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Official Plan Review – Background Summary Report Information Report

Report Number: INFO-2023-12

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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.

Executive Summary

The Planning Act requires municipal official plans be revised every 10 years as a new official plan and then review every 5 years thereafter to stay consistent with the Provincial Policy Statement, be in conformity with provincial plans, and have regard for provincial interests. In addition, Newmarket's official plan must conform to the York Region Official Plan (ROP).

The Town of Newmarket Official Plan was approved in 2008 and is overdue for its 10-year comprehensive review. The Town's Official Plan Review (OPR) was delayed to better align with the York Region Municipal Comprehensive Review, which began in 2019 and completed in 2022. In 2022, staff retained WSP as the Town's planning consultant to assist with the OPR.

Staff and WSP (the Project Team) have identified the following eight preliminary areas of concentration to be reviewed as part of the OPR:

1. Land use
2. Housing/Housing Affordability
3. Climate Change/Sustainability
4. Natural Heritage System
5. Transportation
6. Servicing and Infrastructure
7. Employment
8. Placemaking

During the background review phase, the Project Team prepared a draft Background Summary Report, which outlines the provincial and regional planning contexts to which the Town's updated official plan must conform and identifies policy gaps and opportunities for each of the above noted areas of concentration. This staff report provides a summary of the preliminary findings of the draft Background Summary Report (see Attachment 2). Feedback received from Council, commenting Town departments and external agencies, stakeholders, and members of the public will inform the final Background Summary Report, which will be made available for public review and serve as the foundation for the development of future policy direction reports.

In addition to the areas of concentration, the South of Davis Area (SODA) (generally along Main Street South and the surrounding area) has been identified as a special study area as part of the OPR (see Attachment 1). WSP has conducted background research and undertaken an initial analysis of the existing conditions of SODA, including a cultural heritage landscape and built heritage inventory. The Project Team will explore a theme and special policies to guide future development/redevelopment in this area.

Purpose

The purpose of this report is to provide Council with a summary of the preliminary findings of the draft Official Plan Review Background Summary Report and South of Davis (SODA) cultural heritage memo. This report is intended to supplement WSP's presentation at the May 15, 2023 statutory public meeting.

Background

In accordance with Section 26 of the [Planning Act](#), municipalities are required to revise their official plans every 10 years after their official plans come into effect as new official plan and revise every 5 years thereafter. These reviews are to ensure the official plans stay current by:

- Having regard to the matters of provincial interest listed in the Planning Act;
- Being consistent with the Provincial Policy Statement issued under the Planning Act, and
- Conforming with provincial plans.

Newmarket's [in-effect official plan](#) (Town's OP) was approved by York Region in 2008 and as such, it is overdue for a 10-year comprehensive official plan review (OPR). As part of the OPR, Council must host a special public meeting to discuss revisions that may be required. On May 15, 2023, a public meeting was held under Section 26 of the Planning Act, where WSP, the Town's planning consultant, discussed some of the preliminary findings of the draft Background Summary Report (BSR).

The draft BSR provides a summary of the provincial and regional planning policy contexts and identifies policies that must be updated to bring the Town's OP into conformity with senior level governments' planning documents. In addition, the draft

BSR also provides a summary of the Town's OP policy framework and identifies policy gaps and opportunities to be considered through the OPR. Comments received at the statutory public meeting and from commenting departments and agencies will inform the final BSR, which will provide the foundation for future policy direction reports on each area of concentration.

Discussion

The following subsections provide summaries of the main topics in the BSR and the SODA cultural heritage memo.

Provincial Policy Context

In Ontario, land use planning is governed by the Planning Act, 1990. Since the Town's OP came into effect, the Province of Ontario (the Province) has made a number of changes to the Planning Act.

The draft BSR summarized some of the key legislative changes over the last eight years and the Town's updated OP will be in conformity to all the changes:

- **Building Better Communities and Conserving Watersheds Act, 2017 (Bill 139)** – modified the Community Planning Permit legislation.
- **More Homes, More Choice Act, 2019 (Bill 108)** – changes related to appeals, additional residential units, development charges, community benefits charges, inclusionary zoning within major transit station areas.
- **Plan to Build Ontario Together Act, 2019 (Bill 138)**– require official plans to contain policies that address greenhouse gas emissions and climate change, and established appeal rights for community benefits charge by-law.
- **COVID-19 Economic Recovery Act, 2020 (Bill 197)** – changes related to community benefits charges.
- **Supporting People and Businesses Act, 2021 (Bill 13)** – grant municipal council the ability to delegate certain planning decisions if the official plan contains such policies (i.e. lifting of the hold or minor zoning by-law amendments).
- **More Homes for Everyone Act, 2022 (Bill 109)** – accelerate development application review timelines and require municipalities to refund fees if zoning by-law amendment decisions are not made or if site plan approvals are not given with statutory timeframe. This legislation also made changes to parkland dedication rates.
- **More Homes Built Faster Act, 2022 (Bill 23) (partially in effect)** – changes include removing planning approval authorities from certain upper-tier municipalities; inclusionary zoning, affordable, and attainable housing; gentle density and additional residential units; removing site plan control from residential units that are 10 units and less; heritage property designation timing and process, and what lands may be accepted for parkland dedication.
- **Helping Homebuyers, Protecting Tenants Act, 2023 (Bill 97) (not yet in effect)** – delay the refunds introduced through Bill 109 to take effect as of July 1,

2023; change the definition of “area of employment”; provide the Minister with additional powers, and clarify parking requirements for additional residential units.

In addition, the Province also introduced changes to the Greenbelt Plan and Oak Ridges Moraine Conservation Plan in 2017 and changes to the A Place to Grow: Growth Plan for the Greater Golden Horseshoe (Growth Plan) in 2019 and 2020. The Town’s updated Official Plan will be in conformity or not conflict with the above noted provincial plans.

In accordance with Section 3 of the Planning Act, planning decisions must be consistent with the provincial statement issued under the Planning Act. Currently, the Provincial Policy Statement 2020 (PPS 2020) is the governing document and the provincial policy analysis contained in the draft BSR is based on PPS 2020. However, on April 6, 2023, the Province released the draft Provincial Planning Statement for public consultation. A summary of the proposed changes has been prepared under a separate [staff report](#). If passed, the Provincial Planning Statement will replace the PPS 2020 and the Growth Plan. The Town’s updated Official Plan must be consistent with the in-effect provincial statement at the time of approval, unless transition regulations are provided by the Minister. The Project Team will continue to monitor the status of the Provincial Planning Statement and any other direction from the Province throughout the OPR.

Regional Policy Context

In November 2022, the Province approved York Region’s official plan (ROP), which provides directions on planning matters to local municipalities. Until the Province removes the planning approval authority from York Region, the Town’s updated official plan will have to conform to the ROP. However, when York Region becomes an upper-tier municipality without planning responsibilities, the ROP would deem to form part of local municipal official plan. The Province has indicated that the change in planning responsibility will not take effect until winter 2024 at the earliest. Given the timing of the legislative change might align with the targeted completion time of the Town’s updated OP, the Project Team, in consultation with Regional staff, will begin to integrate relevant policies from the ROP into the Town’s updated OP through the OPR.

The ROP supports building complete communities and established a structure of growth and corresponding policies that provide for sustainable and orderly growth over the planning horizon to 2051. Some of the relevant ROP policies and directions that will be incorporated and/or addressed in the Town’s updated OP include, but are not limited to:

- Newmarket’s intensification target of 11,400 residential units and purpose-built rental target of 1000 units by 2051;
- Community Area policies relating to plan for a range and mix of housing in walkable, pedestrian-oriented communities;
- Employment Area policies relating to identifying core employment area and supporting employment area;
- Regional Centre and Regional Corridors to be the focused of intensification;

- Major Transit Station Areas (MTSAs) boundaries and minimum densities, and establish permitted uses;
- Housing and Housing Affordability targets;
- Natural Heritage System, and
- Climate Change and Sustainability.

