

Shining Hill

NEW MARKET

PUBLIC MEETING

Shining Hill Secondary Plan OPA
PLN-OPZS-2024-001

Phase 4 Draft Plan of Subdivision
PLN-OPZS-2025-010

DECEMBER 1, 2025

NEW MARKET COUNCIL CHAMBERS



EXTENSIVE CONSULTATION PROCESS

MARCH - JUNE 2023

PHASE 1 BACKGROUND & VISION

- Data Collection
- Existing Conditions Analyses
- Opportunities & Constraints
- Define Vision & Goals
- MCEA Notice of Commencement

CONSULTATION:

1. Steering Committee Meetings
2. Technical Meetings
3. New Communities Tour
4. Website and News Posts
5. Notification List
6. Environmental Working Group
7. Diverse Thinkers Roundtable
- 8. Public Information Centre #1 (June 20, 2023)**
9. Public Commenting Period

JULY - OCTOBER 2023

PHASE 2 IDEAS & OPTIONS

- Draft Vision & Guiding Principles
- Exploration of Ideas & Land Use Concepts
- MCEA Problem / Opportunity Statement & Alternative Solutions (Phase 1)
- MCEA Collector Road Design Concepts (Phase 2)

CONSULTATION:

1. Steering Committee Meetings
2. Diverse Thinkers Roundtable
3. Website Posts
4. Notification List
- 5. Public Information Centre #2 (October 12, 2023)**
6. Public Commenting Period

NOVEMBER 2023 - MAY 2024

PHASE 3 DRAFT SECONDARY PLAN

- Prepare Demonstration Plan(s) & Draft Policy Framework
- Finalize technical analysis
- MCEA Identification of a Recommended Concept and Preferred Design Concepts (Phase 2 and 3)

CONSULTATION:

1. Steering Committee Meetings
2. Resident Groups Meetings
3. Website Posts
4. Notification List
- 5. Public Information Centre #3 (April 2, 2024)**
6. Public Commenting Period

JUNE 2024 - ONGOING

PHASE 4 SECONDARY PLAN APPROVAL & MCEA COMPLETION

- Finalize Secondary Plan
- OPA application to Town of Newmarket (June 2024)**
- Deemed Complete Sept 2024**
- Comments Recieved**
- Resubmission (October 2025)**
- MCEA Report to the Ministry of the Environment (TBD)

CONSULTATION:

