



Notice

In accordance with the Town's Procedure By-law, no decisions are to be made but rather this meeting is an opportunity for Council to have informal discussion regarding various matters.

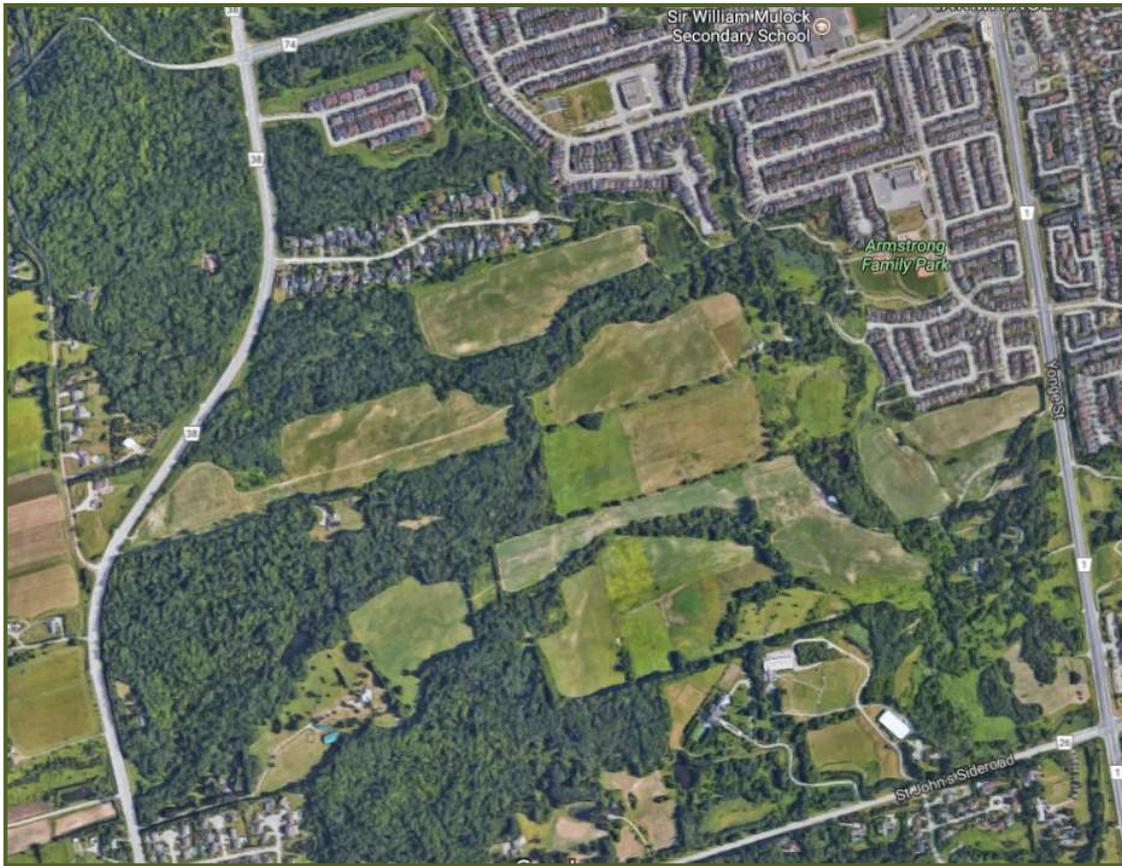
Declarations of Pecuniary Interest

Items

1. **Newmarket's Oak Ridges Moraine Lands Presentation**
The Senior Planner will be in attendance to present on the matter.

Note: Presentation to be distributed when available.

Adjournment



Newmarket's Oak Ridges Moraine Lands

Council Workshop

November 20, 2017

Outline



This presentation will:

1. Provide an overview of the policy framework that currently exists on the Town's ORM lands and how it came to be;
2. Provide information on key policy matters regarding a specific development concept (not yet submitted); and
3. Provide information on next steps.



Evolution of Current Policy Framework



**Mid
1990's**

Province began discussions about creating ORM legislation; Town applied protective "Oak Ridges Moraine" designation to its ORM Lands to ensure future designations would not conflict with Provincial strategy.

