirements.
9. Page 20, Section 4.3, new sub-section 4.3.1 – New section created to include a new Urban Centre called the “Yonge-Davis Provincial Urban Growth Centre” to implement Places to Grow.
10. Page 22, Section 4.3.2, Policy 9 – text clarifications on the relationship between persons per unit and gross floor area densities.
11. Page 23, Section 4.3.2, Policy 10 – consistent text reference to the Region of York.
12. Page 23, Section 4.3.2.1, preamble – text modification to support the Provincial Urban Growth Centre.
13. Page 23, Section 4.3.2.1, Policy 1 - text modifications to support the “Yonge-Davis Provincial Urban Growth Centre”.
14. Page 26, Healthcare Transition Area relabeled and renumbered as Section 4.3.3.3 “South Transition Area” to support the decisions of the Deferral Area #1 land use exercise during the spring of 2007 (see Modification 17 below).
15. Page 26, Section 4.3.3.3, preamble – text modifications to differentiate from the establishment of a second Transition Area designation within the Regional Healthcare Centre.
16. Page 26, Section 4.3.3.3, Policies 1 and 2 – text modifications reflecting the new designation label “South Transition Area”.

17. Page 27, New Section 4.3.3.4 “North Transition Area” – New subsection as approved by Newmarket Council in June 2007. The Deferral Area #1 land use exercise resulted in the creation of the “North Transition Area” to provide a suitable interface between the land uses along Davis Drive and the Stable Residential Areas north of Davis Drive. Therefore, deferral Area #1 is to be removed.
18. Page 30, Section 4.4, preamble - text modification to support the Yonge-Davis Provincial Urban Growth Centre.
19. Page 31, Table 1 – modifications to the table to better reflect the relationships between density, FSI and the Persons and Jobs Target.
20. Page 31, Section 4.4, New Policy 3 – Previously Section 4.3.1, Policy 9 contemplated the possibility of densities exceeding those established within the Yonge Street Regional Centre during Phase 1 only with the inclusion of studies demonstrating minimal impacts to services and adjacent properties/land uses. An internal Town review showed that other Urban Centres may also benefit from this policy. For example, a study on Main Street South within the Historic Downtown Centre showed that densities were already at the 1.0 FSI maximum, if not exceeding in some instances, that redevelopment opportunities would likely require higher densities and that densities exceeding 1.0 FSI may still be in keeping with the character of the area, but would require further information in the form of studies to reach such a conclusion. Therefore, this portion of Section 4.3.1, Policy 9 has been moved to and renumbered as Section 4.4, Policy 3 to be applicable for all of the Urban Centres.
21. Page 32, Section 4.4, New Policy 4 – This new policy provides a clearer connection to the Density Bonusing provisions of the Official Plan, particularly for improvements that support the Urban Centre objectives. The policy also complements new policy 3 in Section 4.4 by supporting the zoning bylaw as the primary mechanism for regulation.
22. Page 40, Section 9.1, Objective “a” – text modification with respect to the preservation of woodlots, as recommended by the Province.
23. Page 41, Section 9.2, New Policy 8 – Modification as recommended by the Province to support the Greenbelt Plan.
24. Page 42, Section 9.3.2, preamble – text modification with respect to the preservation of woodlots, as recommended by the Province.
25. Page 47-48, Section 10.3, preamble – text modification to clarify the responsibility of any costs relating to a review of waste disposal areas.
26. Page 49, Section 10.5, Policy 2 – text modification to clarify the MOE as the source of the Noise, Vibration, and Air Quality guidelines.
27. Page 52, Section 11.3, Policy 1 – text modification with respect to archaeological resources as recommended by the Province.
28. Page 52, Section 11.3, Policy 2 – text modification to clarify the source of standards and guidelines for a qualified archaeological professional.