Preliminary Areas of Concentration – Gaps, Opportunities, and Considerations

In Phase 1 of the OPR, the Project Team identified the following eight areas of concentration and the South of Davis Area (SODA) (refer to Attachment 1 for study area boundary) as a special study area as part of the OPR. Upon review of the Town’s Official Plan against the in-effect provincial and regional policy contexts, the Project Team prepared a list of preliminary policy gaps and opportunities for Council and members of the public’s consideration (refer to Attachment 2). Unless the changes are required by the Province or York Region as part of the conformity exercise, the following list of preliminary policy gaps and opportunities may be modified, deleted, or others may be added through the OPR. It should be noted that since the preparation of the draft BSR, the Province has released proposed changes to the Planning Act and the PPS 2020; therefore, some of the policy gaps/opportunities identified in Attachment 2 will be revised pending final direction from the Province.

1. Land Use

To establish a hierarchy to guide growth and development of complete communities, the Town may consider establishing a Town structure with overlays, similar to the approach taken by York Region in the ROP. The Town’s land use structure will have to conform to the Regional structure (i.e. intensification to occur along Yonge Street and Davis Drive, plan for complete communities in residential areas, and protecting natural heritage areas and rural areas).

One of the policy gaps that should be highlighted is the examination of appropriate locations for missing middle housing typologies. This may include considering a framework that would allow for a wider mix of built form in residential neighbourhoods. Other land use considerations that support building complete communities may include permitting parks and open spaces in all land use designations and allowing appropriate non-residential uses in neighbourhoods.

2. Housing/Housing Affordability

The Town’s updated OP will update definitions and policies to conform to provincial and regional directions on housing; affordable and attainable housing; additional residential units; purpose-built rental units targets, and intensification targets. Housing and housing affordability policies will be informed by the recommendations of the Town’s Housing Needs and Inclusionary Zoning Assessment, which is being carried out concurrently with the OPR.

The Project Team will explore options and update policies to support a full range of housing options including purpose built rental and affordable housing. Opportunities may include policies that would allow innovative housing and the use of different tools such as inclusionary zoning; community permit planning system; community improvement plan; incentives for purpose built rental and affordable housing and more to support housing. The Town may also consider adopting intensification strategies to meet or exceed the intensification target of 11,400 residential units assigned by York Region.

3. Climate Change and Sustainability

Through the OPR, policies and terminologies relating to climate change and sustainability will have to be updated to conform to provincial and regional climate change direction and policies. This may involve developing, updating and implementing a sustainable development program, which may include having a climate impact section in Council reports; applying a climate lens to development applications; providing direction for undertaking a Corporate Climate Adaptation Plan; and/or a Corporate Mitigation Plan; analysis of the cost of the Business As Usual scenario; Community Adaptation and Resilience Plans; developing green development checklists, or other appropriate opportunities such as utilizing emerging technologies to support sustainable development.

4. Natural Heritage

The Town's updated OP will clearly identify how Newmarket's natural heritage system fit within the broader Regional Greenland System and align definitions, terminologies, and buffer/setback requirements with the Oak Ridges Moraine Conservation Plan and the ROP. Policies and mapping will also need to be updated to align with provincial and regional mapping.

Another conformity exercise is to establish a water resource system and develop a watershed planning strategy and policies to identify, restore, and enhance areas including linkages between elements of the natural heritage system and the water resources system across the watershed as a whole over the long term.

5. Transportation

The Town's updated OP will include policies to conform to provincial and regional directions on accessibility and goods movement. The Project Team will explore policies to implement a more comprehensive approach to transportation demand management (TDM) practices, the role of technologies such as micro-mobility (e-bikes and e-scooters) and e-commerce in support of moving both people and goods more efficiently, and the roles and limitations of electric and/or autonomous vehicles in the future of transportation.

6. Servicing and Infrastructure

In addition to updating policies to be in conformity with provincial and regional plans, the OPR will also align with, where appropriate, other Town servicing and infrastructure plans/projects such as the Water/Wastewater Master Plan Update and Asset Management Plan.

7. Employment

The Project Team will monitor recent provincial direction for employment areas and update policies and definitions to ensure provincial conformity. Currently, the Town's OP allow office uses in employment areas. However, the Province is proposing to change the way in which employment areas are defined and what uses may be permitted in the Planning Act and in the proposed Provincial Planning Statement respectively. The proposed change excludes stand-alone offices as employment use in an acknowledgement that these uses are fairly benign and can co-locate with other uses in mixed use areas. The Project Team will review the implications of these changes to Newmarket's employment lands from a land use perspective.

In addition, the Town's updated OP will include relevant regional directions for employment lands, land conversion, and employment projection. One example is the ROP requires local official plans to identify core employment areas and supporting employment areas.

8. Placemaking

In updating the Town's OP, the Town may consider design excellence as an important lens in guiding and shaping growth in the Town. Options may include defining a wholistic placemaking vision for Newmarket that includes public realm and built form; promoting built form and public realm design that supports sustainable, healthy communities including non-residential areas; and developing definitions and general principles for the appropriate use of built form typologies (e.g., mid-rise and tall buildings) to support framework of intensification, sustainability and livability goals.

South of Davis Area (SODA) Heritage Assessment

The SODA is located between the Urban Centres Secondary Plan and the Main Street South Heritage Conservation District. It is generally bounded by Simcoe Street to the north, Millard Avenue to the south, the railway to the east, and Niagara Street to the west (see Attachment 1). The study area may be refined after the upcoming walking tour and visioning workshop, which will be discussed later in this report. This area is also close to the Southlake Regional Health Centre, the Newmarket GO Station, the Tom Taylor Trail, and the natural valley lands of the Holland River. The unique location of the SODA warrants special policies that define and promote a specific character for the area.

As an early step, a cultural heritage assessment has been completed for this area. This study found that there are a number of buildings within the SODA that may warrant designation under Part 4 of the Ontario Heritage Act. Knowing this, cultural heritage may form a part of the area's future identity and to build upon. The Project Team anticipates a lot of public involvement in working towards a creative identity for this area.

Format Options for the Updated Official Plan

The goal is to create a user-friendly and accessible document for staff, applicants, and members of the public. The draft BSR summarizes the results of a jurisdictional scan on best practices and lessons learned regarding format and structure from other OPR projects. Some of the preliminary ideas include the use of plain language to the extent possible; the use of graphics, photos, diagrams, and text boxes to explain terms or concepts; reduce cross referencing and redundancies, and appropriate digital access. Staff have developed a branding for the OPR and there is an opportunity to leverage the branding in the Town's updated OP to create a modern, user-friendly document. The Project Team will continue to explore options and refine the approach in preparing the Town's updated OP.

Next Steps

Following the Section 26 statutory public meeting, the Project Team is finalizing the background summary report based on comments received and beginning to draft policy direction reports for each of the areas of concentration discussed in this staff report. There will be two Council workshops in Fall 2023 where the Project Team will seek feedback from Council and members of the public on draft policy directions.

In the meantime, there will be on going engagement with stakeholders, Community Working Group, commenting departments and agencies, and members of the public throughout the OPR. Some of the up-coming engagement activities include:

- Virtual Visioning Exercise on June 12 from 6 p.m. to 8 p.m. – residents are invited to join the Project Team and provide their vision on what they would like the Town to look like in 30 years;
- SODA Pop-up event on June 13 from 10 a.m. to 11:30 a.m. – members of the public are invited to visit the Pop-up event located in front of the Elman W. Campbell Museum and tell us their ideas and vision for the SODA area, and
- Youth engagement events in summer and fall 2023.

