



Town of Newmarket

Agenda

Council

Date: Monday, January 20, 2020
Time: 7:00 PM
Location: Council Chambers
Municipal Offices
395 Mulock Drive
Newmarket, ON L3Y 4X7

1. Open Forum
2. Public Notices (if required)
3. Additions & Corrections to the Agenda
4. Declarations of Pecuniary Interest
5. Presentations & Recognitions
6. Deputations
 - 6.1 2020 Inn From the Cold Update

Note: Ann Watson, Executive Director, Inn From the Cold will be in attendance to provide a deputation on this matter.
 - 6.2 Newmarket African Caribbean Canadian Association (NACCA) - Black History Month

Note: Jerisha Grant-Hall, Chairperson, Newmarket African Caribbean Canadian Association (NACCA) will be in attendance to provide a deputation on this matter.
 - 6.3 2020 Run for Southlake

Note: Melanie Osmond, Event Assistant, Southlake Regional Health Centre Foundation will be attendance to provide a deputation on this matter.
7. Approval of Minutes
 - 7.1 Council Meeting Minutes of December 2, 2019

1. That the Council Meeting Minutes of December 2, 2019 be approved.

7.2 Council Meeting (Closed Session) Minutes of December 2, 2019

1. That the Council Meeting (Closed Session) Minutes of December 2, 2019 be approved.

8. Reports by Regional Representatives

9. Reports of Committees and Staff

9.1 Joint NEDAC and Council Workshop Meeting Minutes of October 22, 2019

Note: This meeting dealt with the Economic Development Strategic Plan: Scoping Potential 2020-2024 Strategy Initiatives.

1. That the Joint NEDAC and Council Workshop Meeting Minutes of October 22, 2019 be received.

9.2 Special Committee of the Whole Meeting Minutes of December 2, 2019

Note: This meeting dealt with the Established Neighbourhoods Compatibility Study.

1. That the Special Committee of the Whole Meeting Minutes of December 2, 2019 be received and the recommendations noted within be adopted.

9.2.1 Established Neighbourhoods Compatibility Study

1. That Council direct Staff to schedule a Special Committee of the Whole in early 2020 for Council to provide direction regarding the Established Neighbourhood Compatibility Study; and,
2. That Staff be authorized an additional 30 days in their project timeline to complete the Established Neighbourhood Compatibility Study.

9.3 Council Workshop Meeting Minutes of December 16, 2019

Note: This meeting dealt with the REV (Revenue, Efficiency, Value Add) it Up Campaign.

1. That the Council Workshop Meeting Minutes of December 16, 2019 be received.

9.4 Committee of the Whole Meeting Minutes of January 13, 2020

1. That the Committee of the Whole Meeting Minutes of January 13, 2020 be received and the recommendations noted within be adopted.

9.4.1 Presentation - Proposed Ward Boundary Review

1. That the presentation regarding the Proposed Ward Boundary Review be received.

9.4.2 Deputation - Climate Emergency Declaration Request - Drawdown Newmarket-Aurora

1. That the deputation by Debbie Fletcher-Queen and David Kempton regarding Climate Emergency Declaration Request - Drawdown Newmarket-Aurora be received.

9.4.3 Climate Emergency Declaration

Whereas the Intergovernmental Panel on Climate Change (IPCC) on October 8, 2018 has urged the world to reduce the level of Green House Gas (GHG) emissions by 45% before 2030 as compared to 2010 to ensure that there is not more than a 1.5 degree increase in global average temperatures above preindustrial levels and to reach net zero by 2050; and,

Whereas there is a need for urgent and transformative action to reduce GHG emissions to limit global warming to 1.5 degrees to avoid catastrophic climate change; and,

Whereas climate change is currently responsible for billions of dollars in property damage worldwide, negatively affecting local and international economies; and,

Whereas climate change is threatening human civilization through rising sea levels, poor air quality, intense wild fires, heat events, unpredictable droughts and heavy rains; and,

Whereas climate change will impact human health through increased injury and death from extreme weather and temperature events and increased rates of vector-borne diseases from a climate more favourable to vectors; and,

Whereas climate change contributes to poor air quality that will exacerbate respiratory and cardiovascular disease, and increased rates of illness through food and water contamination; and,

Whereas these health impacts from climate change will worsen health inequities by disproportionately affecting vulnerable groups such as seniors, children, those experiencing social or economic isolation, and those with chronic health conditions or disabilities or both:

Now therefore be it resolved:

1. That the Town of Newmarket officially declare a climate emergency for the purpose of naming and deepening our commitment to the protection of our environment, economy, and community from the impacts of climate change; and,
2. That the Town of Newmarket officially declare a climate emergency for the purpose of expressing our commitment to reduce emissions across our Town, including both the emitters within the Towns control and all those who consider Newmarket to be their community such that the whole community can benefit from the ancillary opportunities such as economic growth, stimulation in the low carbon economy, and cost savings which are created by reducing emissions; and,
3. That in response to this declaration, Council direct staff to ensure that the Town of Newmarket's Community Energy Plan is utilized as a platform for public engagement and community collaboration in our collective efforts to reduce GHG emissions. Council also direct staff to proactively engage our entire staff team to reduce GHG emissions as outlined in the Community Energy Plan and present additional opportunities relating to increased GHG and energy reductions to Council for consideration as they arise.

9.4.4 Proposed Ward Boundary Review

1. That the report entitled Ward Boundary Review dated January 13, 2020 be received; and,
2. That a Ward Boundary Review be deferred for consideration by the 2022-2026 term of Council; and,
3. That Staff be directed to create a Ward Boundary Review Reserve Fund; and,
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

9.4.5 Application for Draft Plan of Condominium (19CDMN-2019-002)

1. That the report entitled Application for Draft Plan of Condominium (19CDMN-2019-002) dated January 13, 2020 be received; and,
2. That approval be given to Draft Plan of Condominium 19CDMN-2019-002) subject to the Schedule of Conditions attached hereto and forming part of this report; and,
3. That Kerigan Kelly, Groundswell Urban Planners Inc., 95 Mural Street, Suite 402, Richmond Hill ON L4B 3G2 be notified of this

action.

9.4.6 Site Specific Exemption to Interim Control By-law 2019-04 for 110 Niagara Street

1. That the report entitled Site Specific Exemption to Interim Control By-law 2019-04 for 110 Niagara Street dated January be received; and,
2. That Council approve the requested site-specific exemption to Interim Control by-law 2019-04 for 110 Niagara Street and adopt the attached exemption by-law.

9.4.7 Site Specific Exemption to Interim Control By-law 2019-04 for 730 Arthur Street

1. That the report entitled Site Specific Exemption to Interim Control By-law 2019-04 for 730 Arthur Street dated January 13th, 2020 be received; and,
2. That Council approve the requested site-specific exemption to Interim Control by-law 2019-04 for 730 Arthur Street and adopt the attached exemption by-law.

9.4.8 Stormwater Billing 2020 – Options

1. That the report entitled Stormwater Billing 2020 – Options, dated January 13, 2020 be received; and,
2. That Council approve the recommendation related to billing options contained in the report; and,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

9.4.9 Item 6.1 of the Central York Fire Services - Joint Council Committee Meeting of January 7, 2020 Draft Minutes

Note: Joint Council Committee Report 2020-01 attached for information purposes

That Council approve the following:

1. That Fire Services Report 2020-01 titled Amendment to the Town of Newmarket By-law 2019-60 regarding Motor Vehicle Collision Cost Recovery Program dated December 20, 2019 be received; and,
2. That the Joint Council Committee (JCC) recommend to Newmarket and Aurora Town Councils that amendments to Newmarket By-law

2019-60 be adopted in accordance with Attachment 1 to this report;
and,

3. That staff be authorized and directed to do all things necessary to give effect to this resolution.

9.4.10 Accessibility Advisory Committee Meeting Minutes of September 19, 2019

1. That the Accessibility Advisory Committee Meeting Minutes of September 19, 2019 be received.

9.4.11 Elman W. Campbell Museum Board Meeting Minutes of October 17, 2019

1. That the Elman W. Campbell Museum Board of Management Meeting Minutes of October 17, 2019 be received.

9.4.12 Newmarket Economic Development Advisory Committee Meeting Minutes of September 26, 2019

1. That the Newmarket Economic Development Advisory Committee Meeting Minutes of September 26, 2019 be received.

9.4.13 Newmarket Public Library Board Meeting Minutes of October 16, 2019 and November 20, 2019

1. That the Newmarket Public Library Board Meeting Minutes of October 16, 2019 and November 20, 2019 be received.

9.4.14 Outstanding Matters List

1. That the outstanding matters list be received.

9.4.15 Public Hearing Matter - 693-713 Davis Drive - Zoning By-law Amendment Application - Presentation

1. That the Presentation regarding 693-713 Davis Drive - Zoning By-law Amendment Application be received.

9.4.16 Public Hearing Matter - 693-713 Davis Drive - Zoning By-law Amendment Application - Deputations

1. That the deputations provided by David Engel, Wendy Cassells, Charles Nanacsik, Kimberly St. Jacques, Patrick Monks and Heather Jongsma regarding 693-713 Davis Drive - Zoning By-law Amendment Application be received.

10. By-laws

2020-01 A By-law to grant a site specific exemption from Interim Control By-law 2019-04 (110 Niagara Street)

2020-02 A By-law to grant a site specific exemption from Interim Control By-law 2019-04 (730 Arthur Street)

2020-03 A By-law to amend By-law 2019-60, a By-law to establish and require payment of fees and charges for certain services provided by Central York Fire Services for emergency or non-emergency incidents

2020-04 A By-law to adopt Fees And Charges For Services Or Activities Provided By The Town Of Newmarket (Building Permit Application Fees)

2020-05 A By-law being an extension of Interim Control By-law 2019-04

1. That By-laws 2020-01, 2020-02, 2020-03, 2020-04 and 2020-05 be enacted.

11. Notices of Motions

12. Motions

13. Announcements & Community Events

14. New Business

15. Closed Session (if required)

16. Confirmatory By-law

2020-06 A By-law to Confirm the Proceedings of the January 20, 2020 Council meeting

1. That By-law 2020-06 be enacted.

17. Adjournment

Deputation and Further Notice Request Form

Please complete this form to speak at a meeting of Town Council or Committee of the Whole or to receive further notification regarding an item on the agenda. If filling out by hand please print clearly.

Please email to clerks@newmarket.ca, fax to 905-953-5100 or mail or drop off at Legislative Services Department, Town of Newmarket Municipal Offices, 395 Mulock Drive, PO Box 328, STN Main, L3Y 4X7

Name: Ann Watson	
Organization / Group/ Business represented: Inn From the Cold	
Address: [REDACTED]	Postal Code: [REDACTED]
Daytime Phone No: [REDACTED]	Home Phone: [REDACTED]
Email: [REDACTED]	Date of Meeting: January 20, 2020
Is this an item on the Agenda? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Agenda Item No:
<input type="checkbox"/> I request future notification of meetings	<input checked="" type="checkbox"/> I wish to address Council / Committee
Describe in detail the reason for the deputation and what action you will be asking Council/Committee to take (if applicable): Update on Inn From the Cold activities and programming as well as promotion of Coldest Night of the Year Walk for the Homeless. Would like to thank councilors and mayor for their tremendous efforts last year and invite them to once again walk with us on February 22, 2020. We will also be asking if the fee for the rooms booked for the walk at Riverwalk Commons can be reduced.	
Do you wish to provide a written or electronic communication or background information <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Please submit all materials at least 5 days before the meeting.	

Deputation Guidelines:

- Deputations related to items on the agenda can be accommodated up to and including the meeting day;
- Deputations related to items not on the agenda may be scheduled within sixty (60) days of receipt of this form;
- Deputations will not be heard on a matter decided upon by Council until ninety (90) days have passed from the date of the matter's disposition by Council;
- Deputations are limited to 5 minutes.

Be advised that all Council and Committee of the Whole meetings are audio-video recorded and live streamed online. If you make a presentation to Council or Committee of the Whole, your presentation becomes part of the public record and you will be listed as a presenter in the minutes of the meeting. We post our minutes online, so the listing of your name in connection with the agenda item may be indexed by search engines like Google.

Personal information on this form will be used for the purposes of sending correspondence relating to matters before Council. Your name, address, comments, and any other personal information, is collected and maintained for the purpose of creating a record that is available to the general public in a hard copy format and on the internet in an electronic format pursuant to Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M.56, as amended. Questions about this collection should be directed to the Director of Legislative Services/Town Clerk, Town of Newmarket, 395 Mulock Drive, P.O. Box 328, STN Main, Newmarket, ON L3Y 4X7; Telephone 905 895-5193 Ext. 2211 Fax 905-953-5100

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Name: Jerisha Grant-Hall	
Organization / Group/ Business represented: Newmarket African Caribbean Canadian Association	
Address:	Postal Code:
Daytime Phone No: [REDACTED]	Home Phone:
Email: [REDACTED]	Date of Meeting: January 20, 2020
Is this an item on the Agenda? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Agenda Item No:
<input type="checkbox"/> I request future notification of meetings	<input checked="" type="checkbox"/> I wish to address Council / Committee
Describe in detail the reason for the deputation and what action you will be asking Council/Committee to take (if applicable): - To raise awareness of Black History Month - To highlight the various activities planned for Black History Month	
Do you wish to provide a written or electronic communication or background information <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Please submit all materials at least 5 days before the meeting.	

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Black History Month: A Deputation to the Mayor of the Town of Newmarket

Speaker: Jerisha Grant-Hall

Chairperson

Newmarket African Caribbean Canadian
Association (NACCA)

Resources Prepared by Pauline Jones - Board of Director (at
Large)

1/20/2020

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Canada
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1. Proclamation and Rationale

The Corporation of the Town of Newmarket

Office of the Mayor

Proclamation

Whereas: Black History Month recognizes the contributions that People of African and Caribbean descent have made to Canada, shaping its identity; and

Whereas: Black History Month was first recognized in Ontario as February 1993, marking the 200th anniversary of the passage of legislation prohibiting the importation of slaves into Upper Canada; and

Whereas: The United Nations proclaimed 2015-2024 the Decade for people of African Descent, an important step in the international community recognizing that people of African descent represent a distinct group whose human rights must be promoted and protected; and

Whereas: Black History Month continues to provide the Town of Newmarket with the opportunity to celebrate the contributions and vital role that Canadians of African descent have made to strengthen the social and cultural mosaic of our community, province and country; and

Now, Therefore: I, John Taylor, Mayor of the Town of Newmarket, do hereby proclaim

February 1 - 29, 2020

As

Black History Month

In the Town of Newmarket and do commend its thoughtful observance to all citizens of our municipality.

Dated this ____ day of _____

His Worship, Mayor John Taylor



395 Mulock Drive, Newmarket, ON L3Y 8P3
(905) 781-6222 | nacca.community@gmail.com
www.naccacommunity.ca

C/o Ms. Lisa Lyons Director, Legislature Services Town Clerk

Corporate Services Commission, Town of Newmarket, Ontario

October 31, 2019

Dear Ms Lyons:

In 1995 a Federal proclamation declared February as Black History Month in Canada.

On Behalf of the Newmarket African Caribbean Canadian Association, I would like to respectfully request that the month of February 2020 be proclaimed Black History Month in the Town of Newmarket. The period is from February 1, 2020 to February 29, 2020.

The purpose of Black History Month:

- To provide opportunity for the Town of Newmarket to formally commemorate and recognize the past and present contributions that African Canadians make to the life of Canada in such areas as education, medicine, art, culture, public service, economic development, politics and human rights.
- It also essentially seeks to level the imbalance in historical perspective. Few Canadians know that slavery once existed in Canada, or that many of the British Loyalists who came here after the American Revolution were Black.

Enclosed you will find a composed proclamation which we hope the Mayor will sign to memorialize this proclamation in the town of Newmarket.

As indicated in the application, we seek to have a lighting ceremony on February 13, 2020.

NACCA is prepared to host a variety of arts and cultural exhibitions to coincide with this period.

A schedule of events and activities will be available on November 30, 2019.

Sincerely,



Jerisha Grant-Hall
Chairperson, Newmarket African Caribbean Canadian Association (NACCA)

2. Press Release - BHM 2020



FOR IMMEDIATE RELEASE

January 2020



KICK OFF NEWMARKET'S MONTH OF BLACK HISTORY CELEBRATIONS WITH ACTOR, MUSICIAN AND SOCIAL ACTIVIST, SEAN MAURICETTE

The Newmarket African Caribbean Canadian Association (NACCA) is hosting a series of events for Black History Month 2020 in partnership with the Town of Newmarket.

Order of Canada recipient, Dr. Rita Cox, a popular cultural story teller will provide joy and laughter at the Aurora Public Library on February 1, 2020 at 2:00.

Following the Town of Newmarket's inaugural proclamation of February as Black History Month, NACCA is hosting *The Heart of Africa: Retracing Our History* at the Newmarket Old Town Hall located at 460 Botsford Street, from 10 a.m. to 4 p.m on February 8, 2020. The month of celebrations will centre on pre-colonial Black History contributions and achievements.

The main event will feature a keynote speech by Canadian actor Sean Mauricette (aka SUBLIMINAL). Mauricette is the recipient of the 2012 Medal of Appreciation from the United Nations Association of Canada for his work with youth in Canada and abroad.

Sandra Whiting renowned speaker and storyteller is the Master of Ceremonies for the day's event. Visitors will have the chance to enjoy steelpan music, Afro-Caribbean Cuisine and spoken word poetry, while participating in traditional drumming, and shopping the Black-owned marketplace.

Featuring the work of Toronto-based artists, Ekow Nimako, Adeyemi Adegbesan the gallery exhibit will be on display from January 29 – February 22, 2020. The work of a

contemporary African and Caribbean dance choreographer and dancer, Collette Murray from Coco Collective, will accompany the exhibits official launch on February 8, 2020.

On Thursday, February 13, 2020, Riverwalk Commons and the Fred A. Lundy Bridge, located on Water Street, will be illuminated in yellow to commemorate Black History Month.

On February 21 registrants will join Chef Maxine Knight RHN, Culinary Program Director for York Region Food Network in an interactive cooking demonstration featuring Pre-colonial African food to modern day Caribbean Cuisine.

On Thursday, February 27, from 6 p.m. to 8 p.m., the Nemarket Public Library will host author Zalika Benta-Reid, a Giller Prize nominated Toronto-based writer. Her most recent work *Frying Plantain*, set in Toronto's Little Jamaica, is comprised of 12 stories that highlight the difficulty of growing up as a second-generation Jamaican-Canadian.

For more information about NACCA events go to www.naccacommunity.ca

About NACCA:

The Newmarket African Caribbean Canadian Association is an emerging association in the Newmarket area, providing strong leadership for the resident Black community, especially focusing on opportunity for Black youth. An aspect of NACCA's framework is to build bridges that promote intercultural understanding.

-30-

For more information including media and interview requests, please contact:

Jerisha Grant-Hall, OCELT, MA

Chairperson

Newmarket African Caribbean

Canadian Association (NACCA)

nacca.community@gmail.com

IG: @nacca_newmarket

TW: @NaccaNewmarket

FB: @nacca.ne

O: (905) 781-NACCA (6222)

www.naccacommunity.ca

3. A History of Black History Month in Ontario and Canada

Around 1950, Black History began to be celebrated by railroad porters within Toronto's Black community. The porters had learned of it on their travels in the United States. The Canadian Negro Women's Association hosted Negro History Week and petitioned the City to create Black History Month in the 1950s but it was not until the Ontario Black History Society (OBHS) was founded in 1978, and petitioned the City of Toronto to have February proclaimed Black History Month that the celebration started to make inroads into the entire community. In 1995, the OBHS successfully lobbied the federal government to have February declared as Black History Month.

In December 1995, the Parliament of Canada officially recognized February as Black History Month, following a motion introduced by the first Black Canadian woman elected to Parliament, the Honorable Jean Augustine.

Black History Month is celebrated in February in the United States and Canada, while in Ireland, the Netherlands, and the United Kingdom it is observed in October.

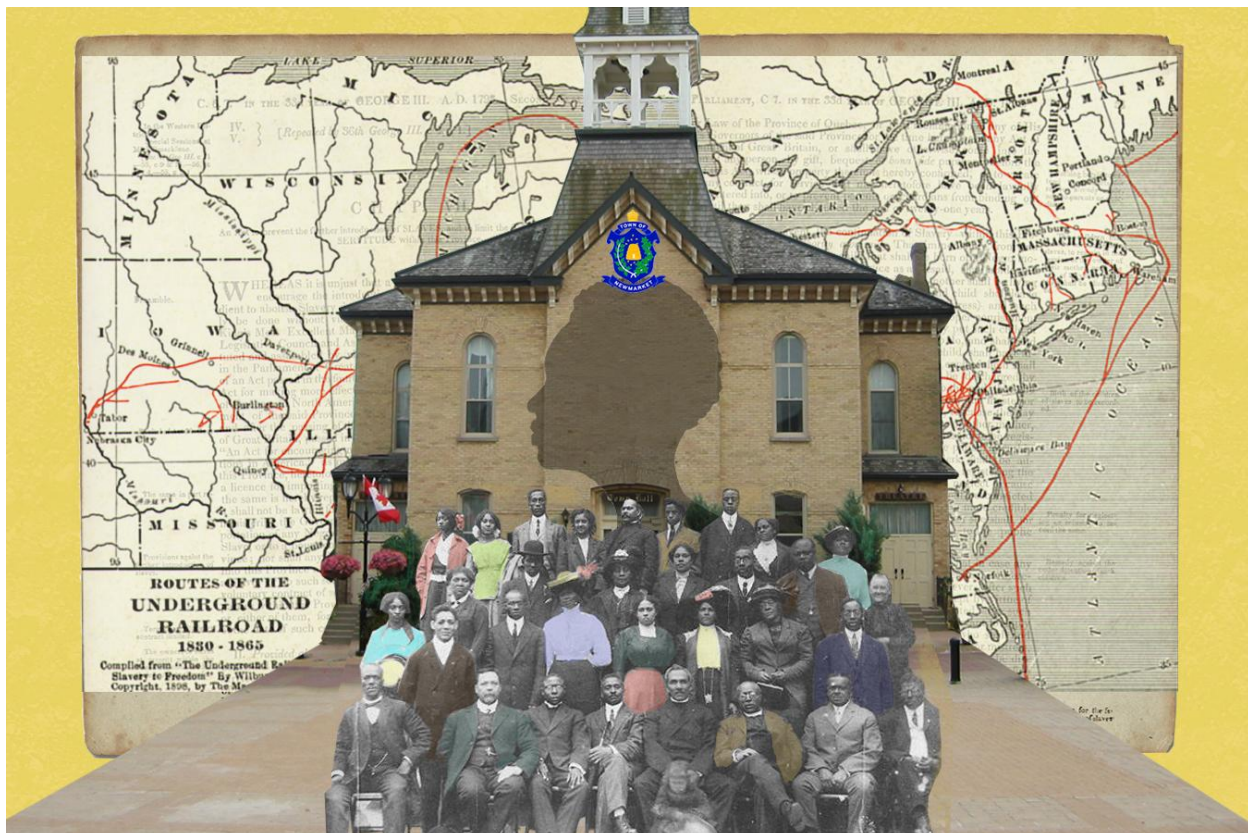
4. Focus on York Region

The people and milestones that shaped one of the province's most diverse regions

BY TIFFANY CRAWFORD

When it comes to Black history, Canadians are sometimes more aware of contributions made by American icons, like Dr. Martin Luther King, Jr. or Rosa Parks, than our own heroes. (We should also acknowledge that sometimes we're more aware of anti-Black racism in the United States than our own biases.)

From the earliest Black settlements in the Maritimes to the Chatham-Kent region of Ontario, which played an important role in the Underground Railroad, to smaller settlements in British Columbia and Alberta, to modern role models, there's plenty to learn about Black Canadian history. But maybe it's best to start close to home—so, here's what you should know about the Black history of York Region, one of Ontario's most diverse communities.



HENRY HISSON'S ROAD TO AFFLUENCE

After escaping to Canada through the Underground Railroad in the 1800s, Henry Hisson, his wife and other former slaves founded a settlement for Blacks in East Gwillimbury. The settlement provided refuge to several men and their families, many of whom were hired to work on a nearby sawmill owned by William Cane, Newmarket's first mayor. Hisson, who later purchased land from Cane, became the most affluent Black man in the area due to his successful charcoal company.



WALTER ROLLING EDUCATES GENERATIONS

King Township's first Black educator, Walter Rolling, shaped young minds for 41 years. Rolling, who started teaching at SS #23 Kinghorn in 1895, earned less than white teachers at the school during his first year. But, 15 years later, when he was offered a senior teaching position at another school (and a significant raise), he turned it down in favour of staying at Kinghorn, where he'd sometimes end up teaching the children of his former students.



THE MYSTERY CABIN IN RICHMOND HILL

In the 1990s, archaeologists uncovered the remnants of a cabin near Yonge Street and Elgin Mills Road in Richmond Hill. Broken pipes date back to between 1843 and 1871—but for years, no one knew who had lived there. Now, thanks to York University researcher and librarian Guylaine Petrin, we might. Apparently, several Black families took refuge in Richmond Hill after fleeing the United States to avoid being captured and sold into slavery. Historians still aren't certain why the families chose Richmond Hill, but they believe the distance from the U.S. border and the opportunity to work might have played a role.

<https://locallove.ca/places/7-things-you-should-know-about-the-black-history-of-york/#.XhoOnshKgdW>

Although not in York Region, but in proximity:

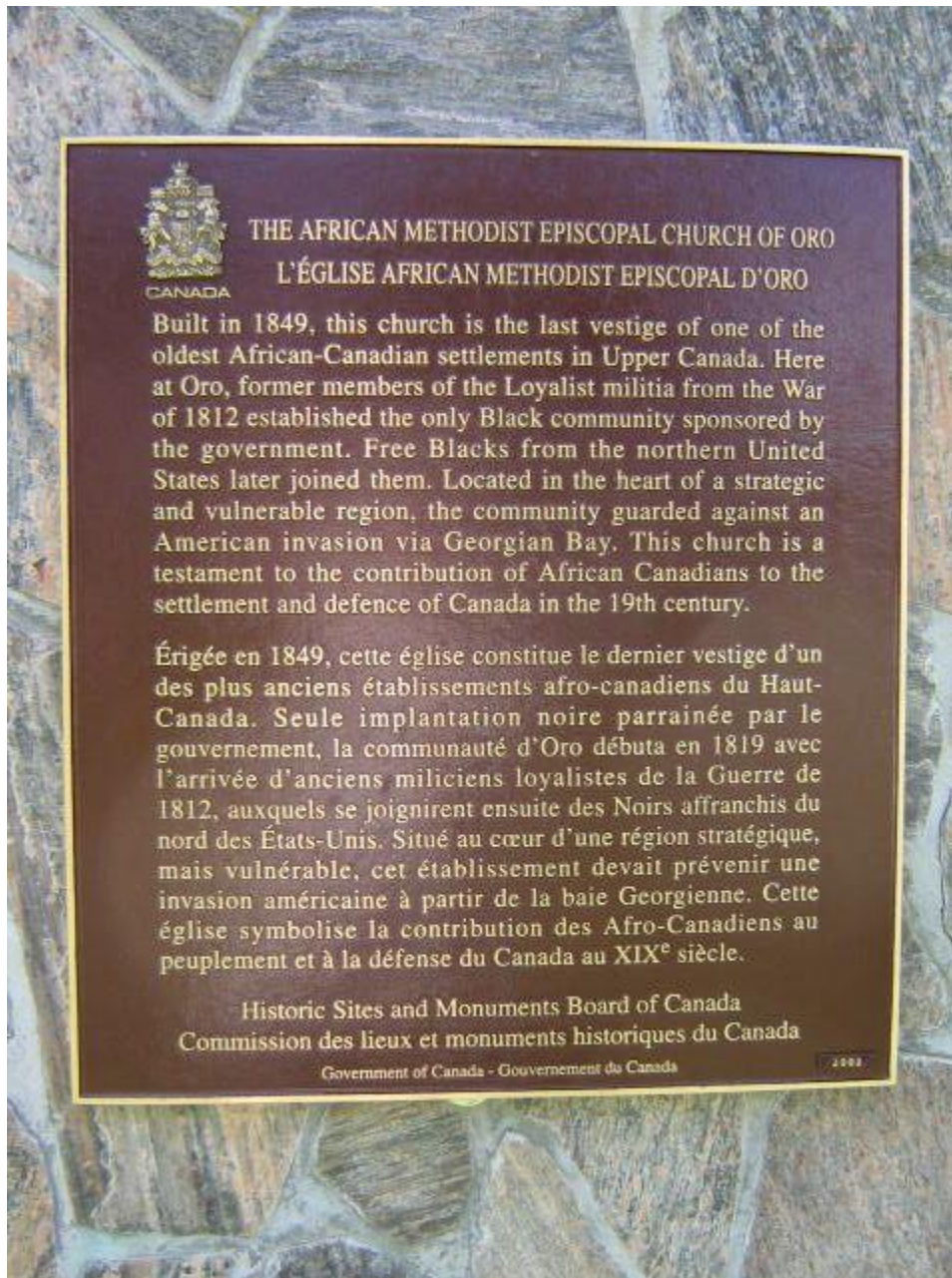
ORO AFRICAN METHODIST EPISCOPAL CHURCH - National Historic Site of Canada

The Oro African Methodist Episcopal Church, built between 1846 and 1849, is a designated National Historic Site. It is one of the last extant buildings erected by a community of African Canadians whose roots were uniquely anchored in the history of United Empire Loyalists and represents the important role that Black militiamen played in the defense of Upper Canada. The Oro African Methodist Episcopal Church is one of, if not, the oldest African log church still standing in North America. This Church stands as a testament to both the Black Settlers who carefully crafted and cared for it for nearly 75 years and passionate community volunteers who have worked diligently to preserve it since its abandonment in the 1920's.



CONSTRUCTION DATE(S): 1849/01/01

LOCATION: 1645 Line 3 N., Oro-Medonte



The Oro Black settlement was a unique approach to integrating African Canadians into a farming community. The idea for an African Canadian community originated in 1783 with Sir Guy Carleton, Commander-in-Chief of British forces in North America. During the American Revolution, Carleton had promised that the slaves of non-Loyalists who

joined the British Army would have their freedom and protection from re-enslavement. Black soldiers not only fought with the British during the American Revolution, but also as the “Coloured Corps”, a trusted unit of the Upper Canadian militia during the War of 1812. Between 1819 and 1826, the British granted 25 plots of land in Oro County to Black settlers, eleven of them former soldiers who received their grants in acknowledgement of military service. Although the area had strategic value, the land was both remote and agriculturally poor. Only nine of the original grant recipients took up their plots, settling along an area of the Penatanguishine Road known as Wilberforce Street. In 1829-1831, the settlement was augmented by thirty more families. They built Oro Church in 1847, and it remained active until around 1900 when the community itself faded away. The British Methodist Episcopal Church declared the building abandoned in 1916. Local residents rallied to preserve it in 1947, in 1956, and again after vandalism in 1981.

Source: Historic Sites and Monuments Board of Canada, Minutes, June 2000.

<https://www.historicplaces.ca/en/rep-reg/place-lieu.aspx?id=12100>

5. African Canadian Key Historic Events

The first recorded person of African heritage to set foot in what would become Canada arrived on our shores some 400 years ago. It is believed that, in 1604, Mathieu Da Costa arrived with the French explorers Pierre Du Gua De Monts and Samuel de Champlain. Da Costa, a free man, worked as an interpreter, providing an invaluable link with the Mik'maq people encountered by the Europeans.

Slavery existed in Canada from 1628 until it was abolished in Upper Canada in 1793 and throughout the entire British Empire in 1833.

The first known enslaved African, Olivier LeJeune, was recorded in 1628. He was brought to Canada from Africa as a young child and given the name of one of his owners, a priest.

In 1779, in an effort to win the War of American Independence (1775-1783), the British invited all Black men, women and children to join the British cause and win their freedom for doing so. Many accepted the invitation, and as a result 10 percent of the United Empire Loyalists coming into the Maritimes were Black.

In 1793, the *Abolition Act* was passed in Upper Canada, now known as Ontario. This law freed enslaved Africans aged 25 and over and made it illegal to bring enslaved Africans into Upper Canada. Consequently, Upper Canada became a safe haven for runaway enslaved Africans. The *Abolition Act* also made Canada the first jurisdiction in the British Empire to move toward the abolition of slavery.

In 1807, the [Act for the Abolition of the Slave Trade](#) received Royal Assent and became law throughout the British Empire. It was the result of a long and arduous campaign in the British Parliament by an alliance of Evangelical Anglicans and Quakers led by William Wilberforce, M.P. (1759-1833).

In 1833, the *British Imperial Act* [abolished slavery throughout the Empire](#), including Canada. Between 1800 and 1865, approximately 20,000 Black people escaped to Canada via the Underground Railway.

Historica Canada has a more comprehensive timeline of Black History in Canada:

During the War of 1812, the Coloured Corps fought in the Battle of Queenston Heights, a decisive engagement with the Americans. The Corps had been established thanks to Richard Pierpoint, a Black Loyalist and true Canadian hero.

<http://blackhistorycanada.ca/timeline.php?id=1600>

<http://blackhistorycanada.ca/timeline.php?id=1700>

<http://blackhistorycanada.ca/timeline.php?id=1800>

<http://blackhistorycanada.ca/timeline.php?id=1900>

6. ABOUT NACCA



Image: looking ahead

Our Framework

As an association, we operate within an Anti-Oppression and Anti-Black Racism paradigm to:

- Build bridges that promote intercultural understanding.
- Create opportunities for community engagement that support a sense of belonging.
- Increase awareness of issues affecting and relating to Black youth and culture.
- Embrace prospects within the community to address racism, inequality and discrimination.
- Seek opportunities for positive interaction that will foster pride in Black history, culture and identity.