29. Page 58, Section 12.8, preamble - text modification to include the Yonge-Davis Provincial Urban Growth Centre.
30. Page 59, new label for Section 12.8.1 – The policies of section 12.8.1 should apply to both the “Yonge-Davis Provincial Urban Growth Centre” and the “Yonge Street Regional Centre.”
31. Page 59, Section 12.8.1, Policy 3 - text modification to include the “Yonge-Davis Provincial Urban Growth Centre”.
32. Page 59, Section 12.8.2 – text modification to clarify Town Council’s requirement to include urban design policies as part of a Health Centre District Plan.
33. Page 64, Section 14.2, Policy 4 – text modifications with respect to keeping public services and utilities away from conservation areas and the Natural Heritage System where possible, as recommended by the Province.
34. Page 75, Section 15.6, Policy 2 - text modification to include the “Yonge-Davis Provincial Urban Growth Centre.”
35. Page 77, Section 15.8.3 – text modifications to reflect the singular special study area within the Official Plan (see modification 41)
36. Page 78, Section 16.1.1, New Policy 2 – New policy that provides the authority to zone with conditions pursuant to Bill 51 and the *Planning Act*. As these conditions have not been set out by a provincial regulation at this time, the wording is intended to enable the use of conditions as prescribed in a future provincial regulation.
37. Page 80-81, New Section 16.1.6 – New section providing the criteria and authority to utilize the appropriate sections of the *Planning Act* regarding Complete Applications.
38. Disclaimer for all schedules showing floodplain to include the following:
“Floodplain limits are shown for screening purposes only and may not reflect the most up-to-date data. The LSRCA 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.”
39. Schedule A
 - a. Delete the Major Institutional designation on the east side of Bathurst Street, north of Davis Drive and replace with the Natural Heritage System designation. The Major Institutional designation is inconsistent with the Woodlot designation on Schedule B and was an oversight when compiling the Land Use Plan.
 - b. Replace the Land Use designations within Deferral Area #1 with the Land Use Designations approved by Town Council on June 2007 and as shown in Legal and Development Services Report - Planning 2007-32.
 - c. Delete the Stable Residential asterisks (*) located at the southwest corner of Mulock Drive and Leslie Street and south of Shadrach Drive west of Bavyew Avenue. The land uses have been established by the Ontario Municipal Board.

40. Schedules B and C – Bayview Parkway extensions beyond Leslie Valley Drive to be deleted to avoid confusion on the road classification of this section.
41. Schedule C – Delete the Special Study Area #2 designation east of Bathurst Street and north of Davis Drive and relabel the Special Study Area #1 designation as Special Study Area. The Special Study Area #2 designation is inconsistent with the Woodlot designation on Schedule B and was an oversight when compiling the Transportation Plan.
42. Schedule F – Include additional Community Improvement Policy Areas as approved by Town Council on February 2007 and as shown in Legal and Development Services Report – Planning 2007-10. These areas correspond to and hence complement the objectives of the Urban Centres.

Additional York Region Modifications

1. Page 11, Section 2.1 – Add the following sentence after the first sentence of the 3rd paragraph: “If necessary, the population target shall be revised, through an amendment to this Plan, in accordance with the population target set by York Region.”
2. Page 18, Section 4.0 – Add the following sentence to the end of the 1st paragraph: “If necessary, the boundary of the “Yonge-Davis Provincial Urban Growth Centre” shall be revised, through an amendment to this Plan, at such time as the Province gives formal approval to the boundary of the Newmarket Urban Growth Centre.”
3. Page 62, Section 14.2.1 – Add the following sentence to the end of the 1st paragraph: “If necessary, these numbers shall be revised, through an amendment to this Plan, in accordance with the population target set by York Region.”
4. Page 64, Section 14.3.3, delete the policy in its entirety.
5. Page 67, Add new Section 14.8 as follows:

"14.8 Environmentally Progressive Services

Environmentally progressive services will help reduce current resource inputs and outputs to and from homes and buildings. Such practices will help decrease impacts on the environment, water cycle, and climate. Environmentally progressive services are encouraged to be incorporated into developments and may include the following:

- * reduced stormwater flows;
- * reduced use of water;
- * reduced waste production and increased recycling;
- * use of renewable energy systems and energy efficient technologies; and,
- * creation of innovative green spaces such as green roofs."

6. ***Schedule A – Modify Schedule A to include the “North Transition Area”, as shown in Inset A, within the Urban Centre (purple) designation.***