Future OPR engagement events will be posted on [HeyNewmarket.ca/newmarketOP](https://www.heynewmarket.ca/newmarketOP) and future SODA engagement events will be posted on [HeyNewmarket.ca/SODA](https://www.heynewmarket.ca/SODA).

Conclusion

The draft BSR identifies policies and matters that need to be updated as part of the OPR to conform to provincial and regional planning policies. Furthermore, the draft BSR also

identified preliminary policy gaps and opportunities that may be explored to inform the Town's updated OP.

Business Plan and Strategic Plan Linkages

- Community and economic vibrancy
- Extraordinary places and spaces
- Environmental sustainability
- Diverse, welcoming, and inclusive community

Consultation

A copy of the draft BSR was circulated to Town departments, Community Working Group (consists of eight volunteering members in the community), York Region, and Lake Simcoe Region Conservation Authority for comments.

The final BSR will be posted on HeyNewmarket.ca/newmarketOP for public review and comment.

Human Resource Considerations

None

Budget Impact

None

Attachments

Attachment 1 – SODA Study Area

Attachment 2 – Draft Background Summary Report Policy Gaps, Opportunities, and Considerations Table

Approval

Adrian Cammaert, Manager, Planning Services

Jason Unger, Director, Planning and Building Services

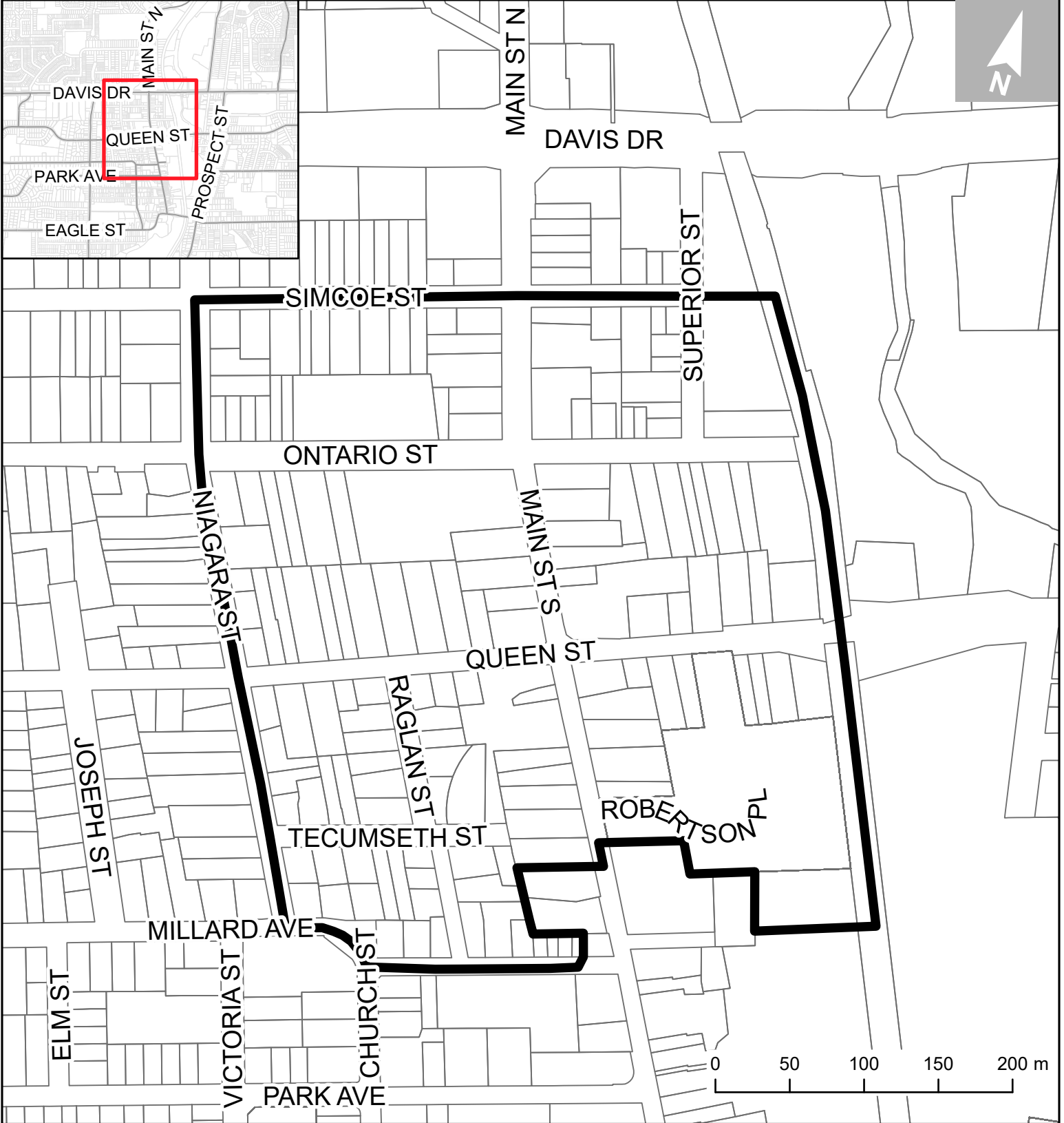
Peter Noehammer, Commissioner, Development & Infrastructure Services

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Attachment 1 - Location Map

South of Davis Area (SODA) Study



 South of Davis Area (SODA)

Designed & produced by
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Sources: Land Parcel Boundaries - © Teranet Inc. and its suppliers. All rights reserved. NOT A PLAN OF SURVEY. 2023; Roads, Railway, Municipal Boundary - Data, Analytics and Visualization Services Branch, Corporate Services, The Regional Municipality of York, 2023; All other data - © Town of Newmarket, 2023. DISCLAIMER: This mapping is based on the POLARIS parcel fabric product compiled using Land Registry System records and recent surveys and control points where available. This mapping is a representation of the earth's surface and provides estimates of area and distance. It is not a substitute for a legal survey.

Policy Gap/Opportunity	Provincial/ Regional Policy and Legislative Drivers/ Resources	Town of Newmarket Context	Action for the OPR
Area of Concentration: Structure & Land Use Designations			
<p>There is an opportunity to define a Town-wide structure and overlays complementary to the land use designations, in alignment with the ROP structure for growth.</p>	<p>The ROP establishes a regional structure as the foundation for complete communities. The regional structure displays the interrelationships between land use designations, overlays, and delineations and provides strategic guidance on land use.</p>	<p>The in-effect Official Plan permits missing middle typologies subject to a Compatibility Analysis Study (see policy 3.1.2.2). However, the in-effect Official Plan does not set out a Town-wide structure.</p>	<p>Consider a growth structure for the Town that is separate from the land use designations with overlays and a focus on built form.</p>
<p>There is an opportunity to explore land use permissions to promote walkability, and mixed-use complete communities in the form of low and missing middle typologies.</p>	<p>The ROP envisions York Region and its local municipalities as a place with improved walkability and connectivity, facilitated by strategic building placement and orientation, appropriate land uses, and transition requirements.</p>	<p>There are few references to mixed use and mid-rise typologies and uses in the in-effect Official Plan outside of the Urban Centre Secondary Plan.</p>	<p>Consider exploring appropriate locations for mixed-use land use designation in the form of lower scale, focused on missing middle and lower mid-rise typologies.</p>
<p>There is an opportunity to better align terminology in the in-effect Official Plan with the ROP, and to consider a broader approach to permitted uses within Residential Areas to help foster and support complete communities.</p>	<p>The ROP places a high priority on complete communities and establishes a structure of growth and corresponding policies that provide for sustainable, orderly growth over the planning period. These policies are consistent with the PPS, which encourages a range of housing options including residential intensification.</p>	<p>The Residential Character Areas (Section 3.2) include policies that “maintain the status quo” of suburban land development.</p>	<p>Explore alternative approach that support complete communities – may consider allowing appropriate non-residential uses and missing middle typologies in residential areas within a certain distance to transit.</p>
<p>Parks and open spaces offer co-benefits to the economic, social, and environmental health of communities</p>	<p>The ROP requires communities to be designed to provide an integrated open space network that contributes to a sense of place and identify,</p>	<p>The Parks and Open Space System is assigned a land use designation in Section 8 of the</p>	<p>Consider expanding parks and open space policies to support the integration of an interconnected</p>