Who We Are

Mission

A group of like-minded individuals who are committed to sharing and celebrating our stories– the stories that form the foundation of our collective history.

Vision

To be a community that is strong and connected, where Black youth are connected to their past while firmly stepping into their future, and where the town of Newmarket and environs are welcoming and supportive.

Contact Us

Phone: (905) 781-NACCA (6222)

Email: nacca.community@gmail.com

Follow nacca newmarket



Web: www.naccacommunity.ca



NEWMARKET
AFRICAN CARIBBEAN
CANADIAN
ASSOCIATION
(NACCA)

395 Mulock Drive
Newmarket, ON
L3Y 8P3



NEWMARKET
AFRICAN
CARIBBEAN
CANADIAN
ASSOCIATION
(NACCA)

*Preserving our culture and
history, one story at a time*

A non-profit organization, that brings people together in a positive way.

What we offer:

1. **Mentorship and support programs** for Black youth and students around culture, education and entrepreneurship.
2. **Arts program** that showcase the creativities and talents within the Black community.
3. **Educational programs** for the entire family that teach, share and celebrate Black history.
4. **Legal**, holistic health and family counseling **referral services**.
5. Skills development **summer camp, summer student volunteer and employment program** for Black youth.
6. Annual **scholarship program**.
7. **Mental wellness program**.
8. **Seniors outreach program** and so much more!

Deputation and Further Notice Request Form

Please complete this form to speak at a meeting of Town Council or Committee of the Whole or to receive further notification regarding an item on the agenda. If filling out by hand please print clearly.

Please email to clerks@newmarket.ca, fax to 905-953-5100 or mail or drop off at Legislative Services Department, Town of Newmarket Municipal Offices, 395 Mulock Drive, PO Box 328, STN Main, L3Y 4X7

Name: Melanie Osmond	
Organization / Group/ Business represented: Southlake Foundation	
Address: [REDACTED]	Postal Code: [REDACTED]
Daytime Phone No: [REDACTED]	Home Phone:
Email: [REDACTED]	Date of Meeting: January 20, 2020
Is this an item on the Agenda? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Agenda Item No:
<input type="checkbox"/> I request future notification of meetings	<input checked="" type="checkbox"/> I wish to address Council / Committee
Describe in detail the reason for the deputation and what action you will be asking Council/Committee to take (if applicable): The Southlake Foundation would like to announce our 2020 Run for Southlake and encourage the participation of the Town of Newmarket in our Run, particularly to compete in the Mayor's Challenge against the other cities and towns within the area.	
Do you wish to provide a written or electronic communication or background information <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Please submit all materials at least 5 days before the meeting.	

Deputation Guidelines:

- Deputations related to items on the agenda can be accommodated up to and including the meeting day;
- Deputations related to items not on the agenda may be scheduled within sixty (60) days of receipt of this form;
- Deputations will not be heard on a matter decided upon by Council until ninety (90) days have passed from the date of the matter's disposition by Council;
- Deputations are limited to 5 minutes.

Be advised that all Council and Committee of the Whole meetings are audio-video recorded and live streamed online. If you make a presentation to Council or Committee of the Whole, your presentation becomes part of the public record and you will be listed as a presenter in the minutes of the meeting. We post our minutes online, so the listing of your name in connection with the agenda item may be indexed by search engines like Google.

Personal information on this form will be used for the purposes of sending correspondence relating to matters before Council. Your name, address, comments, and any other personal information, is collected and maintained for the purpose of creating a record that is available to the general public in a hard copy format and on the internet in an electronic format pursuant to Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M.56, as amended. Questions about this collection should be directed to the Director of Legislative Services/Town Clerk, Town of Newmarket, 395 Mulock Drive, P.O. Box 328, STN Main, Newmarket, ON L3Y 4X7; Telephone 905 895-5193 Ext. 2211 Fax 905-953-5100



SL5K

26.04.20



SOUTHLAKE
REGIONAL HEALTH CENTRE
FOUNDATION

Leading Edge Care, Close to Home

When your family or loved ones face a medical emergency there is comfort in knowing that leading edge care is right down the street.

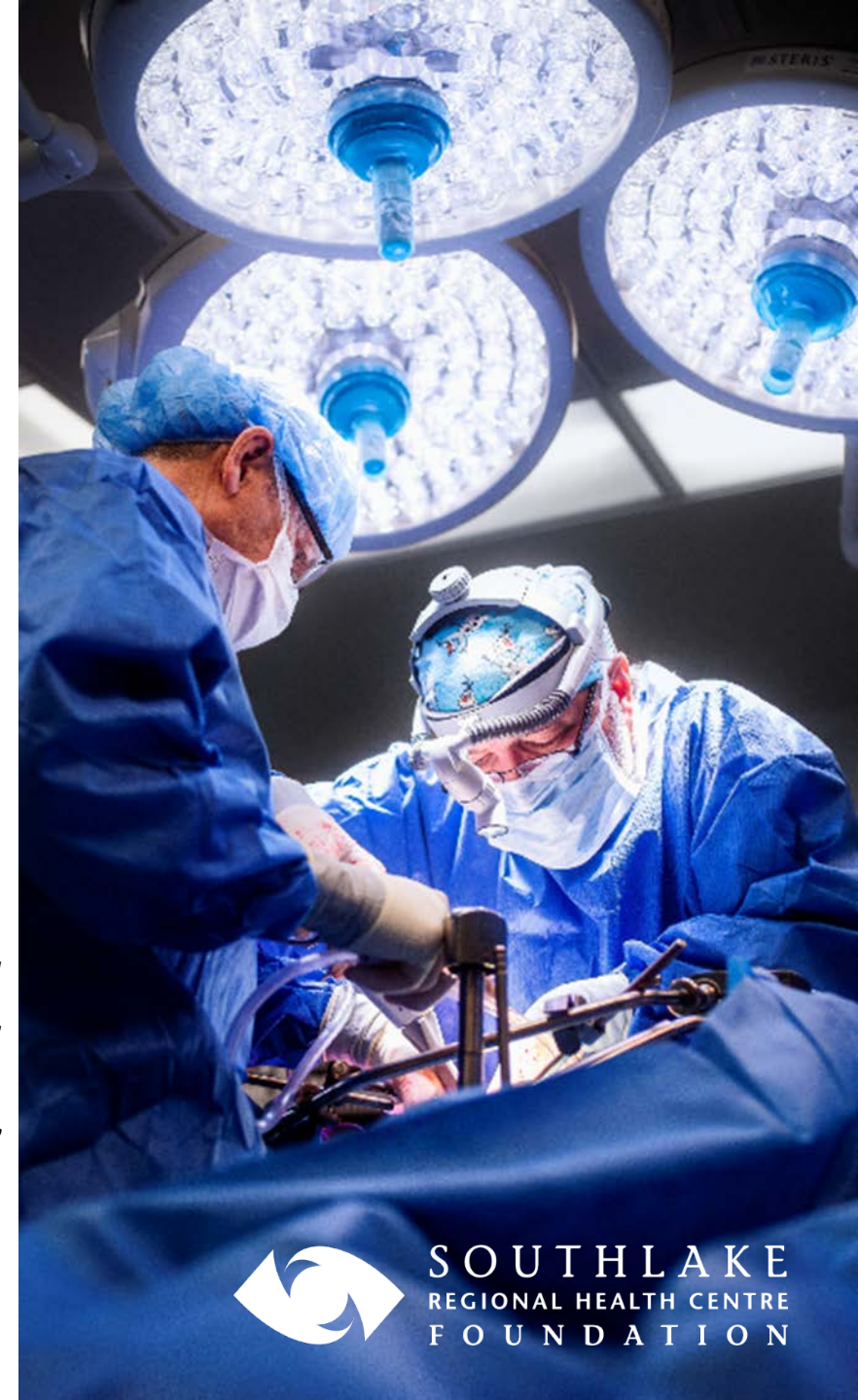
Help us continue to deliver exceptional care, close to home for our community.

“Southlake is not bound by what a community hospital usually does. We are proud to deliver the same or better outcomes for patients as the large academic hospitals in Toronto.”

Dr. Julius Toth
Physician Lead, Surgical Program



SOUTHLAKE
REGIONAL HEALTH CENTRE
FOUNDATION



Southlake By the Numbers



Be Part of Our Team

Run for Southlake is the BIGGEST annual fundraiser with over 2,000 participants expected this year.

Funds raised support the most urgent needs across the hospital.

We rely on communities to fund 100% of most new and replacement tools, equipment, and technology.

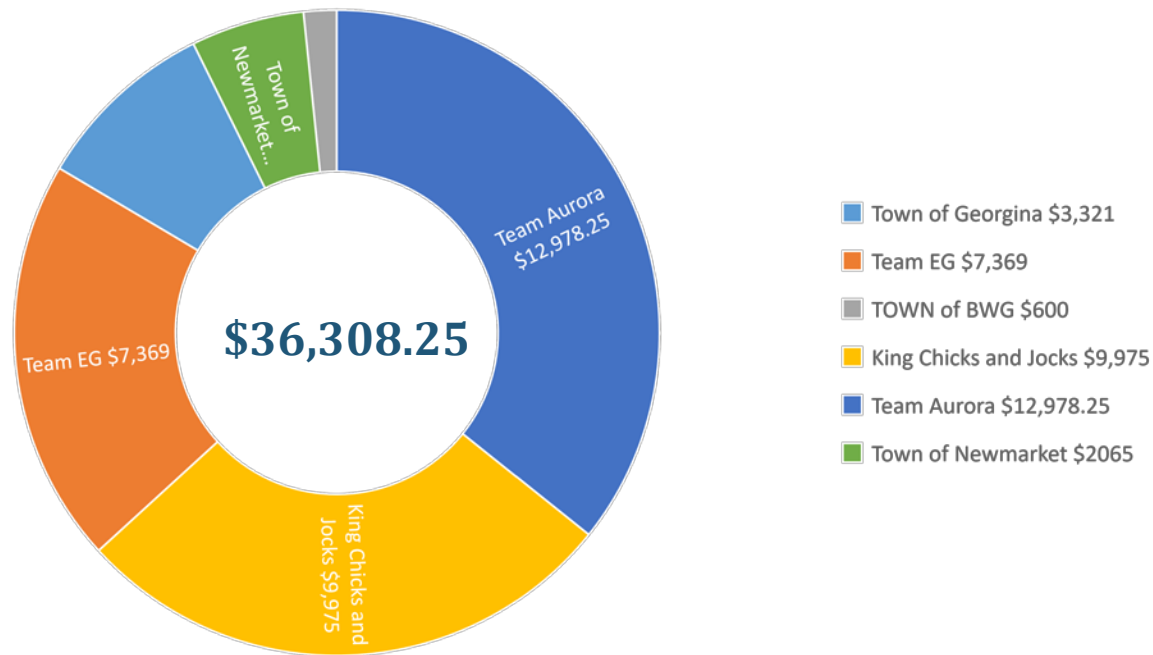


SOUTHLAKE
REGIONAL HEALTH CENTRE
FOUNDATION

Mayor's Challenge

Friendly fundraising competition to see which team can raise the most in support of OUR hospital!

\$36,308.25 Raised by our 2019 Mayor's Challenge



SOUTHLAKE
REGIONAL HEALTH CENTRE
FOUNDATION



**WHAT
DO
YOU
RUN
FOR?**

26.04.20
**REGISTER
TODAY**

Nature's
EMPORIUM RUN FOR
SOUTHLAKE
runforsouthlake.ca



SOUTHLAKE
REGIONAL HEALTH CENTRE
FOUNDATION



Town of Newmarket

Minutes

Council

Date: Monday, December 2, 2019
Time: 7:00 PM
Location: Council Chambers
Municipal Offices
395 Mulock Drive
Newmarket, ON L3Y 4X7

Members Present: Mayor Taylor
Deputy Mayor & Regional Councillor Vegh
Councillor Simon
Councillor Woodhouse
Councillor Twinney
Councillor Morrison
Councillor Broome
Councillor Bisanz

Members Absent: Councillor Kwapis

Staff Present: I. McDougall, Acting Chief Administrative Officer/Commissioner of
Community Services
E. Armchuk, Commissioner of Corporate Services
P. Noehammer, Commissioner of Development & Infrastructure
Services
L. Lyons, Director of Legislative Services/Town Clerk
A. Walkom, Legislative Coordinator

The meeting was called to order at 7:00 PM.
Mayor Taylor in the Chair.

1. Open Forum

No one in attendance came forward to address Council during Open Forum.

2. Public Notices (if required)

None.

3. Additions & Corrections to the Agenda

The Clerk advised of the following addition to the agenda:

- Item 5.1: Proclamation of Huron Heights Warriors Football Day

The Clerk advised of the following correction to the agenda:

- Item 5.3: Ontario Building Partnership Award - Kevin Brodie, VP Operations, Tarion will be attending in place of Howard Bogach, CEO.

The Clerk advised of the following closed session items:

- Item 15.1: 184-186 Main Street South - Negotiation/Potential Litigation [A position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board as per Section 239(2)(k) of the Municipal Act, 2001].
- Item 15.2: Leslie Valley Service Agreement [A position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board as per Section 239(2)(k) of the Municipal Act, 2001].

Moved by: Councillor Woodhouse

Seconded by: Councillor Twinney

1. That the additions and corrections to the agenda be approved.

In Favour (8): Mayor Taylor, Deputy Mayor & Regional Councillor Vegh, Councillor Simon, Councillor Woodhouse, Councillor Twinney, Councillor Morrison, Councillor Broome, and Councillor Bisanz

Carried (8 to 0)

4. Declarations of Pecuniary Interest

Councillor Broome declared a conflict related to Closed Session item 15.2: Leslie Valley Service Agreement. She advised that her employer is a potential beneficiary.

Councillor Simon declared a conflict related to Closed Session item 15.2: Leslie Valley Service Agreement. She advised that a family member's employer is a potential beneficiary.

Councillor Woodhouse declared a conflict related to sub-item 9.3.1: Labour Relations - Central York Fire Services Collective Agreement. He advised that his son-in-law is employed by Central York Fire Services.

5. Presentations & Recognitions

5.1 Proclamation of Huron Heights Warriors Football Day

Mayor Taylor congratulated the players of the Huron Heights Warriors Senior Football Team on their outstanding season and declared December 2, 2019 as Huron Heights Warriors Football Day.

5.2 Newmarket Celebrates The Arts - Grant Recipient Recognition

Peter Sturup, Chair of the Newmarket Celebrates the Arts Committee, presented the recipients of the 2019 Newmarket Celebrates the Arts grant. Members of Council congratulated the recipients on their accomplishments.

5.3 Ontario Building Partnership Award

The Commissioner of Development & Infrastructure Services provided an introduction to the presentation. Kevin Brodie, VP Operations representing Tarion, Aubrey Leblanc, CAO, Ontario Building Officials Association and Joe Vacarro, CEO, Ontario Home Builders' Association presented the Ontario Building Partnership Award to David Potter, Chief Building Official. The presentation included an overview of David Potter's career achievements and contributions to the field.

Moved by: Councillor Bisanz
Seconded by: Councillor Broome

1. That the presentations regarding Newmarket Celebrates the Arts - Grant Recipient Recognition and the Ontario Building Partnership Award be received.

In Favour (8): Mayor Taylor, Deputy Mayor & Regional Councillor Vegh, Councillor Simon, Councillor Woodhouse, Councillor Twinney, Councillor Morrison, Councillor Broome, and Councillor Bisanz

Carried (8 to 0)

6. Deputations

None.

7. Approval of Minutes

7.1 Council Meeting Minutes of November 11, 2019

Moved by: Councillor Simon
Seconded by: Deputy Mayor & Regional
Councillor Vegh

1. That the Council Meeting Minutes of November 11, 2019 be approved.

In Favour (8): Mayor Taylor, Deputy Mayor & Regional Councillor Vegh, Councillor Simon, Councillor Woodhouse, Councillor Twinney, Councillor Morrison, Councillor Broome, and Councillor Bisanz

Carried (8 to 0)

8. Reports by Regional Representatives

Deputy Mayor & Regional Councillor Vegh advised of the ongoing York Region budget process which includes a proposed budget increase of 1.7% and reserve contributions of 1.26% for a total of 2.96%. He advised this equates to an average increase of \$75 per household. He provided a breakdown of the composition of the budget and advised of some of the challenges for budgeting due to provincial legislation.

Mayor Taylor advised that York Region contributes approximately \$500 million per year to reserves and that the amount held in reserves will soon exceed the Region's debt. He advised that an additional amount has been included to start a reserve for future subway funding.

9. Reports of Committees and Staff

9.1 Special Committee of the Whole Meeting Minutes of November 11, 2019

Moved by: Councillor Broome
Seconded by: Councillor Twinney

1. That the Special Committee of the Whole Meeting Minutes of November 11, 2019 be received and the recommendations noted within be adopted.

In Favour (8): Mayor Taylor, Deputy Mayor & Regional Councillor Vegh, Councillor Simon, Councillor Woodhouse, Councillor Twinney, Councillor Morrison, Councillor Broome, and Councillor Bisanz

Carried (8 to 0)

9.1.1 Presentation - Tax Supported Operating Budget

1. That the presentation provided by the Director of Financial Services/Treasurer regarding the Tax-Supported Operating Budget be received.

9.1.2 Tax Supported Operating Budget

1. That the report entitled 2020 Preliminary Draft Tax-Supported Operating Budgets dated November 11, 2019 be received; and,
2. That subject to any additional direction from Committee, that the proposed budget be incorporated into the Draft Budgets to be presented to Committee of the Whole on November 25, 2019.

9.2 Committee of the Whole Meeting Minutes of November 25, 2019

Moved by: Councillor Simon
Seconded by: Councillor Twinney

1. That the Committee of the Whole Meeting Minutes of November 25, 2019 be received and the recommendations noted within be adopted with the exception of sub-item 9.2.2. See following sub-item 9.2.2 for motion and recorded vote.

In Favour (8): Mayor Taylor, Deputy Mayor & Regional Councillor Vegh, Councillor Simon, Councillor Woodhouse, Councillor Twinney, Councillor Morrison, Councillor Broome, and Councillor Bisanz

Carried (8 to 0)

9.2.1 2020 Budget Presentation

Note: See sub-item 9.2.2 below.

9.2.2 Draft 2020 Operating and Capital Budgets

Moved by: Deputy Mayor & Regional Councillor Vegh
Seconded by: Councillor Woodhouse

1. That the presentation regarding the Draft 2020 Budget provided by the Director of Financial Services/Treasurer be received; and,
2. That the report entitled Draft 2020 Operating and Capital Budgets dated November 25, 2019 be received; and
3. That the Draft 2020 Operating Budget with expenditures of \$134,580,230 be approved, which is comprised of the following components:
 - a. \$65,249,417 for Town purposes
 - b. \$17,286,952 for Central York Fire Services (Newmarket's share)
 - c. \$3,717,875 for the Newmarket Public Library
 - d. \$1,710,000 for the Mulock Farm levy
 - e. \$30,000 for the Newmarket Downtown Business Improvement Area (BIA)
 - f. \$20,379,125 for the Water Rate Group
 - g. \$21,321,864 for the Wastewater Rate Group
 - h. \$2,141,135 for the Stormwater Rate Group
 - i. \$2,743,862 for the Building Permit Rate Group; and,
4. That a Capital Spending Authority of \$50,620,079 be established, being \$37,810,575 for 2020 and \$12,809,504 for 2021; and,
5. That the draft 2020 Operating and Capital Budgets be forwarded to the Council meeting of December 2, 2019 for final approval; and,
6. That Council authorize the Director of Financial Services/Treasurer to:
 - a. Make any necessary adjustments within the total approved budget to reflect organizational changes and any other reallocation of costs.

- b. Accept and adjust the budget for new provincial and/or federal funding provided there is no tax levy impact; and,
7. That Council approve a \$20,000 request from Neighbourhood Network for sponsorship of a collaborative approach to diversity to be included as an operating budget item and funded from an appropriate reserve fund; and,
8. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

In Favour (8): Mayor Taylor, Deputy Mayor & Regional Councillor Vegh, Councillor Simon, Councillor Woodhouse, Councillor Twinney, Councillor Morrison, Councillor Broome, and Councillor Bisanz

Carried (8 to 0)

9.2.3 2020 Recreation & Culture User Fees & Charges

1. That the report entitled Recreation & Culture – Rates & Fees, 2020 dated Nov 25, 2019 be received; and,
2. That the Schedules “A(1) to A(16)” marked as the Town of Newmarket Recreation & Culture Services Fees and Charges Schedules be approved by Bylaw; and,
3. That the Recommending A Strategy (RAS) surcharge that is currently applied as an additional charge to all facility permits and program registrations be amended as set forth in Schedules “A(1) to A(16); and,
4. That the fee adjustments for 2020 come into full force and affect as of January 1, 2020, save and except for program fees where the program began prior to March 1st, 2020; and,
5. That fee increases for above noted program take affect as of March 1st, 2020; and,
6. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

9.2.4 2020 Water and Wastewater Rates

1. That the report entitled 2020 Water and Wastewater Rates dated November 25, 2019 be received; and,

2. That the attached Schedule “A” being the Town of Newmarket Water and Wastewater Rates be approved and adopted by by-law; and,
3. That the Water and Wastewater Rates adjustments come into full force and effect as of January 1, 2020.

9.2.5 2020 Stormwater Rates

1. That the report entitled 2020 Stormwater Rates dated November 25, 2019 be received; and,
2. That the attached Schedule “A” being the Town of Newmarket 2020 Stormwater Rates be approved and adopted by by-law; and,
3. That the 2020 Stormwater Rates come into full force and effect as of January 1, 2020.

9.2.6 2020 User Fees and Charges – Planning Act Fees

1. That the report entitled 2020 User Fees and Charges – Planning Act Fees dated November 25, 2019 be received; and,
2. That the attached Schedule “A” being the Town of Newmarket 2020 Planning Application Fees Schedule be approved and adopted by by-law; and,
3. That the fee adjustments come into full force and effect as of January 1, 2020.

9.2.7 2020 Building Permit Fees

1. That the report entitled 2020 Building Permit Fees dated November 25, 2019 be received; and,
2. That the attached Schedule “A” being the Town of Newmarket 2020 Building Permit Fee Schedule be approved and adopted by by-law; and,
3. That the fee adjustments come into full force and effect as of January 20, 2020.

9.2.8 2020 Fees and Charges – General – Various Departments

1. That the report entitled 2020 Fees and Charges – General – Various Departments dated November 25, 2019 be received; and,

2. That the attached Schedules “A”, “B”, “C”, “D”, “E” and “F” marked as the Town of Newmarket 2020 All Departments, Corporate Services – Finance & Procurement, IT, Legal Services, Public Works Services, Engineering Services, Legislative Services respectively, be approved and adopted by by-law; and,
3. That the fee adjustments come into full force and effect as of January 1, 2020.

9.2.9 Established Neighbourhoods Study – Interim Control By-law

1. That the report entitled Established Neighbourhoods Study – Interim Control By-law dated November 25, 2019 be received; and,
2. That the By-law included as Attachment 2 be adopted; and,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

9.2.10 Site Specific Exemption to Interim Control By-law 2019-04 for 81 Joseph Street

1. That the report entitled Site Specific Exemption to Interim Control By-law 2019-04 for 81 Joseph Street dated November 25th, 2019 be received; and,
2. That Council approve the requested site-specific exemption to Interim Control by-law 2019-04 for 81 Joseph Street and adopt the attached exemption by-law.

9.2.11 Bill 108 – Planning Review Process Changes

1. That the report entitled Bill 108 – Planning Review Process Changes dated November 25, 2019 be received; and,
2. That Council endorse the recommended process changes; and,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

9.2.12 Adoption of the Emergency Response Plan

1. That the report entitled Adoption of the Emergency Response Plan dated November 12, 2019 be received; and,
2. That the updated Emergency Response Plan be enacted; and,

3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

9.2.13 Regional Incentive Programs – 175 Deerfield Road

1. That the report entitled Regional Incentive Programs – 175 Deerfield Road dated November 25, 2019 be received; and,
2. That the amended incentives for the 175 Deerfield Road development be approved to align with the new Regional incentive program as presented in this report; and,
3. That staff be directed to review the newly-adopted Regional incentive programs for rental housing and office developments and provide recommendations on how to maximize benefit to Newmarket; and,
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

9.2.14 VivaNext Bus Rapid Transit Y3.2 Yonge Street Noise By-law Exemption

1. That the report entitled VivaNext Bus Rapid Transit Y3.2 Yonge Street Noise By-law Exemption dated November 25, 2019 be received; and,
2. That the request from RapidLINK for a noise exemption to perform necessary works for the vivaNext Bus Rapid Transit Y3.2 project between the hours of 8:00 PM to 7:00 AM on weekdays, and between the hours of 5:00 PM to 9:00 AM on weekends from January 1, 2020 until December 31, 2020 (7 days a week), be approved; excluding December 25, 2020 (Christmas Day) and December 26, 2020 (Boxing Day); and,
3. That this approval is subject to ongoing staff supervision and community impact assessment and revocation if community impact is deemed excessive by staff or Council; and,
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

9.2.15 Motion from October 16, 2019 Newmarket Public Library Board meeting regarding eContent Campaign

Whereas, the Town of Newmarket recognizes the important role that libraries play in our community. Libraries and the early literacy programs that they run are integral to developing proficient readers and ensuring that children succeed in school. More and more, digital literacy programs run by libraries also help ensure that citizens can contribute to our digital world. Additionally, vulnerable demographic groups, including seniors, low income families, youth, and new Canadians rely on access to libraries as an important tool for their participation in the community – from education to searching for jobs to consuming Canadian cultural materials; and,

Whereas, libraries in our community recognize that our users increasingly seek to access ebooks and other e-content offered by multinational publishers, and that access to those publications is too often curtailed by prohibitively high licensing fees or else entirely denied to Canadian libraries; and,

Whereas, libraries must be in a position to offer e-books and other e-content to their users as part of their service offering to our community, particularly given the contemporary rapid pace of digitization of educational and cultural materials.

Now, therefore be it resolved that the Town of Newmarket does hereby:

1. Indicate our support for the Canadian Urban Libraries Council in its efforts to increase access to ebooks and other econtent for library users in Newmarket and across Canada; and,
2. Call on the federal government to investigate the barriers faced by libraries in acquiring ebooks and other econtent and the problems that poses for vulnerable demographic groups in Canada; and,
3. Further ask the federal government to develop a solution that increases access to ebooks and other econtent across Canada and assists libraries in meeting the cost requirements to acquire e-books and other e-content.

9.2.16 Central York Fire Services – Joint Council Committee Meeting Minutes of September 3, 2019 and the Special Meeting Minutes of September 11, 2019 and October 22, 2019

1. That the Central York Fire Services – Joint Council Committee Meeting Minutes of September 3, 2019 and the Special Meeting Minutes of September 11, 2019, and October 22, 2019 be received.

9.2.17 Central York Fire Services – Joint Council Committee Special Meeting (Closed Session) Minutes of September 11, 2019

1. That the Central York Fire Services – Joint Council Committee Special Meeting (Closed Session) Minutes of September 11, 2019 be received.

9.2.18 Elman W. Campbell Museum Board of Management Meeting Minutes of September 19, 2019

1. That the Elman W. Campbell Museum Board of Management Meeting Minutes of September 19, 2019 be received.

9.2.19 Heritage Newmarket Advisory Committee Meeting Minutes of October 1, 2019 and October 16, 2019

1. That the Heritage Newmarket Advisory Committee Meeting Minutes of October 1, 2019 and October 16, 2019 be received.

9.2.20 Item 9.1 of the Heritage Newmarket Advisory Committee Meeting Minutes of October 1, 2019

1. That Council refer the following to staff for review and report:
 - a. That the Heritage Newmarket Advisory Committee recommend to Council that the windows in the Stickwood Walker House be replaced only if it can be demonstrated that they cannot be restored; and,
 - b. That the tail wing structure of the house be restored.

9.2.21 Main Street District Business Improvement Area Annual General Meeting Minutes of November 20, 2018 and General Meeting Minutes of March 27, 2019

1. That the Main Street District Business Improvement Area Annual General Meeting Minutes of November 20, 2018 and General Meeting Minutes of March 27, 2019 be received.

9.2.22 Outstanding Matters List

1. That the outstanding matters list be received.

9.2.23 Public Planning - 665-695 Stonehaven Avenue - Zoning By-law Amendment Application

1. That the presentation regarding 665-695 Stonehaven Avenue provided by Brad Rogers be received.

9.2.24 Public Planning - Glenway High Density Block 164-165

9.2.24.1 Deputations

1. That the presentation regarding Glenway High Density Block 164 - 165 provided by Joanne Barnett, Richard Zelinka, and Peter Slama be received; and,
2. That the deputations provided by Roland Garfit, Maged Youssef, Daniel Williams and Kai Deutch regarding Glenway High Density Block 164 - 165 be received.

9.3 Committee of the Whole Meeting (Closed Session) Minutes of November 25, 2019

Moved by: Councillor Morrison
Seconded by: Councillor Broome

1. That the Committee of the Whole Meeting (Closed Session) Minutes of November 25, 2019 be approved.

In Favour (8): Mayor Taylor, Deputy Mayor & Regional Councillor Vegh, Councillor Simon, Councillor Woodhouse, Councillor Twinney, Councillor Morrison, Councillor Broome, and Councillor Bisanz

Carried (8 to 0)

9.3.1 Labour Relations - Central York Fire Services Collective Agreement

Moved by: Councillor Bisanz
Seconded by: Councillor Broome

1. That Closed Session Report 2019-09, dated November 25th, 2019 entitled "Labour Relations" be received; and,
2. That the confidential direction provided to staff in Closed Session Report 2019-09 be approved.

In Favour (7): Mayor Taylor, Deputy Mayor & Regional Councillor Vegh, Councillor Simon, Councillor Twinney, Councillor Morrison, Councillor Broome, and Councillor Bisanz

Carried (7 to 0)

Councillor Woodhouse took no part in the discussion or vote on the foregoing matter due to a declared conflict.

9.3.2 Old Fire Hall - 140 Main Street - Request for Proposals for Adaptive Re-use

Moved by: Councillor Morrison
Seconded by: Councillor Twinney

1. That Closed Session Report 2019-11, dated November 25th, 2019 entitled "Old Fire Hall – 140 Main Street – Request for Proposals for Adaptive Re-use" be received; and,
2. That the confidential direction provided to staff in Closed Session Report 2019-11 be approved.

In Favour (8): Mayor Taylor, Deputy Mayor & Regional Councillor Vegh, Councillor Simon, Councillor Woodhouse, Councillor Twinney, Councillor Morrison, Councillor Broome, and Councillor Bisanz

Carried (8 to 0)

9.3.3 Stickwood Walker Farmhouse Renovation

Moved by: Councillor Simon
Seconded by: Councillor Woodhouse

1. That Closed Session Economic Development Report 2019-09, dated November 25, 2019 entitled "Stickwood-Walker Farmhouse" be received; and,
2. That the confidential direction provided to staff in Closed Session Report 2019-09 be approved.

In Favour (8): Mayor Taylor, Deputy Mayor & Regional Councillor Vegh, Councillor Simon, Councillor Woodhouse, Councillor Twinney, Councillor Morrison, Councillor Broome, and Councillor Bisanz

Carried (8 to 0)

9.3.4 Proposed Settlement regarding Sabrina's Restaurant Litigation

Moved by: Councillor Broome
Seconded by: Councillor Simon

1. That Closed Session Report 2019-12, dated November 25, 2019, entitled "Proposed Settlement regarding Sabrina's Restaurant Litigation" be received; and,
2. That the confidential direction to staff in Closed Session Report 2019-12 be approved.

In Favour (8): Mayor Taylor, Deputy Mayor & Regional Councillor Vegh, Councillor Simon, Councillor Woodhouse, Councillor Twinney, Councillor Morrison, Councillor Broome, and Councillor Bisanz

Carried (8 to 0)

9.4 Item 4.1 of the Central York Fire Services - Joint Council Committee Special Meeting of November 26, 2019 Draft Minutes

Moved by: Councillor Bisanz
Seconded by: Councillor Broome

That Council approve the following:

1. That Report No. OPS19-025 be received; and,
2. That the revised design of Station 4-5 be approved; and,
3. That the revised budget of \$13,567,727 be approved with funding as follows:
 - a. \$11,000,000 from original funding sources; and,
 - b. \$1,650,000 from reserves, as a 15% variance for a Class "C" estimate; and,
 - c. \$917,727 from operational savings including but not limited to delayed hirings through 2020 and 2021.
4. That the Joint Council Committee (JCC) recommend that the tender be awarded to REMO General Contracting Ltd. in the amount of \$10,836,817.

In Favour (8): Mayor Taylor, Deputy Mayor & Regional Councillor Vegh, Councillor Simon, Councillor Woodhouse, Councillor Twinney, Councillor Morrison, Councillor Broome, and Councillor Bisanz

Carried (8 to 0)

10. By-laws

Moved by: Councillor Broome

Seconded by: Councillor Woodhouse

1. That By-laws 2019-75, 2019-76, 2019-77, 2019-78, 2019-79, 2019-80, 2019-81, and 2019-82 be enacted.

In Favour (8): Mayor Taylor, Deputy Mayor & Regional Councillor Vegh, Councillor Simon, Councillor Woodhouse, Councillor Twinney, Councillor Morrison, Councillor Broome, and Councillor Bisanz

Carried (8 to 0)

11. Notices of Motions

None.

12. Motions

None.

13. Announcements & Community Events

Deputy Mayor & Regional Councillor Vegh wished Council Members and residents the best for the holiday season and a Happy New Year.

Councillor Woodhouse advised residents of a new program at the Newmarket Public Library which will bring a clinic to the Library every second Wednesday and include mental health service. He also advised of upcoming events including Local Hack Day, a workshop on Kombucha home brewing and Holiday film screenings.