1. Technical Meetings
2. Resident Group Meetings
- 3. PUBLIC MEETING**
4. EA Report 30-day Public Review Period (TBD)

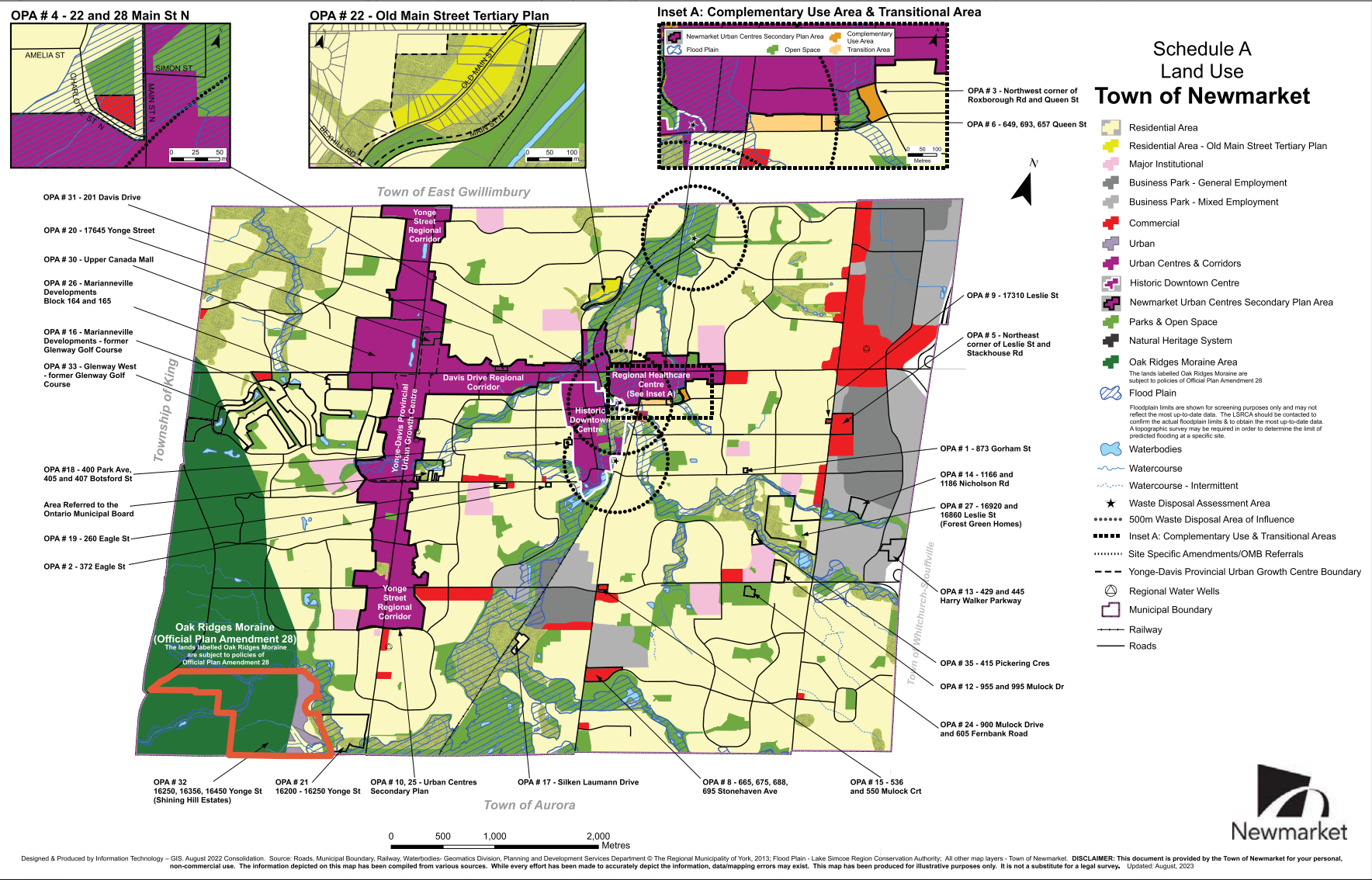
WE ARE HERE



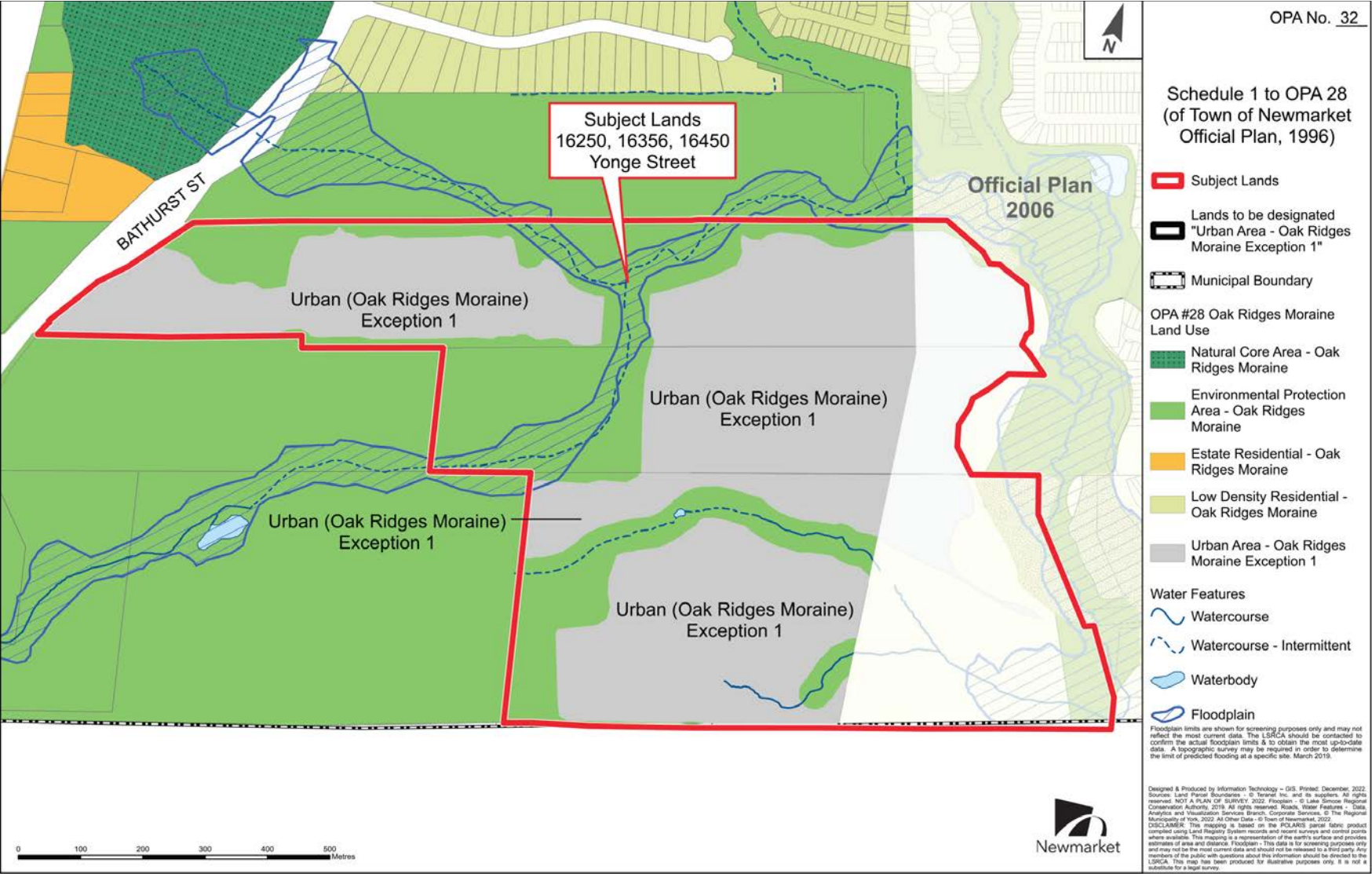
BACKGROUND REVIEW



TOWN OF NEWMARKET OFFICIAL PLAN AMENDMENT 32



TOWN OF NEWMARKET OFFICIAL PLAN AMENDMENT 32



WHAT IS A SECONDARY PLAN?

Official Plan Amendment 32 established that the Shining Hill lands are suitable for the **creation a new compact and complete community** and required a Secondary Plan be prepared to establish a more detailed policy framework to guide future development, land use, community design and infrastructure.

Secondary Plans establish a land use planning and policy framework to guide development. Secondary Plans are more detailed than the Official Plan but still only provide high level policy, land use and development direction.



WHAT IS SUPPORTING THE SECONDARY PLAN?

The secondary plan is supported by an **extensive list of technical studies** prepared by a team of experts that includes:

1. Archaeological Assessment
2. Cultural Heritage Assessment
3. Environmental Site Assessment
4. Natural Heritage Evaluation
5. Master Environmental Servicing Plan
6. Retail & Service Commercial Needs Assessment
7. Parks, Open Space and Community Facilities Needs
8. Housing Needs, Mix and Affordability Assessment
9. Community Design Plan
10. Transportation Mobility Plan
11. Community Energy and Sustainable Development Plan
12. Economic / Fiscal Impact Analysis
13. Noise Impact Study
14. Planning Policy Review and Opinion

The project team is also consulting with the **Town of Newmarket, Lake Simcoe Region Conservation Authority, school boards, and utility and service providers** as well as the **public, community groups and indigenous communities** to determine the vision for this new community and solutions to bring that vision to fruition.



MULTI-DISCIPLINARY PROJECT TEAM

Shining Hill

NEW MARKET



Planning and Urban Design
Housing Needs and Affordability
Community Facilities Needs



Municipal Class
Environmental Assessment



Master Servicing Lead



Landscape Architecture
Environmental Restoration and
Enhancement



Ecology
Environmental Impact Study



Multi-Modal Transportation Plan

Ward Land Economics Inc.

Retail and Service Commercial
Needs Assessment



Fiscal Impact Analysis



Sustainable Development and
Energy Plan



Archaeological Assessment and
Cultural Heritage



Hydrogeological Analysis



Geotechnical Analysis

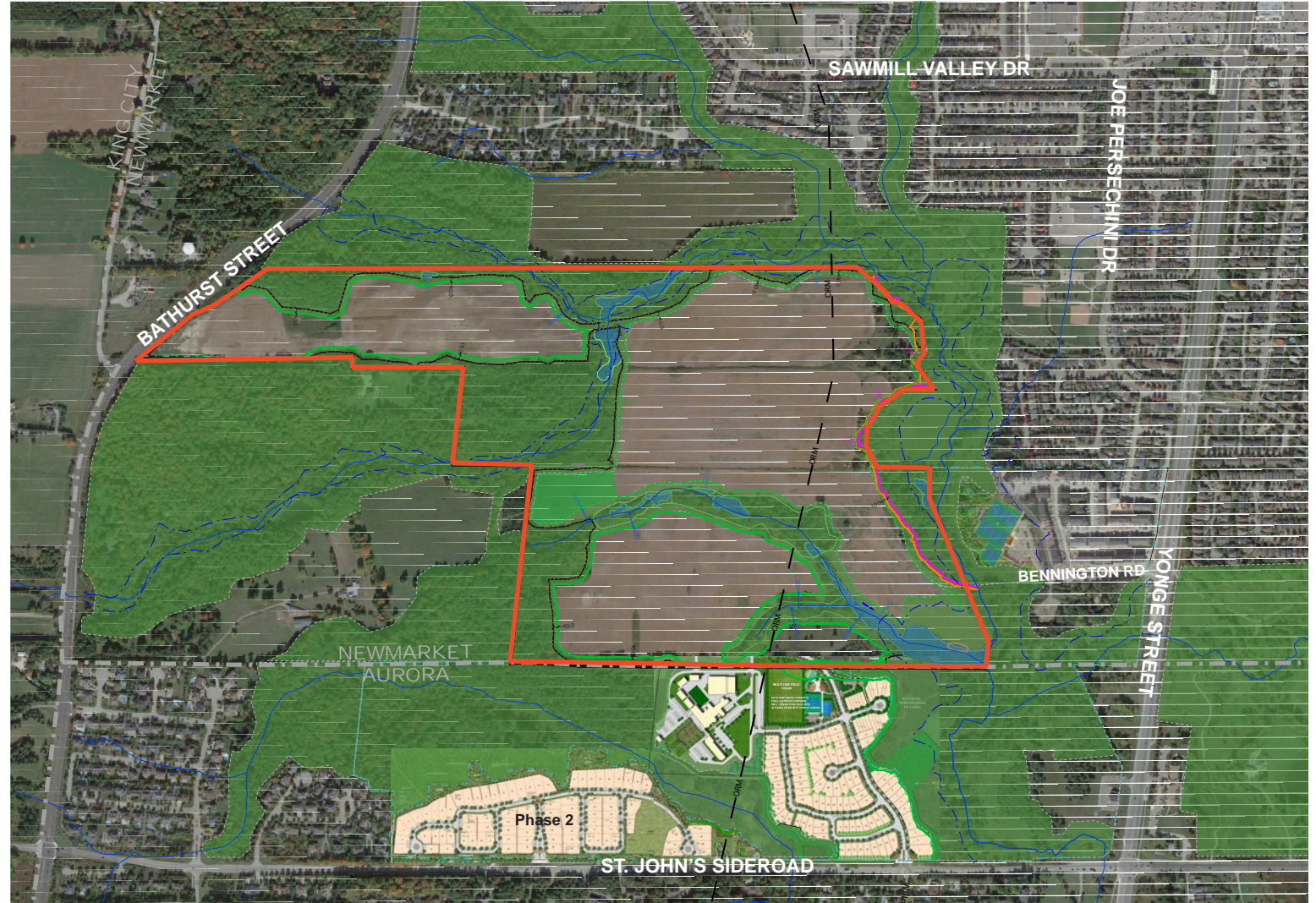


ALL NATURAL HERITAGE LANDS WILL BE PROTECTED

40% of the total area of OPA 32 has been identified for natural heritage protection. The Secondary Plan process has **confirmed natural features, functions, impact mitigation and enhancement** approaches.