Policy Gap/Opportunity	Provincial/ Regional Policy and Legislative Drivers/ Resources	Town of Newmarket Context	Action for the OPR
and should be permitted in all land use designations.	promotes physical activity and social inclusion.	in-effect Official Plan and on Schedule A.	parks and open space system across the Town.
There is an opportunity to leverage the Block Planning process to implement best development practices for community-building and site design.	N/A	Block planning is encouraged as part of the comprehensive development of lands in separate ownership within the Commercial designation, and in the Urban Centres.	Consolidate the comprehensive block planning policies as part of the implementation and development review policies.
The current land use schedule (Schedule A) includes a significant amount of information that is difficult to read and interpret	N/A	Schedule A includes all OPAs and Site and Area Specific policies.	Create a new schedule with all specific OPAs. Create a separate Town Structure Plan.
Area of Concentration: Housing & Housing Affordability			
There is a need to add policies related to maintaining an adequate supply of land for housing, including serviced land.	<p>The Province introduced updated requirements related to maintaining an adequate supply of residential land in the PPS.</p> <p>The Region has updated the ROP to conform to provincial legislation.</p>	The in-effect Official Plan predates the updated provincial and regional policies.	Add policies related to maintaining an adequate supply of land for housing, including serviced land.
There is a need to update residential intensification policies.	<p>Provincial policies require municipalities to meet updated residential intensification, including a land needs assessment.</p> <p>The updated ROP identifies residential intensification policies which include where the majority of residential intensification is to be directed and the provision of a broad</p>	The in-effect Official Plan predates the updated provincial and regional policies.	<p>Update residential intensification policies to state that the majority of residential intensification shall be directed to locations which provide access to services, amenities, and employment within a 15-minute walk.</p> <p>The policies should state that intensification shall include a variety of medium and high-density dwelling types to provide housing choice and</p>

Policy Gap/Opportunity	Provincial/ Regional Policy and Legislative Drivers/ Resources	Town of Newmarket Context	Action for the OPR
	range of housing options, including family-sized units.		<p>that larger family units shall be encouraged.</p> <p>Update the targets in the Town's OP to reflect the targets in the ROP for Newmarket for 2016-2051 which are 11,400 residential units and an 89% intensification rate.</p> <p>Consider completing and adopting intensification strategies to meet or exceed intensification targets.</p>
There is a need to update the minimum target for affordable housing.	The ROP includes targets for affordable housing within Regional Centres and MTSAs and for the rest of the Region.	The in-effect Official Plan does not specifically identify the target for Regional Centres and MTSAs.	Update housing policies to include the minimum targets for affordable housing within and outside of Regional Centres and MTSAs which is 35% and 25% of new housing units, respectively.
There is a need to include policies which identify tools and strategies to encourage a full range of housing options.	<p>Provincial and Regional legislation require municipalities to adopt policies and strategies to support the development of a full range of housing options, including purpose-built rental housing and affordable housing.</p> <p>The ROP has updated policies which require local municipalities to consider a full range of implementation strategies to support a diverse housing supply.</p>	The in-effect Official Plan predates the updated provincial and regional policies.	<p>Update policies to support a full range of implementation strategies, including as-of-right zoning, streamlined development approvals, development permits, and other tools that support affordable housing, including purpose built rental housing within strategic growth areas.</p> <p>Update policies to identify locations where missing middle can be located and to permit as-of-right zoning for these types of dwellings.</p> <p>Consider policies to permit mixed use zoning along all transit corridors and major collector streets.</p>

Policy Gap/Opportunity	Provincial/ Regional Policy and Legislative Drivers/ Resources	Town of Newmarket Context	Action for the OPR
			Update policies to permit a range of housing options, unit sizes, tenure, and levels of affordability within each community, including consideration of inclusionary zoning.
There is a need to update policies to reflect the Town's Community Benefits By-law.	Changes to the <i>Planning Act</i> introduced a new tool which allows municipalities to charge fees to fund capital growth associated with new growth.	The Town has already developed a Community Benefits Charges (CBC) strategy and passed a CBC by-law.	Update policies to reference the CBC By-law.
There is a need to consider providing incentives for purpose-built rental housing and affordable housing to match Regional incentives.	The Region introduced incentives to encourage the development of affordable rental housing and purpose-built rental housing with the requirement of matching incentives from the local municipality.	The Town has provided incentives for affordable housing on a case-by-case basis in the past.	Consider including a policy to allow the Town to match the Regional incentives for affordable housing and purpose-built rental housing to ensure a consistent approach and to leverage available Regional and Federal funding.
There is a need to add definitions of affordable housing and attainable housing.	Further details to be released by the Province on the definitions of affordable housing vs. attainable housing. The ROP includes definition of affordable housing, which predates Bill 23.	The in-effect Official Plan does not have a definition of affordable housing although it has policies on affordable housing.	Add definitions of affordable housing and attainable housing (pending Provincial direction).
There is a need to state that community improvement plans can be used for affordable housing.	Provincial legislation allows municipalities to use community improvement plans to provide incentives for different purposes, including affordable housing.	The in-effect Official Plan allows Council to implement a community improvement plan for a number of purposes, including	Update policies on the use of community improvement plans to allow this tool to be used for affordable housing.

Policy Gap/Opportunity	Provincial/ Regional Policy and Legislative Drivers/ Resources	Town of Newmarket Context	Action for the OPR
		community facilities but does not identify affordable housing.	
There is a need to update policies related to rental housing.	The ROP identifies a new target for purpose-built rental housing as well as policies related to the conversion or demolition of rental housing.	<p>The rental vacancy rate in the Town has been below 3% since 2014, indicating a tight rental market.</p> <p>The in-effect Official Plan already has policies related to the conversion or demolition of rental housing but these need to be updated to reflected updated Regional policies and the current housing need.</p>	<p>Update rental housing policies to reflect the new target for purpose-built rental housing in the ROP, which is 1,000 units for the Town from 2021 to 2051.</p> <p>Update policies related to the conversion or demolition of rental housing to state that it will be prohibited if the rental vacancy rate in the Town is less than 3% for a period of more than three consecutive years as per the ROP.</p>
There is a need to update policies related to group homes and special needs housing.	<p>Provincial legislation requires municipalities to permit a full range of housing options, including special needs housing.</p> <p>Separation distances between group homes and special needs housing has been deemed in violation of human rights.</p>	The in-effect Official predates the updated provincial policies.	Policies on separation distances for group homes and special needs facilities in residential areas and urban centres should be removed as per the Ontario Human Rights Code.
There is a need to update policies related to additional residential units.	<p>Changes to the <i>Planning Act</i> require municipalities to allow up to two additional residential units on one lot.</p> <p>Provincial and regional strategies encourage additional residential units (also called accessory dwelling units or secondary suites) as a form of gentle intensification as well as to increase the supply of rental housing.</p>	The in-effect Official Plan predates the updated provincial policies.	Policies on accessory dwelling units should be updated per provincial legislation.