Councillor Broome advised of the Public Information Centre to be held December 10, 2019 regarding Short Term Rental Accommodations.

Councillor Simon invited residents to Frozen Fridays to be held every Friday from December 6, 2019 to January 3, 2020 at Riverwalk Commons.

Councillor Bisanz advised that the Newmarket African Caribbean Canadian Association will be launching the Ujamaa Marketplace on February 8, 2020, from 10:00 AM to 3:00 PM on the main level of the Old Town Hall.

Councillor Morrison invited residents to upcoming Elman W. Campbell Museum events including the Gallery Of Festive Heritage Trees exhibit and the Cocoa and Cookies event.

Councillor Morrison invited residents to a Ward 4 meeting on January 22, 2020.

Mayor Taylor invited residents to the Mayor's New Years Levee on Friday, January 10, 2020 from 6:30 PM to 9:30 PM at Riverwalk Commons and the Community Centre & Lions Hall.

14. New Business

None.

15. Closed Session

Moved by: Councillor Woodhouse

Seconded by: Councillor Bisanz

1. That Council resolve into Closed Session to discuss the following matters:

- a. 184-186 Main Street South - Negotiation/Potential Litigation [A position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board as per Section 239(2)(k) of the Municipal Act, 2001]
- b. Leslie Valley Service Agreement [A position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board as per Section 239(2)(k) of the Municipal Act, 2001]

In Favour (8): Mayor Taylor, Deputy Mayor & Regional Councillor Vegh, Councillor Simon, Councillor Woodhouse, Councillor Twinney, Councillor Morrison, Councillor Broome, and Councillor Bisanz

Carried (8 to 0)

Council resolved into Closed Session at 8:04 PM.

Council (Closed Session) Minutes are recorded under separate cover.

Council resumed into Open Session at 8:54 PM.

15.1 184-186 Main Street South - Negotiation/Potential Litigation

Moved by: Councillor Bisanz
Seconded by: Councillor Morrison

1. That Closed Session Report 2019-13 dated December 2, 2019 be received; and,
2. That the confidential direction to staff in Closed Session Report 2019-13 be approved.

In Favour (8): Mayor Taylor, Deputy Mayor & Regional Councillor Vegh, Councillor Simon, Councillor Woodhouse, Councillor Twinney, Councillor Morrison, Councillor Broome, and Councillor Bisanz

Carried (8 to 0)

15.2 Leslie Valley Service Agreement

Moved by: Councillor Woodhouse
Seconded by: Councillor Twinney

1. That Closed Session Report 2019-14 dated December 2, 2019 be received; and,
2. That the Commissioner of Development and Infrastructure Services and the Director of Public Works Services be directed to execute the Leslie Valley Servicing Agreement.

In Favour (6): Mayor Taylor, Deputy Mayor & Regional Councillor Vegh, Councillor Woodhouse, Councillor Twinney, Councillor Morrison, and Councillor Bisanz

Carried (6 to 0)

Councillor Broome and Councillor Simon took no part in the discussion or vote on the foregoing matter due to a declared conflict.

16. Confirmatory By-law

Moved by: Councillor Morrison
Seconded by: Councillor Broome

1. That By-law 2019-83 be enacted.

Carried

17. Adjournment

Moved by: Councillor Woodhouse
Seconded by: Deputy Mayor & Regional
Councillor Vegh

1. That the meeting be adjourned at 8:56 PM.

Carried

John Taylor, Mayor

Lisa Lyons, Town Clerk



Town of Newmarket

Minutes

Joint NEDAC & Council Workshop

Date: Tuesday, October 22, 2019

Time: 4:30 PM

Location: Cane Room
Municipal Offices
395 Mulock Drive
Newmarket, ON L3Y 4X7

Council Members Present: Mayor Taylor
Deputy Mayor & Regional Councillor Vegh
Councillor Simon (4:46 PM - 6:16 PM)
Councillor Woodhouse (4:46 PM - 5:54 PM)
Councillor Kwapis

NEDAC Members Present: Donna Fevreau, Chair
Carin Binder
Robert Bull
Marek Dabrowski
Patrick Horgan
Brian Johns
Peter McKinnon
Rod Scotland
Beth Stevenson
Bri-Ann Stuart
Edmund Yeung

Staff Present: J. Sharma, Chief Administrative Officer
S. Chase, Director, Innovation & Strategic Initiatives
J. Unger, Acting Director, Planning & Building Services
C. Kallio, Economic Development Officer
K. Saini, Deputy Town Clerk
E. Bryan, Business Development Specialist
J. Grossi, Legislative Coordinator

Guest: Glenn Pothier

The meeting was called to order at 4:46 PM.

Mayor Taylor in the Chair.

The Joint Newmarket Economic Development Advisory Committee and Council Workshop lost quorum at 5:54 PM.

1. Notice

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

2. Additions & Corrections to the Agenda

None.

3. Declarations of Pecuniary Interest

None.

4. Economic Development Strategic Plan: Scoping Potential 2020-2024 Strategy Initiatives

4.1 Opening Remarks

Mayor Taylor provided an introduction to the Joint Newmarket Economic Development Advisory Committee (NEDAC) and Council workshop regarding the development of the 2020-2024 Economic Development Strategic Plan.

Glenn Pothier provided an outline of the agenda and process that the Members will be undertaking throughout the activities during the workshop.

4.2 Potential Economic Development Strategy Initiatives

The Economic Development Officer provided a preliminary list of strategies for the 2020-2024 Economic Development strategy, which included the following:

- Intelligent Community/Smart City
- Supporting Southlake's Growth and Leadership Innovation
- Incentives for Major Developments

- Marketing the Corridors Campaign
- Supporting Wealth Creating Companies
- Tourism
- Targeted Foreign Direct Investment (FDI)
- Post-Secondary Opportunities
- Downtown: The Living Room of the Community

The Economic Development Officer reviewed the draft 2020-2023 York Region Economic Development Action Plan which includes the key themes of business, innovation and talent.

The Members discussed additional strategies initiatives including transportation, collaboration with N6, marketing and branding.

4.3 Assessment Criteria

Glenn Pothier reviewed the assessment criteria, and gathered additional criteria ideas from the Members.

4.4 -- Break --

4.5 Welcome to the Dragon's Den

Members of Council and NEDAC discussed the core economic development objectives, strategy initiatives in support of the objectives, and the role of NEDAC in furthering the strategy initiatives. The groups presented their findings and gathered feedback from the other Members.

The Joint Newmarket Economic Development Advisory Committee and Council Workshop lost quorum during this time; however discussion continued.

4.6 Looking Ahead and Open Forum

The Economic Development Officer outlined the next steps of the development of the 2020-2024 Economic Development Strategic Plan and advised the Economic Development Action Plan Business Summit would be scheduled for early 2020.

4.7 Closing Remarks

Closing remarks were provided by Glenn Pothier.

5. Adjournment

The workshop ended at 8:17 PM.

John Taylor, Mayor

Kiran Saini, Deputy Town Clerk



Town of Newmarket

Minutes

Special Committee of the Whole

Date: Monday, December 2, 2019

Time: 10:00 AM

Location: Council Chambers
Municipal Offices
395 Mulock Drive
Newmarket, ON L3Y 4X7

Members Present: Mayor Taylor
Deputy Mayor & Regional Councillor Vegh
Councillor Simon
Councillor Woodhouse
Councillor Twinney (10:10 AM - 12:12 PM)
Councillor Morrison
Councillor Broome
Councillor Bisanz

Members Absent: Councillor Kwapis

Staff Present: I. McDougall, Acting Chief Administrative Officer
E. Armchuk, Commissioner of Corporate Services
P. Noehammer, Commissioner of Development & Infrastructure Services
L. Lyons, Director of Legislative Services/Town Clerk
T. Horton, Senior Planner - Community Planning
J. Grossi, Legislative Coordinator

Guests: Blair Scorgie, Senior Planner, SvN

For consideration by Council on January 20, 2020.

The meeting was called to order at 10:04 AM.

Mayor Taylor in the Chair.

1. Additions & Corrections to the Agenda

None.

2. Declarations of Pecuniary Interest

None.

3. Presentations

3.1 Established Neighbourhoods Compatibility Study

The Senior Planner, Community Planning provided a presentation to Council regarding the Established Neighbourhoods Compatibility Study. He outlined the growth and intensification that is anticipated to occur in Newmarket and how different neighbourhoods may be affected by this. He provided an explanation of various planning tools that assisted in the study.

Blair Scorgie, Senior Planner and Urban Designer, SvN, outlined the purpose and process of the comprehensive review. He described the three phase approach which involved consultations and engagement opportunities and the key findings.

The presenters provided a neighbourhood character analysis, the preferred neighbourhood classifications, and the key issues, opportunities and challenges for the remainder of the study. They provided Council with the emerging policy directions and asked Council to provide feedback.

Members of Council provided comments to the presenters regarding the protection of bungalows, build-able lot coverage versus total lot coverage, and comparable municipalities used by Staff in regards to the study. They asked Staff to use sample properties to demonstrate how each category would be put through each approach, and to provide additional information regarding bungalows in Newmarket and neighbouring municipalities,

Moved by: Councillor Woodhouse

Seconded by: Councillor Bisanz

1. That Council direct Staff to schedule a Special Committee of the Whole in early 2020 for Council to provide direction regarding the Established Neighbourhood Compatibility Study; and,

2. That Staff be authorized an additional 30 days in their project timeline to complete the Established Neighbourhood Compatibility Study.

Carried

4. Deputations

None.

5. Items

None.

6. Adjournment

Moved by: Councillor Broome

Seconded by: Councillor Morrison

1. That the meeting be adjourned at 12:12 PM.

Carried

John Taylor, Mayor

Lisa Lyons, Town Clerk

TOWN OF NEWMARKET
ESTABLISHED
NEIGHBOURHOOD
COMPATIBILITY
STUDY

POLICY OPTIONS

NOVEMBER 2019





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APPENDIX

Appendix A: Public Information Centre #2 - Engagement Summary

EXECUTIVE SUMMARY

Project Purpose and Process

Growth and change are occurring in Newmarket's residential neighbourhoods, with a shift from suburban expansion to urban intensification. In recent years, there has been an increase in infill development in established residential neighbourhoods. Some of these developments have triggered concerns from residents regarding the compatibility of new homes or additions in established neighbourhoods.

The Established Neighbourhood Compatibility Study will result in an Official Plan Amendment and implementing Zoning By-law Amendment for the established residential neighbourhoods to ensure that new development is compatible with existing built form and community character.

The study focuses on residential neighbourhoods across the Town of Newmarket and will be undertaken over a year-long process from March 2019 to March 2020. It includes the following three phases:

- Phase One: Background Review and Analysis
- Phase Two: Policy Options; and
- Phase Three: Policy Recommendations & Amendments.

This report summarizes the findings from Phase Two, which is focused on creating a Neighbourhood Classification System and identifying Policy Options for residential neighbourhoods across Newmarket.

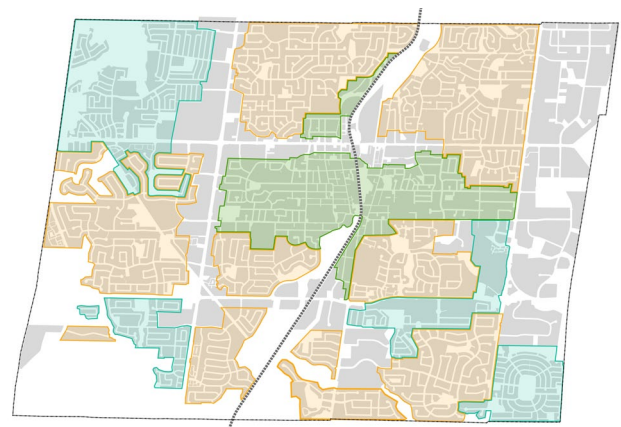
Neighbourhood Classification System




Building upon a detailed planning policy review and analysis of existing conditions in Phase 1, a Neighbourhood Classification System categorizing all residential neighbourhoods across Newmarket was developed.

This was informed by a visual analysis of images of existing conditions in residential neighbourhoods across Newmarket. These images, which were selected to represent a wide geographical spread across the Town, and based in part on a driving tour, were analyzed for conditions relating to building design, site design and streetscape design. Following this, a tabulation of the results was completed, which highlighted shared characteristics across three neighbourhood typologies broadly based on their period of development.

These typologies were further refined through consideration of additional criteria including existing land use patterns, street network, property boundaries and servicing capacity. Using all of this information, boundaries for five Preliminary Neighbourhood Classifications were delineated. Of these preliminary classifications, the Estate Neighbourhoods and Urban Centres were identified as outliers. The three remaining classifications were confirmed as the Preferred Neighbourhood Classifications and focus of this study. They include:

1. Organic Neighbourhoods;
2. Traditional Suburban Neighbourhoods; and
3. Contemporary Suburban Neighbourhoods.



-  Organic Neighbourhoods
-  Traditional Suburban Neighbourhoods
-  Contemporary Suburban Neighbourhoods

Organic Neighbourhoods

Organic Neighbourhoods are situated within and surrounding the historic core of the Town of Newmarket. Generally developed during the pre-war era, these neighbourhoods are characterized by smaller blocks with an interconnected grid of narrow streets, continuous sidewalks, varied landscaping, mature tree canopies, varied lot patterns, front and side-yard driveways with a variety of parking configurations, varied setbacks, and 1-2 storey building heights.



Traditional Suburban Neighbourhoods

Traditional Suburban Neighbourhoods are situated between the historic core of the Town of Newmarket, and the Contemporary Suburban Neighbourhoods located at the periphery of the Town. Generally developed between the 1940's and 1990's, following the advent of subdivision-based planning, they are identified by longer and often disconnected blocks of wider curvilinear streets, discontinuous sidewalks, varied landscaping, evolving and maturing tree canopies, varied lot patterns, front and side-yard driveways with attached garages, varied setbacks, and 1-2 storey building heights.



Contemporary Suburban Neighbourhoods

Contemporary Suburban Neighbourhoods are generally situated at the edge of the Town. They include developments constructed from the 1990's onwards, and are typified by moderately sized blocks with an interconnected modified grid of moderately sized streets, continuous sidewalks and landscaping, recently planted and emerging tree canopies, consistent lot patterns, front yard driveways with attached garages, consistent setbacks, and 2-storey building heights.



Results of Public Engagement

The Established Neighbourhood Compatibility Study incorporates a robust and comprehensive engagement program into all three phases of work. Phase 1 engagement activities included Public Information Centre (PIC) 1, an interactive kiosk at the Main Street Farmer's Market, and social media engagement.

An online survey hosted on the Town's "Hey Newmarket website" served as a supplementary method of engagement. Largely a continuation of the questions presented in PIC 1, the survey focused on residents' personal perceptions of their neighbourhoods, with a focus on neighbourhood change.

The primary engagement activity for Phase 2 was the second Public Information Centre, which was held on October 19th at Riverwalk Commons. The purpose of the event was to provide an overview of the work done to date, present the preliminary Neighbourhood Classification System and Policy Directions, and receive feedback on the classifications while engaging face-to-face with residents. Over 100 people attended the event.

Emerging Policy Directions

Development within Newmarket's neighbourhoods is guided by a series of provincial, regional and municipal policy documents. This study specifically addresses the Town of Newmarket Official Plan and Town of Newmarket Comprehensive Zoning By-law 2010-40, which are most closely linked to development at the neighbourhood level.

The current Official Plan includes an outdated land use designation structure delineating Stable Residential Areas and Emerging Residential Areas when both are at full build-out. Furthermore, permissions for higher-density forms such as triplexes, fourplexes, townhouses and row-houses are limited to Emerging Residential Areas.

This report proposes amendments to remove references to Stable and Emerging Residential Areas. Instead, this report proposes to include policies that would recognize the built form patterns of each neighbourhood while acknowledging the value of diverse housing types including low and medium-density forms of housing throughout all residential neighbourhoods. Additionally, it suggests a neighbourhood-level framework delineating Residential Areas within three Residential Character Areas: Organic Neighbourhoods, Traditional Suburban Neighbourhoods, and Contemporary Suburban Neighbourhoods. It proposes a defined list of predominant characteristics for each, requiring new development to ensure compatibility with existing built form and public realm standards.

The current Comprehensive Zoning By-law regulates permitted uses and built form standards through a series of five residential zones (R1-R5), with increasing permissions for higher-density forms. The current by-law is inconsistent with existing built form conditions, particularly in older Organic Neighbourhoods. As a result, many new infill developments constructed as-of-right are not compatible with neighbouring properties.

This report proposes three potential options for Zoning By-law Amendments. The options are aimed at requiring new development to respect the qualities of existing neighbourhoods; they differ based on their degree of specificity and include options to link zoning permissions to existing conditions on adjacent properties.

Next Steps

The information contained in this report will serve as the basis for the preferred Policy Recommendations (Phase 3), which will be informed through feedback from the public, Town Council, municipal staff and other stakeholders. These will be presented in the Policy Recommendations Report.



1.0 INTRODUCTION

1.1 Study Purpose



Residential trends in Newmarket are changing, increasingly shifting from suburban growth to urban intensification and redevelopment. As the supply of greenfield lands becomes exhausted, Newmarket is turning to intensification of existing built-up areas to accommodate current and projected growth.

As directed by provincial policy, intensification is generally intended to be focused on urban growth centres, intensification corridors, major transit station sites, brownfields, and greyfields. Despite this, a limited amount of infill and intensification can occur in residential neighbourhoods. The sensitive redevelopment of these areas can add significant value to the community by boosting the housing stock, taking advantage of existing hard and soft infrastructure systems, and enriching local communities. However, recent development has triggered concerns from residents regarding the compatibility of new homes or additions in established neighbourhoods in Newmarket.

In 2013, municipal staff introduced Zoning By-law 2013-30, which modified the maximum permitted height, maximum permitted coverage, and front yard setback requirements for older established areas of Newmarket in order to combat incompatible development.

Concerns of incompatible development persisted, and as a result, the Town of Newmarket enforced an Interim Control By-law (2019-04), to allow for a more extensive study. The purpose of the Established Neighbourhoods Compatibility Study is to further the Town's efforts by developing an Official Plan Amendment and implementing Zoning By-law Amendment for established residential neighbourhoods throughout the Town of Newmarket.

The study aims to identify neighbourhoods based on pre-dominant characteristics and introduce policies that enable context-sensitive development in line with the existing built form. The objective is to implement policies that acknowledge, respect and are compatible with the existing physical neighbourhood character, while retaining flexibility for gentle intensification where appropriate.

This study focuses on identifying amendments to the Official Plan and Zoning By-law. However, additional planning tools may be considered by Town Staff and Council following the conclusion and final recommendations of this study, in order to help implement these policy amendments. Such tools include Urban Design Guidelines, enhanced Site Plan Control measures, and a Streetscape Analysis Process.

1.2 Study Area

The study area includes all residential neighbourhoods within the Town of Newmarket (Figure 1). The Town is bounded by Aurora to the south, King to the west, East Gwillimbury to the north, and Whitchurch–Stouffville to the east.

The study area includes all Stable and Emerging Residential Areas from the Town of Newmarket Official Plan, excluding non-residential uses and individual residential properties which have been exempt from Interim Control By-law 2019-04.

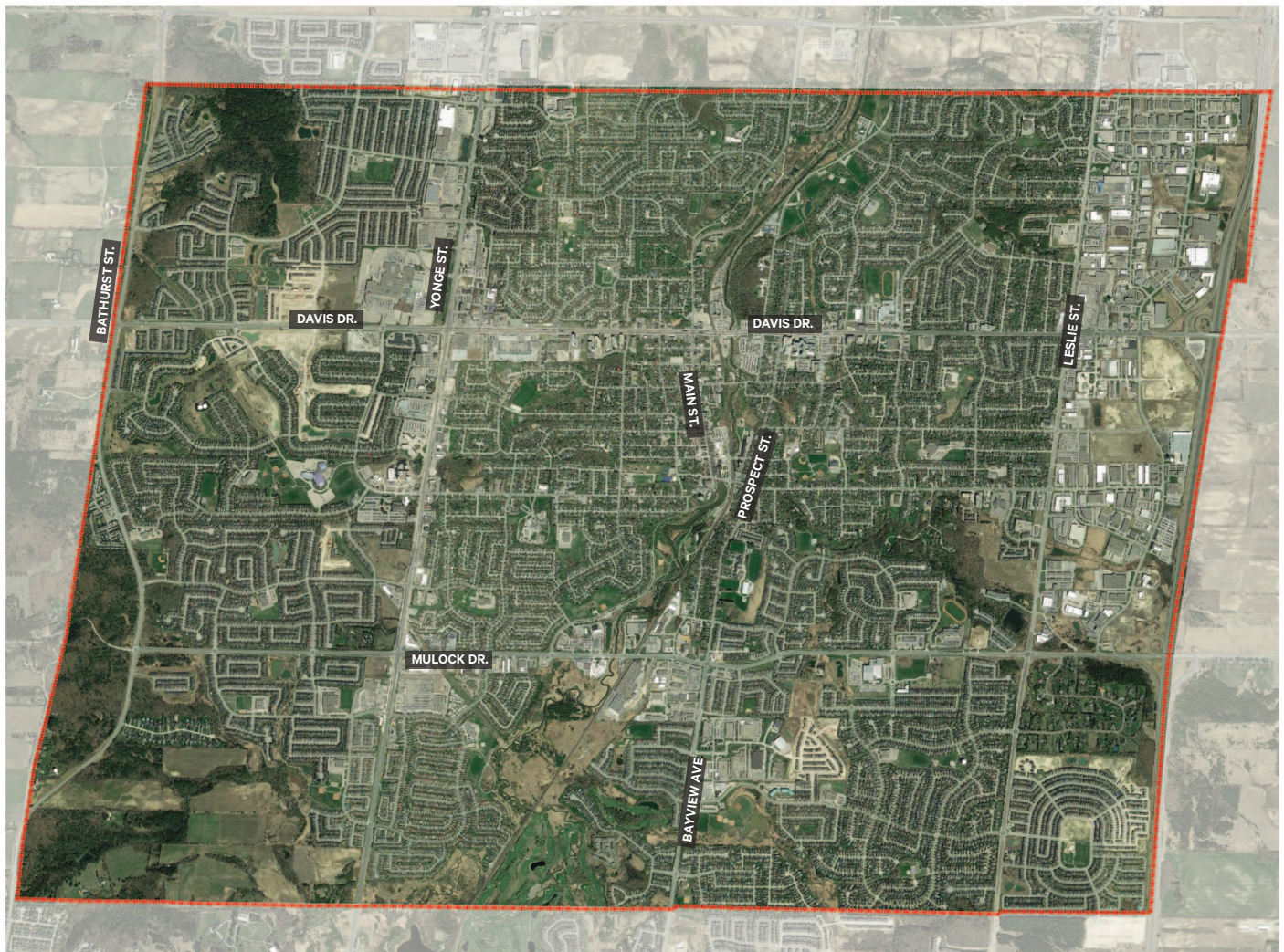


Figure 1. Aerial Map - Study Area

0 250 500 1000m



1.3 Study Process

The study is being undertaken over a year-long period from March 2019 to March 2020. It is structured in the three following phases (Figure 2):

Phase 1: Background Review and Analysis

Phase 1 involves study commencement, review of the policy and regulatory context, analysis of existing neighbourhood conditions, precedent and best practices review, and initial public engagement with residents to identify their priorities, values and concerns with respect to their neighbourhoods.

Phase 1 has been completed. Findings from this phase of work can be found in the Background Report, which was presented to Town Council / Committee of the Whole in fall 2019.

Phase 2: Policy Options

Phase 2 involves the development of a draft Neighbourhood Classification System, determination of draft policy options, and the preparation of the Policy Options Report, which will be used to inform the preparation of the policy recommendations in Phase 3.

Phase 3: Policy Recommendations & Amendments

Phase 3 involves the refinement and finalization of the Neighbourhood Classification System, preparation of policy recommendations including supporting Official Plan and Zoning By-law Amendments, and completion of the Policy Recommendations Report. Upon completion, a final Policy Recommendations Report will be presented to Town Council/Committee and at a Statutory Public Meeting in winter 2020.



Figure 2. Study Process

1.4 Document Structure

This report is organized into the following sections:

Section 1: Introduction provides an overview of the study purpose, study process and study area.

Section 2: Neighbourhood Classification System outlines the process undertaken to document existing neighbourhood conditions and character, delineate neighbourhood boundaries, and arrive at a preliminary classification system with three areas of focus.

Section 3: Organic Neighbourhoods introduces the first neighbourhood classification area, generally found in the historic centre of the Town.

Section 4: Traditional Suburban Neighbourhoods which introduces the second neighbourhood classification, generally found generally found surrounding the historic core of the Town.

Section 5: Contemporary Suburban Neighbourhoods which introduces the last neighbourhood classification area, generally found on the far-out periphery of the Town.

Section 6: Emerging Policy Directions which describes the issues and opportunities in the existing policy and regulatory framework, and broad policy directions emerging from this phase of work.

Section 7: Results of Stakeholder Engagement which summarizes feedback obtained from a public open house event and online survey.

Section 8: Next Steps which maps out the work required in Phase 3 to produce the Final Policy Recommendations Report.

2.0 NEIGHBOURHOOD CLASSIFICATION SYSTEM

2.1 Overview

Building upon the analysis of existing conditions undertaken in Phase 1, a Neighbourhood Classification System was developed to identify and group residential neighbourhoods throughout Newmarket. Images of the current streetscape, based in part on a Town-wide tour of residential neighbourhoods, were analyzed to evaluate existing conditions as related to building design, site design and streetscape design. A tabulation of the results revealed distinct patterns between neighbourhoods, broadly based on their historical eras of development.

Additional considerations of existing land use designations, streets and property boundaries, municipal servicing data, applicable by-laws, and further interpretation of built form and public realm characteristics informed the development of five preliminary neighbourhood classifications. Through further analysis and identification of outliers, the Neighbourhood Classification System was refined to include three preferred neighbourhood classifications: Organic Neighbourhoods; Traditional Suburban Neighbourhoods; and Contemporary Suburban Neighbourhoods.

This section of the report explains the process taken to arrive at the Neighbourhood Classification System, including documenting existing conditions, identifying classifications and delineating boundaries, and identifying and removing outliers.

2.2 Documenting Existing Neighbourhood Conditions

Completed as part of Phase 1, the first step of creating the Neighbourhood Classification System involved an iterative process of identifying, analyzing and documenting existing conditions within Newmarket's residential neighbourhoods.

Images of 63 individual location points across Newmarket's residential neighbourhoods were collected and analyzed. A spatially-distributed sampling of streetscapes and adjacent properties from all major eras of the Town's development was used, in order to capture a representative range of building types, street types, and subdivision types.

Three to four images were collected for each location point, from various angles, in order to effectively capture views of the streetscape from different vantage points. This also helped identify similarities and differences between adjacent or facing properties.

Following the collection of the images, visual scans were undertaken to analyze the existing conditions related to building design, site design and streetscape design. Documentation of building design features included examining the heights of buildings, ground floor elevation of buildings, location and orientation of entrances, presence and location of porches, terraces, and balconies, type of roof, presence of weather protection features, and appearance of exterior materiality. Site design features that were studied included the depth and variation in building setbacks, coverage and relationship of buildings to lots, access and orientation of driveways and parking arrangements, and treatment of soft landscaping. Finally, streetscape design features such as the pattern of streets and blocks, width and treatment of sidewalks and

boulevards, maturity of the tree canopy and placement of streetlights and utilities were also analyzed, with particular attention to their impact on the public realm. A character analysis was performed for each location, and the results tabulated.

2.3 Evaluating Neighbourhood Character

Analysis of the tabulated data revealed that Newmarket's neighbourhoods contain a range of building types and built form and public realm characteristics. It identified clear similarities and differences between neighbourhoods, broadly based on their era of development.

Through the documentation and analysis of these conditions, the following key features have been identified, which inform neighbourhood character throughout the Town of Newmarket.

Built Form

- **lot dimensions** - the length, width and area of a single parcel;
- **front, side and rear yard setbacks** - the horizontal distance measured at a right angle from any property lot line to the nearest part of the main wall of a building or structure;
- **siting and orientation** - how and where the building is placed in relation to surrounding streets, buildings, and open spaces;
- **lot coverage** - how much of the lot is covered by the building on the ground floor, typically represented by a percentage;
- **parking and vehicular access** - the configuration through which vehicles gain entry to the property;

- **pedestrian access** - the configuration through which pedestrians gain entry to the property;
- **building entrance location** - the location of the main entry point to the building;
- **private landscaping** - the landscaping and plantings provided on private property;
- **architectural style and expression** - built form features reminiscent of a particular era or how the built form is experienced;
- **materiality** - the materials employed during construction that make up the building and its associated qualities;
- **building height** - the distance between the established grade and the highest elevation of the building;
- **massing** - the structure of the building in three dimensions that shows its shape and form;
- **building depth** - the distance from the building's front main wall to its rear main wall; and,
- **ground floor height** - the distance from grade to the highest elevation point of the first floor.

Public Realm

- **street and block pattern** - the general geometric urban form produced by the street layout of a particular area;
- **street width** - the public right-of-way width measured from one private lot line to another;
- **sidewalk continuity** - the connectivity and walkability of the sidewalk;
- **sidewalk width** - the distance between one edge of the sidewalk to the other;

- **landscaped boulevards** - the landscaped area within public streets, usually located between the sidewalk and road;
- **street tree canopy** - the layer of leaves, branches, and stems of trees that cover the ground when viewed from above; and,
- **utility placement** - the location of municipal servicing infrastructure.

2.4 Identifying Neighbourhood Classifications and Delineating Boundaries

Building on the background analysis completed in Phase 1, Phase 2 commenced with the preparation of a Neighbourhood Classification System to group together neighbourhood areas recognized as characteristically distinct from one another. The findings from Phase 1 confirmed the presence of distinct neighbourhoods and provided a preliminary identification of these neighbourhoods broadly based on historical patterns of development. These were coined as Organic Neighbourhoods, Traditional Suburban Neighbourhoods, and Contemporary Suburban Neighbourhoods. Phase 2 expanded this approach to produce a comprehensive Neighbourhood Classification System categorizing each residential neighbourhood across Newmarket.

The process of developing the Classification System involved two main components. First, it involved identifying, testing, refining and finalizing a list of pre-

dominant characteristics for distinct neighbourhood typologies across Newmarket. This helped identify the tangible features of which make up neighbourhood 'character', and ascertain the which elements of the public realm and built form should be preserved and protected through policy moving forward. Second, it involved delineating the geographic boundaries of each neighbourhood classification within the Town.

The delineation of the Neighbourhood Classification was informed by a set of key evaluation criteria (see Figure 3 and Figure 4). These criteria emerged out of Phase 1 findings, and we informed by discussions with the public and key stakeholders. They include:

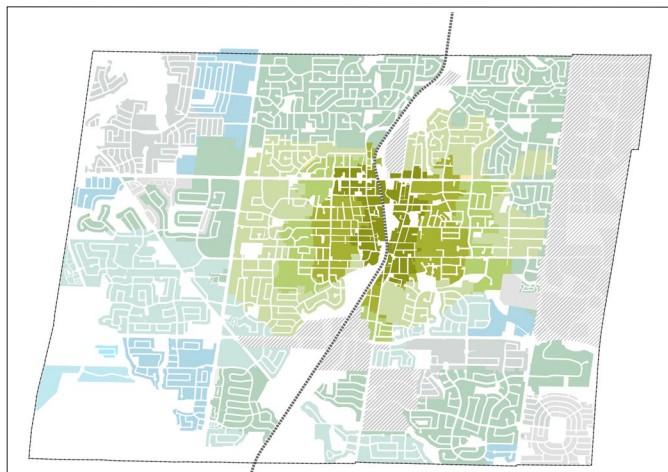
Age of Development

Built form is intimately linked to neighbourhood evolution over time, reflecting conditions and preferences during particular periods of development. For example, in earlier years of development, greater availability of land and costly building construction resulted in typical built forms that reflected smaller buildings on larger lots. Over time, as economies of scale expanded, building technologies advanced and demand for housing grew, this resulted in a shift towards larger buildings on smaller lots.

Existing Major Streets and Property Boundaries

The location of existing major streets was considered to respect the existing urban structure. Property boundaries were integrated in an effort to avoid splitting properties in half and assigning one property multiple classifications.

1 Age of development



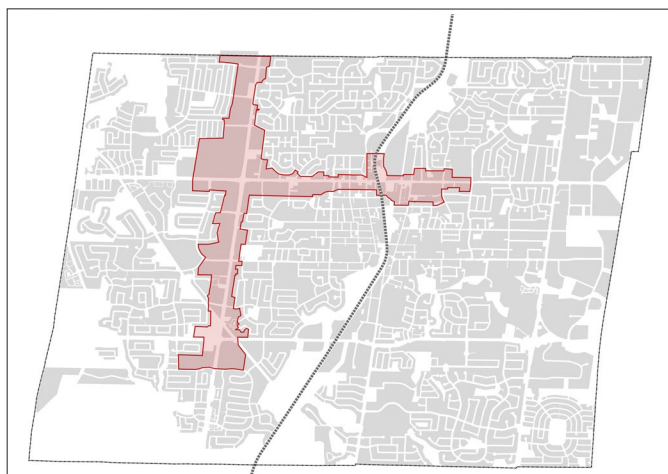
Map depicting the historical progression of development in Newmarket - see Background Report for more information.