EXISTING CONDITIONS ANALYSES OF:

- Terrestrial and Wetland Resources
- Vegetation Communities
- Wildlife Habitats
- Aquatic Resources, Seeps & Wetlands
- Rare & Sensitive Species



THE COMMUNITY CAN BE EFFECIENTLY SERVICED

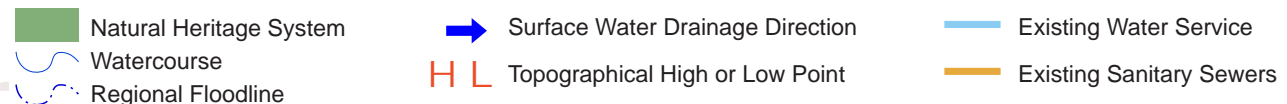
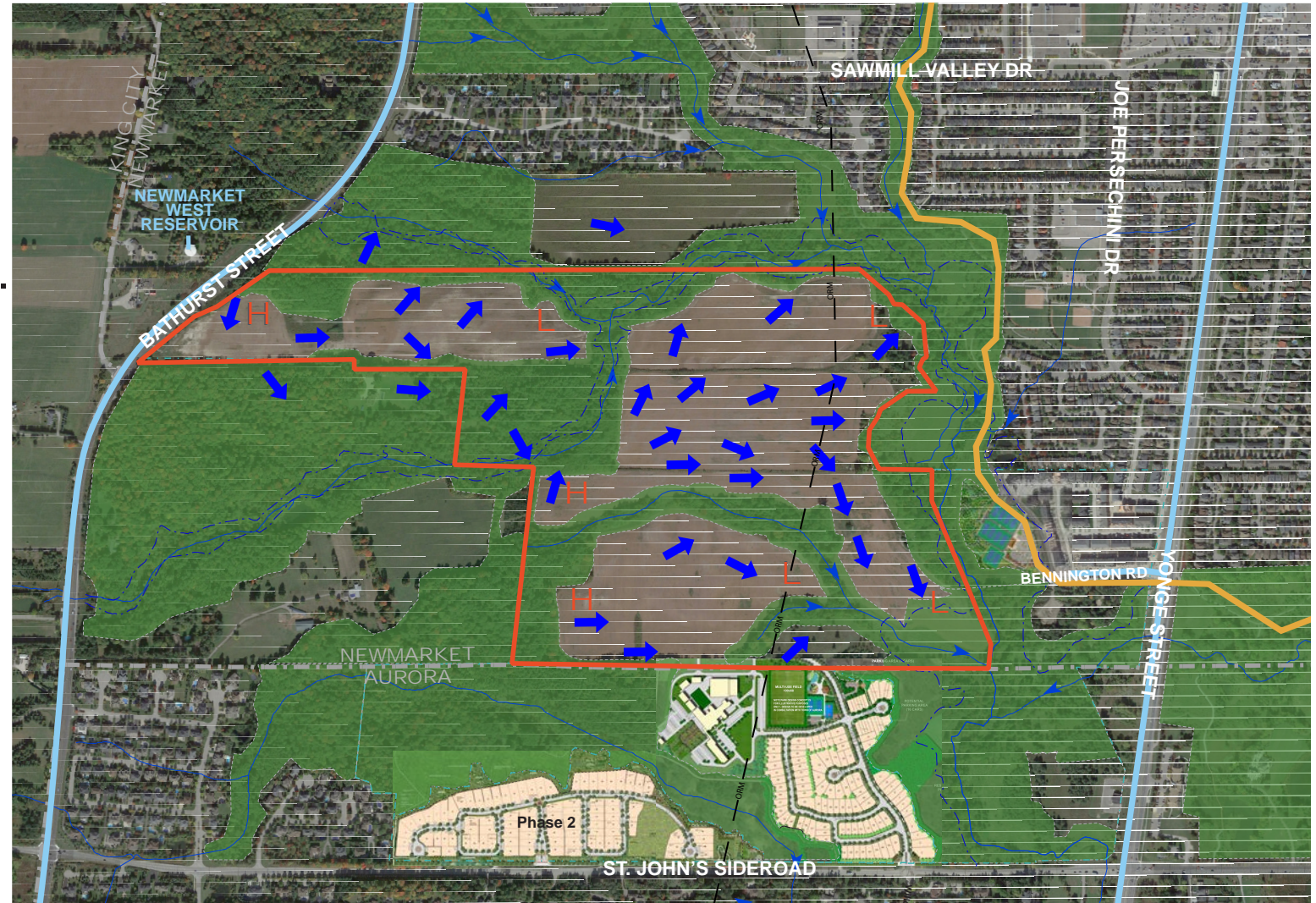
A Master Environmental Servicing Plan (MESP) studied **existing site and infrastructure conditions** and defined an approach to extend municipal infrastructure and services.

ESTABLISH CURRENT CONDITIONS:

- Topography
- Ground Water Conditions
- Surface Water

A SUSTAINABLE PLAN FOR:

- Stormwater Management
- Water Service
- Sanitary Infrastructure

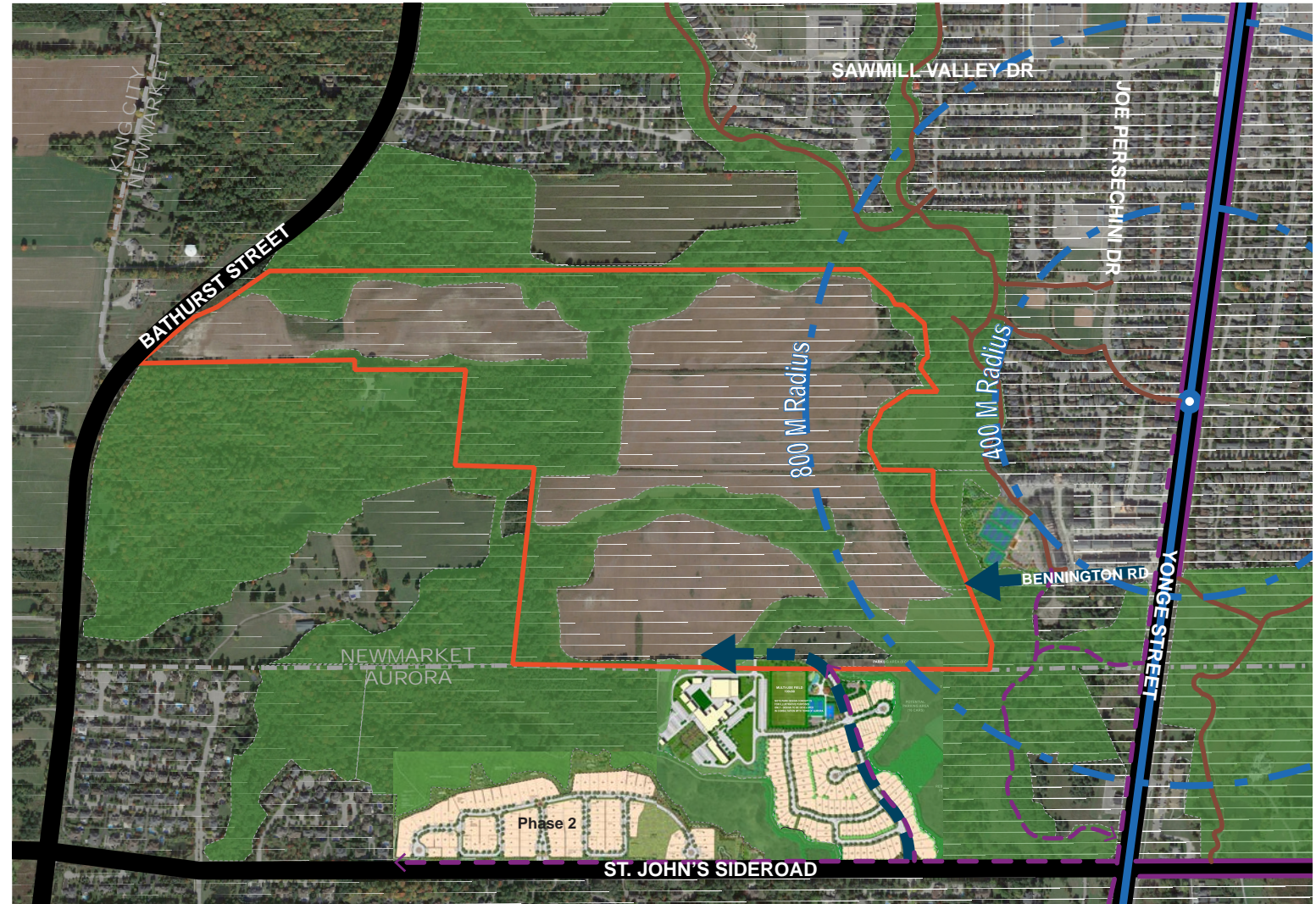


NEW COLLECTOR ROADS WILL PROVIDE MULTI-MODAL TRANSPORTATION

The existing transportation system of roads, transit, multi-use paths, and trails provide opportunities to **connect** Shining Hill to the existing community and **establish a multi-modal transportation** system.