Policy Gap/Opportunity	Provincial/ Regional Policy and Legislative Drivers/ Resources	Town of Newmarket Context	Action for the OPR
<p>There is a need to update policies related to parking requirements, particularly for affordable housing.</p>	<p>The ROP has updated policies related to supporting active transportation and public transit and a reduced reliance on private transportation.</p>	<p>The in-effect Official Plan states that parking standards will be established for facilities for persons with disabilities, reduced standards for senior citizens housing, in areas of frequent transit service, and/or where the mix of uses enables parking to be shared.</p>	<p>Update policies related to parking to support active transportation and transit as per the ROP, including minimum and maximum parking requirements and shared parking requirements.</p>
<p>Area of Concentration: Natural Systems</p>			
<p>There is a need to define how Natural Heritage System relates to Regional Greenlands System, and Provincial policies Greenbelt, ORMCP and LPP areas.</p>	<p>ROP includes introductory text and table explicitly showing how Regional Greenlands System is composed of provincial NHS and local features</p> <p>Policy of the ROP 3.1.3 That local official plans shall delineate and include policies to protect the Regional Greenlands System and water resource system from development and site alteration. These systems shall incorporate, complement, and build on the systems identified in the Plan, and include policies for the identification and restoration of enhancement areas and linkages, as appropriate.</p>	<p>The in-effect Official Plan states “The Natural Heritage System policies provide a local context for the Regional Greenlands System”</p> <p>No reference to how the NHS incorporates the Regional system or provincial NHS.</p>	<p>Text in the Natural Heritage System section should start by stating specifically how the NHS incorporates the provincial and regional NHS layers. Or if it is only ‘filling in the gaps’ (e.g., in the ORMCP boundary, that plan is in effect, and outside the ORMCP Area, the Newmarket NHS will be in effect).</p> <p>A table specifying Natural Heritage Features and if they are included in each NHS policy.</p> <p>Specify any portions of the NHS that are additional, beyond the regional Greenlands System and not covered by other regional or provincial policy.</p>
<p>There is a need to define a Newmarket Natural System composed of a Natural Heritage System and a Water Resources System</p>	<p>The ROP Natural System is composed of the Greenlands System and the Water Resource System</p> <p>Water Resource System is defined as a system consisting of</p>	<p>The Natural Heritage System is composed of Meadows, Wetlands, and Woodlands as well as regulated watercourses defined by the LSRCA.</p>	<p>Update the terminology of Natural System to include Natural Heritage System and a new defined Water Resources System.</p>

Policy Gap/Opportunity	Provincial/ Regional Policy and Legislative Drivers/ Resources	Town of Newmarket Context	Action for the OPR
	groundwater features and areas and surface water features (including shoreline areas), and hydrologic functions, which provide the water resources necessary to sustain healthy aquatic and terrestrial ecosystems and human water consumption. The water resource system will comprise key hydrologic features and key hydrologic areas.	A separate water resources system is not defined, with discussion of how the surface and groundwater features are connected.	Identify and map a Newmarket Water Resources System consisting of Key Hydrologic Features and Key Hydrologic Areas, as defined in the ROP.
Define Key Natural Heritage Features as comprising the Natural Heritage System.	<p>ROP pulls in definitions of Key Natural Heritage Features from PPS, ORMCP, Greenbelt, and LPP.</p> <p>Policy 3.4.4 of the ROP To require local municipalities to implement a natural heritage systems-based approach to identify key natural heritage features and key hydrologic features in local official plans and zoning by-laws using most current environmental mapping and information available; and to provide appropriate policies for their protection, including: requirements for environmental impact studies, minimum vegetation protection zones, and the definition of permitted uses.</p>	<p>Natural Features in the in-effect Official Plan are lacking definitions, and significance rankings. Current features include general sections for meadow, wetland, and woodlot.</p> <p>No differentiation between 'core' features and other/ linkage components of the NHS.</p>	<p>Terminology and definitions should be updated to include all Key Natural Heritage Features in the ROP.</p> <p>Include specific definitions for the feature and criteria for significance where existing criteria are defined in provincial and regional policy (e.g., Provincially Significant Wetland, Significant Woodland, and Significant Wildlife Habitat).</p>
Describe a Watershed Planning strategy to address connections between the Natural Heritage System and the Water Resources System.	Section 3.1 of the ROP describes the Watershed Planning approach to address linkages between the Natural Heritage System and Water Resources System, protection of the	Section 9.3.2 includes a program to increase canopy cover across the Holland River	The few references to watershed and subwatershed planning should be expanded into a strategy to consider

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	watershed as a whole, specifically regarding headwaters on the ORM, and cumulative impacts across the watershed unit.	Watershed through partnership with the LSRCA. Section 14.4 of the in-effect Official Plan includes several policies regarding the need to develop plans based on subwatershed studies.	planning and impacts across the Holland River Watershed. Refer to policies in Section 3.1 of the ROP for sample policy.
Provide clear definitions for terms.	ROP includes a ‘Definitions’ section for full ROP, including many terms included in Natural Environment policy sections.	The in-effect Official Plan does not have a specific Definitions section. Some definitions are embedded within policy text, but many terms (e.g., woodland, wetland, etc.)	Include a Definitions section for all key terms used throughout the Official Plan.
Update buffer terminology to be consistent with ROP.	Buffer is referred to as “Vegetation Protection Zone” or “VPZ”, consistent with provincial policies.	Terms used include “Natural Vegetative Buffer”, or just “buffer”. Some buffers have specific divisions (see woodlots below) allowing different uses.	Update buffer terminology to “Vegetation Protection Zone” and definition to be consistent with ROP and provincial policy.
Update setbacks to be consistent with ROP	PSW Setback 30 metres with no development permitted. Wetlands are to be setback 30 metres and Watercourses 30 metres. Significant Woodland setback, 30 metres in ORMCP/ LPP/ Greenbelt areas, 10 metres in urban areas.	In-effect Official Plan setbacks: A minimum 15 metre buffer will be provided between all wetlands and any proposed development. This buffer will be measured from the edge of the wetland to the lot line and will be maintained in a naturally vegetated state. Watercourses shall require the establishment and maintenance of a natural vegetative buffer measuring, at a minimum, 15	Update minimum setbacks to be consistent with Minimum VPZ for Key Natural Heritage Features in ROP. Include table for easy reference of minimum VPZ for each feature.

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		<p>metres from a warm water stream and 30 metres from a cold water stream, adjacent either side of the watercourse.</p> <p>A minimum 10 metre buffer will be provided between all Woodlots and any proposed development. This buffer will be comprised of a 3 metre wide strip from the tree dripline to rear lot line, to be maintained in a naturally vegetated state, plus a 7 metre setback (within the lot) to the nearest building or structure. No grading is to occur within 3 metres of the dripline.</p>	
<p>Definition of Adjacent Lands for which an EIS would be triggered should be updated to be consistent with the ROP</p>	<p>ROP Adjacent Lands for all Natural Heritage Features are 120 metres. Earth Science ANSI Adjacent Lands is 50 metres.</p>	<p>The in-effect Official Plan states adjacent lands include 50 metres from the natural heritage feature.</p>	<p>Update adjacent lands to be 120 metres from all Natural Heritage Features, except Earth Science ANSI to be 50 metres, to be consistent with ROP.</p>
<p>Update mapping of Natural Heritage System</p>	<p>ROP Natural Heritage mapping includes designations within provincial policies.</p> <p>Regional Greenlands System is mapped as an overlay on other policy areas and boundaries.</p> <p>Key Hydrologic Features mapped separately, including Provincially Significant Wetlands, other Wetlands,</p>	<p>Single Natural Heritage System map includes layers for Meadow, Wetland, Woodland, Floodplain, and Watercourse/waterbody.</p> <p>The ORMCP Area boundary is mapped, but designations within not shown (reference to OPA No. 28).</p>	<p>Update mapping to include regional designations (ORMCP Natural Core Area and Natural Linkage Areas), and Regional Greenlands System. Show Natural Heritage System as overlay of upper tier NHS mapping. Map Key Hydrologic Features separately including PSW, other wetlands, and watercourses, and map Woodlands separately.</p>