2 Existing major streets and property boundaries



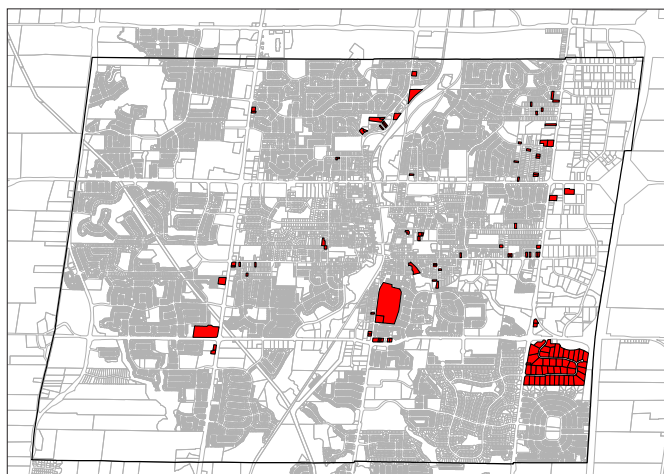
Map depicting the street form of Newmarket - see Background Report for more information.

3 Existing Urban Centres boundary



Map depicting the Urban Centres boundary in red.

4 Well and septic data



Map depicting well and septic-served properties (in red).

Figure 3. Four of the key evaluation criteria in the boundary delineation process

Existing Urban Centres Boundary

The Urban Centres area is a unique neighbourhood classification within the Town of Newmarket, with significant future growth and intensification expected around the Yonge Street and Davis Drive corridors. The boundary for the Urban Centres was taken from the Urban Centres land use designation, as identified in the Town of Newmarket Official Plan and Urban Centres Secondary Plan.

Well and Septic Data

The Town of Newmarket provided data on the location of well and septic-serviced properties which do not have access to municipal servicing infrastructure. This informed the classification system as it pertains to the potential of different residential areas to accommodate future infill and intensification. Specifically, this data informed some of the Estate Neighbourhood boundaries.

Applicable Land Use Designations

Only residential areas were included in Neighbourhood Classification System; non-residential areas are not addressed in this study. Schedule A of the Town of Newmarket Official Plan was referenced to ensure that all 'Stable Residential' and 'Emerging Residential' land use areas were included under the classification system.

Applicable Zoning By-Law Regulations

Relevant zoning by-laws and amendments, including Zoning By-law 2010-40, Zoning By-law 2013-30, Zoning By-law 1979-50 and Zoning By-law 1981-96 informed the development of the classification system by identifying varying built form permissions across Newmarket. Where particular area-specific by-law regulations are in-place, the Neighbourhood Classification System sought to mirror those boundaries in the identification of character areas.

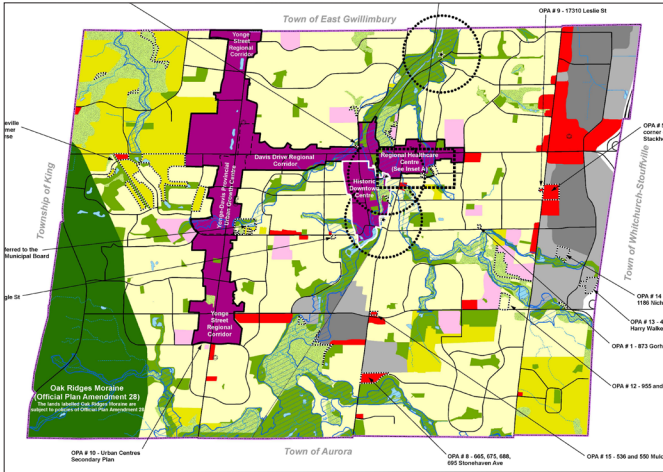
Interpretation of the Built Form

The classification process involved visual interpretation of the current built form, with an eye towards identifying similarities and differences between neighbourhoods. This involved consideration and interpretation of built form features including height, setbacks, materiality, architectural expression and others as listed in Section 2.3.

Interpretation of the Public Realm

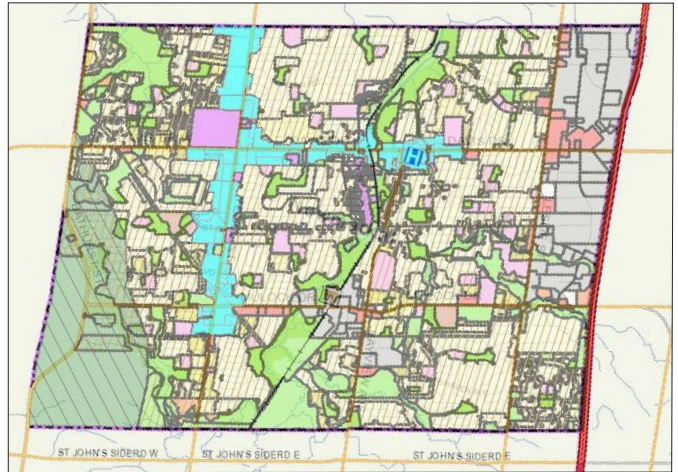
Similarly, the classification process involved visual interpretation of streetscape and the public realm, with an eye towards identifying similarities and differences between neighbourhoods. This involved consideration and interpretation of features including street and block pattern, right of way composition, sidewalks, public boulevards, and others as listed in Section 2.3.

5 Land use designations



Schedule A Land use Map from the Town of Newmarket Official Plan.

6 Applicable zoning by-law regulations



Schedule A from the Town of Newmarket Official Plan.

7 Interpretation of the built form

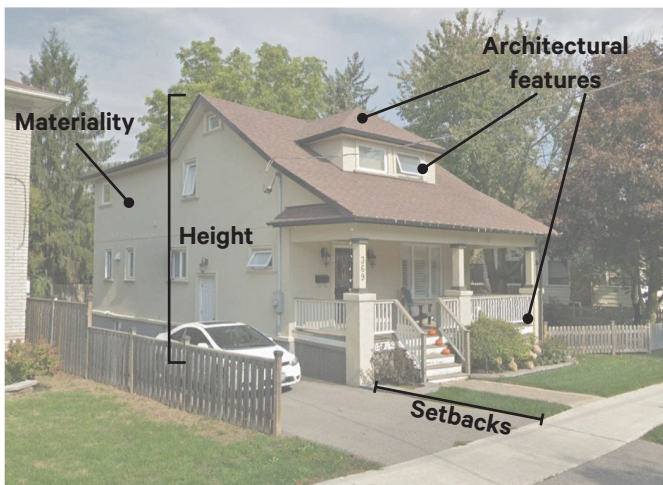


Image only shows some of the elements interpreted, see Section 2.3 for a full list.

8 Interpretation of the public realm

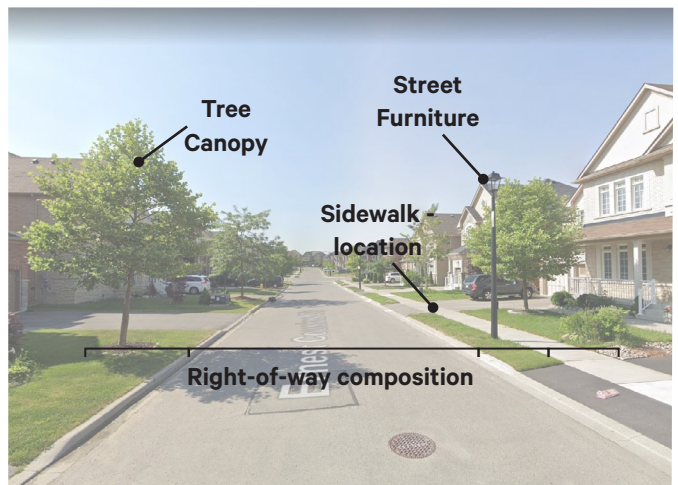


Image only shows some of the elements interpreted, see Section 2.3 for a full list.

Figure 4. Four of the key evaluation criteria in the boundary delineation process

2.5 Preliminary Neighbourhood Classifications

Building upon the analysis of existing conditions and taking into account the evaluation criteria outlined in Section 2.3, five Preliminary Neighbourhood Classifications were identified (see Figure 5). While the classifications may share similar elements, they are characteristically distinct from one another when their body of features is considered as a whole.

The Preliminary Neighbourhood Classifications include:

- 1. Organic Neighbourhoods;
- 2. Traditional Suburban Neighbourhoods;
- 3. Contemporary Suburban Neighbourhoods;
- 4. Urban Centres; and,
- 5. Estate Neighbourhoods .

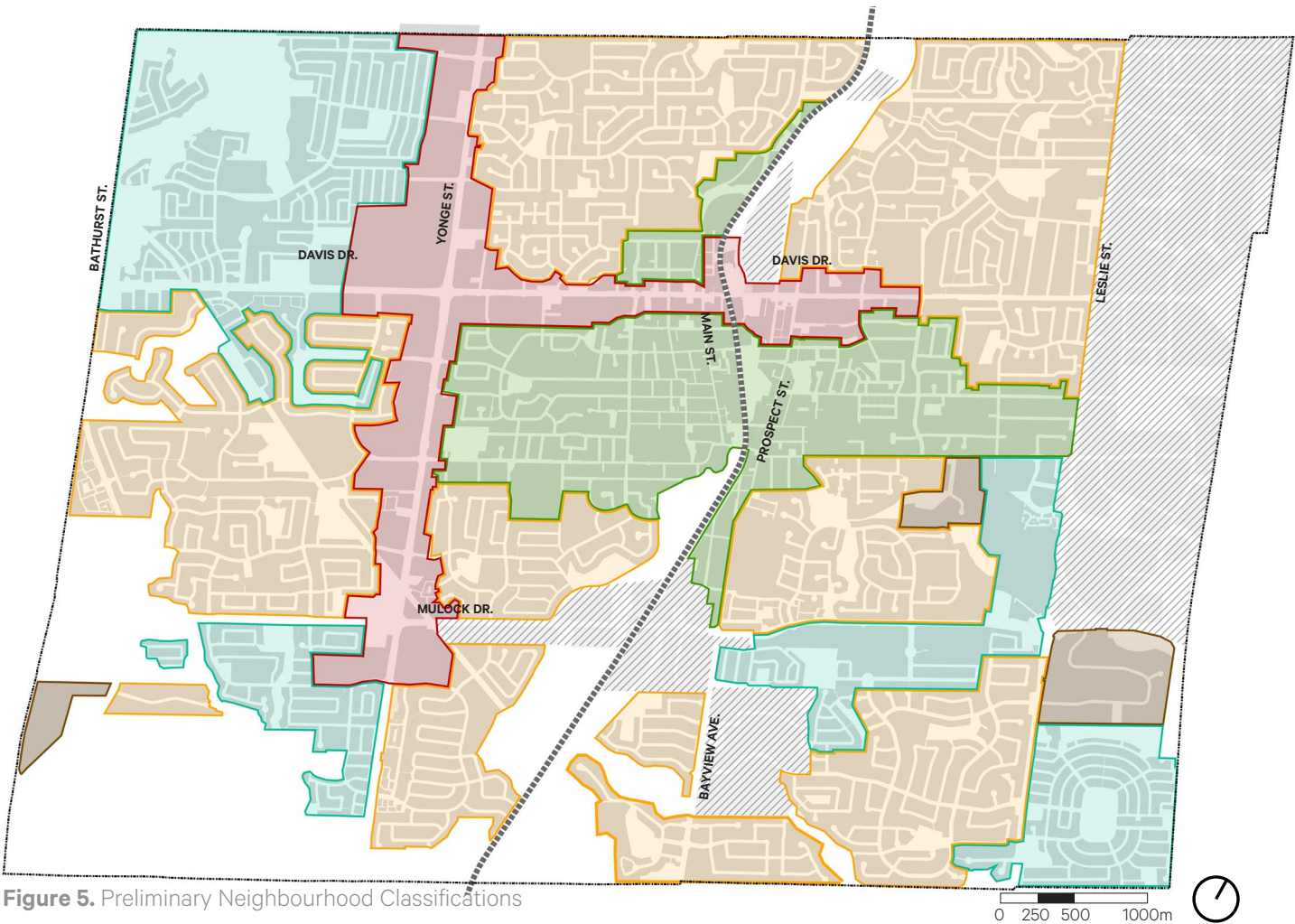
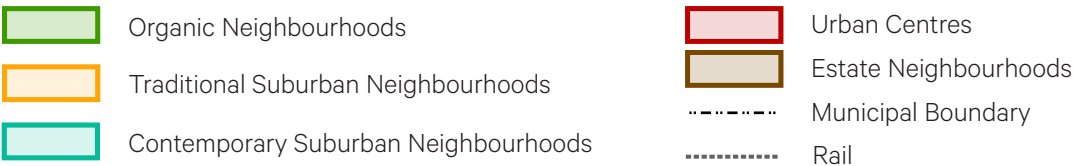


Figure 5. Preliminary Neighbourhood Classifications



2.6 Outliers

Within the five Preliminary Neighbourhood Classifications, the Urban Centres and Estate Neighbourhoods were identified as Outlier Neighbourhoods and, as such, will not be addressed in the final Official Plan Amendment and updated Zoning By-law.

Urban Centres

Focused on the major corridors of Yonge Street and Davis Drive (see Figure 6), the Urban Centres is a vibrant, mixed-use area permitting a wide range of residential, office, commercial and community uses. The area is expected to accommodate a significant amount of future growth, targeted towards the Yonge-

Davis Provincial Urban Growth Centre, the Yonge Street Regional Centre (located on both Yonge Street and Davis Drive) and the Regional Healthcare Centre. The area is characterized by concentrated employment uses, higher-order transit facilities, and a large number of higher-density mid-rise and tall buildings.

The boundary for the Urban Centres was taken from the Town of Newmarket Official Plan and associated Urban Centres Secondary Plan. This area is subject to the Urban Centres Secondary Plan and an Urban Centres Zoning By-law. As such, it will not be subject to further study.

Figures 7 and 8 illustrate the current landscape of the Urban Centres.

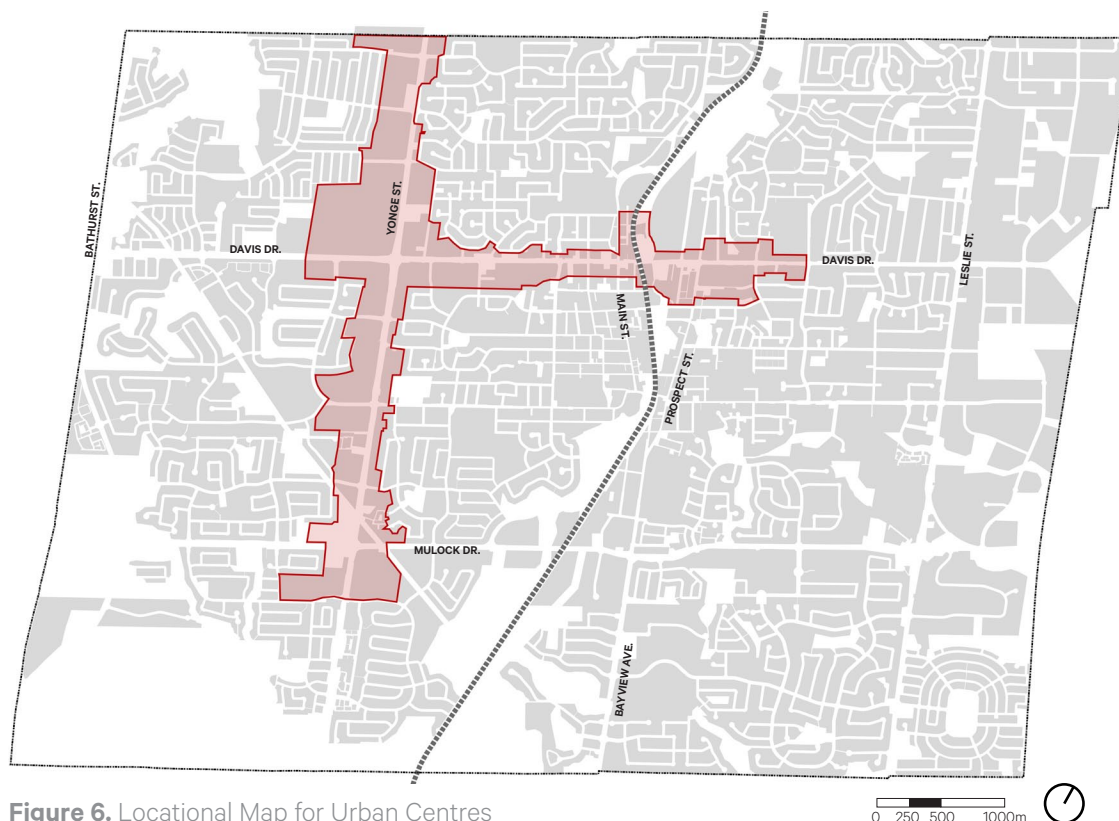


Figure 6. Locational Map for Urban Centres

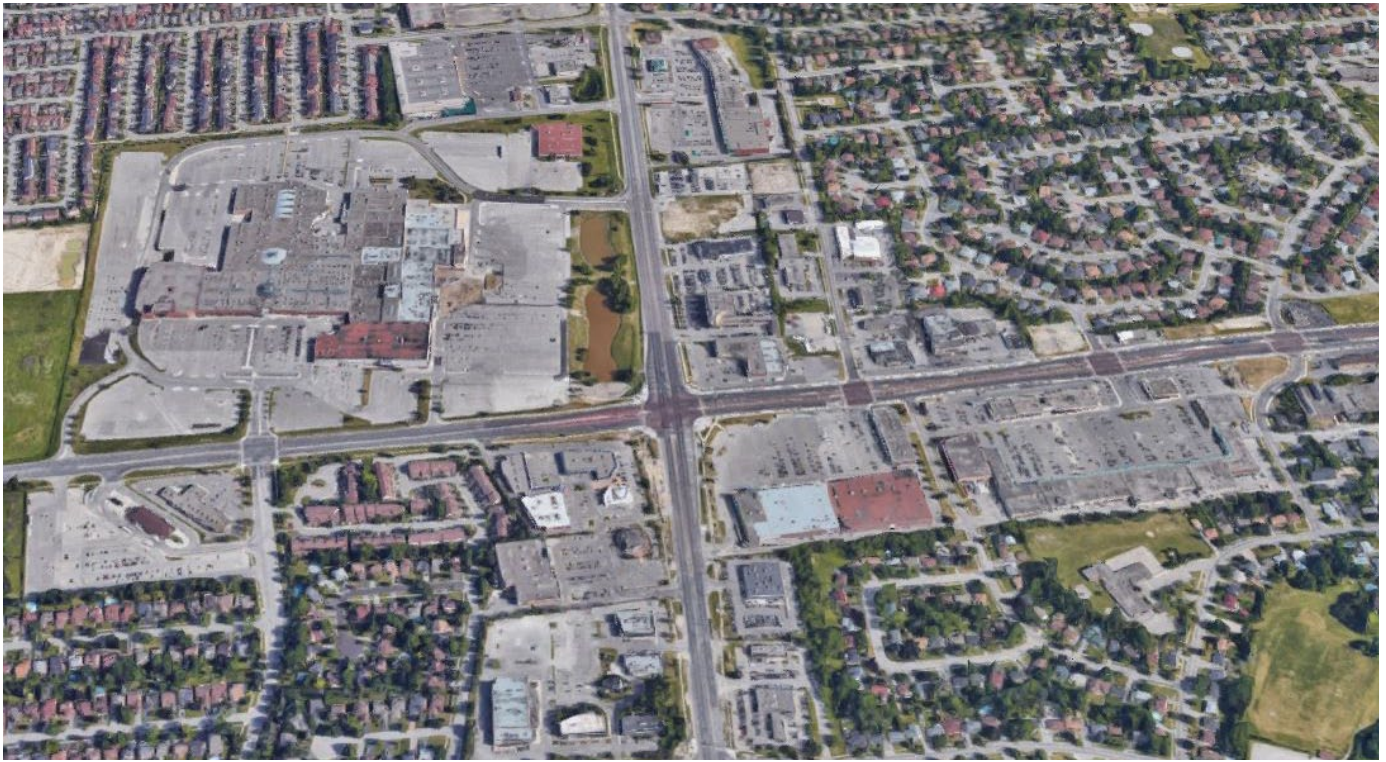


Figure 7. Aerial view at Intersection of Yonge Street and Davis Drive



Figure 8. View at Davis Drive and GO Rail Corridor

Estate Neighbourhoods

Newmarket's Estate Neighbourhoods are distributed throughout the Town, typically situated at the periphery of Newmarket, beyond the Traditional Suburban Neighbourhoods and adjacent to the Contemporary Suburban Neighbourhoods (see Figure 9).

Developed between the 1940's and 1960's, the neighbourhoods are characterized by curvilinear street patterns, long and often undefined discontinuous blocks and narrow street widths. They feature ample greenery, with deep-set properties with significant landscaping on large lots, distributed among large sections of naturalized or wooded areas.

In the absence of sidewalks, landscaped boulevards are accompanied by paved and gravel shoulders, swales and a lush and evolving canopy of mature street trees.

Typical buildings are 1 to 2 storeys in height, without a singular prevailing architectural expression or style. The large lots typically contain front-yard driveways of moderate to significant width, with one or more curb-cuts.

The boundaries for Estate Neighbourhoods were largely informed by well and septic-service property data provided the Town of Newmarket. They are not anticipated to accommodate future infill and intensification, as they are constrained by the absence and/or limited capacity of existing servicing infrastructure. Therefore, they will not be subject to further study.

Figures 10 and 11 illustrate the current landscape of the Estate Neighbourhoods.

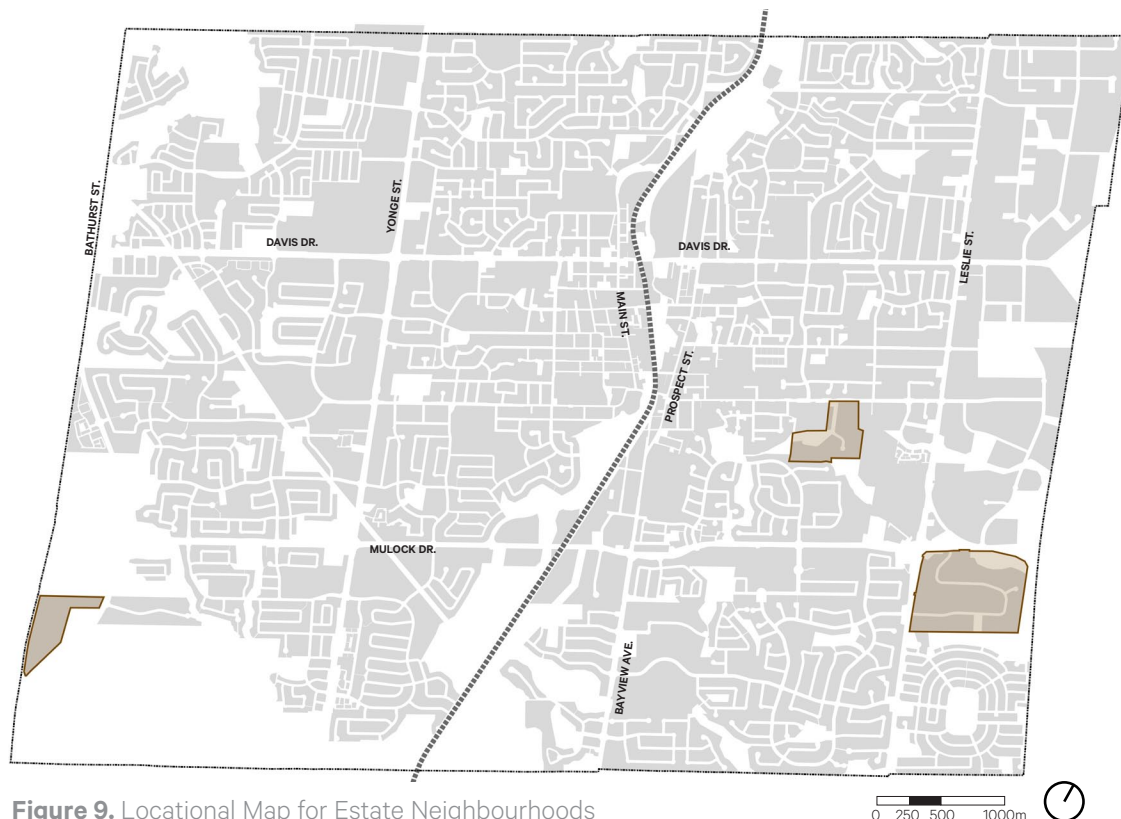


Figure 9. Locational Map for Estate Neighbourhoods



Figure 10. View southeast towards Kingdale Road

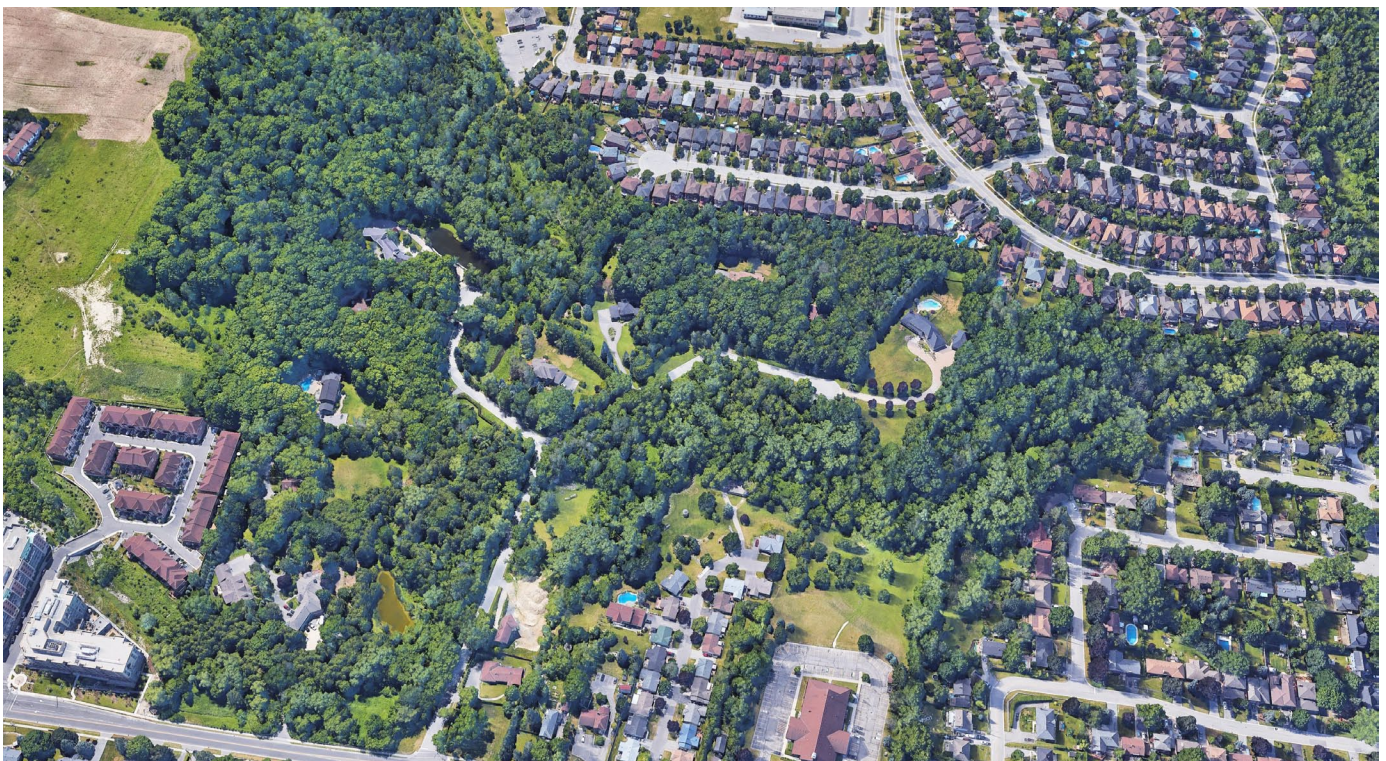


Figure 11. View south towards Premier Place

Outlier Developments

Throughout the Town of Newmarket, permitted residential uses within residential areas are generally limited to forms of low density housing, such as detached and semi-detached dwellings. In special circumstances, rowhouses and townhouses may also be permitted.

However, residential areas also contain other secondary and/or complementary uses. These include a range of small-scale retail, service, office and institutional uses, which may include elementary schools, places of worship, community centers, and local shops providing neighbourhood-oriented amenity and services. This also includes a range of multi-unit dwelling types, such as duplexes, triplexes, fourplexes, townhouses, and walk-up/low-rise apartment buildings. These multi-unit developments encompass both market-rate and affordable dwellings, as well as community-related uses such as group homes, retirement residences, or co-operative housing.

Figures 12-14 illustrate a collection of examples located in established residential neighbourhoods. In some cases, these are located on the periphery of residential neighbourhoods and in close proximity to major arterial or collector roads. While not the predominant form of development, these complementary outlying uses contribute to the character of established neighbourhoods within all neighbourhood classifications throughout the Town of Newmarket.

While Newmarket's established neighbourhoods are characterized by broad similarities, each neighbourhood contains elements of variety which bring their character to life. Examples of triplexes, fourplexes and walk-up apartment buildings can be found throughout the Town's Organic Neighbourhoods, and are visually indistinguishable from neighbouring developments.



Figure 12. Co-operative Housing Complex at Hope Circle



Figure 13. Townhouse and mid-rise apartments at Doak Lane



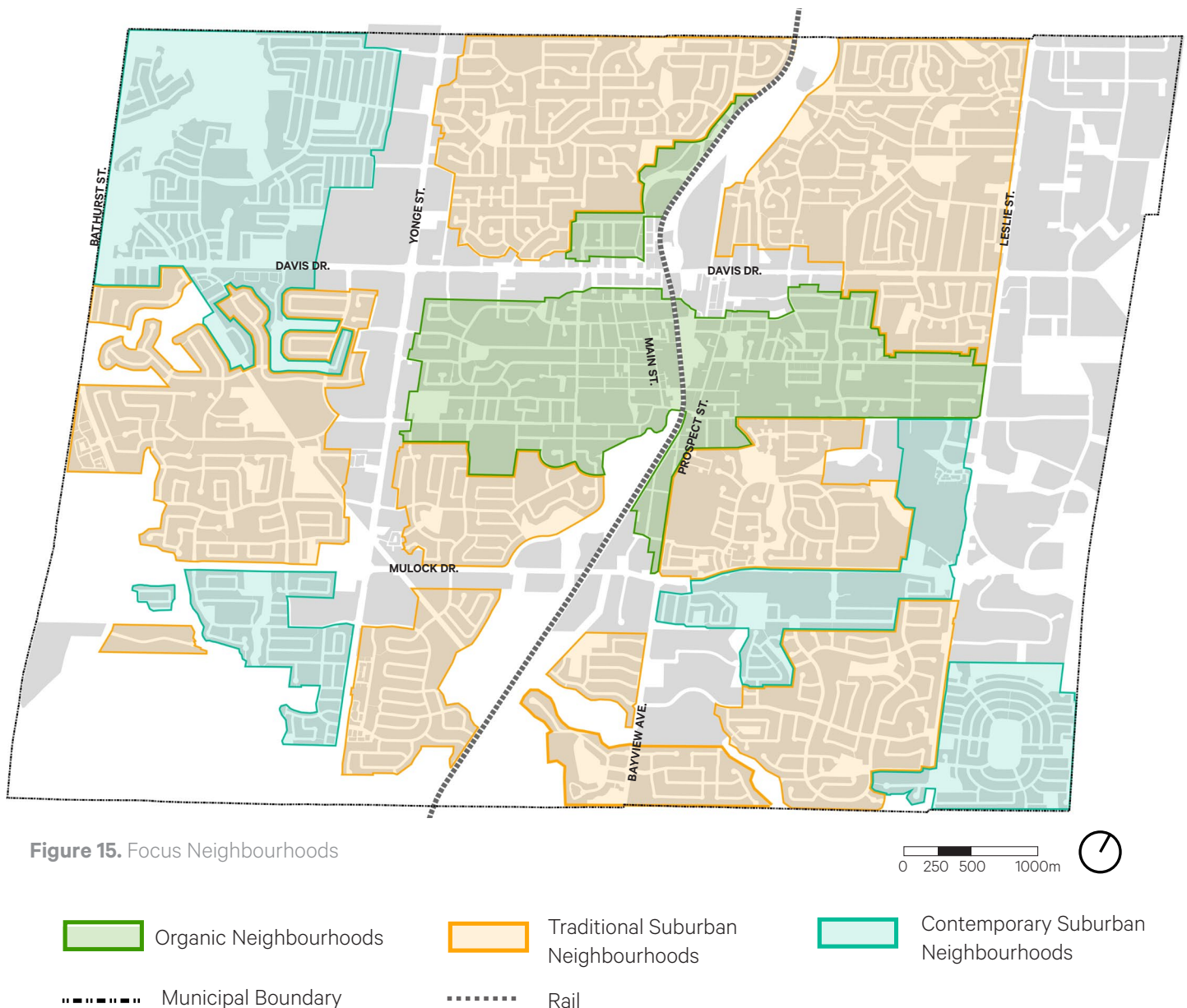
Figure 14. Low-rise apartment complex at Huron Heights Drive

2.7 Preferred Neighbourhood Classifications

Through the analysis of existing conditions and detection of outliers, three Preferred Neighbourhood Classifications were brought forward, from the five Preliminary Neighbourhood Classifications initially prepared, and identified as areas of focus for this study

and will be subjected to the Official Plan Amendment and Zoning By-law Amendment. The three Preferred Neighbourhood Classifications include:

1. Organic Neighbourhoods;
2. Traditional Suburban Neighbourhoods; and,
3. Contemporary Suburban Neighbourhoods.



3.0 ORGANIC NEIGHBOURHOODS

3.1 Character Statement

Organic Neighbourhoods are situated within and surrounding the historic core of the Town of Newmarket (see Figure 16). They were generally developed prior to the 1940's and the advent of subdivision-based planning. They are characterized by smaller blocks with an interconnected grid of narrow streets, continuous sidewalks, varied landscaping, mature tree canopies, varied lot patterns, front and side-yard driveways with a variety of parking configurations, varied setbacks, and 1-2 storey building heights.