THE EXISTING TRANSPORTATION CONTEXT INCLUDES:

- Regional Arterial Roads
- Collector Road Network
- Local Street Network
- Existing and Planned Transit
- Existing and Planned Multi-Use Paths and Trails
- Traffic Conditions & Volumes



Green Natural Heritage System

Black Regional Arterial Roads

Blue circle VIVA BRT Transit and Stations

Dark blue line New Collector Roads

Brown line Existing Paved Trails & Sidewalks

Purple line Existing / Proposed Multi-use Paths



OPA 32 GUIDING PRINCIPLES

1 **Housing Affordability by providing for a mix of unit types, sizes, ownership models and tenures.**

2 **Address Climate Change through environmentally progressive housing and sustainable design.**

3 **Community Focused Design to reduce car dependency.**

The Secondary Plan must support the following **six policy directives** from OPA 32:

- 1. Protect and enhance the natural environment**
- 2. Build a compact, complete and diverse community**
- 3. Promote efficient development patterns and standards**
- 4. Strive for design excellence through intentional placemaking and urban design**
- 5. Plan for active mobility options including the provision of complete streets**
- 6. Set high standards for sustainability, waste reduction, energy efficiency, water conservation**

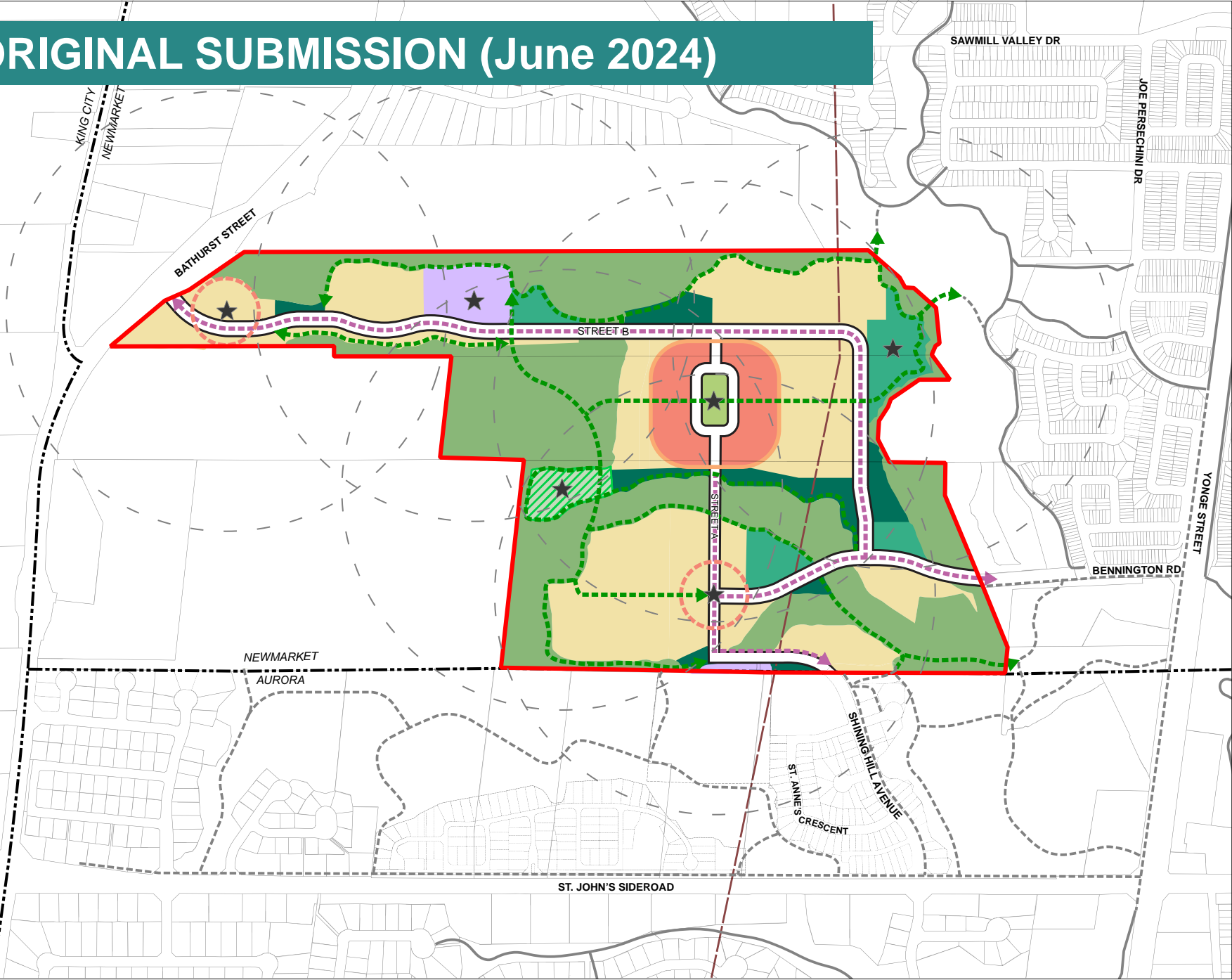


As we imagine the future place that is Shining Hill, the goal is to create a **new kind of PEDESTRIAN FIRST neighbourhood** that not only delivers a diversity of housing options and choices for all people in all stages of life but moreover also a higher benchmark for **inherently more beautiful, more sustainable, and more resilient living.**



PROPOSED LAND USE PLAN





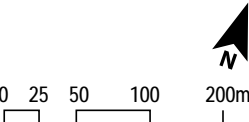
SCHEDULE A
SECONDARY PLAN AREA AND
COMMUNITY STRUCTURE PLAN

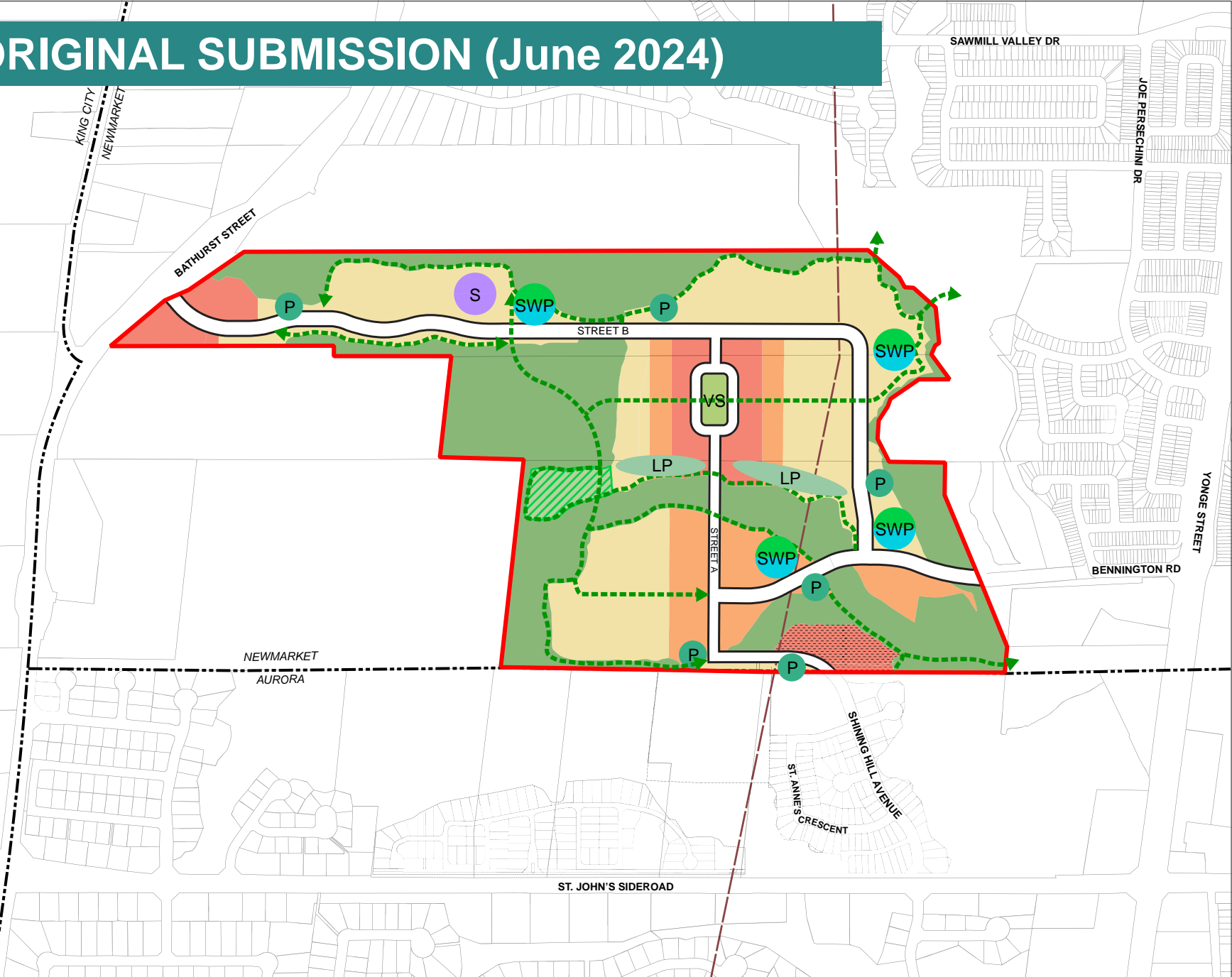
- Legend:
- Shining Hill Secondary Plan Area
 - Residential
 - Community Core
 - Secondary Node
 - Focal Point / 5 minute (400m) Walking Distance
 - Natural Heritage System
 - Village Square
 - Passive Park
 - School
 - Park
 - Stormwater Management Park
 - Existing Trail
 - Proposed Adjacent Trail
 - Proposed MUP within ROW
 - Proposed Trails / MUP
 - Oak Ridges Moraine

