



PLANNING AND BUILDING SERVICES
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Notice of Adoption of Official Plan Amendment No. 22 (Old Main Street Tertiary Plan)

Official Plan Amendment: OPA 22 (By-law 2019-23) Old Main Street Tertiary Plan
Location: Old Main Street
West of Main Street North By-pass, Northeast of Bexhill Road

TAKE NOTICE that the Council of the Town of Newmarket passed **By-law Number 2019-23** being a by-law to adopt Official Plan Amendment Number 22 on the **15th day of April, 2019**, under Section 17 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

AND TAKE NOTICE that the Official Plan Amendment **does not require approval** by the Regional Municipality of York, under subsection 17.1 (1) of the *Planning Act*. The official plan amendment is exempt from approval by the Regional Municipality of York. The decision of Newmarket Council is final if a Notice of Appeal is not received on or before the last day for filing a Notice of Appeal.

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 14th day of May, 2019** a Notice of Appeal setting out the objection to the amendment 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. 2018-37, a processing fee of \$150.00 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 amendment, describing the lands to which the amendment applies, and a location map showing the location of the lands to which the amendment applies are found on the reverse. The complete Official Plan Amendment is available for inspection in the Town Clerk's office during regular office hours.

Only individuals, corporations and public bodies may appeal a decision of the municipality 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 amendment was adopted, 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.

DATED at the Town of Newmarket this **24th day of April, 2019**.

Lisa Lyons, Clerk
Town of Newmarket
P.O. Box 328, 395 Mulock Drive
NEWMARKET, ON L3Y 4X7

Purpose of Amendment

The purpose of Amendment Number 22 is to amend the residential policies of the Official Plan and add Section 3.11 which will contain all of the policies of the Old Main Street Tertiary Plan.

The purpose of the Old Main Street Tertiary Plan is to provide a detailed land use plan and policies to guide land use and development in accordance with the provisions of provincial plans and policies, the York Region Official Plan and the Town of Newmarket Official Plan.

The Old Main Street Tertiary Plan provides direction on the possibilities of redevelopment along Old Main Street. The Tertiary Plan policies address all relevant matters with respect to land use, density, stormwater management, low impact development, transportation and servicing infrastructure, open space and natural heritage. Additionally, the Tertiary Plan incorporates urban design policies which aim to reinforce the character of the Old Main Street neighbourhood. Such policies address matters pertaining to building height and massing, building elements, garages and driveways, setbacks and landscaping, special features, and built heritage.

A Location Map showing the location of the subject land to which Official Plan Amendment Number 22 applies is provided below.