Figure 17 illustrates the typical form of these neighbourhoods.

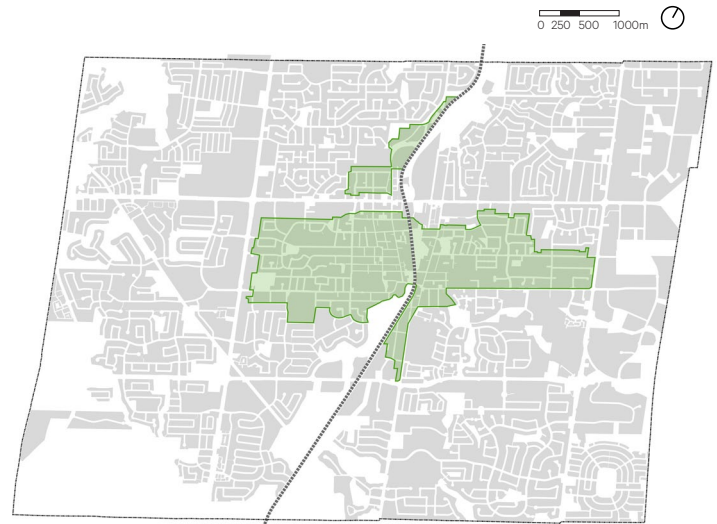


Figure 16. Locational Map for Organic Neighbourhoods



Figure 17. Organic Neighbourhoods Illustrative Typology

3.2 Predominant Public Realm Characteristics

Predominant public realm characteristics of the Organic Neighbourhoods include:

- A traditional fine-grain street pattern, with an interconnected grid of short blocks that is highly walkable;
- Narrow street widths;
- Continuous sidewalks on one or both sides of the street, typically 1-1.5m width,
- Narrow to moderate landscaped boulevards, typically 1-3m in width;
- An extensive canopy of established mature trees;
- An abundance of soft landscaping and accent planting; and,
- Overhead utilities with streetlights added on to utility poles.

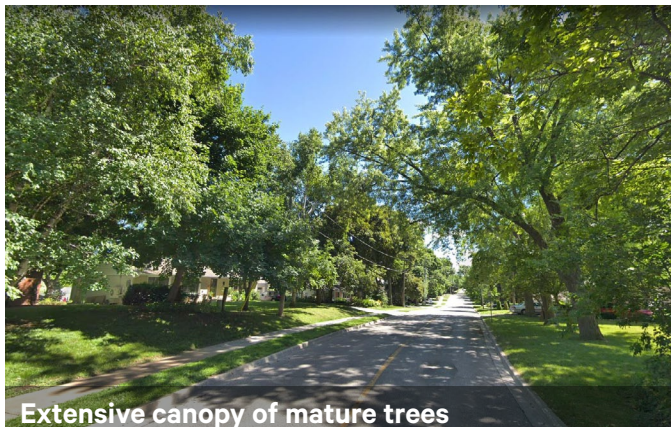
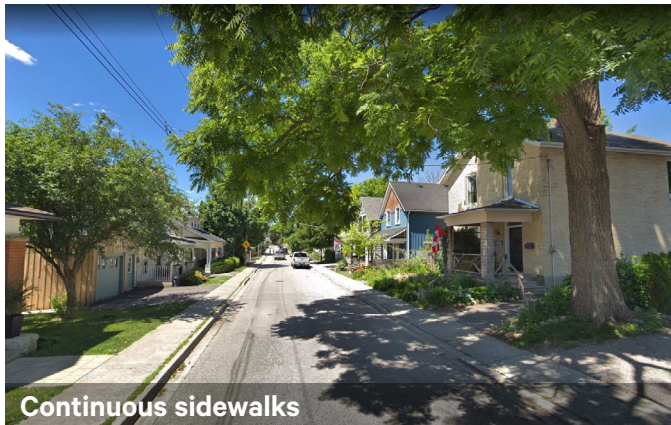


Figure 18. Select Public Realm Characteristics in Organic Neighbourhoods

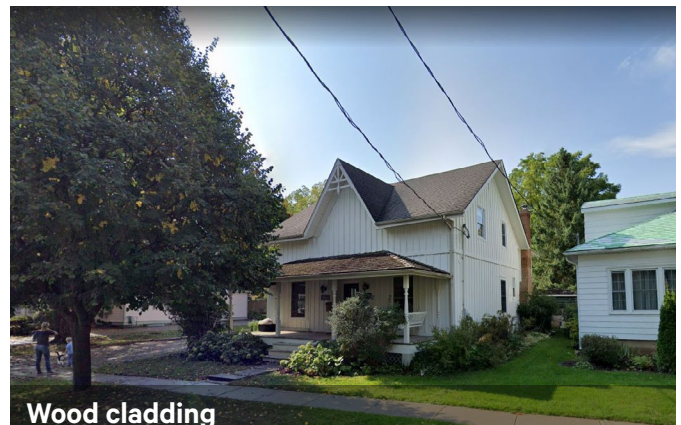
3.3 Predominant Built Form Characteristics

Predominant built form characteristics of the Organic Neighbourhoods include:

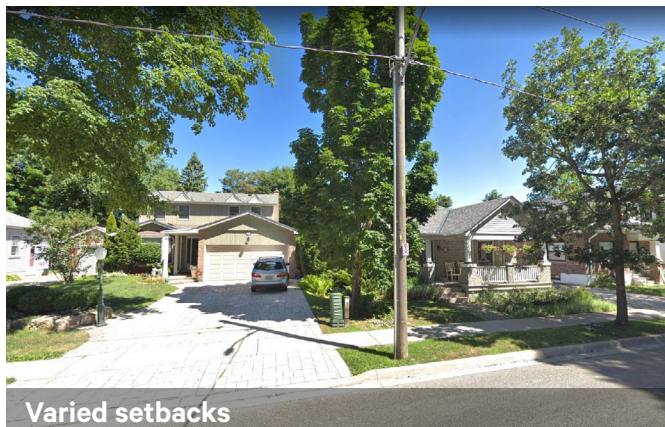
- 1 to 2-storey building heights;
- Rectangular and irregular lots, with lot sizes and dimensions that vary significantly;
- Varied front yard and side yard setbacks, of a shallow to significant depth;
- Front porches of a shallow depth;
- Pitched roofs;
- Weather protection features including canopies, overhangs and some awnings;
- Solid masonry or wood cladding,
- Varied vehicular access configurations, including front and side yard driveways of narrow to moderate width, and an inconsistent rhythm in driveway placement along the street;
- A diverse range of parking configurations, including parking pads, detached garages, and attached garages; and,
- Significant range of architectural expressions and styles, with a focus on Victorian-era architecture.



Shallow front porch



Wood cladding



Varied setbacks



Parking pads as one of many parking configurations

Figure 19. Select Built Form Characteristics in Organic Neighbourhoods

4.0 TRADITIONAL SUBURBAN NEIGHBOURHOODS

4.1 Character Statement

Traditional Suburban Neighbourhoods are generally situated between the historic core of the Town of Newmarket, and the Contemporary Suburban Neighbourhoods, which traverse the periphery of the Town (see Figure 20). They were generally developed between the 1940's and 1990's, following the advent of subdivision-based planning. They are characterized by longer and often disconnected blocks of wider curvilinear streets, discontinuous sidewalks, varied landscaping, evolving and maturing tree canopies, varied lot patterns, front and side-yard driveways with attached garages, varied setbacks, and 1-2 storey building heights.

Figure 21 illustrates the typical form of these neighbourhoods.

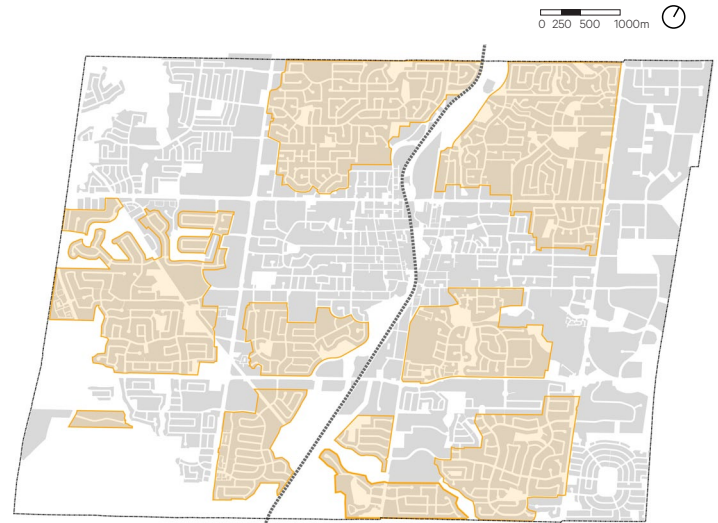


Figure 20. Locational Map for Traditional Suburban Neighbourhoods



Figure 21. Organic Neighbourhoods Illustrative Typology

4.2 Predominant Public Realm Characteristics

Predominant public realm characteristics of the Traditional Suburban Neighbourhoods include:

- Curvilinear street patterns, including crescent streets and cul-de-sacs, with few intersections;
- Significant street widths;
- Discontinuous network of sidewalks on one side of the street, typically 1-1.5m in width, with the exception of cul-de-sacs which commonly have no sidewalks;
- Moderate landscaped boulevards, typically 2-4m in width;
- A moderate to significant canopy of maturing street trees;
- Some soft landscaping and accent planting;
- Consistent placement of streetlights as independent fixtures; and,
- Buried utilities.

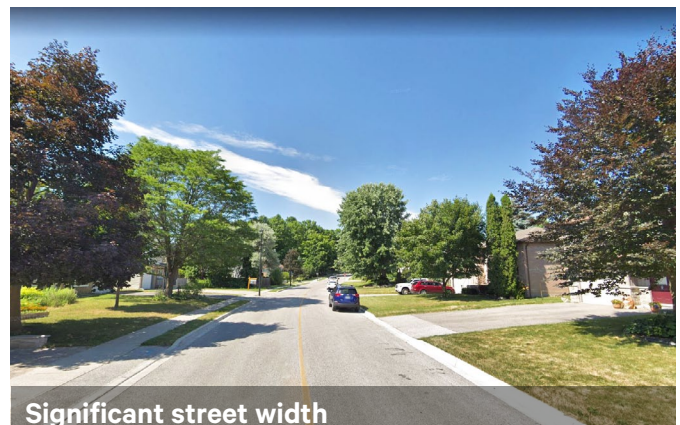
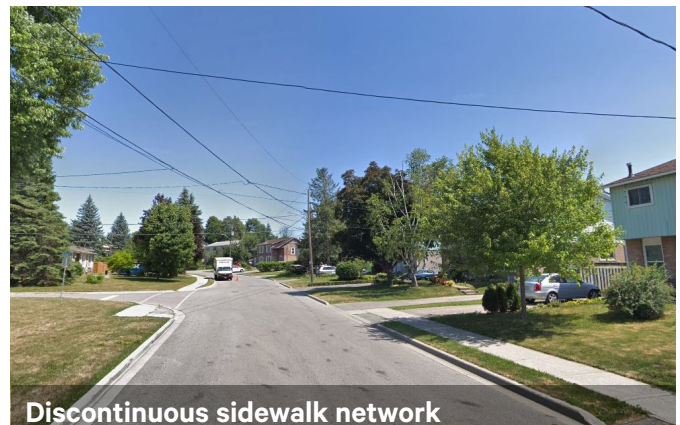


Figure 22. Select Public Realm Characteristics in Traditional Suburban Neighbourhoods

4.3 Predominant Built Form Characteristics

Predominant built form characteristics of the Traditional Suburban Neighbourhoods include:

- 1 to 2-storey building heights;
- Rectangular and pie-shaped lots, with consistent dimensions, of a moderate to significant size;
- Consistent front yard setbacks, of a moderate to significant depth;
- Consistent side yard setbacks, of a shallow to moderate depth;
- Front porches of a shallow to moderate depth;
- Weather protection features including canopies, overhangs, recessed entrances and some awnings;
- Consistent vehicular access configurations, characterized by front yard driveways of narrow to significant width;
- Pitched roofs;
- Consistent parking configurations, characterized by integral garages;
- Masonry veneer or vinyl cladding; and,
- Limited range of architectural expressions/styles.

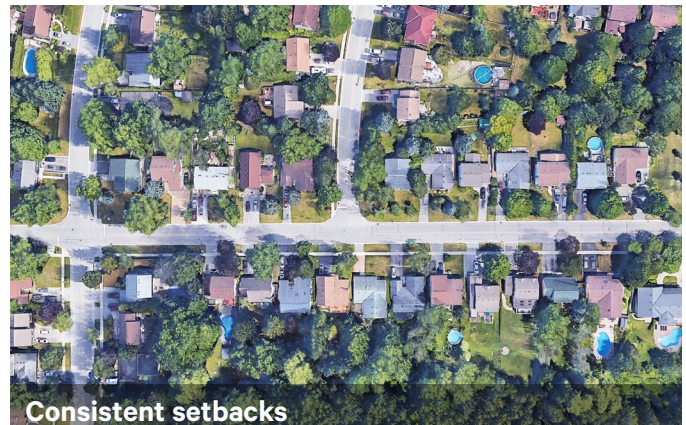
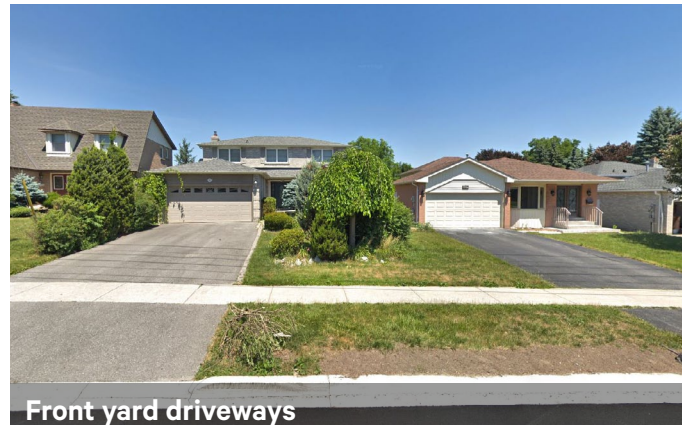
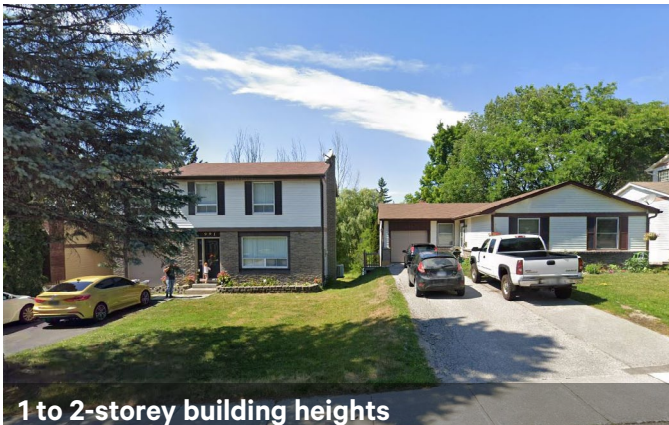


Figure 23. Select Built Form Characteristics in Traditional Suburban Neighbourhoods

5.0 CONTEMPORARY SUBURBAN NEIGHBOURHOODS

5.1 Character Statement

Newmarket's Contemporary Suburban Neighbourhoods are generally situated at the periphery of the Town, beyond the Traditional Suburban Neighbourhoods, and adjacent to the Estate Neighbourhoods (see Figure 24). They were generally developed following the 1990's. They are characterized by moderately sized blocks with an interconnected modified grid of moderately sized streets, continuous sidewalks and landscaping, recently planted and emerging tree canopies, consistent lot patterns, front yard driveways with attached garages, consistent setbacks, and 2-storey building heights.

Figure 25 illustrates the typical form of these neighbourhoods.

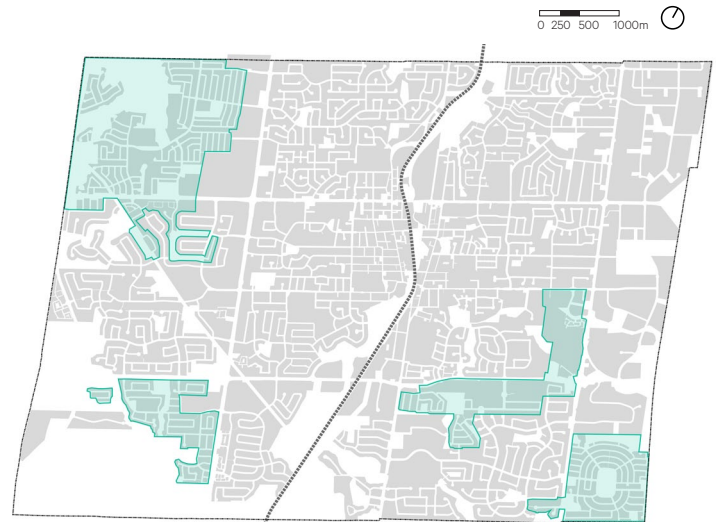


Figure 24. Locational Map for Contemporary Suburban Neighbourhoods



Figure 25. Contemporary Suburban Neighbourhoods Illustrative Typology

5.2 Predominant Public Realm Characteristics

Predominant public realm characteristics of the Contemporary Suburban Neighbourhoods include:

- Modified street grid patterns, with short blocks and frequent intersections;
- Moderate street widths;
- Narrow landscaped boulevards, typically 1-2m in width;
- Modest to limited amount of soft landscaping and accent planting;
- A minimal canopy of newly established street trees;
- Continuous sidewalks on one or both sides of the street, typically 1.3-1.7m in width;
- Street lights as independent fixtures, complemented by pedestrian lighting; and,
- Buried utilities;

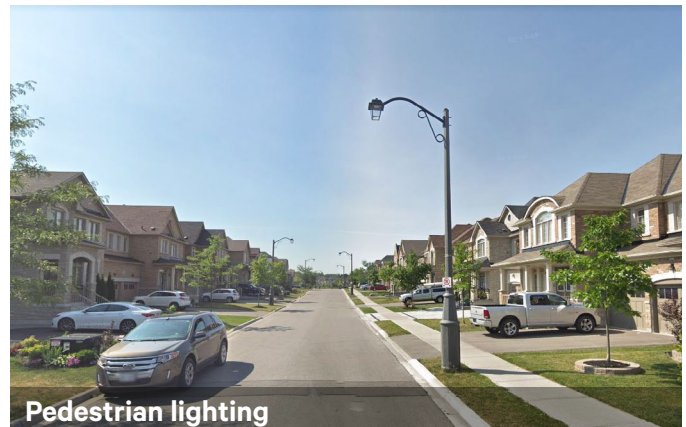
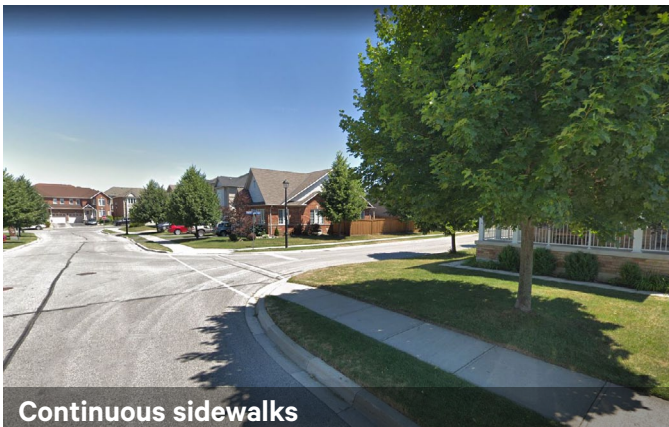
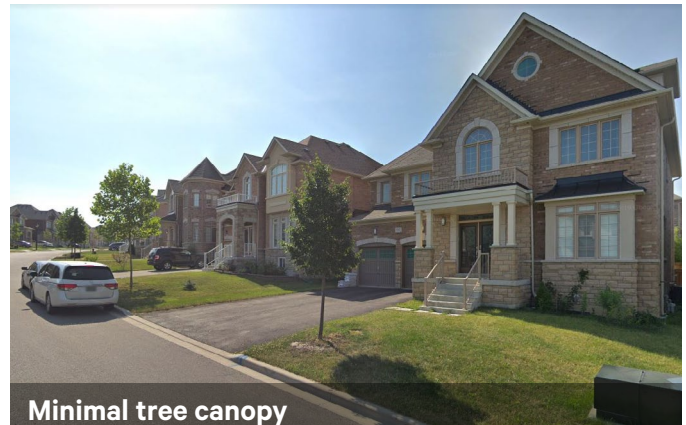


Figure 26. Select Public Realm Characteristics in Contemporary Suburban Neighbourhoods

5.3 Predominant Built Form Characteristics

Predominant built form characteristics of the Contemporary Suburban Neighbourhoods include:

- 2-storey building heights;
- Rectangular and pie-shaped lots, with consistent dimensions, of a small to moderate size;
- Consistent front yard setbacks, of a shallow to moderate depth;
- Consistent side yard setbacks, of a shallow to moderate depth;
- Consistent vehicular access configurations, characterized by front yard driveways of narrow to moderate width;
- Consistent parking configurations, characterized by integral garages;
- Masonry veneer or vinyl cladding; and,
- A limited range of architectural expressions and styles.

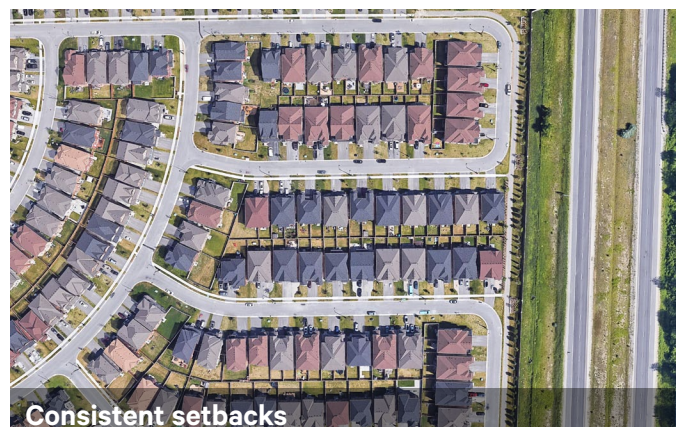
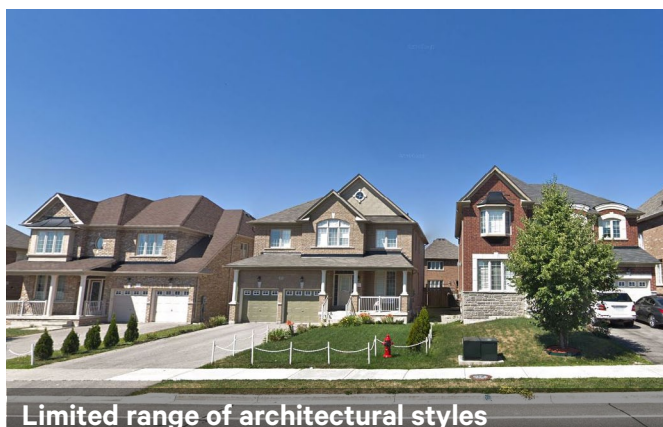
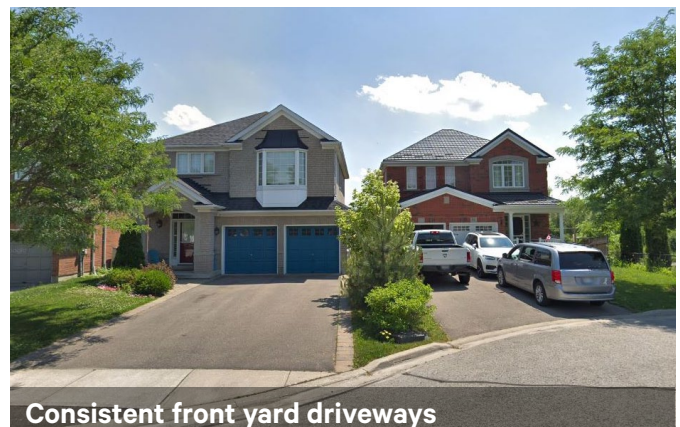
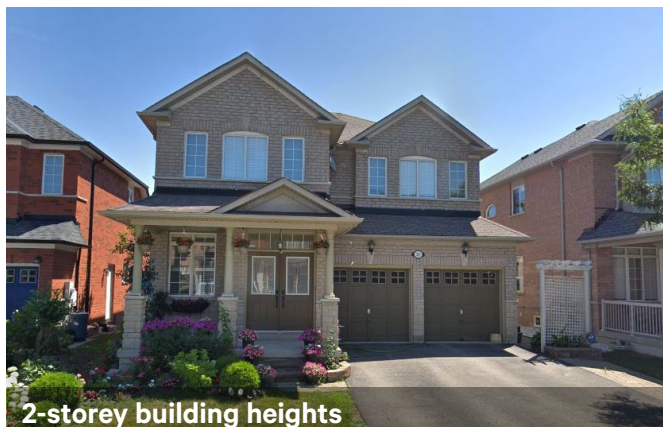


Figure 27. Built Form Characteristics in Contemporary Suburban Neighbourhoods

6.0 EMERGING POLICY DIRECTIONS

6.1 Overview

Building upon the analysis of existing conditions and the preparation of the Preferred Neighbourhood Classification System, the next step of the study process involved a review of the existing planning policy, with consideration for potential improvements to enable development which respects and is complementary to the existing neighbourhood character.

A hierarchy of provincial, regional and municipal planning policy guides land use and development decisions within Newmarket, with the municipal Official Plan and Zoning By-law providing the most detailed direction on neighbourhood-scale development. However, the existing policy framework does not adequately address the issue of neighbourhood character, and what constitutes an appropriate degree of change an evolution throughout the Town's established neighbourhoods.

This section of the report begins by providing a summary of key policy documents, including the Growth Plan, Regional Official Plan, Municipal Official Plan, and Municipal Zoning By-law. This is followed by a discussion on key issues, challenges and opportunities, which identify gaps in existing policy and key changes in addressing them. The section concludes with a series of policy options, which include modifications to the Official Plan Residential Areas land use designation and options for more flexible and context-responsive zoning permissions.

6.2 Existing Policy and Regulatory Framework

Development throughout Newmarket's established neighbourhoods is guided by a hierarchy of provincial, regional and municipal land use policies,. The following section provides a summary of the existing policy and regulatory framework. For a more fulsome discussion, please refer to Section 2 of the Background Report.

Growth Plan for the Greater Golden Horseshoe

At the provincial level, the Growth Plan for the Greater Golden Horseshoe identifies Newmarket's residential neighbourhoods as within the designated Settlement Areas and Delineated Built-Up Areas. Both are areas intended for growth and identified as priority locations to meet minimum intensification targets, with the latter intended to host 50% of residential developments. The updated 2019 Growth Plan now encourages intensification generally throughout the Delineated Built-Up Area. This represents a shift in policy, which encourages a greater level of change and growth throughout municipalities, including residential neighbourhoods, that was not envisioned in when the Urban Centres Secondary Plan came into force.

The Growth Plan also requires municipalities to provide a diverse range and mix of housing options, including secondary units and affordable housing. Municipalities are obliged to support the accommodation of forecasted growth, achievement of intensification goals, and provision of a diversified housing stock in order to realize the achievement of complete communities.

York Region Regional Official Plan

At the regional level, York Region's Official Plan designates Newmarket's residential neighbourhoods as Urban Areas. It specifies that residential intensification within Urban Areas will accommodate a significant

portion of the planned growth in the Region, including through local infill development. The stated residential intensification target for Newmarket is 5,250 new units from 2006 to 2031. The Regional Official Plan also requires that municipal plans and zoning by-laws permit a mix and range of housing types, lot sizes, unit sizes, functions, tenures and levels of affordability within each community.

Town of Newmarket Official Plan

At the municipal level, the Town of Newmarket's Official Plan designates all residential neighbourhoods under one of two Residential Areas land use categories: Stable Residential Areas and Emerging Residential Areas. The Stable Residential Areas designation applies to all existing neighbourhoods and is largely a delineation of established residential areas in 2006, when the Official Plan was created. The Emerging Residential Areas designation primarily applies to the delineation of designated greenfield lands in 2006, which were identified as future residential areas that were in the process of being developed or were anticipated to be developed, eventually becoming Stable Residential Areas.

In Stable Residential Areas, permitted residential forms are restricted to single-detached and semi-detached dwellings, with the intent of the policy to sustain and enhance the character and identity of existing neighbourhoods. Intensification is limited to accessory dwelling units and infill units through the creation of new lots consistent with the size and form of housing as a whole. The creation of new lots is subject to compatibility with the scale of the surrounding neighbourhood, the physical suitability of the site to accommodate the proposed infill, and the availability of hard services and road access requirements.

In Emerging Residential Areas, increased variety is encouraged through policy mandating the provision of a range of residential accommodation by housing type, tenure, size, location and price. Through the pre-dominant use of land is still identified as single-detached and semi-detached dwellings, rowhouses and townhouses are also permitted. T

Town of Newmarket Zoning By-law

Finally, the Town of Newmarket Comprehensive Zoning By-law 2010-40 contains specific use regulations and building performance standards for each lot within the municipality. The majority of Residential Areas are zoned under the Residential Zone Category, composed of five zones (R1, R2, R3, R4, R5) with increasing permissions for higher-density residential types.

Zoning By-law Amendments introduce variations to the established standards which are appropriate for a locationally-specific context. Zoning By-law 2010-40 has been subject to a process of on-going refinement through amendments, with one such example being Zoning By-Law 2013-30. Zoning By-law 2013-30 applies to an area generally corresponding with Newmarket's older organic core and was introduced to curb overbuilding which was incompatible with surrounding built form. The By-law reduces the maximum permitted height and the maximum permitted coverage, and modifies how front yard setbacks are determined to ensure alignment with dwellings on either side of the property.

6.3 Key Issues and Challenges

As currently structured, Newmarket's existing land use policy and regulatory framework does not adequately address changing patterns of development within the Town's residential neighbourhoods. The following section identifies a number of gaps in the current framework.

Outdated Land Use Designations

The current binary land use designations of Stable Residential Areas and Established Residential Areas is outdated. These designations were put in place in 2006, when the Official Plan was last updated, and were crafted to address a specific context for growth to come. This specific context has run its course and no longer exists, and the Official Plan designations no longer reflect on-the-ground conditions or current provincial policy direction.

Since 2006, almost all of the lands designated as Emerging Residential Areas have been developed, and the Town has been physically built-out. Today, all Residential Areas are effectively 'stable' neighbourhoods. In accommodating for future growth, the Town of Newmarket shall accommodate for some degree of change and growth within its residential neighbourhoods.

Furthermore, there is a disconnect between the uses permitted in the Official Plan's land use policies, and the uses which exist on-the-ground. Notable examples include commercial uses along Eagle Street, Prospect Street and Gorham Street, which fall within Stable Neighbourhoods. Generally, a greater variety and range of uses exist along Primary Collector Roads than is anticipated in the Official Plan.

Restrictions on Higher-Density Housing Forms

Both Stable Residential Areas and Emerging Residential Areas contain established communities, but only Emerging Residential Areas permit higher-density forms such as triplexes, fourplexes, townhouses and row-houses. This distinction no longer makes sense and limits the potential for higher-density buildings to a relatively small portion of the Town. This effectively limits the potential for medium-density housing typologies, such as those identified above. This is in

spite of the fact that these typologies already exist in many areas of the Town and blend seamlessly into character of established neighbourhoods. When the built form of multi-unit dwellings reflects that of adjacent and surrounding properties, it is possible for them to contribute positively to the look and feel of the broader neighbourhood.

No Defined Distinction Between Neighbourhood Character

The current Official Plan does not distinguish between the variation in built form and public realm character between residential neighbourhoods. They are treated as one homogenous whole, when in fact clear distinctions exist between different areas of the Town, as revealed by the analysis of existing neighbourhood conditions and the preparation of the Preferred Neighbourhood Classification System.

Inconsistency Between Zoning Permissions and Existing Built Form

The current Comprehensive Zoning By-law is inconsistent with existing built form conditions, particularly in older organic neighbourhoods where residences built in the 1940's and 50's pre-date the modern zoning by-law. The specifications set out in the Comprehensive Zoning By-law do not reflect existing neighbourhood character, meaning that new infill developments being constructed as-of-right are not physically compatible with their older counterparts.

Large Number of In-Force Zoning By-laws

There are a number of in-force zoning by-laws across the Town of Newmarket, which have been developed, enacted and/or partially repealed over time. Comprehensive Zoning By-law 2010-40 is the most recent by-law which covers most of the Town, but significant portions of Newmarket are regulated by Zoning By-law 2013-30, Zoning By-law 1981-61 and

Zoning By-law 1979-50. This complex collection of separate by-laws is confusing to interpret and difficult to compare as the regulated elements have changed over time.

Changing Demographic Trends

Newmarket's demographic patterns are changing. Average household size is shrinking, caused by societal trends towards couples having fewer children later in life, and seniors living longer and more independently in old age. This reduction in average household size means that more housing is required to house fewer people, putting increased pressure on more units to accommodate a growing population. It has also resulted in a shrinking population within established neighbourhoods, as the built form has not changed to reflect contracting household composition.

Diminishing Capacity

By constraining the supply of low to medium-density housing typologies throughout Newmarket's established neighbourhoods, and directing all development to the Urban Centres and GO Station Areas, the carrying capacity of these designated growth areas will become increasingly strained over time, while the established neighbourhoods will remain relatively under-populated.

Declining Neighbourhood Populations

Over time, the loss of population within Newmarket's established neighbourhoods will make these communities less vibrant and resilient. Eventually, this could result in the closure of community facilities, the decline of local street retail, and an increased per-person tax burden to maintain existing municipal services and infrastructure.