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	<p>Watercourses, Seepage/Spring areas.</p> <p>Woodlands are mapped separately.</p>		
Area of Concentration: Climate Change & Sustainability			
<p>There is a need to establish policies for reducing greenhouse gas (GHGs) and to consider a strategy around climate change and associated targets.</p>	<p>Section 1.8.1 of the PPS requires that municipalities support reduced GHG emissions, energy conservation, improved air quality, and preparing for the impacts of a changing climate through land use and development patterns. The Growth Plan requires that municipalities develop actions to reduce GHGs and address adaptation to climate change (Section 4.2.10.1). Municipalities are also encouraged to develop strategies to address the impacts of a changing climate, improve resilience, and establish interim and long-term GHG reduction targets (Section 4.2.10.2).</p> <p>Ontario completed the Provincial Climate Change Strategy in 2015.</p> <p>The Region published the Draft York Region Climate Change Action Plan in 2020, which may inform local context and direction.</p>	<p>The in-effect Official Plan supports compact, mixed use and infill development. However, the link between this form of development and preparing for the impacts of a changing climate is not clear.</p> <p>Section 14.7 of the in-effect Official Plan includes policies for energy conservation, such as community planning and design principles, and consideration of incentives to encourage innovative zoning that incorporates energy conserving principles.</p> <p>Finally, Section 14.8 prioritizes environmentally progressive services, which are intended to reduce resource inputs and outputs to and from homes and other buildings. However, there are limited implementable policies to achieve this objective.</p>	<p>The in-effect Official Plan should be reviewed for alignment with more recent upper-tier policy and to assess its contribution to the climate change crisis. There is an opportunity to consider preparing a local climate change strategy and to establish local targets. Further consultation is required to determine its potential role and policy directions.</p> <p>There are also opportunities to strengthen policies in the in-effect Official Plan to include more directive actions that can respond to Provincial and Regional policy direction regarding climate change.</p>
<p>There is a need to consider green, sustainable approaches to</p>	<p>Section 1.6.2 of the PPS and other Provincial policies promote green</p>	<p>The in-effect Official Plan does not use the term green infrastructure, but there are</p>	<p>There is a need to confirm local approaches and principles to requiring or promoting green</p>

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<p>infrastructure as the Town adapts to climate change.</p>	<p>infrastructure. Green infrastructure is also a defined term in the PPS.</p> <p>The Growth Plan intends for green infrastructure to be considered in the context of climate change planning and infrastructure.</p> <p>The Region has drafted a Climate Change Action Plan which reiterates the Region’s recognition and support of green infrastructure in mitigating and adapting to climate change.</p>	<p>policies regarding sustainability in design, including innovative methods of reducing stormwater flows and the development of innovative green spaces (e.g., Section 12.3).</p> <p>The Town also adopted a Stormwater Management and Low Impact Development Policy in 2017. The goal of this policy was to minimize and ultimately eliminate the adverse effects of stormwater on the built and natural environment. This policy, among other ongoing initiatives, should be considered.</p>	<p>infrastructure. The Town’s Climate Change and Sustainability Policy Directions Report will inform different policies, tools, and approaches for the Official Plan. Other municipalities have adopted green development checklists as a means to support climate change initiatives while providing for flexibility.</p>
<p>There is a need to plan for the effects of climate change on natural hazard risks, such as flooding and erosion.</p>	<p>Provincial policy requires that municipalities preparation for climate change from the perspective of natural hazards. This includes the need to prepare for impacts of climate change and natural hazard risks (Section 3.1.3 of the PPS).</p> <p>Generally, the PPS intends for municipalities to address climate change impacts through development and land use patterns (Section 1.8.1 of the PPS).</p> <p>The Growth Plan includes requirements for climate change adaptation under Section 4.2.10, for</p>	<p>Section 10.2 addresses floodplain and hazard land however, these policies do not consider the impacts of climate change.</p>	<p>The policies should be reviewed and updated to align with Provincial terminology and address Regional requirements about the need to consider climate change as part of setting development limits.</p>

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	example, and in the Greenbelt Plan under Section 3.4.2.5, for example.		
The Town should promote and contribute water conservation, energy conservation, and improved air quality through its Official Plan.	Provincial policy promotes water and energy conservation through land use and development patterns and other opportunities. Section 4.2.9 of the Growth Plan and Section 1.8 of the PPS are applicable.	Section 14.7 of the in-effect Official Plan contains policies regarding energy conservation. Section 12.3 is broadly concerned with sustainability in design, including advanced water and energy efficiency measures. It is also a general objective of the servicing policies to promote water and energy conservation and water and energy use efficiency across all sectors, as stated in Section 14.1 of the in-effect Official Plan.	The policies will be reviewed for upper tier policy alignment and to confirm their alignment with local needs and studies. The current policies address these matters mainly through encouraging and promoting activities, so consideration should be made to identify stronger policy language and implementation tools.
The Town is required to develop, implement, and periodically update sustainable development program(s) to achieve climate change mitigation and adaptation, energy efficiency and water conservation levels beyond the Ontario Building Code, and other sustainability measures	The ROP requires that the Region and local municipalities develop, implement, and periodically update sustainable development programs. Sustainable development programs offer a pathway for municipalities to support PPS policy 1.8.1, which requires planning authorities to support energy conservation, improved air quality, and preparing for the impacts of a changing climate.	The in-effect Official Plan does not include policy direction to develop or implement a sustainable development program.	Policy will need to be added through the OPR directing the Town to develop, implement, and periodically update a sustainable development program.
Area of Concentration: Transportation			
The Town should use the updated Provincial and Regional policy	The PPS directs municipalities for transportation systems to be safe,	The in-effect Official Plan addresses policies for the	Consider incorporating a more comprehensive approach to

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<p>directives to guide the future development of the Town, focusing on complete communities, sustainable transportation, and the overall implementation of a network that is safe, efficient, and accessible to meet the projected needs of Newmarket.</p>	<p>energy efficient, facilitate the movement of people and goods, and meet projected needs (Section 1.6.7 of the PPS). The PPS direct municipalities to make efficient use of existing and planned infrastructure, implement a multimodal transportation system where transit and active transportation trips are maximized.</p> <p>The Growth Plan expects municipalities to provide well-maintained, sustainable, and resilient infrastructure to manage growth. Section 3 includes policies that build on these themes to integrate infrastructure planning, land use planning for the long-term, and for municipalities to assess infrastructure risks due to climate change.</p> <p>York Region has a range of Plans that inform transportation planning, including the Transportation Master Plan.</p>	<p>Town’s transportation network and its overall implementation which address some of the themes in the upper-tier policy frameworks (Section 1.3.4, Section 4.2, and Section 15.3).</p>	<p>accessibility in transportation. Building upon Newmarket’s current approach to ensuring a fully accessible community, there is opportunity to follow Provincial and Regional policy directives on accessibility transportation for users of all abilities.</p> <p>Through the OPR, the Town can focus on opportunities that maximize existing infrastructure and planning for long-term infrastructure as a mechanism for building resilient communities.</p>
<p>In light of the changing transportation landscape around increased e-commerce activity and increased demand for rapid delivery of goods and service, the Town should facilitate a safe and efficient goods movement network that meets the future needs of the municipality.</p>	<p>The PPS directs municipalities to protect major goods movement facilities and corridors (Section 1.6.8 of the PPS).</p> <p>The Growth Plan provides policy directives on goods movement corridors with consideration to context-specific land uses (Section 2.2.25 of the Growth Plan). Examples</p>	<p>Section 15.1 of the in-effect Official Plan incorporates objectives related to the efficient movements of goods, highlighting the need for land use and road classification compatibility.</p>	<p>Update policies to implement more recent Provincial directives, as well as the York Region Official Plan and Transportation Master Plan to establish alignment across the greater goods movement network.</p>