2002

ORMCP approved by Province; ORM designated "Settlement Area", east of Bathurst, and "Natural Core Area" west of Bathurst.

2003

Newmarket studied lands and applied greater environmental protection (through OP designations) than required by the ORMCP designation. This was based on technical study which determined that the lands were comprised of high quality forest and meadow habitat.

2007

York Region undertook a growth management exercise which concluded that the ORM lands were not required to accommodate the Town's growth targets.

2008

Newmarket defended its environmental OP designations at the OMB (Mademont Investments Inc.)

2017

New 2017 Provincial plans prioritize growth to delineated built up areas and strategic growth areas.

Local Policy Comparison – Newmarket & Aurora



Newmarket

Aurora

Applied protective “Oak Ridges Moraine” designation to its ORM Lands to ensure future designations would not conflict with Provincial strategy.

Completed Growth Management exercise to determine future growth areas. Identified extensive areas in the ORM for growth and pre-designated / pre-zoned them.

Mid 1990’s
Province began discussions about creating ORM legislation.

ORMCP approved by Province - Designates lands “Settlement Area”

2002

Newmarket studied lands and applied greater environmental protection (through OP designations) than required by the ORMCP designation. This was based on technical study which determined that the lands were comprised of high quality forest and meadow habitat.

The lands designated “Settlement Area” in the ORMCP aligned with the lands pre-designated and pre-zoned for development.

2003

Reality of the Current Policy Context



- The existing environmentally restrictive designations that exist on the Town's ORM Lands result from a technical environmental study, which was completed at the direction of the Council at the time.



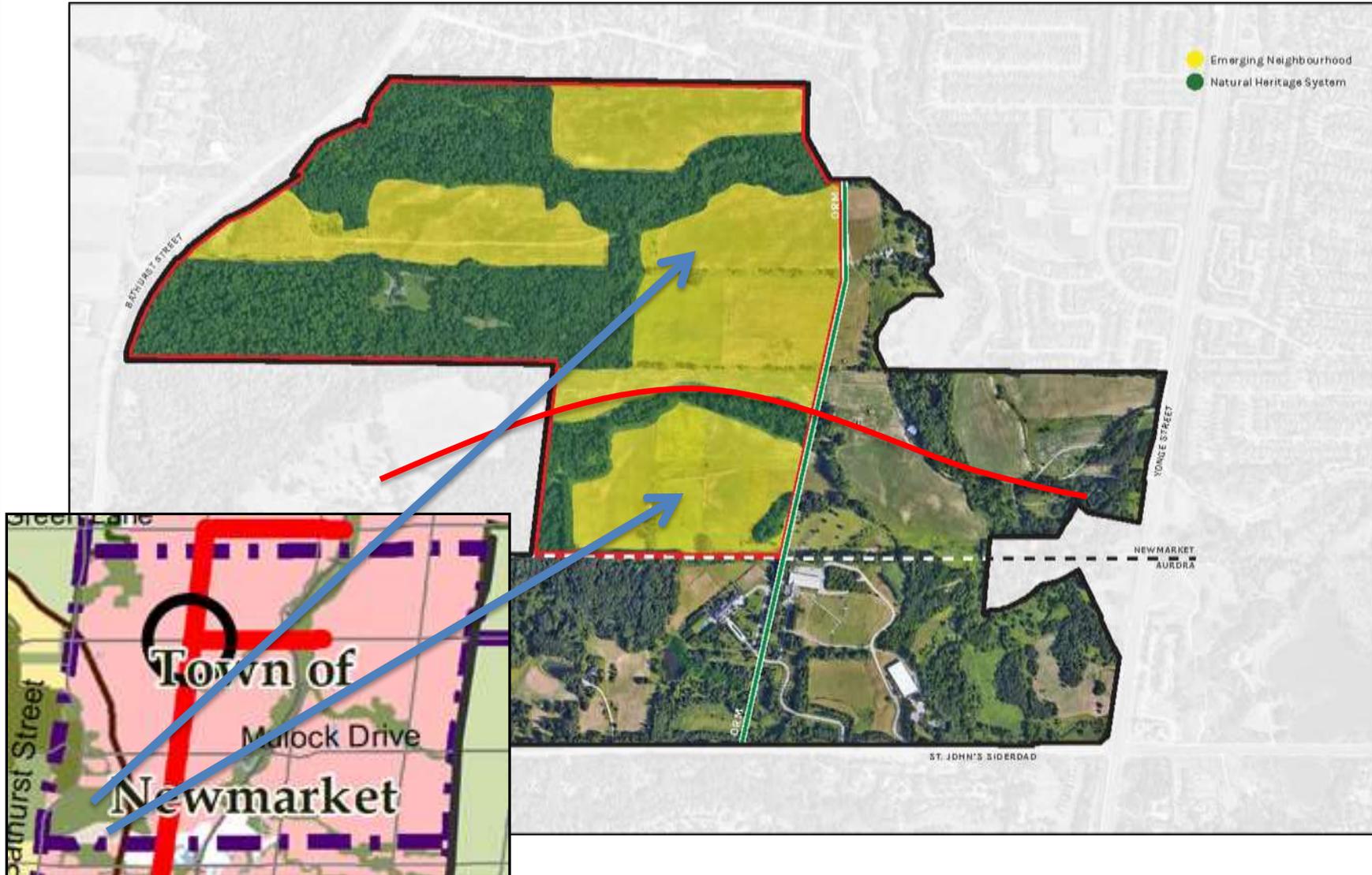
- Council at the time sought to preserve the environmental integrity of the Town's ORM lands through these designations.
- These designations provide the local planning context that are now in place. Any future development proposal must be assessed under these designations and their policies.