Mismatch Between Supply and Demand

There is a mismatch between the forms of housing which are currently being supplied and those which are demanded. Most new development is occurring in the Urban Centres, where a number of new mixed-use developments are in progress. However, many families would prefer to live in established neighbourhoods, where there is better access to public amenities such as schools and green space. In these locations, a scarce supply of available housing is driving up demand and, with it, the cost of housing.

Need for a Comprehensive Policy Solution

The Town of Newmarket has attempted to address these incompatibilities in locations where discrepancies are most apparent, such as through Zoning By-Law 2013-30 in the older organic neighbourhoods. However, these site-specific by-laws are only stop-gap measures which target small areas of the Town. There is a need to address the issue of neighbourhood compatibility comprehensively on a town-wide basis.

6.4 Key Opportunities

In light of the issues identified above, there are a number of key opportunities to improve the current policy and regulatory framework.

Contextually-Sensitive Infill Development

There is an opportunity to maintain the stability of Residential Areas, while also allowing for contextually-sensitive infill development and limited intensification which demonstrates compatibility with the established character of a neighbourhood.

For example, it is possible to allow permitted uses beyond single-detached and semi-detached dwellings, at a scale which is similar to existing development. This includes maintaining current requirements for single-detached and semi-detached dwellings in residential

neighbourhoods, but introducing permissions for other forms of low-rise housing such as duplexes, triplexes, fourplexes, townhouses, and walk-up apartment buildings. Flexibility for these housing forms should be considered in all residential neighbourhoods, not just those lands designated as Emerging Residential Areas.

Added Value of New Development

There is an opportunity to recognize that new development in Existing Residential Areas can add physical and intrinsic value to communities. New development should be recognized for the potential benefits that it can bring both within neighbourhoods and town-wide.

Defining Neighbourhood Character

There is an opportunity to define neighbourhood character within the Official Plan. In doing so, the potential exists to identify specific qualities which contribute to the character of each Neighbourhood Classification across Newmarket. This would allow for additional policy direction on the characteristics that should be protected and enhanced, leaving less ambiguity in the interpretation of what constitutes 'compatible' development.

Regulating Form and Character Over Dwelling Type

Amendments to the Official Plan present the opportunity to shift away from the existing approach of regulating the type of dwelling (i.e. number of units in the building) in favour of regulating the building form (i.e. size, shape and massing of building). Implemented in tandem with the exercise of defining neighbourhood character, this will allow for development which respects the existing look and feel of a neighbourhood while also providing a broader range of housing options than is currently permitted.

Disconnect Between Official Plan Policies and Zoning Regulations

There is an opportunity to introduce permissions in the Official Plan which allow for a greater variety of medium-density housing typologies throughout established neighbourhoods, without increasing as-of-right permissions in the Zoning By-law. This would allow applicants to seek permissions for medium-density residential housing typologies without requiring and site-specific Official Plan Amendment. It would also allow municipal staff to review and evaluate the compatibility of medium-density building typologies on an application-by-application basis, and to increase as-of-right permissions on an area-specific basis, where it can be demonstrated that adequate services and infrastructure exist to accommodate growth.

Simplifying Existing Zoning By-laws into a Comprehensive Zoning Code

There is an opportunity to simplify the existing collection of in-force Zoning By-laws to allow Zoning By-law 2010-40 to cover all areas of the Town. This may involve repealing old by-laws including Zoning By-law 2013-30, Zoning By-law 1981-61 and Zoning By-law 1979-50, translating their permissions into a language which is consistent with Zoning By-law 2010-40, and then updating and replacing Zoning By-law 2010-40 with new performance standards and/or zoning regulations. This will simplify the regulatory framework and streamline planning processes for both Town staff and applicants by reducing the need to consult and cross-reference several by-laws.

Updated Zoning Permissions: New Area-Specific Standards

There is an opportunity to introduce zoning regulations which more accurately reflect the existing built form in neighbourhoods across the Town of Newmarket. An update to the Zoning By-law can take a number

of different approaches. The modifications that were implemented through By-law 2013-30 could be expanded to other areas of Newmarket experiencing similar development patterns. However, establishing new zoning standards which accurately and comprehensively capture the distinct conditions of each area of the Town may be difficult, as outliers may be evident. The implementation of such standards may also result in the creation of legal non-conforming uses.

New Context-Responsive Standards

In contrast to the approach of creating area-specific standards, an alternative approach could involve linking zoning standards for a property to the existing conditions of adjacent and surrounding properties. This would require new development to respect the qualities of neighbouring properties, while eliminating the need for a catch-all standard. However, this approach lacks the degree of specificity contained in the current by-law.

Achievement of Broader Housing Goals and City-Building Initiatives

Increased infill development has the potential to support more housing, in a broader range of forms and affordability levels, within established residential areas. This would help accommodate Newmarket's growing population, optimizing the use of existing public amenities and infrastructure, and potentially contributing to provincial and regional growth targets at a gentler scale.

6.5 Emerging Policy Directions

A number of policy options have emerged, informed by the analysis of existing conditions, development of the Preferred Neighbourhood Classification System, and informed by public and stakeholder feedback.

These emerging policy options aim to retain prevailing neighbourhood character and physical stability while allowing for sensitive infill and supporting broader housing and intensification goals. They move to recognize the distinct built form and public realm conditions across residential neighbourhoods, and introduce Residential Character Areas to ensure that defining characteristics are acknowledged and maintained. Figure 28 demonstrates options which are currently being explored in the re-structuring of the municipal land use policy framework.

Town of Newmarket Official Plan

At the Official Plan level, consideration should be given to replacing the Stable Residential Areas and Emerging Residential Areas land use designations with a singular Residential Areas land use designation, and providing explanatory language which:

- Acknowledges that while the majority of growth is directed to the Urban Centres, a limited amount of infill and intensification is anticipated to occur throughout Residential Areas;
- Acknowledges that while Residential Areas are primarily comprised of detached and semi-detached dwellings, they also contain a mix of duplexes, triplexes, fourplexes, townhouses, rowhouses, and low-rise apartment buildings; and
- Acknowledges that as Newmarket continues to intensify, Residential Areas are anticipated to accommodate a greater range and diversity of housing types.

Within the Residential Areas land use, consideration should be given to introducing policies which:

- Speak to the need to maintain the stability of Residential Areas, while allowing for contextually-

sensitive infill development and intensification, which demonstrates compatibility with the character of the neighbourhood;

- Outline the ways in which infill development may be achieved through the construction of new residential dwellings on vacant land, additions and structural alterations to existing dwellings, and the demolition and redevelopment of existing dwellings;
- Outline that limited intensification may be achieved through the construction of new residential dwellings on vacant lots, the addition of secondary suites in new or existing residential dwellings, the severancing or stratification of lands resulting in the introduction of new or additional residential dwellings, and the replacement of single-family dwellings with multi-family dwellings;
- Define neighbourhood character, and states that new development shall acknowledge and respect the prevailing physical character of the surrounding neighbourhood, with consideration for specific character-defining criteria; and,
- State that new development shall have particular attention to the physical character of adjacent and surrounding properties, as well as those properties with frontage along the same street segment.

Consideration should be given to introducing a new layer of Official Plan policy, which provides specific direction for new development within individual Residential Character Areas, the extents of which should be illustrated on a supporting Official Plan Schedule. Within this new section of the Official Plan, explanatory text should be provided which:

- Defines the boundaries of the Residential Character Areas, and outlines how these boundaries have been determined;
- States that the applicability of specific Residential Character Area policies will be subject to review by Town Staff, and determined on a site-by-site basis;
- Provides a neighbourhood character statement, list of predominant built form conditions and predominant public realm conditions for each Residential Character Area; and,
- Acknowledges that, within each Residential Character Area, new development shall acknowledge and respect these physical characteristics while responding to unique site and contextual conditions, and demonstrating compatibility with the existing neighbourhood.

Town of Newmarket Comprehensive Zoning By-law

At the Zoning By-law level, consideration should be given to pursuing one of three potential policy options, in order to regulate building and lot standards within each of the three Residential Character Areas:

Option 1: This option involves the introduction of three area-specific Zoning By-law Amendments, one for each of the Residential Character Areas, with rigid zone standards specific to the distinct conditions which present themselves within the three areas.

For example, a property could be subject to a minimum front yard setback of 3 metres, and a maximum front yard setback of 6 metres. This is consistent with the range of front yard setbacks which exist within a particular Neighbourhood Classification. This regulation would apply regardless of the immediate context

of adjacent and/or surrounding properties. In this scenario, the subject property would be permitted a tolerance of 3 metres, and could establish a front yard setback anywhere between 3 and 6 metres.

Option 2: This option involves the introduction of a town-wide Zoning By-law Amendment for all residential zones, with flexible standards that require properties to respond to adjacent and surrounding properties, within the context of town-wide minimum and maximum standards and a specified tolerance for variation.

For example, a property could be subject to a minimum front yard setback of 3 metres, and a maximum setback of 9 metres. This is consistent with the range of front yard setbacks which exist throughout the Town of Newmarket's established neighbourhoods. Within this range, consideration would also be given to the front yard setbacks of adjacent and/or surrounding properties. In this scenario, let's assume that one adjacent property has a front yard setback of 4 metres, and the other adjacent property has a setback of 6 metres. In this scenario, the subject property has two options. The two adjacent setbacks could be averaged to 5 metres, or alternatively, the subject property could be permitted a tolerance for variation from the average setback. In this scenario, let's assume this tolerance is 1 metre. In this event, the subject property would be permitted a front yard setback of 4 to 6 metres.

Option 3: This option involves a hybrid solution combining Options 1 and 2. This would consist of three area-specific Zoning By-law Amendments, with flexible standards that require properties to respond to adjacent and surrounding properties, within the context of Character Area-specific minimum and maximum standards and a specified tolerance for variation.

For example, a property could be subject to a minimum front yard setback of 3 metres, and a maximum front yard setback of 6 metres. This is consistent with the range of front yard setbacks which exist within a particular Neighbourhood Classification. Within this range, consideration would also be given to the front yard setbacks of adjacent and/or surrounding properties. In this scenario, let's assume that one adjacent property has a front yard setback of 5 metres, and the other adjacent property has a front yard setback of 4 metres. In this scenario, the subject property has two options. The two adjacent setbacks could be averaged to 4.5 metres, or alternatively, the subject property could be permitted a tolerance for variation from the average setback. In this scenario, let's assume this tolerance is 1 metre. In this event, the subject property would be permitted a front yard setback of 3.5 to 5.5 metres.

Alternatively, consideration could be given to establishing a Residential Character Areas Overlay, or replacing the Zoning By-law with a Development Permit System. A preferred policy direction will be determined through consultation with Town Staff, members of Town Council, and the public.



Figure 28. Summary of Existing Policy Framework

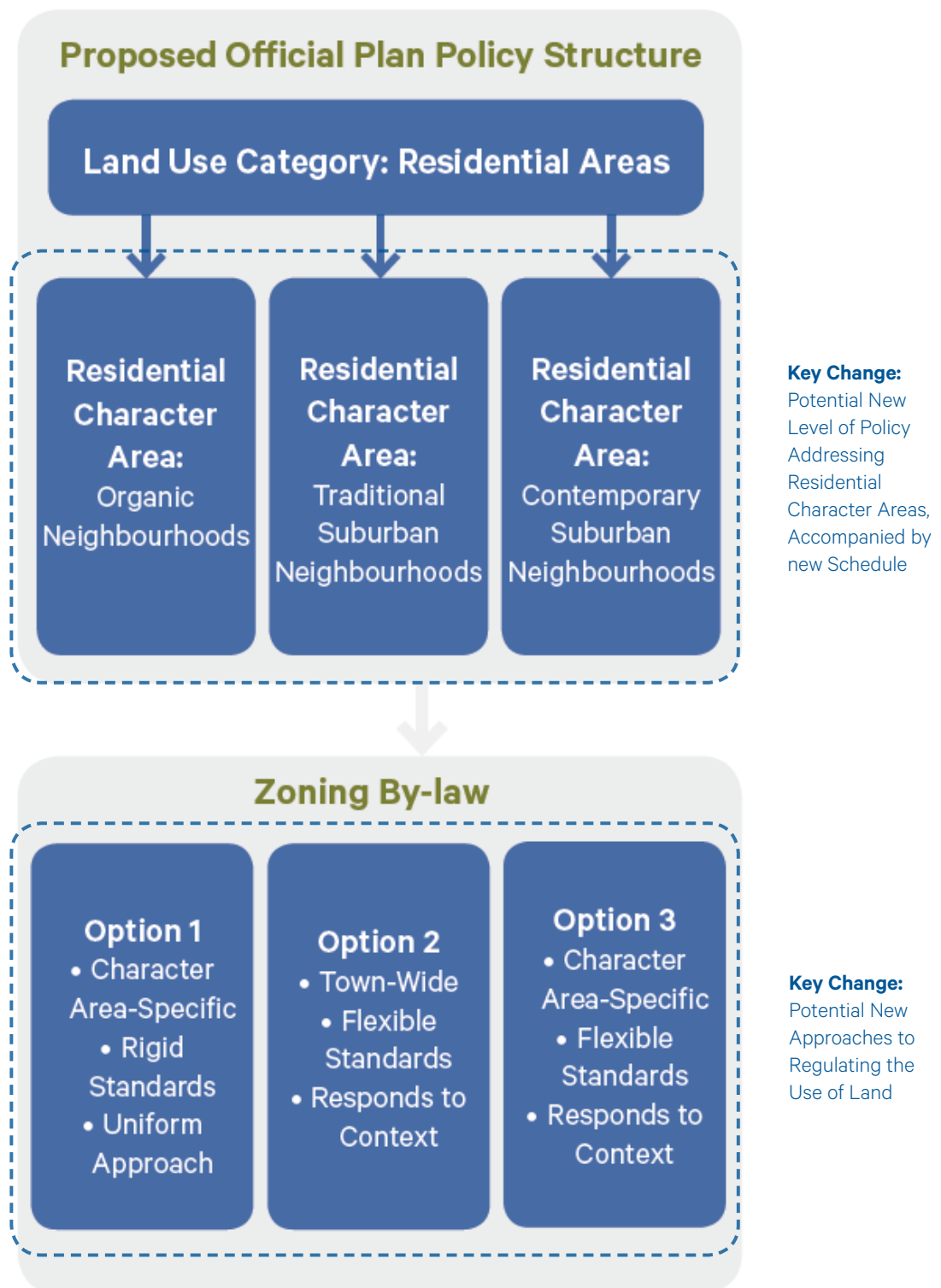


Figure 29. Summary of Emerging Policy Directions

7.0 RESULTS OF PUBLIC ENGAGEMENT

7.1 Overview

During Phase 2, residents were invited to provide further input on their perception and experience of residential neighbourhoods, as well as comment on the preliminary Neighbourhood Classification System and draft Policy Options. Their feedback will help refine the classification boundaries, and determine the defining characteristics of each area.

7.2 Public Information Centre 2

Public Information Centre 2 was held on October 19th, 2019 from 10am to 2pm at the Newmarket Community Centre and Lion's Hall at 200 Doug Duncan Drive. The purpose of the event was to provide an overview of the work done up to date, present the preliminary Neighbourhood Classification System, and receive feedback on the classifications while engaging face-to-face with residents. Over 100 people attended the event, which was held on a Saturday alongside

the popular weekend Farmer's Market. Informational display boards were exhibited and participants were asked to provide feedback through a series of note and comment cards.

Key Findings

As part of an interactive display board, members of the public were asked to place stickers on an aerial map of the Town to indicate where they live. The results indicate strong representation from attendees in the Organic Neighbourhoods and Traditional Suburban Neighbourhoods. Over half of the attendees reside in the Organic Neighbourhood, including a large number living in proximity to Main Street. There was a relatively even spread of attendees from Traditional Suburban Neighbourhoods, representing neighbourhoods from all corners of the Town. Participation from those residing in Contemporary Suburban Neighbourhoods was limited, with only one participant attending.

The project team received generally positive feedback on the Preferred Neighbourhood Classification System



Figure 30. Image of people at consultation event

and draft Policy Options. Participants recognized the benefits of introducing new policies and regulations to direct future development in a manner which is respectful of, and can co-exist harmoniously with, existing development throughout the Town's established residential neighbourhoods. However, participants also acknowledged that, if managed appropriately, changes to the neighbourhood fabric, occurring on a piecemeal and incremental basis, can have a positive and lasting impact to the vibrancy, resiliency and character of the neighbourhood.

Conversely, concerns were raised over the height, massing, scale and density of specific infill developments, and the negative implications such developments have had on the physical character of the neighbourhood. Concerns were also raised regarding management of new development, and the need for improved enforcement to minimize negative impacts on adjacent and surrounding residents through the construction process. This was seen as being equally as important to the resulting

physical form of development. Other concerns were raised regarding the ongoing maintenance of public utilities as well as private properties, as well as the management of short-term rental accommodations, as well as concerns over vehicular traffic and the need for improved enforcement of speeding within residential neighbourhoods.



Figure 31. Image of people at consultation event

8.0 NEXT STEPS

The information collected and presented through this Draft Policy Options Report (Phase 2), including the emerging policy options presented in Section 3.7, will be subject to further consultation with Town Staff and members of Town council. Combined with the findings of Public Information Centre 2, this feedback will inform the development of a preferred policy direction, which will be presented in the Policy Recommendations Report.

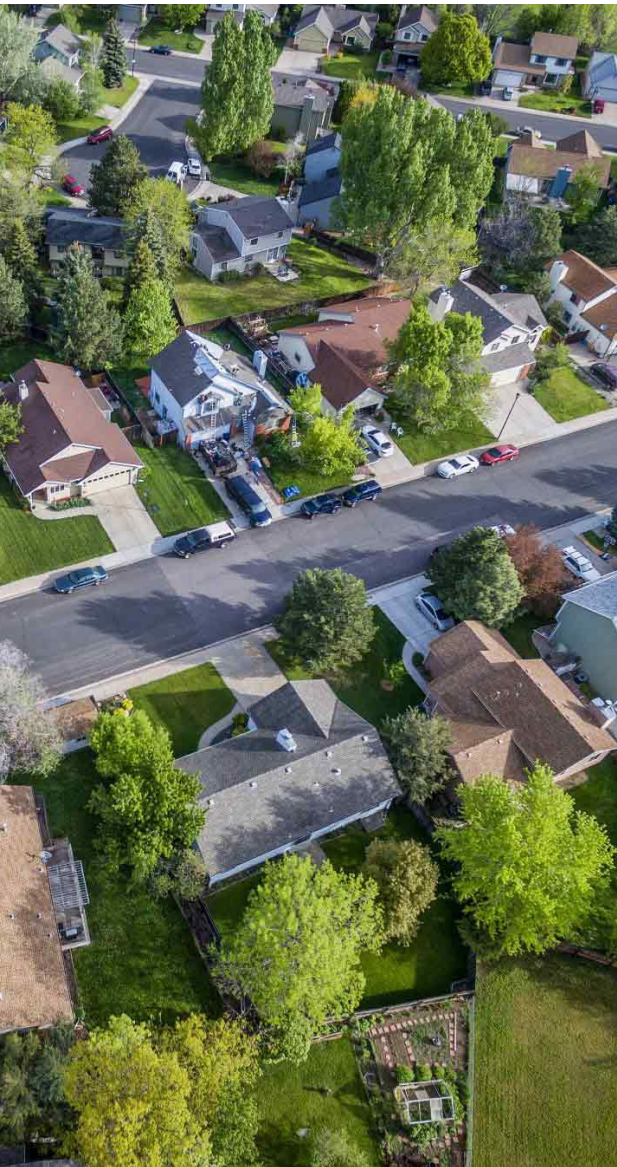
The Preferred Neighbourhood Classification System and draft Policy Options will be presented to members of Town Council at a Council Workshop in December, 2019. This workshop will offer a hands-on opportunity for Councillors to discuss the Neighbourhood Classification System and suggest modifications to ensure that it accurately captures on-the-ground conditions, as well as provide input on the proposed policy directions.

This will culminate in the final Policy Recommendations Report, which will provide a summary of all work undertaken and a detailed rationale for the preferred strategy. An Official Plan Amendment and implementing Zoning By-law Amendment will be drafted to inform future development within the Town of Newmarket's established neighbourhoods. The amendments will include written policies as well as supporting schedules.

These materials will be presented at a third Public Information Centre, to be scheduled in early 2020 prior to a Statutory Public Meeting.



Figure 32. Future Public Engagement Events



TOWN OF NEWMARKET

ESTABLISHED NEIGHBOURHOODS COMPATIBILITY STUDY

SPECIAL COMMITTEE OF THE WHOLE

DECEMBER 2, 2019

PRESENTATION OUTLINE

1. Background
2. Purpose & Process
3. Consultation & Engagement
4. Neighbourhood Character Analysis
5. Preferred Neighbourhood Classifications
6. Key Issues, Opportunities & Challenges
7. Emerging Policy Directions
8. Next Steps

1 BACKGROUND

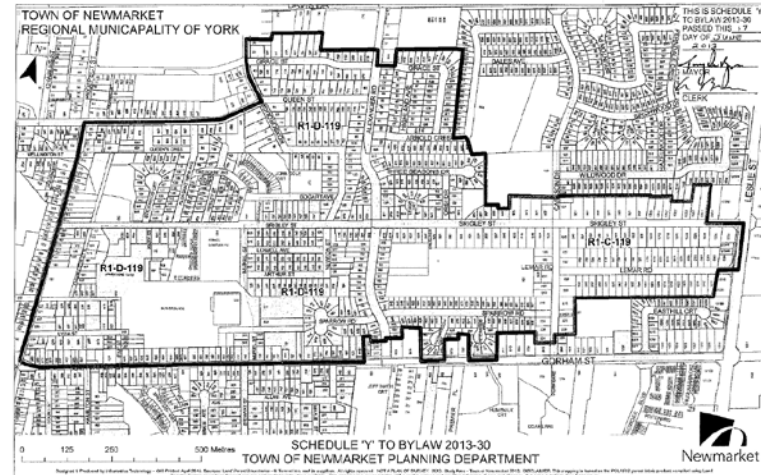
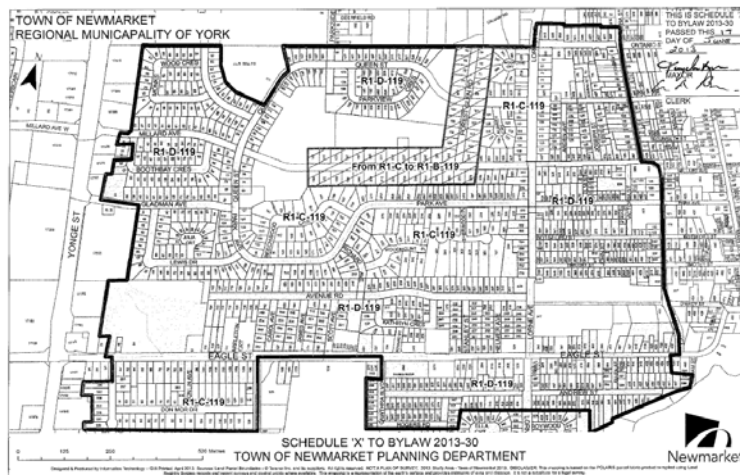
Growth and Intensification in Newmarket

- Newmarket is poised for growth.
- Most is anticipated to occur along the Davis Drive and Yonge Street corridors, as well as surrounding existing and planned GO Stations.
- Neighbourhoods, which are anticipated to remain stable, are also experiencing growth. This has primarily occurred through the creation of new lots and dwellings.
- This can be done respectfully. However, it can also be done in a manner which is not compatible with the character of the neighbourhood.
- This is of primary concern within the Town's most established neighbourhoods, where larger lots and smaller and older dwellings lend themselves to redevelopment.

1 BACKGROUND

Zoning By-law 2013-30

- In response to these concerns, the Town undertook a study of Newmarket's most established neighbourhoods in 2013.
- This culminated in a Zoning By-Law Amendment, which modified regulations governing lot coverage, building height, and setbacks.
- This was done in the interest of ensuring that future development, within Newmarket's most established neighbourhoods, is compatible with the character of those neighbourhoods.



1 BACKGROUND

Planning Tools 101



- Official Plan – Sets broad policy intentions for the Town's over the long term



- Zoning By-law – Regulates land in its use and built form 'as of right'



- Minor Variance – Provides permissions that meet the general intent of the zoning by-law and official plan



- Consent – Allows the division of land



- Site Plan Approval – Reviews technical elements of development

2. PURPOSE & PROCESS

Overview

- Now, the Town is undertaking a comprehensive review of all established neighbourhoods.
- The objective is to:
 - Identify and characterize neighbourhoods throughout Newmarket; and
 - Develop and implement policies to guide future development, while addressing neighbourhood character and compatibility.

2. PURPOSE & PROCESS



Opportunities for Public Feedback

- Three Public Consultation Meetings;
- Three Town Council / Committee of the Whole Meetings;
- Online Survey / Mapping Exercise; and
- Farmers Market Information Kiosk.

Reports and Deliverables

- Background Report;
- Neighbourhood Classification System;
- Policy Options Report;
- Policy Recommendations Report; and
- Official Plan Amendment and Implementing Zoning By-Law Amendment.

3. CONSULTATION & ENGAGEMENT

Overview

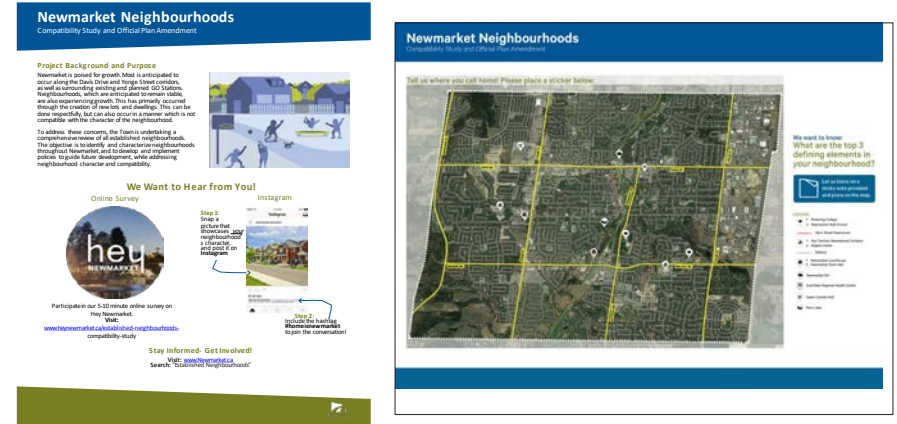
- Objective is to identify residents' priorities, values and concerns with respect to their neighbourhoods.
- Residents know their neighbourhoods intimately, and this knowledge is a resource of immeasurable value that will help to achieve study goals and objectives.

3. CONSULTATION & ENGAGEMENT

Public Information Centre #1 - May 2019



Farmer's Market - July 2019



Online Engagement Tools - Summer 2019



Public Information Centre #2 - October 2019



3. CONSULTATION & ENGAGEMENT

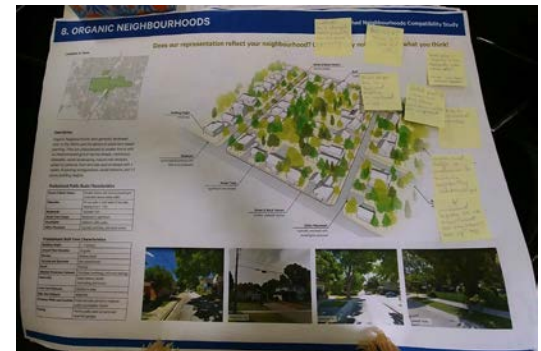
Key Findings - Phase Two

Feedback was collected, analyzed and synthesized. Key findings include:

- Residents recognize the benefits of introducing new policies to guide future development to ensure compatibility with existing neighbourhoods.
- Residents acknowledge that appropriate incremental change can have a positive impact on the vibrancy and character of the neighbourhood.
- Residents voiced concern regarding height, massing, scale and density of specific infill developments.
- Additional concerns were raised regarding management of new development, such as negative impacts during the construction process.
- There was general approval of and agreement with the draft Neighbourhood Classifications.



Neighbourhood Location Mapping



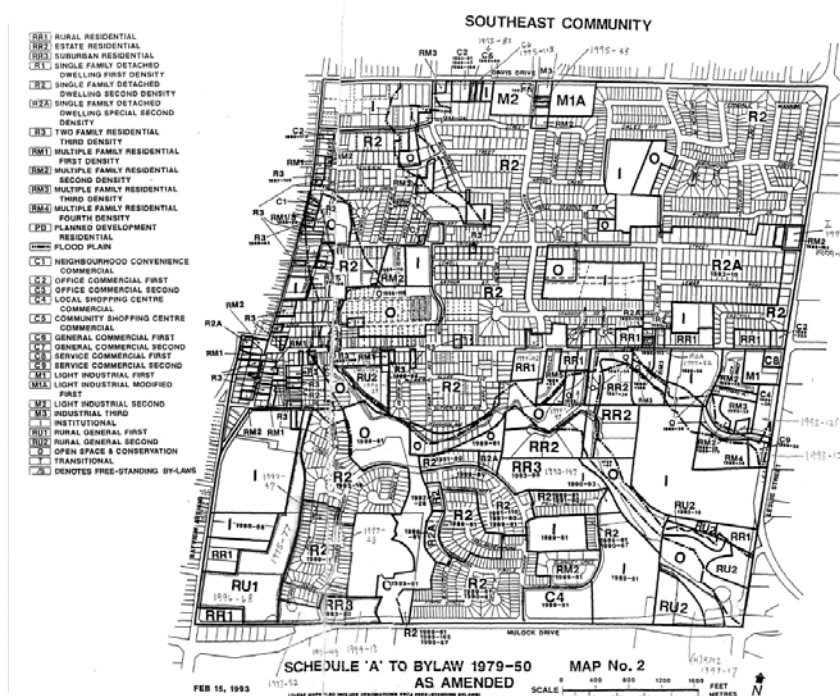
Comments on draft Classifications

4. NEIGHBOURHOOD CHARACTER ANALYSIS

Identifying Neighbourhood Classifications and Delineating Boundaries

- The information collected through the Background Report informed a set of evaluation criteria, which were used to determine the draft Neighbourhood Classifications. These include:

1. Age of Development;
2. Existing Major Streets and Property Boundaries;
3. Existing Urban Centres Boundary;
4. Well and Septic Data;
5. Applicable Land Use Designations;
6. Applicable Zoning By-law Regulations;
7. Interpretation of the Built Form; and
8. Interpretation of the Public Realm.



4. NEIGHBOURHOOD CHARACTER ANALYSIS

Outliers

- Urban Centres - growth-driven, mixed-use area centered on the major corridors of Yonge Street and Davis Drive - subject to area-specific policy through the Urban Centres Secondary Plan and Urban Centres Zoning By-law
- Estate Neighbourhoods - residential areas at the Town's peripheries - not anticipated to accommodate future infill and intensification due to the absence/limited capacity of existing servicing infrastructure
- Other Building and Dwelling Typologies: duplexes, triplexes, fourplexes, townhouses, and walk-up/low-rise apartment buildings inter-dispersed within neighbourhoods - add variety while blending with the character of surrounding properties



Urban Centres - Davis and Yonge

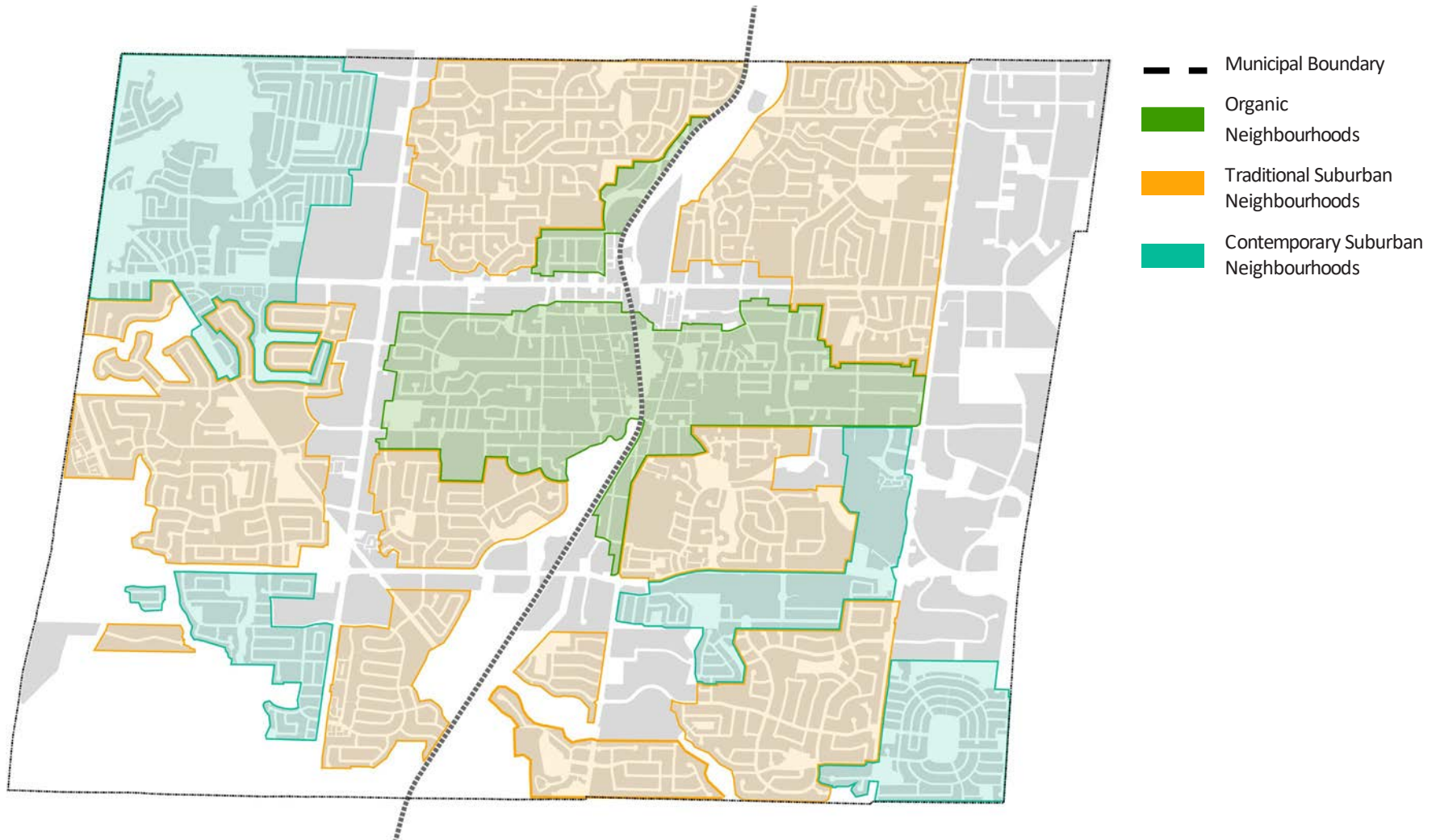


Estate Neighbourhoods - Kingdale Road



Mid-rise and apartment typologies

5. PREFERRED NEIGHBOURHOOD CLASSIFICATIONS



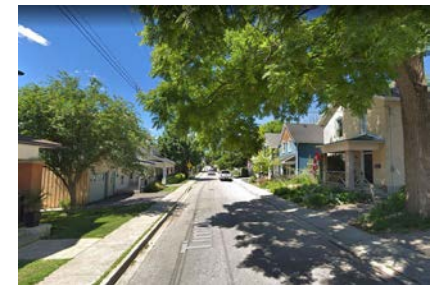
5. PREFERRED NEIGHBOURHOOD CLASSIFICATIONS

Organic Growth Neighbourhood

- Situated within and surrounding the historic core of the Town of Newmarket.
- Developed prior to the 1940's and the advent of subdivision-based planning.
- Characterized by smaller blocks with an interconnected grid of narrow streets, continuous sidewalks, varied landscaping, mature tree canopies, varied lot patterns, front and side-yard driveways with a variety of parking configurations, varied setbacks, and 1-2 storey building heights.