DRAFT

Shining Hill

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SCHEDULE B

LAND USE

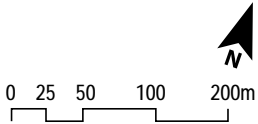
Legend:

- Shining Hill Secondary Plan Area
- Low-Rise Residential (Max 3.5 storeys)
- Mid-Rise Residential (Max 6 storeys)
- Mid-Rise Mixed Use (Max 11 - 15 Storeys)
- Mid-Rise Mixed Use (Max 8 Storeys)
- Natural Heritage System
- VS Village Square
- Passive Park
- Residential Collector
- S School
- P Park
- LP Linear Park
- SWP Underground Stormwater Management Park at Grade
- Oak Ridges Moraine

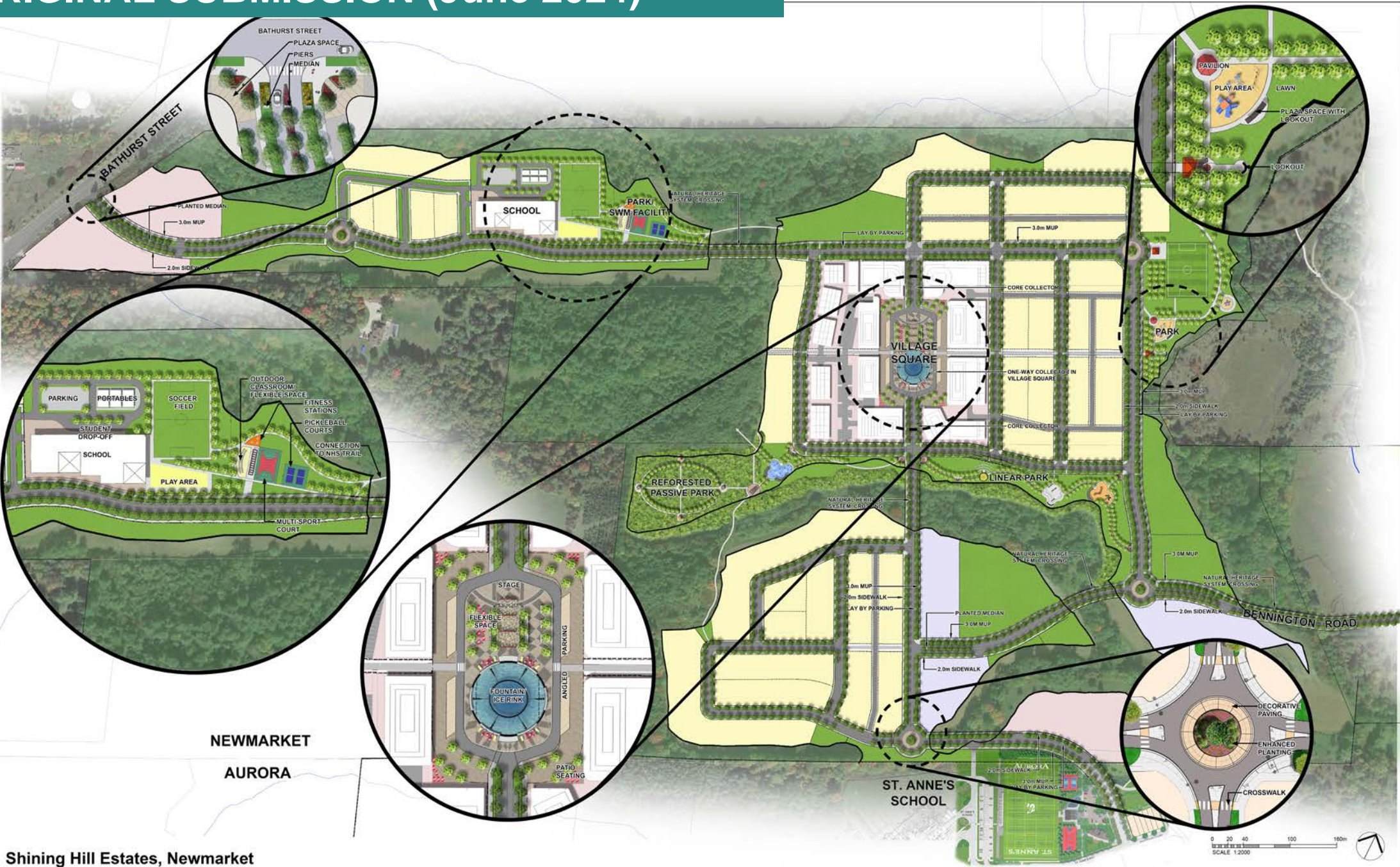
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Shining Hill