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	<p>of specific land uses include logistics, manufacturing, or warehousing facilities.</p> <p>The ROP directs municipalities to promote, plan, and protect an interconnected goods movement network that uses the greater Regional and Provincial road network and surrounding areas in a safe and efficient manner (Section 6.3).</p>		
<p>There is a need to plan for a comprehensive Transportation Demand Management plan (complete streets, parking management)</p>	<p>The PPS directs municipalities to use transportation demand strategies, where applicable (Section 1.6.7 of the PPS)</p> <p>The Growth Plan provides policy directives for transportation demand management in employment areas (Section 2.2.5 of the Growth Plan). This section also calls for the minimization of parking when the Municipality is planning for employment, promoting the use of transit or active transportation. Section 3.2.2. of the Growth Plan also calls for the development and implementation of transportation demand policies in planning documents, including official plans. It further directs redevelopment or new construction of the road network using a complete streets approach.</p> <p>The ROP directs local municipalities to identify corridor protection and</p>	<p>Section 4.2 and Section 15.3 both incorporate one policy pertaining to Transportation Demand Management.</p>	<p>Review and update policies to implement a more comprehensive approach to transportation demand management, in response to and alignment with Provincial policy directives in the PPS and Growth Plan as well as the Region's Official Plan and Transportation Master Plan.</p>

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	<p>other directives in their official plan to account for Regional and Provincial complete streets developments, where applicable (Section 6.3 of the in-effect Official Plan). Section 2.3 of the in-effect Official Plan directs municipalities to develop parking management policies based on surrounding infrastructures, transportation demand strategies, and emerging technologies.</p>		
<p>The Town should consider the role of emerging technologies and their role in creating a new mobility landscape over the planning horizon of the Official Plan.</p>	<p>The ROP directs municipalities to provide policies that support the broadband and telecommunication needs of emerging technologies on the existing and future road network (Section 6.7 of the ROP).</p>	<p>Currently there are no policies in the in-effect Official Plan pertaining to emerging technologies.</p>	<p>In light of the changing landscape around transportation planning, such as solutions emerging energy and environmental issues, it would be desirable to consider the role of technologies such as micro-mobility (e-bikes and e-scooters) and e-commerce in support of moving both people and goods move efficiently. Consideration of emerging technologies is an opportunity for the Town to work towards more supporting sustainable development and reduced greenhouse gas emissions, shifting dependency away from fossil fuels. Additional examples include electric, connected, and autonomous vehicles.</p>
<p>The Town should consider policies focusing on road safety of all users and abilities.</p>	<p>The Growth Plan calls for consideration of safety and needs of all road users for roads undergoing</p>	<p>Section 15.7 presents two policies pertaining to road safety. The goal of these policies is to address key issues</p>	<p>Currently, the policies outlined in the in-effect Official Plan are focused on accessible services, programs, and facilities for users. Considering the</p>

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	<p>redevelopment or new construction (Section 3.1 of the Growth Plan).</p> <p>Section 6.3 of the ROP provides directives for municipalities to provide street safety by improving active transportation facilities, where applicable.</p>	<p>for transportation system network elements such as public transit, sidewalks, and streets.</p>	<p>push towards active transportation, goods movement, and road network developments, it would be desirable to consider safety for vulnerable populations. Examples include designing streets for safety, re-evaluating speed limits, and considering the movement of heavy trucks.</p>
Area of Concentration: Servicing & Infrastructure			
<p>The Town should consider adding the requirement of a sewage and water system plan for any major development within the Oak Ridges Moraine.</p>	<p>ORMCP.</p>	<p>Section 14.3 Sewer and Water of the in-effect Official Plan.</p>	<p>Policies should be updated to require applications for any major developments on the ORM to be accompanied by a sewage and water system plan that:</p> <ul style="list-style-type: none"> — Identifies & protects key hydrologic features and associated functions; — Maintains water quality/quantity & stream baseflows; — Does not exceed assimilative & attenuation capacity of receiving surface water bodies & groundwater (for subsurface systems), respectively; — Demonstrates sustainable projected water use to meet project growth without compromising ecological integrity;

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			<ul style="list-style-type: none"> — Minimizes disruption to natural groundwater flow during trenching for Water and wastewater services; and, — Complies with any applicable watershed plan, water budget, water conservation plan, water & wastewater master plan or subwatershed plan.
<p>The Town should consider prohibiting the construction or expansion of partial sewage and water services unless absolutely required (i.e., presents a serious health or environmental risk).</p>	<p>ORMCP.</p>	<p>Section 14.3 Sewer and Water of the in-effect Official Plan.</p>	<p>Construction of partial services should be prohibited unless it:</p> <ul style="list-style-type: none"> — Addresses a serious health or environmental concern; — Is approved under <i>Environmental Assessment Act</i> before 2001; and, — Is currently within the construction period. <p>Partial services should be defined as follows:</p> <ul style="list-style-type: none"> — Public (municipal) or private communal sewage servicing in combination with a private (individual on-site) water system; or, — Public (municipal) or private communal water servicing in combination with a private (individual on-site) sewage system.

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<p>The Town should consider requiring the demonstration of the financial sustainability of water, wastewater and stormwater infrastructure as a part of expansion and upsizing.</p>	<p>Town of Newmarket Six Year Water and Wastewater Financial Plan, Newmarket 10-Year Stormwater Financial Plan Options, Newmarket Stormwater Management Master Plan, PPS, and the Growth Plan.</p>	<p>Section 14.4 Stormwater Management and Section 14.3 Sewer and Water of the in-effect Official Plan.</p>	<p>The Town is responsible for maintaining and demonstrating the financial sustainability of their water and wastewater systems and stormwater drainage systems and management facilities. Potential cost-saving measures for consideration include:</p> <ul style="list-style-type: none"> — Coordinated investment of water, wastewater, and stormwater infrastructure with future growth; — Leveraging existing infrastructure; — Aligning sequencing of capital projects with actual growth; and, — Implementing a demand management plan and asset management plan.
<p>The Town should consider requiring the use of public services over privately owned ones with few exceptions.</p>	<p>PPS.</p>	<p>Section 14.3 Sewer and Water of the in-effect Official Plan.</p>	<p>The Town should update the Official Plan to specify preference of public (municipal) infrastructure over private (individual on-site) infrastructure, unless for temporary use or if site conditions allow for long term use without negative impacts.</p>
<p>The Town should consider integrated planning efforts for water, wastewater and stormwater management infrastructure capital projects or developments.</p>	<p>ROP, Town of Newmarket Stormwater Management Master Plan, MOE SWMPD Manual, Lake Simcoe Protection Plan, Growth Plan, and the PPS.</p>	<p>Section 14.4 Stormwater Management and Section 14.3 Sewer and Water of the in-effect Official Plan.</p>	<p>The Town should update the in-effect Official Plan with an integrated planning approach for water, wastewater and stormwater management infrastructure capital projects or developments.</p>

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			<p>The Town should also consider include a policy to ensure that where possible, land use planning and development occurs on a watershed or sub-watershed basis.</p>
<p>The Town should consider expanding the requirements of stormwater management studies beyond those defined in policy 5 under Section 14.4.</p>	<p>ROP, Newmarket SWM Master Plan, MOE SWMPD Manual, Growth Plan, PPS, ORMCP, and the Lake Simcoe Protection Plan.</p>	<p>Section 14.4 Stormwater Management of the in-effect Official Plan.</p>	<p>Additional requirements of stormwater management studies should be defined in the Official Plan, as follows:</p> <ul style="list-style-type: none"> — Integrated approach w/ LIDs and green infrastructure (increase vegetation cover); — Minimize reliance on end-of-pipe facilities & stormwater ponds; — Retrofit existing stormwater facilities wherever possible; — Assess resilience under extreme weather conditions and adaptability; — Restrictions: 80% removal of suspended solids (long-term average), no discharge to kettle lakes, no detention ponds in key natural heritage/hydrologic features, no new rapid infiltration basins or columns; and, — Water balance (maintain groundwater and baseline streamflows).