Specific Development – Proposed Concept



Specific Development – Proposed Concept

Areas inside/outside of the Regional Urban Area



Local Perspective - Principal of Land Use



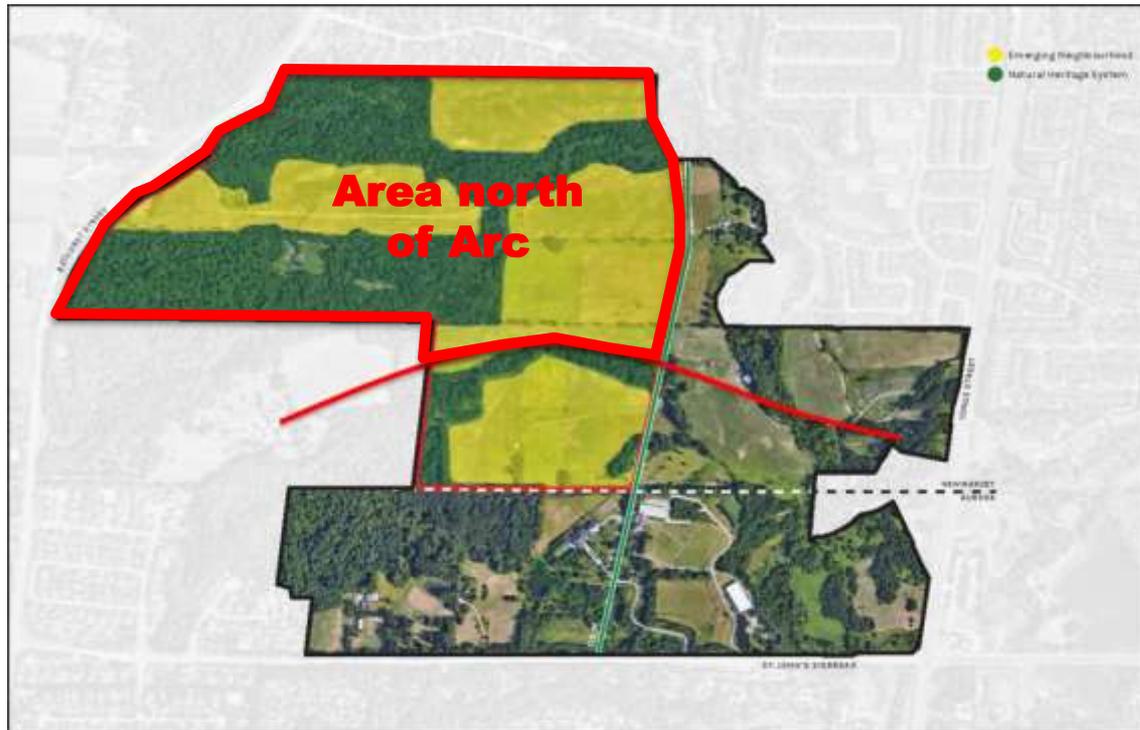
Regardless of inside or outside the Regional Urban Area, there are key matters of consideration:

1. What has changed since Mademont application (2007)?

- a) **Planning Policy Context** – New provincial policies exist which provide stronger prioritization of growth in built-up areas and areas that have been designated for development / efficient use of services / environmental protection. It must be adequately demonstrated that these more rigorous policies can be satisfied.
- b) **Demonstration of Need** – The Town has recently planned for approx. 33,000 residents and 32,000 jobs in the Urban Centres. In the local context, it must be adequately demonstrated that additional people and jobs beyond these numbers are needed at this time.
- c) **Ecological Impact** – The lands have been further studied and determined to be comprised of high quality forest and meadow habitat with some significant features. Environmental rationale must be provided which justifies the re-designation, considering these natural features and their ecological functions.

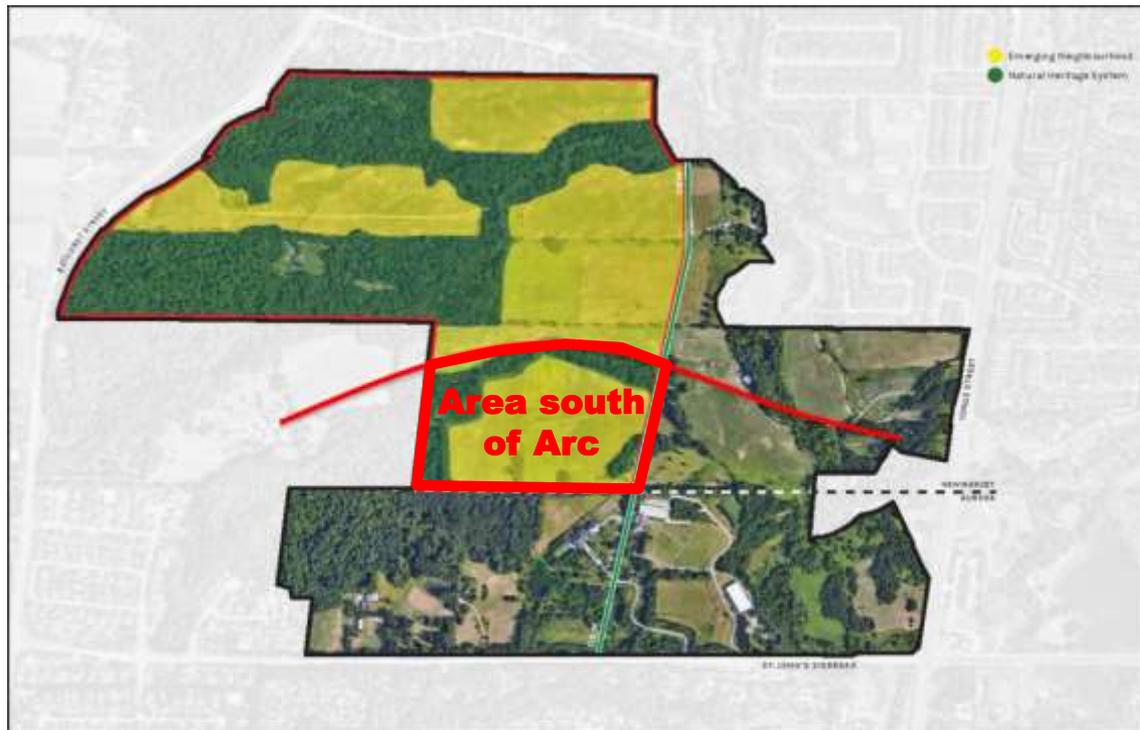
2. **Consistent planning opinion** – Staff must maintain a consistent planning opinion as per the previous development application (Mademont/2008), unless the planning policy context has changed. It is incumbent on applicant to demonstrate how the policy context has changed *in a way that would support the development*.