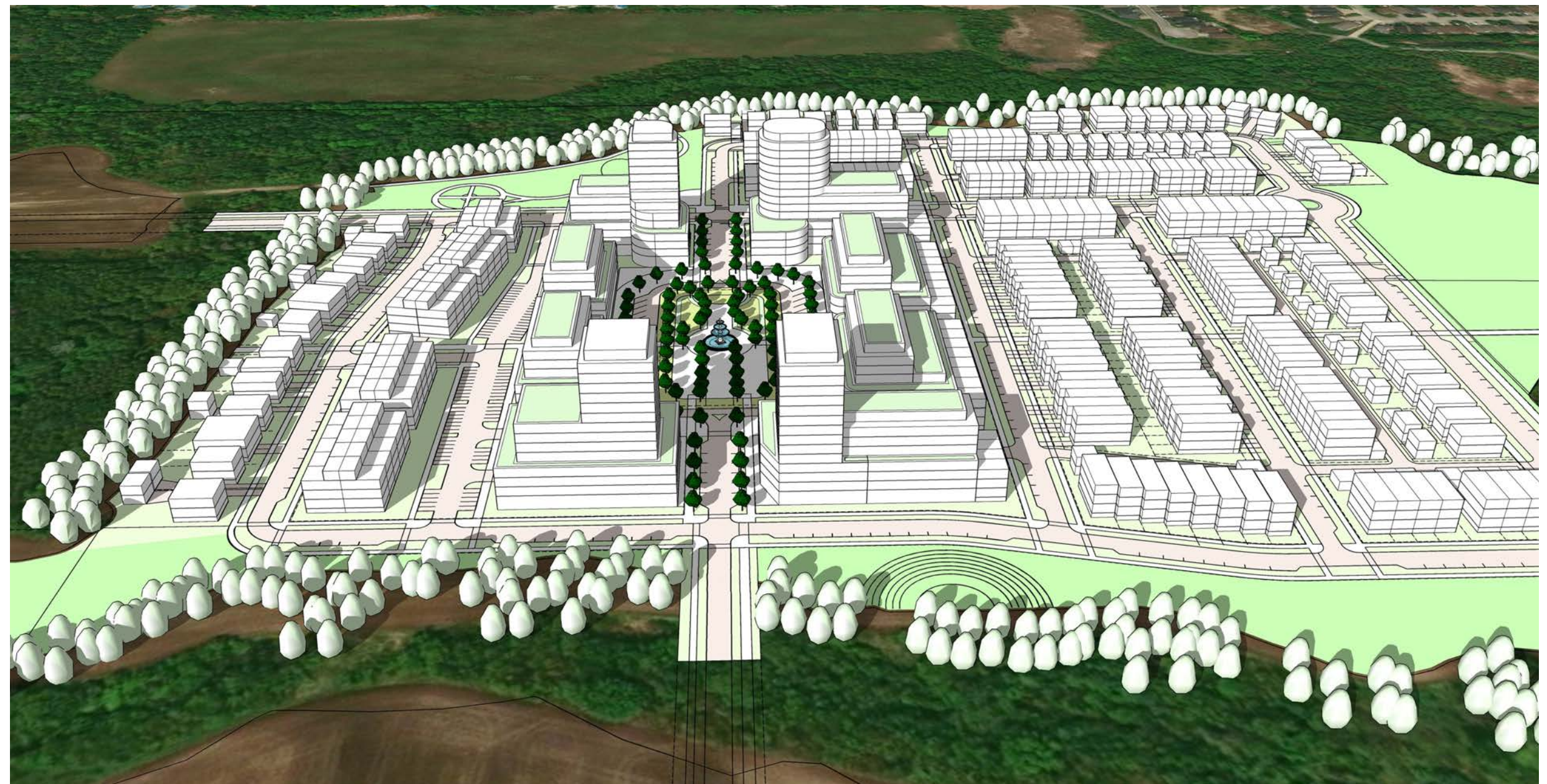
NEWMARKET



May 27, 2024

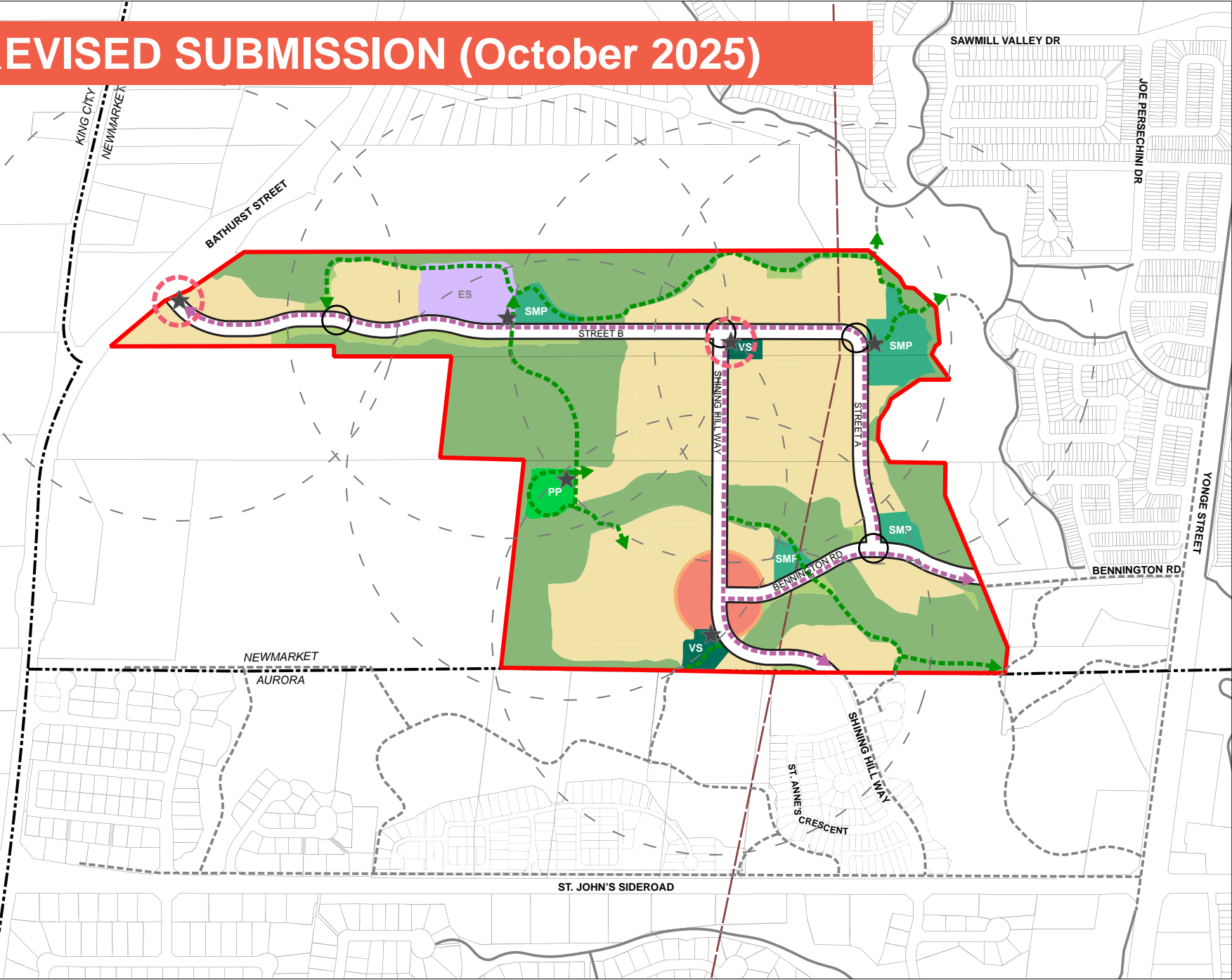


Shining Hill Estates, Newmarket



WHAT WE HEARD:

1. Support for protecting the **environment** and opening up public use of the natural heritage areas.
2. Concerns about the proposed maximum **building heights** to to 15 storeys.
3. Concerns about the **density** of the new community and the potential for up to 7500 dwelling units.
4. Concerns about **traffic** and the ability for the new community to **support public transit**.
5. Questions about new **street cross sections**, including laneways that support multi-modal transportation.
6. Questions about the viability of the **village square** at the scale and form proposed.



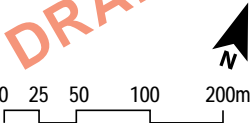
SCHEDULE A
SECONDARY PLAN AREA AND
COMMUNITY STRUCTURE PLAN

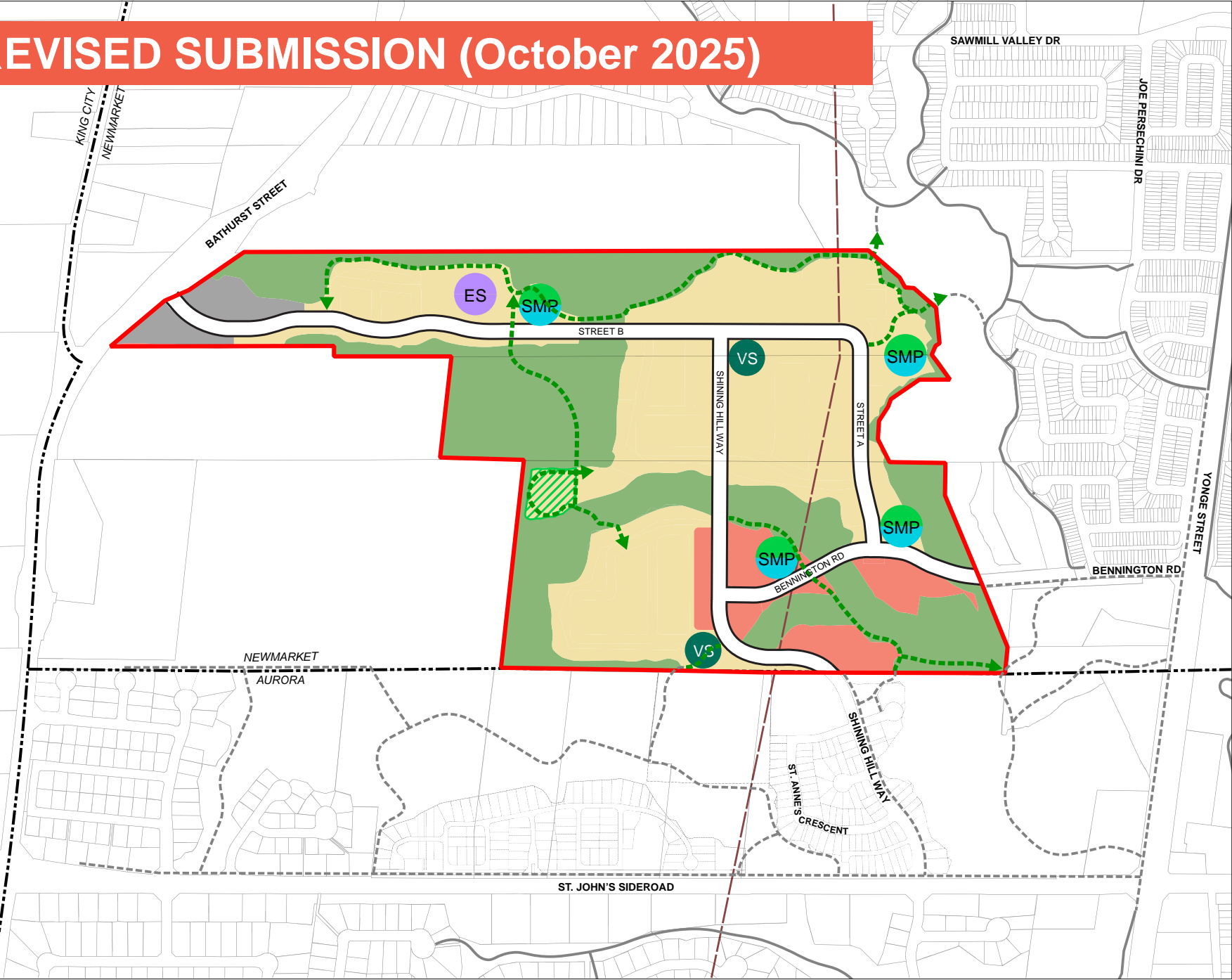
- Legend:
- Shining Hill Secondary Plan Area
 - Community Core
 - Secondary Node
 - Focal Point and 400 m Radius (~5 min walk)
 - Residential
 - Natural Heritage System
 - VS Village Square
 - SMP Stormwater Management Park
 - PP Passive Park
 - Vista
 - ES Elementary School
 - Residential Collector Street
 - Existing Trail
 - Proposed Adjacent Trail Planned on Adjacent Lands
 - Proposed MUP within ROW
 - Proposed Trails / MUP
 - Oak Ridges Moraine
 - Possible Roundabout