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<p>The Town should consider incorporating the objectives and requirements of the subwatershed planning studies into the Official Plan.</p>	<p>ORMCP, ROP, Lake Simcoe Protection Plan, East Holland River Sub-watershed Plan, and the West Holland River Sub-watershed Plan..</p>	<p>Section 14.4 Stormwater Management and Section 14.3 Sewer and Water of the in-effect Official Plan.</p>	<p>Incorporate objectives and requirements of the watershed and/or subwatershed plans into the Official Plan, which includes but should not be limited to:</p> <ul style="list-style-type: none"> — Lake Simcoe Protection Plans; — LSRCA Phosphorus Offsetting Policy; — Guidance for the Protection and Restoration of Significant Groundwater Recharge Areas in the Lake Simcoe Watershed; — East Holland River Subwatershed Plan; — West Holland River Subwatershed Plan, and — ORMCP.
<p>The Town should consider defining and adding policies that pertain to Intake Protection Zones. The addition of identification maps, similar to those produced for the Wellhead Protection Areas, should also be considered.</p>	<p>ROP.</p>	<p>Section 10.6 Wellhead Protection Areas of the in-effect Official Plan.</p>	<p>Update the in-effect Official Plan to include these maps and expand policies associated with Wellhead Protection Areas to encompass Intake Protection Zones, in alignment with the ROP and Lake Simcoe Source Protection Plan.</p>
<p>The Town should consider outlining the prohibited activities within the Wellhead Protection Areas.</p>	<p>ORMCP and the ROP.</p>	<p>Section 10.6 Wellhead Protection Areas of the in-effect Official Plan.</p>	<p>Define prohibited activities, as follows:</p> <ul style="list-style-type: none"> — Potentially contaminating activities (e.g., stormwater

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			<p>management ponds) within 100m radius of each municipal well;</p> <ul style="list-style-type: none"> — Within the Oak Ridges Moraine; <ul style="list-style-type: none"> — Generation/storage of potential contaminants (unless for personal/family use), hazardous waste, and liquid industrial waste; — Waste disposal facilities; — Snow storage & disposal facilities; — Organic soil conditioning facilities — Agricultural activity or equipment/manure storage (unless for personal/family use) prohibited within the zero to two-year time of travel zone; — Unless owner complies with the <i>Nutrient Management Act</i> and the <i>Clean Water Act</i>, and, — Any other uses that could adversely affect the quality or quantity of groundwater reaching a well.

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The Town should consider encouraging restrictions on haulage routes of chemicals or volatile materials in Wellhead Protection Areas or Areas of High Aquifer Vulnerability.	ORCMP.	Section 10.6 Wellhead Protection Areas of the in-effect Official Plan.	Update policies to encourage restrictions on haulage routes of chemicals or volatile materials in wellhead protection areas or areas of high aquifer vulnerability.
Area of Concentration: Employment			
The Town is forecast to experience steady employment growth over the next three decades, with the employment base increasing from 49,200 in 2021 to 58,500 2051.	Table 1 in the ROP identifies population and employment forecasts by local municipality.	The in-effect Official Plan forecasts growth to 2046.	Update forecasts to reflect the most recent employment projections through 2051.
In accordance with York Region OP, local municipalities will need to identify core employment areas and supporting employment areas	ROP policy 4.3.12 requires local municipalities to identify core employment areas and supporting employment areas in local official plans.	The in-effect Official Plan does not identify core employment areas or supporting employment.	Identify core employment areas (focus on traditional employment uses with limited opportunity for retail and institutional uses) and supporting employment areas (broader range and mix of employment opportunities).
Ensure that employment lands are well adapted to structural changes occurring in the evolving macro-economy.	The ROP and the Growth Plan required the identification and protection of employment lands for the long-term.	The in-effect Official Plan contains some supportive policies that protect employment lands.	Consider more defined policy direction to outline the goals and objectives related to office, retail and employment-supportive uses in Employment Areas.
Protection of employment lands.			Expand on employment conversion related policies to better align with the Growth Plan and the ROP.
Employment Area in South Newmarket near Mulock and Bayview Drives are	N/A	N/A	Review local land use designations of subject lands and reconcile with Region's land use designations.

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not reflected in Region's Employment Areas designations			
Area of Concentration: Placemaking, Heritage & Urban Design			
The Town should consider establishing a Guiding Vision and definition of good urban design with respect to its future growth.	ROP Section 7.3.	In-effect Official Plan Chapter 12 identifies six urban design and placemaking objectives.	Include Design Excellence upfront in relation to growth. Define wholistic Urban Design Vision for Newmarket that includes public realm and built form
The Town should consider including direction to link the relationship between good urban design and sustainability and healthy communities.	General policies in the PPS direct planning authorities to support sustainability goals. Section 2.3 of the ROP is also of relevance.	In-effect Official Plan Chapter 12.	Expand policies to promote built form and public realm design that supports sustainable, healthy communities including non-residential areas.
There are gaps in identification of Vision, Goals & Role of urban design, built form + public realm to create or amplify character, image, landmarks, form and structure beyond ensuring comparability with context.	ROP Section 7.3.	<p>Chapter 2 of the in-effect Official Plan relates growth management to compatibility with existing context through urban design.</p> <p>Chapter 12.2 Urban Design Principles focus is on compatibility, buffering, transition. and function including safety.</p> <p>Chapter 11 identifies the link between heritage and urban design.</p> <p>Chapter 15 recognizes urban design through streetscaping.</p>	Revisit Urban Design Vision, Goals and Objectives to recognize and promote structural roles and opportunities in addition to compatibility.

Gap in identification of (other) Character Areas.	N/A	Chapter 12.8 Urban Centres Character, and Chapter 12.8.1, Historic Downtown Centre	Develop criteria identifying distinct character areas. Mapping existing character areas.
The Town should consider revisiting and expanding use of urban design implementation tools including links with parks planning and public art.	ROP policies 4.3.28, 2.4.10, and 6.3.16. The ROP policy 4.3.28 requires municipalities to develop Urban Design Guidelines to support secondary plans or alternative comprehensive plans. The Region's New Community Guidelines as well as policy 2.3.13 of the plan provide guidance in preparation of the guidelines.	Chapter 16, Implementation, identifies specialized tools for advancing urban design using Development Standards as part of Bonus By-laws in addition to the standard planning tools and processes.	Revisit and expand Urban Design implementation tools and include links to parks planning and public art etc.
Gap in identification of wholistic pedestrian circulation linkages, design, and environment, micro mobility etc. beyond transit connections.	Section 6.3.16 of the ROP links urban design to the achievement of higher transit usage with supporting improvements.	In-effect Official Plan Sections 12.2.2, 12.2.3, and 12.6.	Identify and expand urban design principles that support transit, mobility and pedestrian environment.
The Town should consider the potential for Park and other open spaces as part of urban design and placemaking, and the creation or amplification of character or urban form beyond "complementing character" or "compatibility".	ROP Section 2.3.13.	Chapter 8 of the in-effect outlines the functional, spatial and recreational value of parkland and open spaces.	Explore policies that direct the location and design of parks and open space to support and create good urban design, landmarks, protect important views etc. beyond building placement — Use strategic park and open space placement, orientation and design to achieve urban design and placemaking goals.
The Town should include city-wide Public Art policies and commitment to preparing guidelines.	ROP Section 7.3.		Develop definitions and general principles for typologies and their appropriate use within the framework of intensification, sustainability and liveability goals and identify related guideline and study requirements.