Alexander Rd.

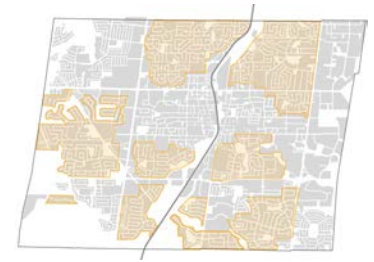


Timothy St.

5. PREFERRED NEIGHBOURHOOD CLASSIFICATIONS

Traditional Suburban Neighbourhood

- Situated between the historic core of the Town of Newmarket, and the Contemporary Suburban Neighbourhoods, which traverse the periphery of the Town.
- Developed between the 1940's and 1990's.
- Characterized by longer and often disconnected blocks of wider curvilinear streets, discontinuous sidewalks, varied landscaping, evolving and maturing tree canopies, varied lot patterns, front and side-yard driveways with attached garages, varied setbacks, and 1-2 storey building heights



Magnolia Ave.

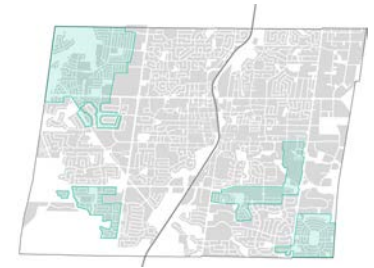


Waratah Ave.

5. PREFERRED NEIGHBOURHOOD CLASSIFICATIONS

Contemporary Suburban Neighbourhood

- Situated at the periphery of the Town, beyond the Traditional Suburban Neighbourhoods, and adjacent to the Estate Neighbourhoods
- Developed following the 1990's.
- Characterized by moderately sized blocks with an interconnected modified grid of moderately sized streets, continuous sidewalks and landscaping, recently planted and emerging tree canopies, consistent lot patterns, front yard driveways with attached garages, consistent setbacks, and 2-storey building heights.



Ernest Cousins Cir.



Stuffles Cres.

6. KEY ISSUES, OPPORTUNITIES & CHALLENGES



aws



2009



2011

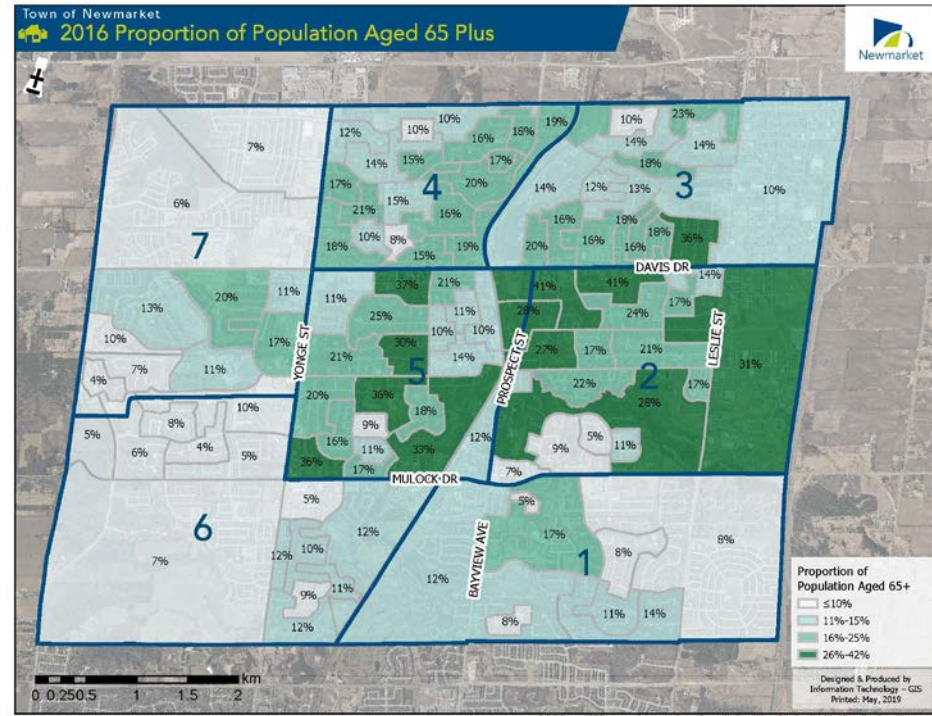


2018

6. KEY ISSUES, OPPORTUNITIES & CHALLENGES

Key Issues and Challenges

- Changing demographic trends
- Housing affordability
- Declining neighbourhood populations
- Over-housing / Under-housing
- Mismatch between units supplied and demanded
- Diminishing capacity in areas targeted for intensification
- Increased demand and finite supply of housing in neighbourhoods
- Need for a comprehensive policy solution



6. KEY ISSUES, OPPORTUNITIES & CHALLENGES

Key Opportunities

- Contextually-Sensitive Infill Development
- Added Value of New Development
- Defining Neighbourhood Character
- Regulating Form and Character Over Dwelling Type
- Disconnect Official Plan and Zoning Regulations
- Simplify and Consolidate Zoning Regulations
- New Area-Specific Standards
- New Context-Responsive Standards
- Increasing Housing Diversity, Choice and Supply
- Supporting a Greater Range of Lifestyles and Life-Cycle Stages
- Protecting Housing Affordability
- Optimizing the Use of Existing Services and Infrastructure
- Supporting Neighbourhood Businesses
- Enhancing the Vitality and Resiliency of Neighbourhoods

7. EMERGING POLICY DIRECTIONS

Planning Tools 101



- Official Plan – Sets broad policy intentions for the Town’s long-term change
 - Applications (e.g. zoning by-law amendments, minor variance, site plan approval) are reviewed against this

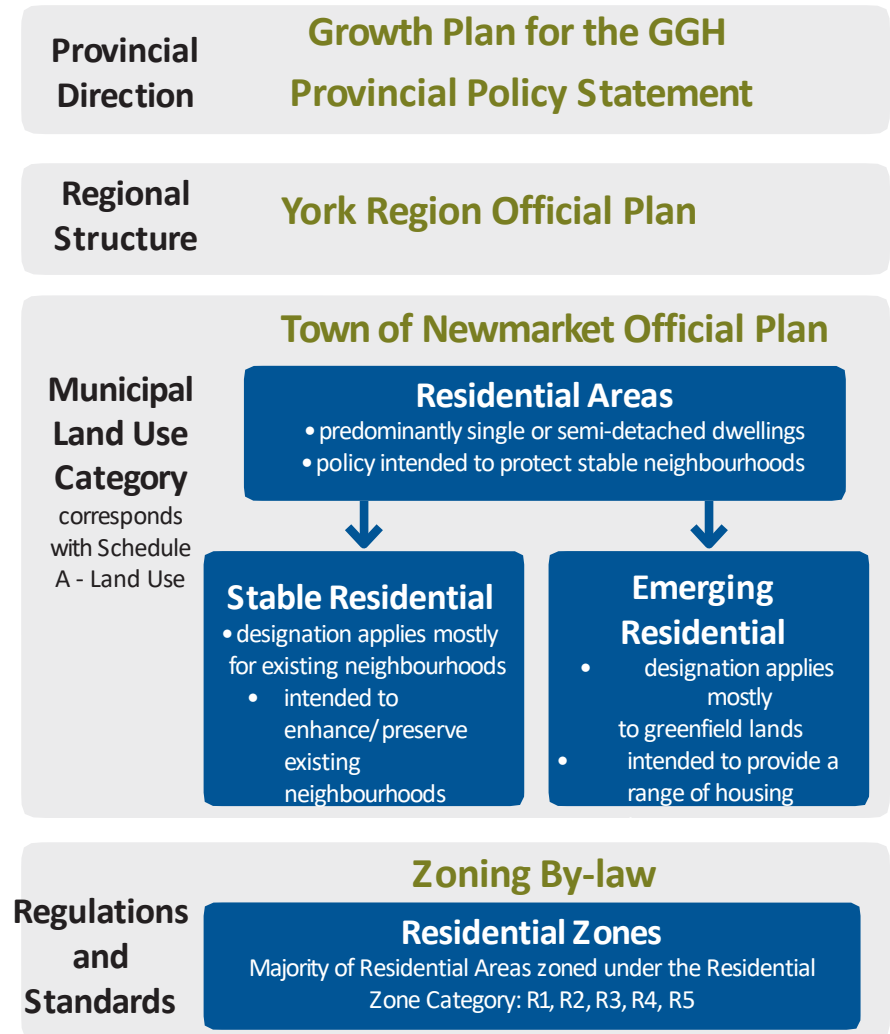


- Zoning By-law – Regulates land in its use and built form
 - Building permits must comply with this

7. EMERGING POLICY DIRECTIONS

Existing Policy Structure

- The Official Plan contains two designations for Residential Areas: Stable Residential and Emerging Residential.
- All Emerging Residential lands have since been developed, and the Town is now largely physically built-out.
- The Official Plan does not define neighbourhood character and compatibility, nor does it contain relevant policies.
- The Official Plan does not sufficiently address modern housing needs, and the range of tenures, ownership models and housing types which are necessary to accommodate them.
- The Zoning By-law does not address neighbourhood character and compatibility.



7. EMERGING POLICY DIRECTIONS

Proposed Official Plan Structure

Update the Official Plan to:

- combine Stable Residential and Emerging Residential into one Residential Areas land use designation;
- acknowledge that a limited amount of infill and intensification will occur in Residential Areas
- define neighbourhood character and speak to the need for compatibility; and
- address the need to accommodate for a range of tenures, ownership models and housing types to address modern housing needs.

Town of Newmarket Official Plan

Municipal Land Use Category

corresponds with updated Schedule A - Land Use Designations

Residential Areas

- still predominantly single-detached or semi-detached dwellings with permissions for other forms of low-rise housing
- Recognizes that compatible development in existing Residential Areas can add physical and intrinsic value to communities



7. EMERGING POLICY DIRECTIONS

Proposed Official Plan Structure

Introduce a new layer of Official Plan policy which provides direction for new development within individual Residential Character Areas and:

- defines the boundaries of each Residential Character Area
- provides a neighbourhood character statement, list of predominant built form conditions and predominant public realm conditions for each Residential Character Area; and
- recognizes that new development shall respect these physical conditions while responding to unique site conditions and demonstrating neighbourhood compatibility.

Town of Newmarket Official Plan

Municipal Land Use Category

corresponds with updated Schedule A - Land Use Designations

Residential Areas

- still predominantly single-detached or semi-detached dwellings with permissions for other forms of low-rise housing
- Recognizes that compatible development in existing Residential Areas can add physical and intrinsic value to communities

Residential Character Areas

corresponds with new Schedule - Residential Character Areas

Organic Neighbourhood

- Newmarket's oldest neighbourhoods, includes historic core

Traditional Suburban Neighbourhood

- Newmarket's earlier subdivision-based planning

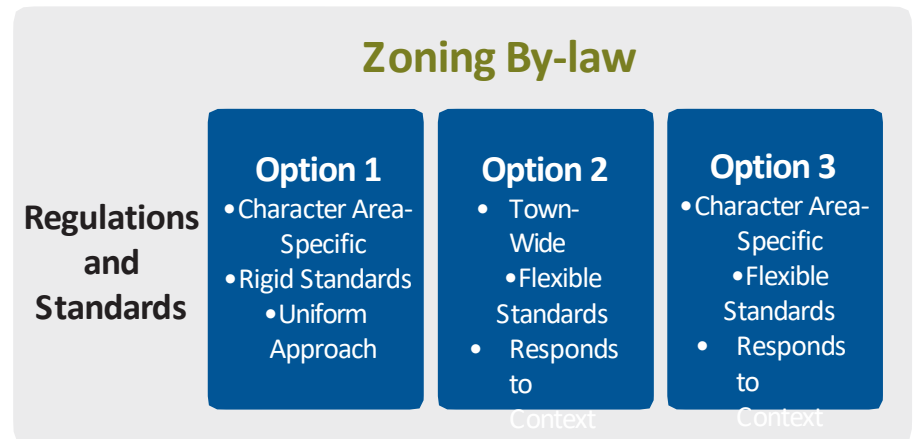
Contemporary Suburban Neighbourhood

- Newmarket's more recent subdivision-based planning

7. EMERGING POLICY DIRECTIONS

Proposed Zoning By-Law Structure

- Option 1- Three area-specific ZBAs, one for each Residential Character Area, with rigid zone standards specific to the distinct existing conditions
- Option 2 - A town-wide ZBA for all residential zones, with flexible standards requiring properties to respond to adjacent and surrounding properties, within minimum and maximum standards and a specified tolerance for variation
- Option 3 - A hybrid solution combining Options 1 and 2, with area-specific ZBAs and flexible standards required to match neighbourhood context



7. EMERGING POLICY DIRECTIONS

Example of Draft Options - Front Yard Setback Scenario

Option 1

- A property would be subject to an area-specific **min. front yard setback of 3m**, and a **max. front yard setback of 6m**, with standards based on existing conditions of the neighbourhood
- Applies regardless of immediate context and surrounding and adjacent properties

Option 2

- A property would be subject to a town-wide min. front yard setback of 3m, and a max. front yard setback of 9m
- In **consideration of adjacent and/or surrounding properties**, the new development averages the two adjacent setbacks of 4m and 6m and applies a variation of 1m, **permitting a front yard setback between 4-6m**

Option 3

- A property would be subject to an area-specific min. front yard setback of 3m, and a max. front yard setback of 6m
- In **consideration of adjacent and/or surrounding properties**, the new development averages the two adjacent setbacks of 4m and 5m, then applies a variance of 1m, **permitting a front yard setback between 3.5-5.5m**

7. EMERGING POLICY DIRECTIONS

Other Zoning Considerations

- New Zoning By-law regulations could seek to create similarity in other built form standards, including:
 - Front, Side and Rear Yard Setbacks
 - Lot Coverage
 - Soft Landscaping
 - Driveway and Curb-Cut Size / Location
 - Finished First Floor Height
 - Building Height (Pitched and Flat Roof)
 - Building Depth
 - Density (Floor Space Index)
 - Etc.

7. EMERGING POLICY DIRECTIONS

Questions for Council

- How much built form variation is desirable?
- Should areas comprised of predominantly of bungalows with large footprints not be permitted to transition towards 1.5 to 2 storey homes with equal footprints?
- Should areas comprised of 2 to 2.5 storey homes, with smaller footprints, be permitted to transition towards buildings with larger footprints and equal height?
- How much density and building type variation is desirable?
- To what degree should the Town be concerned with variations in style rather than size?
- What place is there in Newmarket, if any, for buildings that are similar in size to single detached houses but have more than one unit (duplexes, triplexes, fourplexes)?
- Should areas with a greater mix of land uses and closer to more major roads and transit be allowed denser forms of housing?

8. NEXT STEPS

- Based on your feedback, we will revise the draft Neighbourhood Classification System and Policy Directions.
- These will be incorporated into a set of preferred policy recommendations. These will be presented in a Policy Recommendations Report, which provides a summary of all work undertaken and a detailed rationale for the preferred strategy.
- We will then present these materials at a Statutory Public Meeting in early 2020, targeted for February 24th.
- A recommendation report will be presented to Committee of the Whole with adopting by-laws, targeted for April.
- Following the adoption of these by-laws, the Interim Control By-law can be lifted.

Town Council Workshop

Present Revised
Neighbourhood
Classifications and
Policy Directions

Fall 2019

Public Information Centre #3

Present Final Policy
Recommendations

Winter 2020

Statutory Public Meeting

Present Final Policy
Recommendations

Winter 2020

THANK YOU!



Town of Newmarket

Minutes

Council Workshop

Date: Monday, December 16, 2019

Time: 2:00 PM

Location: Council Chambers
Municipal Offices
395 Mulock Drive
Newmarket, ON L3Y 4X7

Members Present: Mayor Taylor
Deputy Mayor & Regional Councillor Vegh
Councillor Woodhouse
Councillor Twinney
Councillor Morrison
Councillor Broome
Councillor Bisanz

Members Absent: Councillor Simon
Councillor Kwapis

Staff Present: J. Sharma, Chief Administrative Officer
E. Armchuk, Commissioner of Corporate Services
P. Noehammer, Commissioner of Development & Infrastructure Services
I. McDougall, Commissioner of Community Services
L. Lyons, Director of Legislative Services/Town Clerk
J. Grossi, Legislative Coordinator

Guests: Chris Loreto, Principal, Strategy Corp
Chris Salloum, Manager, Strategy Corp
Megan Skinner, Associate, Strategy Corp

For consideration by Council on January 20, 2020.

The meeting was called to order at 2:04 PM.

Mayor Taylor in the Chair.

1. Notice

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

2. Additions & Corrections to the Agenda

The Clerk advised that the presentation regarding the REV (Revenue, Efficiency and Value Add) it Up Campaign was distributed on December 16, 2019.

3. Declarations of Pecuniary Interest

None.

4. Items

4.1 REV (Revenue, Efficiency and Value Add) it Up Campaign

The Chief Administrative Officer introduced the Council Workshop regarding the REV (Revenue, Efficiency and Value Add) it Up Campaign and thanked Staff for their work on the Campaign.

The Commissioner of Community Services introduced the representatives from Strategy Corp and provided a project outline for the REV (Revenue, Efficiency and Value Add) it Up Campaign.

Chris Loreto, Principal, Strategy Corp, provided an executive summary of the campaign which included the summary of the project scope, the consultation process, and the initiatives identified.

Chris Salloum, Manager, Strategy Corp outlined a breakdown of the initiatives and their savings categorization, the linkages between the initiatives and Council's strategic priorities, and timelines for implementation.

Chris Salloum, Manager, Strategy Corp and Megan Skinner, Associate, Strategy Corp provided additional details regarding the identified initiatives, operational improvements and review. The presenters also identified alternative revenue stream initiatives, comparable municipal examples, and implementation roadmaps.

Members of Council queried Staff regarding capital project planning, current Town policies, and potential collaboration opportunities. They also provided feedback to the presenters regarding the identified initiatives and alternative revenue streams.

5. Adjournment

Moved by: Councillor Woodhouse

Seconded by: Councillor Bisanz

1. That the meeting be adjourned at 3:59 PM.

Carried

John Taylor, Mayor

Lisa Lyons, Town Clerk



Town of Newmarket

Minutes

Committee of the Whole

Date: Monday, January 13, 2020

Time: 12:30 PM

Location: Council Chambers
Municipal Offices
395 Mulock Drive
Newmarket, ON L3Y 4X7

Members Present: Mayor Taylor
Deputy Mayor & Regional Councillor Vegh
Councillor Simon (12:33 PM - 7:51 PM)
Councillor Woodhouse
Councillor Twinney (12:35 PM - 8:05 PM)
Councillor Morrison
Councillor Kwapis
Councillor Broome

Members Absent: Councillor Bisanz

Staff Present: I. McDougall, Acting Chief Administrative Officer/Commissioner of Community Services
E. Armchuk, Commissioner of Corporate Services
P. Noehammer, Commissioner of Development & Infrastructure Services
L. Lyons, Director of Legislative Services/Town Clerk
K. Saini, Deputy Town Clerk
J. Unger, Acting Director of Planning & Building Services
T. Horton, Senior Planner – Community Planning
M. Mayes, Director of Financial Services/Town Treasurer
G. Marsh, Supervisor, Property Tax & Assessment
A. Walkom, Legislative Coordinator

For consideration by Council on January 20, 2020.

The meeting was called to order at 12:33 PM.

The Committee of the Whole recessed at 1:42 PM and reconvened at 7:00 PM.

Mayor Taylor in the Chair.

1. Additions & Corrections to the Agenda

The Clerk advised of the following additions to the revised agenda:

- Item 5.6: Amendment to the Motor Vehicle Collision Cost Recovery Program By-law (Item 6.1 of the Central York Fire Services - Joint Council Committee Meeting of January 7, 2020 Draft Minutes).
- Item 12.1: 693-713 Davis Drive - Zoning By-law Amendment Application – The presentation was distributed with the revised agenda.

Moved by: Councillor Woodhouse

Seconded by: Councillor Broome

1. That the additions to the agenda be approved.

Carried

2. Declarations of Pecuniary Interest

None.

3. Presentations & Recognitions

3.1 Recognition - Ukraine International Airlines Flight PS752

Mayor Taylor recognized the victims of the plane crash of Ukraine International Airlines Flight PS752, including Bahareh Karami, an employee at York Region and Newmarket residents Amir Ovaysi, Sara Hamzei, and Asal Ovaysi.

Council observed a moment of silence in memory of the victims.

3.2 Proposed Ward Boundary Review

The Clerk provided an introduction to the presentation which included the background of Newmarket's ward boundaries. The Clerk advised it is a best practice to review the Town's ward boundaries periodically.

The Records & Projects Coordinator provided a presentation which included an overview of the current ward boundaries in Newmarket, the legislative framework involved and the population projections by ward into the next term of Council.

Members of Council queried staff on the costs associated with a ward boundary review and the possibility of including ward boundaries in a broader review of Council structure.

Moved by: Councillor Woodhouse

Seconded by: Councillor Morrison

1. That the presentation regarding the Proposed Ward Boundary Review be received.

Carried

4. Deputations

4.1 Climate Emergency Declaration Request - Drawdown Newmarket-Aurora

Debbie Fletcher-Queen and David Kempton provided a presentation on behalf of Drawdown Newmarket-Aurora which asked Council to declare a Climate Emergency. The presentation outlined the effect of the declaration of a climate emergency would have on the Town of Newmarket's policies and initiatives.

Moved by: Councillor Kwapis

Seconded by: Deputy Mayor & Regional
Councillor Vegh

1. That the deputation by Debbie Fletcher-Queen and David Kempton regarding Climate Emergency Declaration Request - Drawdown Newmarket-Aurora be received.

Carried

4.1.1 Climate Emergency Declaration

Moved by: Deputy Mayor & Regional
Councillor Vegh

Seconded by: Councillor Kwapis

Whereas the Intergovernmental Panel on Climate Change (IPCC) on October 8, 2018 has urged the world to reduce the level of Green House Gas (GHG) emissions by 45% before 2030 as compared to 2010 to ensure that there is not more than a 1.5 degree increase in global average temperatures above preindustrial levels and to reach net zero by 2050; and,

Whereas there is a need for urgent and transformative action to reduce GHG emissions to limit global warming to 1.5 degrees to avoid catastrophic climate change; and,

Whereas climate change is currently responsible for billions of dollars in property damage worldwide, negatively affecting local and international economies; and,

Whereas climate change is threatening human civilization through rising sea levels, poor air quality, intense wild fires, heat events, unpredictable droughts and heavy rains; and,

Whereas climate change will impact human health through increased injury and death from extreme weather and temperature events and increased rates of vector-borne diseases from a climate more favourable to vectors; and,

Whereas climate change contributes to poor air quality that will exacerbate respiratory and cardiovascular disease, and increased rates of illness through food and water contamination; and,

Whereas these health impacts from climate change will worsen health inequities by disproportionately affecting vulnerable groups such as seniors, children, those experiencing social or economic

isolation, and those with chronic health conditions or disabilities or both:

Now therefore be it resolved:

1. That the Town of Newmarket officially declare a climate emergency for the purpose of naming and deepening our commitment to the protection of our environment, economy, and community from the impacts of climate change; and,
2. That the Town of Newmarket officially declare a climate emergency for the purpose of expressing our commitment to reduce emissions across our Town, including both the emitters within the Towns control and all those who consider Newmarket to be their community such that the whole community can benefit from the ancillary opportunities such as economic growth, stimulation in the low carbon economy, and cost savings which are created by reducing emissions; and,
3. That in response to this declaration, Council direct staff to ensure that the Town of Newmarket's Community Energy Plan is utilized as a platform for public engagement and community collaboration in our collective efforts to reduce GHG emissions. Council also direct staff to proactively engage our entire staff team to reduce GHG emissions as outlined in the Community Energy Plan and present additional opportunities relating to increased GHG and energy reductions to Council for consideration as they arise.

Carried

5. Consent Items

Moved by: Councillor Simon

Seconded by: Councillor Morrison

1. That sub-items 5.2, 5.3, 5.4, 5.6, 5.7, 5.8, 5.9, and 5.10 be adopted on consent. See following sub-items 5.1, 5.5, and 5.11 for motions.

Carried

5.1 Proposed Ward Boundary Review

An alternate motion was presented and is noted below in bold.

Moved by: Councillor Kwapis

Seconded by: Councillor Simon

1. That the report entitled Ward Boundary Review dated January 13, 2020 be received; and,
2. **That a Ward Boundary Review be deferred for consideration by the 2022-2026 term of Council; and,**
3. **That Staff be directed to create a Ward Boundary Review Reserve Fund; and,**
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

5.2 Application for Draft Plan of Condominium (19CDMN-2019-002)

1. That the report entitled Application for Draft Plan of Condominium (19CDMN-2019-002) dated January 13, 2020 be received; and,
2. That approval be given to Draft Plan of Condominium 19CDMN-2019-002) subject to the Schedule of Conditions attached hereto and forming part of this report; and,
3. That Kerigan Kelly, Groundswell Urban Planners Inc., 95 Mural Street, Suite 402, Richmond Hill ON L4B 3G2 be notified of this action.

5.3 Site Specific Exemption to Interim Control By-law 2019-04 for 110 Niagara Street

1. That the report entitled Site Specific Exemption to Interim Control By-law 2019-04 for 110 Niagara Street dated January be received; and,

2. That Council approve the requested site-specific exemption to Interim Control by-law 2019-04 for 110 Niagara Street and adopt the attached exemption by-law.

5.4 Site Specific Exemption to Interim Control By-law 2019-04 for 730 Arthur Street

1. That the report entitled Site Specific Exemption to Interim Control By-law 2019-04 for 730 Arthur Street dated January 13th, 2020 be received; and,
2. That Council approve the requested site-specific exemption to Interim Control by-law 2019-04 for 730 Arthur Street and adopt the attached exemption by-law.

5.5 Stormwater Billing 2020 – Options

Moved by: Councillor Morrison

Seconded by: Councillor Broome

1. That the report entitled Stormwater Billing 2020 – Options, dated January 13, 2020 be received; and,
2. That Council approve the recommendation related to billing options contained in the report; and,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

5.6 Item 6.1 of the Central York Fire Services - Joint Council Committee Meeting of January 7, 2020 Draft Minutes

The Joint Council Committee recommends to Council:

1. That Fire Services Report 2020-01 titled Amendment to the Town of Newmarket By-law 2019-60 regarding Motor Vehicle Collision Cost Recovery Program dated December 20, 2019 be received; and,

2. That the Joint Council Committee (JCC) recommend to Newmarket and Aurora Town Councils that amendments to Newmarket By-law 2019-60 be adopted in accordance with Attachment 1 to this report; and,
3. That staff be authorized and directed to do all things necessary to give effect to this resolution.

5.7 Accessibility Advisory Committee Meeting Minutes of September 19, 2019

1. That the Accessibility Advisory Committee Meeting Minutes of September 19, 2019 be received.

5.8 Elman W. Campbell Museum Board Meeting Minutes of October 17, 2019

1. That the Elman W. Campbell Museum Board of Management Meeting Minutes of October 17, 2019 be received.

5.9 Newmarket Economic Development Advisory Committee Meeting Minutes of September 26, 2019

1. That the Newmarket Economic Development Advisory Committee Meeting Minutes of September 26, 2019 be received.

5.10 Newmarket Public Library Board Meeting Minutes of October 16, 2019 and November 20, 2019

1. That the Newmarket Public Library Board Meeting Minutes of October 16, 2019 and November 20, 2019 be received.

5.11 Outstanding Matters List

Moved by: Councillor Twinney

Seconded by: Councillor Broome

1. That the outstanding matters list be received.

Carried

6. Action Items

None.

7. Reports by Regional Representatives

None.

8. Notices of Motions

None.

9. Motions

None.

10. New Business

10.1 Construction on Millard Avenue

Councillor Kwapis thanked staff for their work during the construction on Millard Avenue and for implementing the resident ambassador program which improved the experience for residents during the construction process.

11. Closed Session

Mayor Taylor advised that there was no requirement for a closed session.

12. Public Hearing Matter (7:00 PM)

The Deputy Clerk welcomed the public to the Committee of the Whole meeting. She advised that the Planning Act requires the Town to hold at least one public meeting on any proposed Zoning By-law Amendment.

The Deputy Clerk advised that the purpose of the public meeting is to hear from anyone who has an interest in the Zoning By-law Amendment for 693-713 Davis Drive.

The purpose and effect of this Zoning By-law amendment is to permit an increased density for a commercial and residential mixed-use building, comprising of two 15-storey towers linked by a three-storey podium with ground floor commercial space fronting onto Davis Drive.

She further advised that the Committee of the Whole would not make a decision regarding the proposed application at the public meeting, but will refer all written and verbal comments to Planning Staff to consider and return with a report to a future Committee of the Whole or Council meeting.

The Deputy Clerk advised that if anyone present wished to be notified of any subsequent meetings regarding this matter, they may complete the further request form.

The Deputy Clerk noted that in accordance with the Planning Act, the Local Planning Appeal Tribunal may dismiss an appeal to the Tribunal, without holding a hearing, if the appellant failed to make either oral submissions at the public meeting or provide written submissions to Council prior to adoption of the application.

The Deputy Clerk thanked residents for their participation and interest in the meeting.

12.1 693-713 Davis Drive - Zoning By-law Amendment Application

Diarmuid Horgan, Candevcon Limited and Elyse Snyder, Kohn Architects provided a presentation which detailed the plans for the proposed buildings at 693-713 Davis Drive. The presentation included an overview of the proposed public benefits which would be included as part of the development.

Members of Council asked questions regarding the public benefits such as the energy efficiency measures and affordable housing included in the development, as well as the traffic impact study which was conducted.

Moved by: Councillor Woodhouse

Seconded by: Councillor Twinney

1. That the Presentation regarding 693-713 Davis Drive - Zoning By-law Amendment Application be received.

Carried

12.1.1 Deputations

- David Engel provided a deputation which raised his concerns with traffic congestion in the area of Patterson Street and Davis Drive, which could be increased by the development.
- Wendy Cassells provided a deputation which expressed her opinion that the proposed public benefits included in the development plans would not impact most Newmarket residents.
- Charles Nanacsik provided a deputation which expressed his concern that the design of the Patterson Street and Davis Drive intersection would continue to experience traffic issues which could increase with the development.
- Kimberly St. Jacques provided a deputation in which she raised her concerns with the proposed height of the buildings, as well as with the need for parking spaces in the area.
- Patrick Monks provided a deputation which expressed his opinions regarding the architectural design and composition of the buildings, and the possibility of designing the building to achieve a higher energy efficiency certification.
- Heather Jongsma provided a deputation which raised her concerns regarding parking and traffic issues related to the medical building nearby the proposed development, which could be increased by the addition of the buildings to the area.

Moved by: Councillor Twinney

Seconded by: Councillor Woodhouse

1. That the deputations provided by David Engel, Wendy Cassells, Charles Nanacsik, Kimberly St. Jacques, Patrick Monks and Heather Jongsma regarding 693-713 Davis Drive - Zoning By-law Amendment Application be received.