Shining Hill

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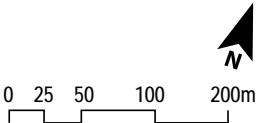
SCHEDULE B
LAND USE

- Legend:
- Shining Hill Secondary Plan Area
 - Low-Rise Residential (Max 3.5 storeys)
 - Mid-Rise Mixed Use (Max 8 Storeys)
 - Natural Heritage System
 - Village Square
 - Passive Park
 - Future Development
 - Elementary School
 - Stormwater Management Park
 - Residential Collector Street
 - Existing Trail
 - Proposed Adjacent Trail
 - Proposed Trails / MUP
 - Oak Ridges Moraine

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SUMMARY OF CHANGES



SUMMARY OF CHANGES

- 1. Moved Community Core
- 2. Max Height 8 Storeys (Core)
- 3. Reduced over all density
- 4. Reduced number of units
- 5. Revised street design
- 6. Reduced the amount of retail

LAND USE	
<div></div>	Low Density Premium Residential
<div></div>	Medium Density Residential
<div></div>	Live-Work
<div></div>	Mid-Rise Mixed Use Residential
<div></div>	Future Development
<div></div>	Elementary School
<div></div>	Park
<div></div>	Stormwater Management Park
<div></div>	Vista
<div></div>	Future Access St. Anne's School
<div></div>	26m Collector Roads
<div></div>	18.5m Roads & 8.5m Lanes
DEVELOPABLE AREA	
<div></div>	Passive Park
NATURAL HERITAGE SYSTEM	
TOTALSECONDARY PLAN AREA	

ORIGINAL SUBMISSION (June 2024)			
AREA		UNIT ESTIMATE	
ha	ac		
13.45	33.23	300 -	500
2.38	5.88	200 -	300
7.14	17.64	1,500 -	2,200
2.00	4.94		
4.00	9.88		
4.12	10.18		
1.75	4.32		
0.29	0.72		
8.58	21.20		
6.08	15.02		
49.79	123.03		
1.30	3.21		
31.82	78.63		
82.91	204.87	2,000 -	3,000

REVISED SUBMISSION (October 2025)			
AREA		UNIT ESTIMATE	
ha	ac		
20.95	51.77	675 -	750
0.43	1.06	15 -	30
3.84	9.49	310 -	720
2.27	5.61		
2.03	5.02		
0.83	2.05		
3.06	7.56		
2.82	6.97		
0.26	0.64		
7.40	18.29		
6.38	15.76		
50.27	124.22		
0.82	2.03		
31.82	78.63		
82.91	204.87	1,000 -	1,500

Estimated Population	4,500 -	7,200	3,100 -	4,500
Estimated Work from Home (4%)	180 -	288	124 -	180
Estimated Retail Jobs		100		20
Density (people + jobs / ha)	96 -	152	65 -	93
Parkland Requirement (1 ha per 600 units)	3.3 -	5.0 ha	1.7 -	2.5 ha

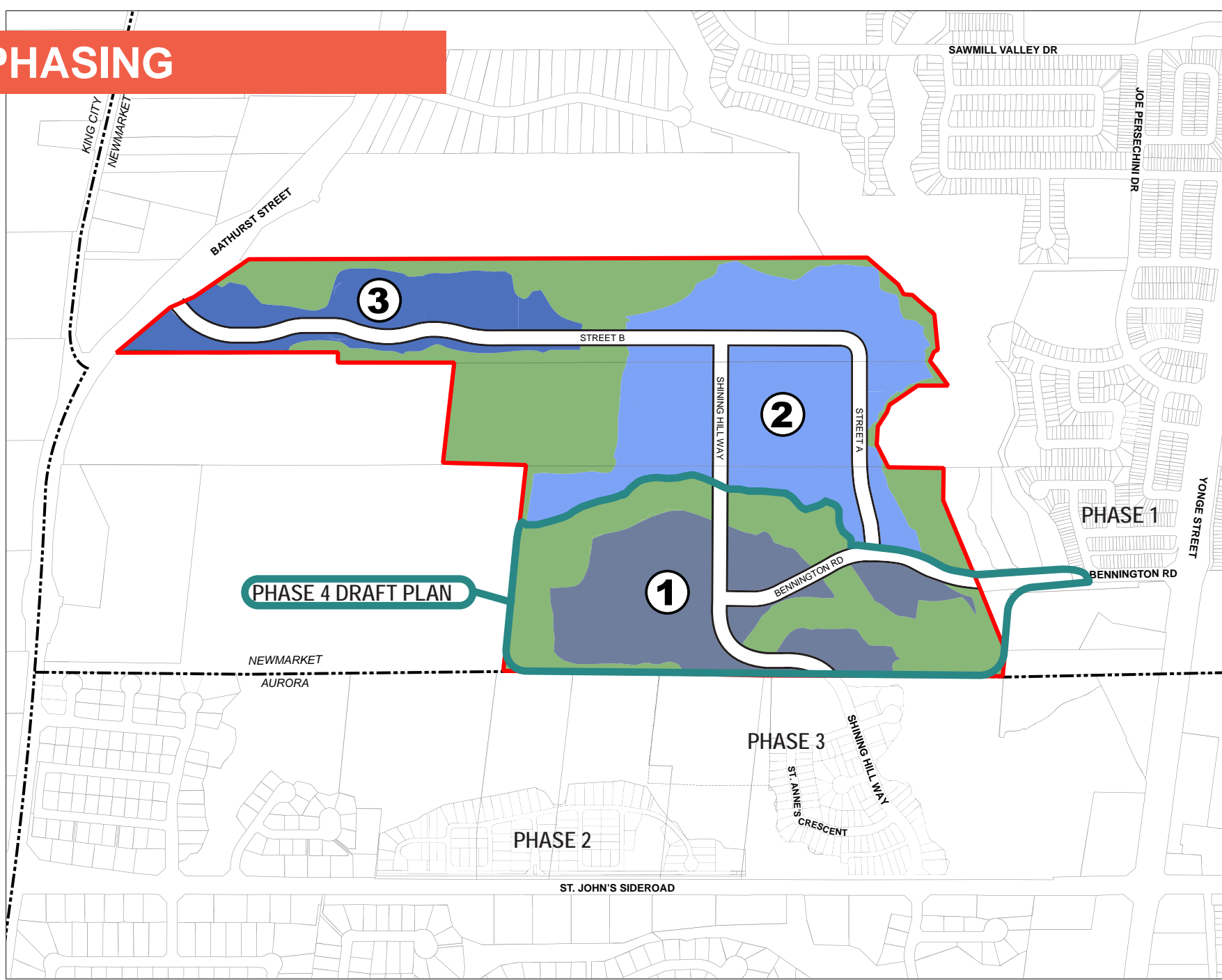


PHASE 4

DRAFT PLAN OF SUBDIVISION AND ZONING AMENDMENT



PHASING



SCHEDULE E

NEIGHBOURHOODS

Legend:

 Shining Hill Secondary Plan Area

Neighbourhoods

1 Southern

2 Central

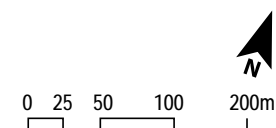
3 Bathurst

 Natural Heritage System

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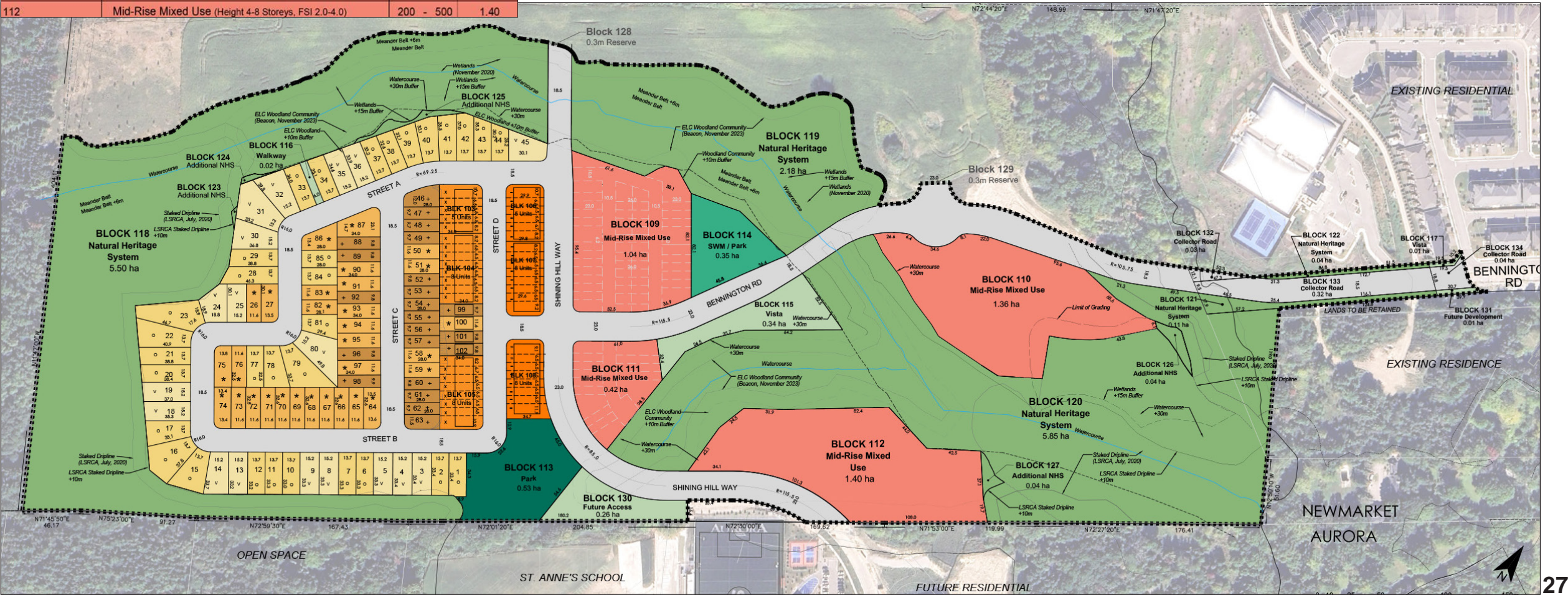
October 24, 2025

Phase 4 Draft Plan of Subdivision

LOT/BLOCK	LAND USE	UNITS	AREA (ha)
1-102	Single Detached Min. 15.24m Street Access	v	18
	Single Detached Min. 13.7m Street Access	o	32
	Single Detached Min. 11.6m Street Access	*	29
	Single Detached Min. 9.75m Street Access	+	23
103-105	Townhouses Min. 6.5m Street Access	x	21
106-108	Townhouses Min. 6.5m Rear Access	=	21
109-110	Mid-Rise Mixed Use (Height 3-6 Storeys, FSI 0.75-2.0)	118 - 177	2.40
111	Mid-Rise Mixed Use (Height 3-6 Storeys, FSI 0.75-2.0)	7 - 23	0.42
112	Mid-Rise Mixed Use (Height 4-8 Storeys, FSI 2.0-4.0)	200 - 500	1.40

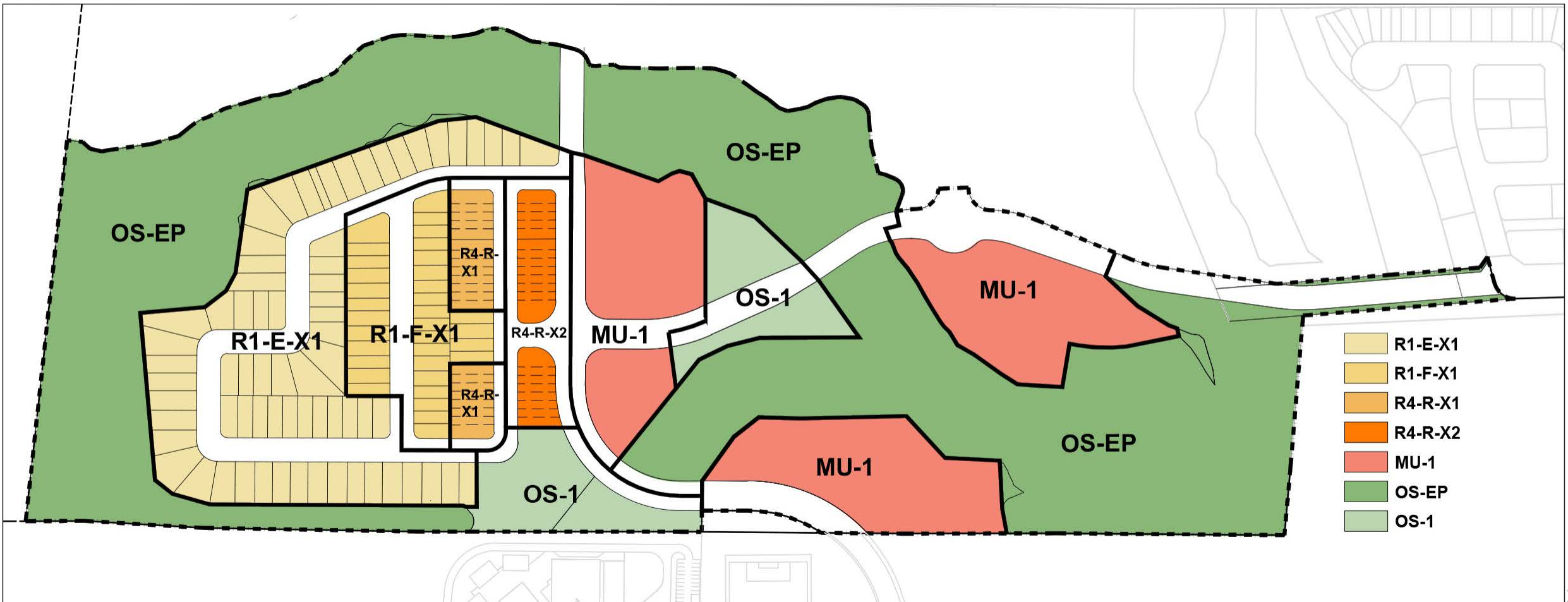
LOT/BLOCK	LAND USE	UNITS	AREA (ha)
113	Park		0.53
114	Park / Stormwater Management Facility		0.35
115-117	Vista / Walkway		0.36
118-122	Natural Heritage System		13.69
123-127	Additional Natural Heritage System		0.11
128-129	0.3m Reserves		0.01
130-131	Future Access / Development		0.28

LOT/BLOCK	LAND USE	UNITS	AREA (ha)
132-134	Collector Road		0.41
Shining Hill Way and Bennington Rd.	23.0m Road	810 m	1.95
Shining Hill Way & Bennington Rd. & St. A-E	18.5m Road	1,330 m	2.44
TOTAL	TOTAL	2,140 m	469 - 844
			29.90



Phase 4 Zoning By-law Amendment

- Residential Detached Dwelling 11.6 m Exception Zone (R1-E-X1)
- Residential Detached Dwelling 9.7 m Exception Zone (R1-F-X1)
- Residential Multiple Dwellings (Townhome) Exception Zone (R4-R-X1)
- Residential Multiple Dwellings (Townhome) Exception Zone (R4-R-X2)
- Mixed Use 1 (MU-1)
- Open Space Zone (OS-1)
- Environmental Protection Open Space Zone (OS-EP)



Phase 4 Example Elevations



NEXT STEPS

- Updated submissions have been posted to the Town's website and to the Shining Hill website shininghillsecondaryplan.ca
- Town of Newmarket to review re-submission and comments received
- Recommendation Report

THANK YOU!