Lands inside the Regional Urban Area



- Although inside the Regional Urban Area, the current Town OP policies do not support neighbourhood/urban residential development of the Town's ORM lands, therefore an OPA is required.
- OPA application must adequately address the aforementioned **key matters of consideration**, as well as meet all other Local, Regional and Provincial policy requirements.

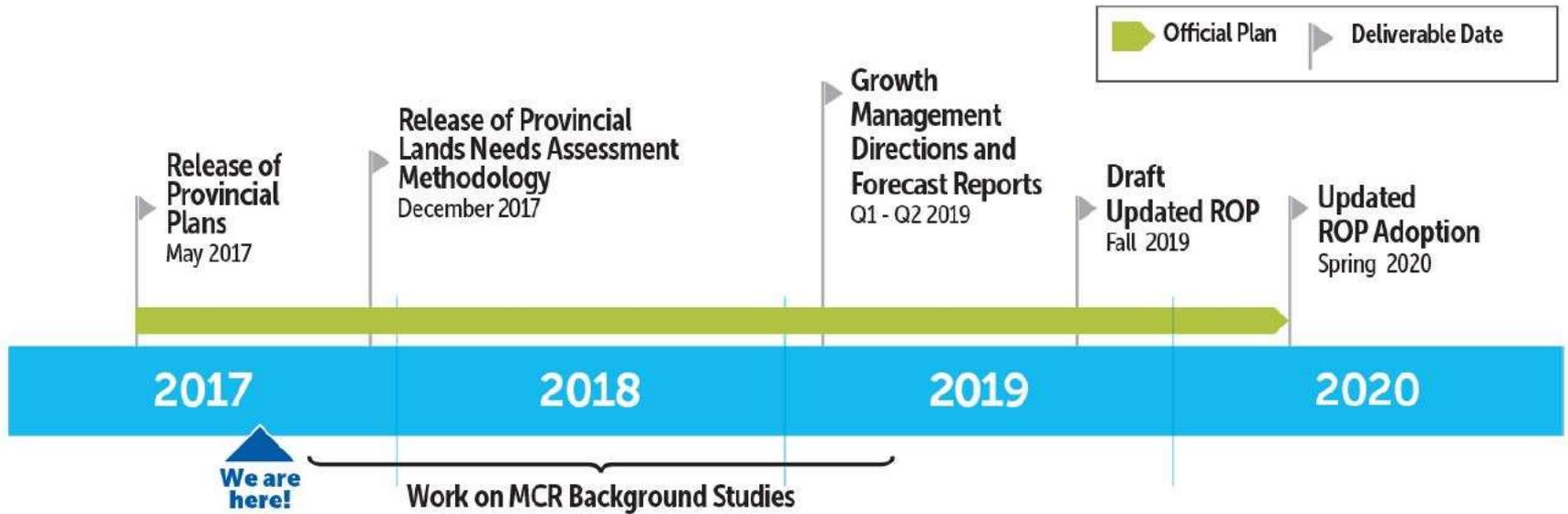
Lands outside the Regional Urban Area



- Current Regional and Town policies do not support neighbourhood/urban residential development of the Town's ORM lands and therefore amendments are required.
- The conceptual development outside of the Region's Urban Area (south of the arc) meets the definition of a "Settlement Area Expansion" as defined by the Province. The Province is clear that these Expansions may only occur through an upper-tier Municipal Comprehensive Review (MCR).
- An MCR is currently being undertaken by York Region, with anticipated completion by spring 2020. The Region will seek local input regarding the treatment of these lands through the MCR.

Regional MCR Schedule

Key Milestones



Next Steps - Lands inside and outside the Regional Urban Area



Although the MCR is only applicable to the area south of the arc, Town staff see value in the MCR as it will provide information regarding Town-wide planning matters that will impact the future decision making of the lands **both inside and outside** the Regional Urban Area (north and south of the arc):

- a) Regional Land Budget
- b) Strategic Growth Areas
- c) Intensification Strategy
- d) Employment Strategy

Therefore, a **single Local level OPA application** for the lands in their entirety would:

- Allow the opportunity for local input to the MCR, considering above Town-wide planning matters.
- Allow for informed decision making regarding any future land uses of the area outside the Regional Urban Area.
- Allow for the comprehensive planning of the area as a whole.

Questions / Discussion