Carried

13. Adjournment

Moved by: Councillor Morrison

Seconded by: Councillor Broome

1. That the meeting be adjourned at 8:05 PM.

Carried

John Taylor, Mayor

Lisa Lyons, Town Clerk



Proposed Ward Boundary Review

Prepared by: Sarah Niezen

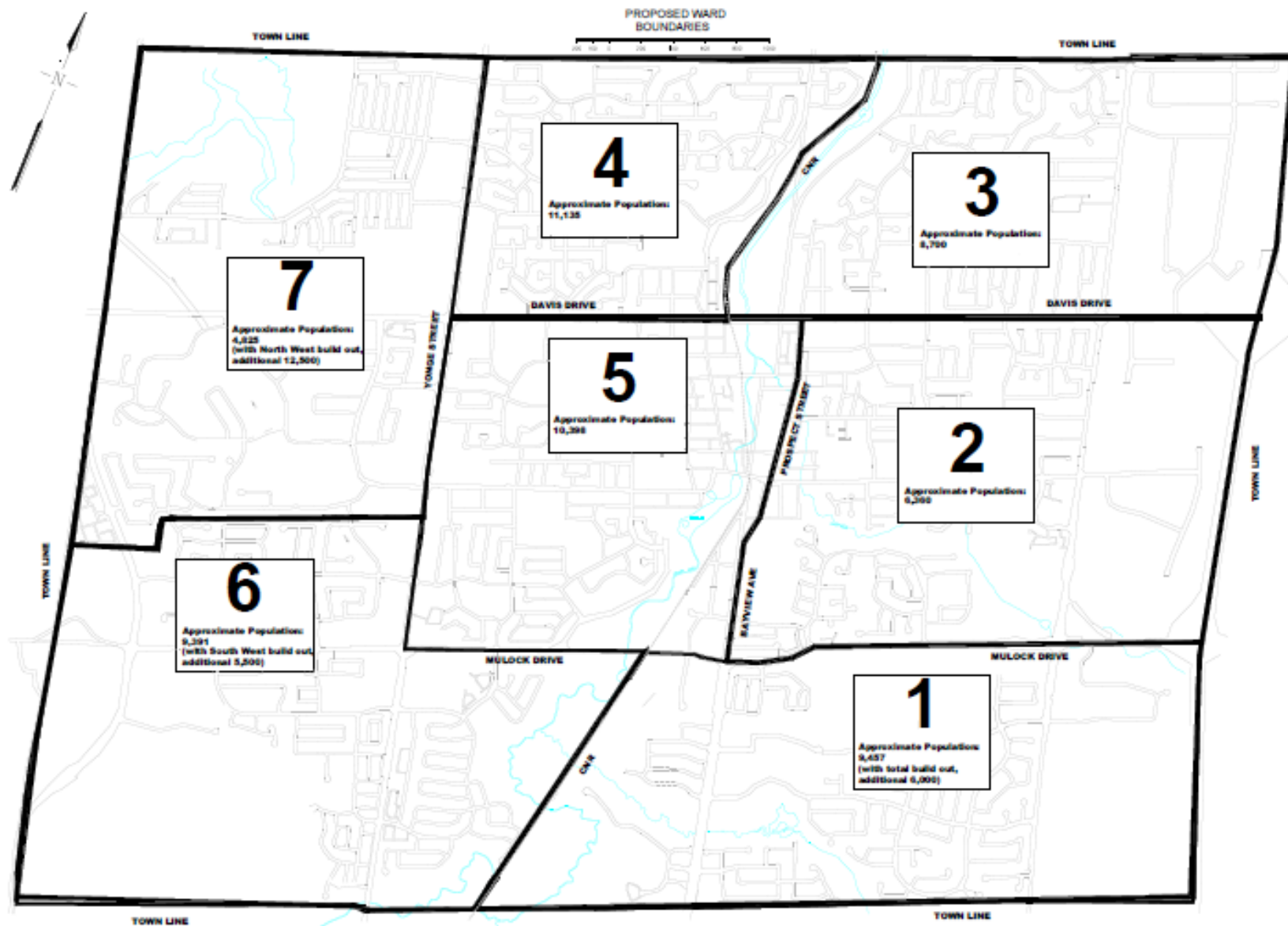
Department Name: Legislative Services

Date: January 13, 2020

Outline

- Current Ward System
- Overview of Legislative Framework
- Factors to consider in a Ward Boundary Review
- Current and Projected Ward Populations
- Engaging a Consultant
- Timeline
- Questions

TOWN OF NEWMARKET

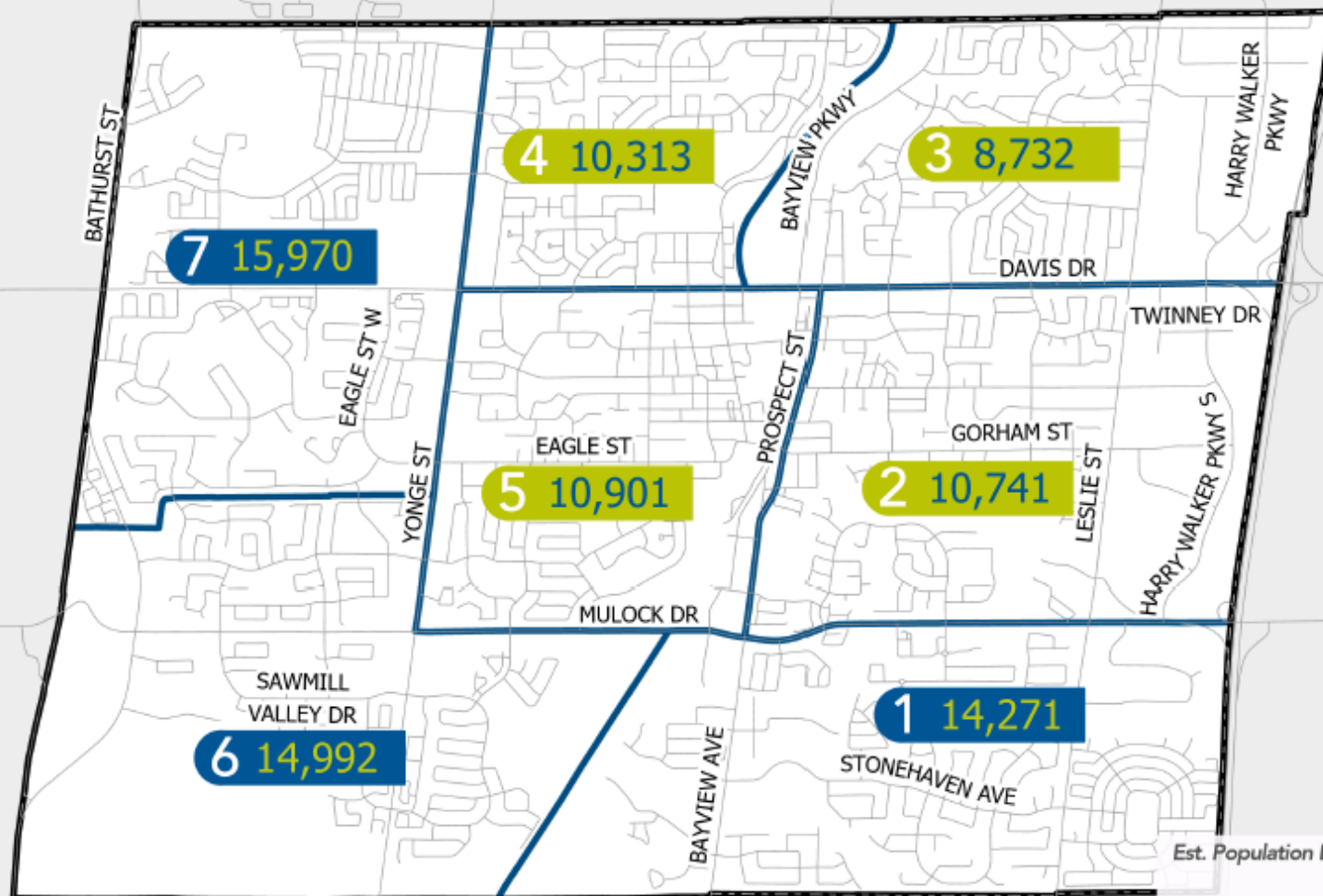


Legislative Framework

- Municipal Act, 2001
 - Divide or re-divide wards
 - Must provide public notice
 - Council decision may be appealed to LPAT
 - A by-law establishing new boundaries must be in force by January 1, 2022
 - If Council does not pass a by-law Electors may use a petition to request a change, and if Council does not pass a by-law, an application may be made to the LPAT

Factors to Consider in a Ward Boundary Review

1. Voter parity;
2. Protecting communities and neighbourhoods of interest;
3. Respecting physical features or natural barriers as boundaries;
4. Reviewing existing and proposed developments for future population growth projections; and,
5. Ward history



Estimated Population =

2016
Census
Population+ (# of New
Residential
Unit

x

of
Persons
Per Unit

derived from Statistics Canada's 2016
Population by Dissemination Area. In situations
where a DA crosses over 2 or more wards,
population is distributed based on the proportion
of address points found in the respective wards

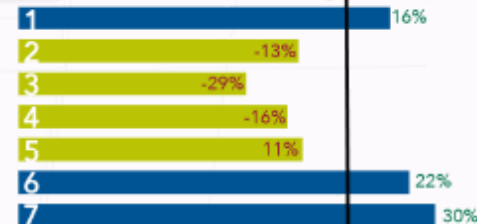
Building Occupancies
issued between
Jan 2017 - Sept 2019

based on York Region Long Range Planning's
Guidelines for Determining Population &
Employment Targets, Newmarket PPU
Estimate by House Type (July 2018 Version)

Est. Population By Ward

Avg. = 12,274

Under Avg. Above Avg.



Projected Ward Populations

Ward	Estimated Total Population (May 2019)	Deviation from Avg Pop (%) 2019	Estimated Population by 2022*	Deviation from average population 2022	Estimated population by 2026	Deviation from Average Population 2026
1	14,271	16%	14,271	10%	14,271	7%
2	10,741	-12%	10,941	-17%	11,214	-18%
3	8,732	-29%	8,732	-47%	8,732	-52%
4	10,313	-16%	10,722	-20%	11,085	-20%
5	10,901	-11%	11,427	-12%	12,339	-8%
6	14,992	22%	15,485	17%	15,485	14%
7	15,970	30%	18,402	30%	19,793	33%
Total	85,921		89,980		92,920	
Average	12,274		12,854		13,274	

- Used current development applications for projected numbers.
- Staff have not heard any concerns from Members of Council or the public in relation to the current structure.

Consultant to Conduct Review

The consultant would be responsible for:

- Undertaking a ward boundary review that will withstand legal scrutiny & possible LPAT appeals;
- Developing a public engagement strategy;
- Undertaking research to inform the ward boundary review process;
- Developing ward boundary options.
- Consultation with other municipal comparators undertaking similar ward or governance reviews
- Approximately \$100,000 to complete a comprehensive ward boundary review

Municipal Comparison Cost Review

Municipality	Scope	Cost
Aurora (ongoing)	From at-large to possible wards	\$60,000 Does not include LPAT contingency
Guelph (ongoing)	Governance review and ward boundary review combined	\$150,000
Ajax (completed in 2017)	Ward boundary review	\$30 – \$50,000 Staff completed part of the review internally.

Draft Timeline & Next Steps

Task	Date
Report to Council	January 13, 2019
RFP evaluation and contract	January 2020
Public consultation on current ward boundaries (Round I)	April - June 2020
Inform Council of new ward boundary options for public consultation	July 2020
Public consultation on new ward boundary options (Round II)	August – September 2020
Final report to Council with recommendations	November 2020
Enacting by-law	November 2020
Give notice to the public that the bylaw has passed.	November 2020
45-day Appeal Period ends	December 2020
Last day for notice(s) of appeals to be received	December 2020
Notice(s) of appeal to be forwarded to the LPAT by the Town	January 2021
Expected LPAT decision (within ~6 – 10 months)	July 2021 – November 2021

Recommendations

1. That Staff be directed to retain an independent consultant to conduct a ward boundary review; and,
2. That Council approve this expenditure to a maximum of \$100,000, and the use of Reserve Funds to offset the costs.

Questions and Discussion



Deputation and Further Notice Request Form

Please complete this form to speak at a meeting of Town Council or Committee of the Whole or to receive further notification regarding an item on the agenda. If filling out by hand please print clearly.

Please email to clerks@newmarket.ca, fax to 905-953-5100 or mail or drop off at Legislative Services Department, Town of Newmarket Municipal Offices, 395 Mulock Drive, PO Box 328, STN Main, L3Y 4X7

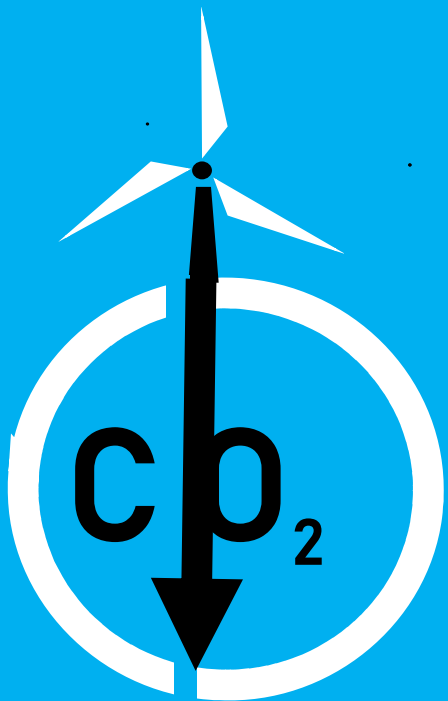
Name: Debbie Fletcher-Queen, Drawdown Newmarket-Aurora member.	
Organization / Group/ Business represented: Drawdown Newmarket -Aurora	
Address: [REDACTED]	Postal Code: [REDACTED]
Daytime Phone No: [REDACTED]	Home Phone: [REDACTED]
Email: [REDACTED]	Date of Meeting: Monday, January 13, 2020
Is this an item on the Agenda? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Agenda Item No:
<input checked="" type="checkbox"/> I request future notification of meetings	<input checked="" type="checkbox"/> I wish to address Council / Committee
Describe in detail the reason for the deputation and what action you will be asking Council/Committee to take (if applicable): Drawdown Newmarket-Aurora is a climate action group that will be requesting of Town Council to 1) declare a climate emergency and 2) to invoke discussion and planning towards creating a Climate Action Plan for purposes of promotion, education and implementation of mitigation and adaptation procedures.	
Do you wish to provide a written or electronic communication or background information <input type="checkbox"/> Yes <input type="checkbox"/> No Please submit all materials at least 5 days before the meeting.	

Deputation Guidelines:

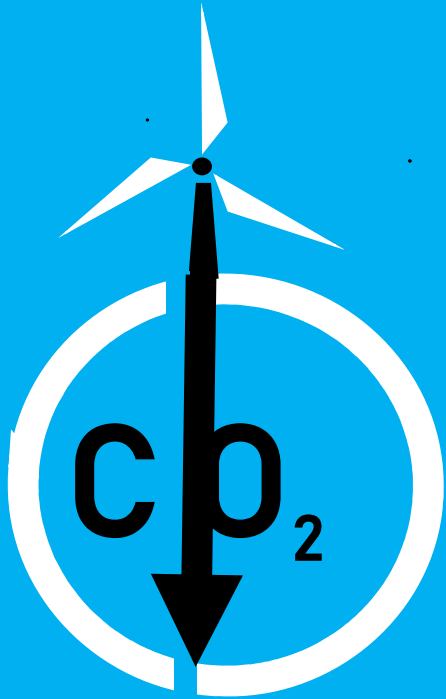
- Deputations related to items on the agenda can be accommodated up to and including the meeting day;
- Deputations related to items not on the agenda may be scheduled within sixty (60) days of receipt of this form;
- Deputations will not be heard on a matter decided upon by Council until ninety (90) days have passed from the date of the matter's disposition by Council;
- Deputations are limited to 5 minutes.

Be advised that all Council and Committee of the Whole meetings are audio-video recorded and live streamed online. If you make a presentation to Council or Committee of the Whole, your presentation becomes part of the public record and you will be listed as a presenter in the minutes of the meeting. We post our minutes online, so the listing of your name in connection with the agenda item may be indexed by search engines like Google.

Personal information on this form will be used for the purposes of sending correspondence relating to matters before Council. Your name, address, comments, and any other personal information, is collected and maintained for the purpose of creating a record that is available to the general public in a hard copy format and on the internet in an electronic format pursuant to Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M.56, as amended. Questions about this collection should be directed to the Director of Legislative Services/Town Clerk, Town of Newmarket, 395 Mulock Drive, P.O. Box 328, STN Main, Newmarket, ON L3Y 4X7; Telephone 905 895-5193 Ext. 2211 Fax 905-953-5100



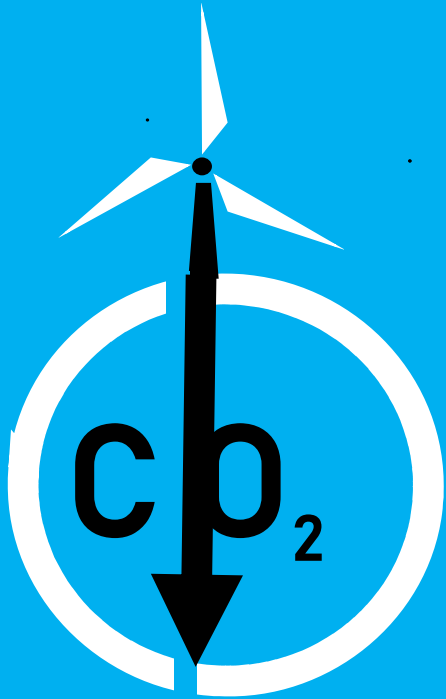
PROJECT
DRAWDOWN
NEWMARKET-AURORA



PROJECT
DRAWDOWN
NEWMARKET-AURORA

DRAWDOWN is

- A plan to reverse global warming
- Science-based
- Focused on practical solutions
- International



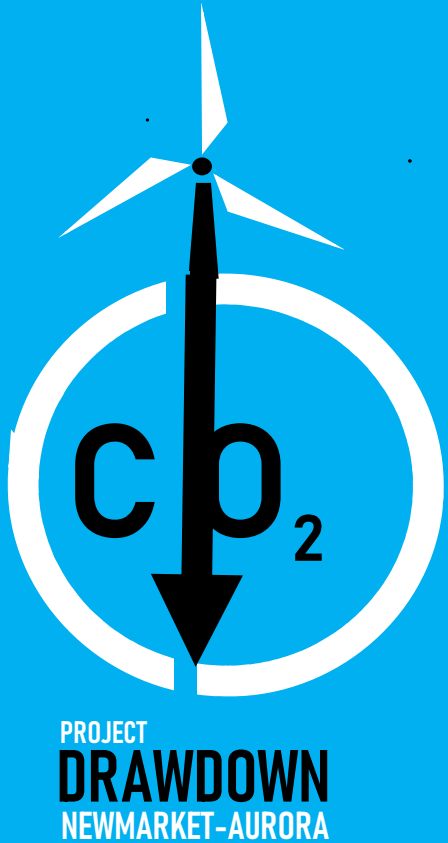
PROJECT
DRAWDOWN
NEWMARKET-AURORA

DRAWDOWN NEWMARKET-AURORA

is asking Newmarket Council
to declare a

Climate Emergency

We want to help Council deepen our collective
commitment to protecting our environment and
community from the impacts of climate change

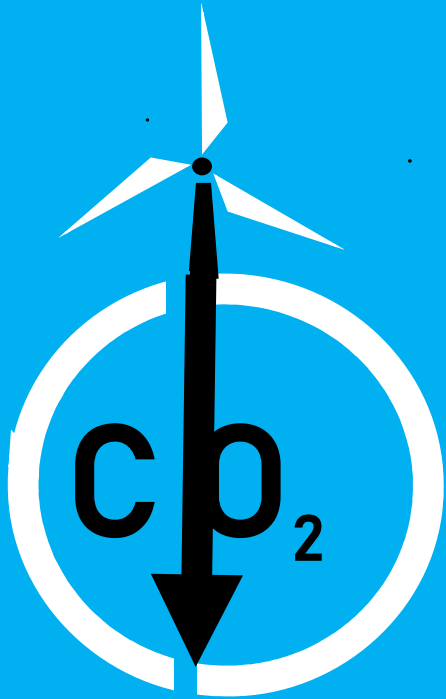


DRAWDOWN NEWMARKET-AURORA

is asking Newmarket Council
to declare a

Climate Emergency

This is a call to action



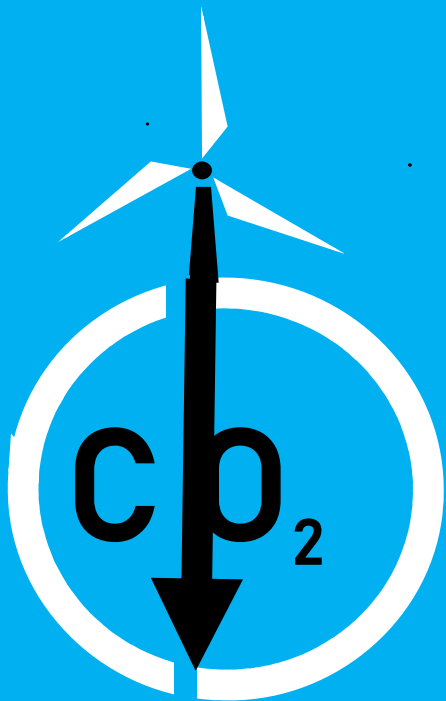
PROJECT
DRAWDOWN
NEWMARKET-AURORA

DRAWDOWN NEWMARKET-AURORA

Climate Emergency

Declaring a climate emergency ensures decisions on future municipal planning, development and operations will be viewed through the lens of a climate crisis.

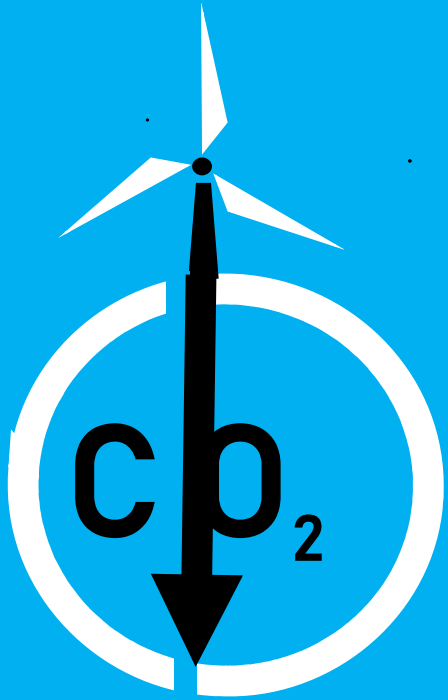
And right now nothing is more important than climate change.



PROJECT
DRAWDOWN
NEWMARKET-AURORA

We celebrate Newmarket's plans and achievements

- The Community Energy Plan, including the NEER home retrofit business case
- Storm water Management and Low Impact Development
- Transit infrastructure with future plans for electrification
- Twinney Drive Battery Energy Storage Facility
- LEAF Backyard Tree planting program
- Cycling infrastructure
- Solar panel installation on Magna Recreation Centre
- Recent acquisition of Mulock property for greenspace use



PROJECT
DRAWDOWN
NEWMARKET-AURORA

Climate Emergency

If not us, then who?



Town of Newmarket
395 Mulock Drive P.O. Box 328,
Newmarket, Ontario, L3Y 4X7

Email: info@newmarket.ca | Website: newmarket.ca | Phone: 905-895-5193

Proposed Ward Boundary Review Staff Report to Council

Report Number: 2020-05

Department(s): Legislative Services

Author(s): Sarah Niezen, Records and Projects Coordinator

Meeting Date: January 13, 2020

Recommendations

1. That the report entitled Ward Boundary Review dated January 13, 2020 be received; and,
2. That Staff be directed to retain an independent consultant to conduct a ward boundary review; and,
3. That Council approve an expenditure on a ward boundary review to a maximum of \$100,000, and the use of Reserve Funds to offset the costs; and,
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Executive Summary

The Town of Newmarket has seen significant development and population growth in the past two decades. Newmarket's current ward boundaries were established in 2002 with a view toward recognizing the impacts of growth in different parts of the Town and its impacts on representation. Undertaking a ward boundary review at this time will allow for adjustments to ward boundaries that acknowledge that Newmarket has seen growth that varies strongly between wards, and that growth is projected to continue to exacerbate the representation imbalances between wards. As described in this report effective "voter representation" and "voter parity" are cornerstones of Canadian democracy and key considerations in a ward boundary review. Staff have reviewed current and projected population numbers and have determined that by the end of this term of

Council and through the next term significant variation in ward populations will result in ward populations exceeding the maximum level of deviation from the average.

Purpose

The purpose of this report is to provide Council with information on a ward boundary review for the Town and to provide direction to staff to proceed with a Request for Proposal (RFP) to engage a consultant to conduct a ward boundary review.

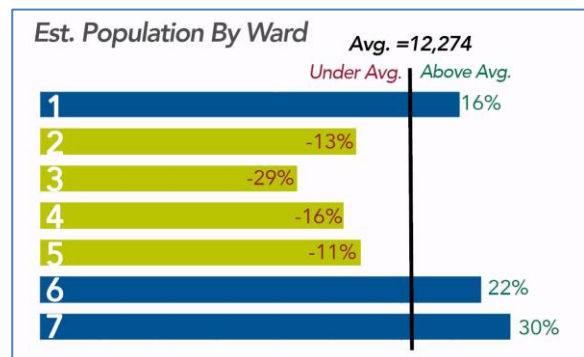
Background

Newmarket's current ward system boundaries were established by By-law 2002-62 for implementation following the 2003 Municipal Election. Corporate Services Report 2002-21 (see **Attachment A**) provided several options for the division of the Town into wards and provided an overview of the consultation and background information and criteria for a ward system.

The Municipal Act, 2001 ("The Act") gives municipalities the authority to determine the composition (including size) of Council, subject to certain parameters. Municipalities may determine ward boundaries through a process outlined in the Act. Residents may also petition Council to create or revise a ward structure, and a failure to act upon such a petition may be appealed to the Local Planning Appeal Tribunal (LPAT). Any Council decision with respect to ward boundaries may be subject to appeal through the LPAT

Primarily, a review of ward boundaries is intended to achieve "effective representation" or "voter parity" as established by the Supreme Court of Canada¹. The ward boundaries established in Newmarket in 2002 were established with significant variation, but with anticipated future development they were expected to meet the test of voter parity within 5 to 10 years. Further future development beyond the original 5 to 10 year projections including density increases, population shifts and intensification were not a factor that was considered at the time the ward boundaries were established.

Population size variances of between 25 to 33 percent are generally accepted as the maximum variance to achieve voter parity; that is to say, no ward should have population greater than 33% above the average for all wards or less than 33% below the average for all wards. Current ward populations fall within this range with a 29% variance in Wards 3 and 30% variance in Ward 7 as illustrated in the bar graph. Ward 3 is 29% below the



¹ Reference re Prov. Electoral Boundaries (Sask.), [1991] 2 SCR 158, 1991 CanLII 61 (SCC), <<http://canlii.ca/t/1fsl>>.

average ward population size and Ward 7 30% above. See **Attachment B** for a 2019 map showing population per ward. Future projected populations will cause wards to be at a greater variance to this range as is described later in this report.

Although the existing provincial legislation provides for municipalities to establish and amend ward boundaries on their own (subject to some statutory requirements and the role of the LPAT as described below), it is important to note that the provincial government has the ultimate authority in the determination of municipal ward boundaries, as well as Council size. Given the results of the Regional Review and the recent decision not to impose a top-down approach on municipalities it is possible that the Province will abide by this policy with respect to matters such as ward boundary reviews as well. Additionally, the Municipal Act requires York Region Council to review its governance structure by December 2020.

That said, the current legislation, as written, does provide for a municipality to establish and change ward boundaries and to determine the size of council on its own. In particular, the Act includes provisions relating to the following:

A municipality may establish and change its ward boundaries.

Subsection 222(1) states that a municipality is authorized to “divide or re-divide the municipality into wards or to dissolve the existing wards.”

A municipality is required to provide public notice of a Council-approved ward boundary by-law.

Subsection 222(3) provides that a municipality is required to give public notice that a ward boundary by-law has been passed within 15 days after the by-law is passed. The notice must specify the last date for filing a notice of appeal.

A Council-approved ward boundary by-law may be appealed to the Local Planning Appeal Tribunal.

Subsection 222(4) states that within 45 days of the ward boundary by-law being passed, it may be appealed to the LPAT by “the Minister or any other person or agency. The appeal is made by filing a notice of appeal with the municipality setting out the objections to the by-law and the reasons in support of the objections. The municipality is required to forward any notices of appeal to the LPAT within 15 days after the last day for filing the notice [Subsection 222(5)].

The timing for new ward boundaries to come into force, depends on when Council approves the ward boundary by-law.

Subsection 222(8) provides that a by-law to establish ward boundaries comes into force for the next regular election if the by-law is passed before January 1 of a regular election year and no notices of appeal are filed, or if any notices of appeal are withdrawn prior to January 1 of the election year, or if notices of appeal are filed and the LPAT issues an order to affirm or amend the by-law before January 1 of the election year. In all other

cases, except when a by-law is repealed by the Tribunal, the by-law comes into force for the second regular election after the by-law is passed.

In order for any ward boundary changes to be in effect for the **2022 Municipal Election**, any by-law establishing new ward boundaries must be in **force before January 1, 2022**. Specifically, if the by-law establishing new ward boundaries is appealed to the LPAT, the notices of appeal must be withdrawn, or the Tribunal must have issued an order to affirm or amend the by-law, before that date.

If Council opts to not proceed with a Ward Boundary Review, electors may use a petition to request a change to ward boundaries.

Under Subsection 223(1), electors in a municipality may at any time “present a petition to the council asking the council to pass a by-law dividing or re-dividing the municipality into wards or dissolving the existing wards.”

The petition requires the signatures of one per cent of the electors in the municipality or 500 of the electors in the municipality, whichever is less. Since one per cent of electors in Newmarket would be 567² electors, a petition to Newmarket Council asking for a ward boundary review would require 500 elector signatures.

If Council did not pass a by-law in accordance with the submitted petition within 90 days of receiving the petition, Subsection 223(4) provides that “any of the electors who signed the petition may apply to the Local Planning Appeal Tribunal to have the municipality divided or re-divided into wards or to have the existing wards dissolved.”

The Tribunal is required to hear the application, and may make an order “dividing or re-dividing the municipality into wards or dissolving the existing wards” [Subsection 223(5)].

Similar to the timelines under which a ward boundary by-law comes into force, the order of the LPAT with respect to a petition application would take effect for the following election if the order is made prior to January 1 of a regular election year (e.g., before January 1, 2022). The order of the Tribunal would be effective for the subsequent election if the order is made on or after January 1 of a regular election year but before Voting Day (e.g., on or after January 1, 2022).

Discussion

The process for revising or determining ward boundaries is founded in the principles of democracy and should be based on fair, impartial review, include public consultation and comply with the five factors described below:

1. Voter parity;
2. Protecting communities and neighbourhoods of interest;

² Based on elector data from the 2018 Municipal Election.

3. Respecting physical features or natural barriers as boundaries;
4. Reviewing existing and proposed developments for future population growth projections; and,
5. Ward history

Staff have not received any feedback from Council or the public with respect to concerns about Newmarket's ward boundaries. Staff have conducted a review of current and projected ward population numbers based on current planning applications. The table included as **Attachment C** outlines projected population growth by ward for this term and next term of Council.

These projections are based on current development proposals in the planning process, broken down by the type of dwelling and the average population size per dwelling type. These numbers are assumptions based on when planning approvals may be completed. Actual timelines for these development proposals are determined by the developers and based on a variety of factors such as development financing. This is intended only as an indicator of possible population growth. A ward boundary review would include a more complex analysis of demographic and economic factors which may result in different predictions.

As a result of the increased growth in Ward 7 and no growth projected for Ward 3 the projected deviation from average population is expected to increase in both wards with Ward 3 being overrepresented and Ward 7 underrepresented.

As a result of these projections staff are recommending a full ward boundary review be undertaken in this term of Council. Staff are not recommending a review of the Town's governance structure or Council composition at this time.

Engaging a Consultant

It is recommended that a consultant lead the ward boundary review in order to ensure that there are no perceptions of staff conflicts in determining ward boundary recommendations to Council. Most urban municipalities that have undertaken ward boundary reviews have typically engaged consultants to lead the review. (See budget impact section to see financial comparisons). Based on staff's research, a well-designed ward boundary review generally means a municipality does not have to conduct another review until 4 general Municipal Elections have passed (i.e., approximately 16 years). Given this, staff will begin planning for the next ward boundary review by establishing a financial reserve so that a ward boundary review can be conducted ahead of the 2038 Municipal Election.

The consultant would conduct research, develop and execute a work plan that includes broad public consultation. Findings and recommendations would be reported to Council. In addition, the consultant would be an expert witness, if necessary, in the event of one or more appeals to the LPAT of any new Council-approved by-law to revise ward boundaries, as described in this report.

The consultant's specific responsibilities would include as follows:

- Undertaking a ward boundary review that will withstand legal scrutiny and possible appeals to the LPAT;
- Developing a ward boundary review work plan and community engagement strategy;
- Undertaking required electoral, public policy and other research to inform the ward boundary review process;
- Implementing a two-stage broad engagement and consultation strategy with residents, communities, key stakeholders and Members of Council to elicit input on current ward boundaries and input on ward boundary options; and
- Developing ward boundary options and a recommended option for Council's consideration in the fall of 2020.

The full scope of the consultant's responsibilities can be found in the draft Terms of Reference in **Attachment D**.

Projected Timeline

Staff are seeking approval to retain a consultant in order to meet statutory timelines to have any new ward boundaries in place for the 2022 Municipal Election. Staff have mocked up a draft timeline based on other municipalities ward boundary reviews and the required legislated timelines (see **Attachment E**). This timeline may be subject to some modification by the consultant once they are brought on board but overall deadlines are not likely to shift significantly. As stated previously, in order for any new ward boundaries to be in place for the 2022 Municipal Election, a by-law must be in effect by January 1, 2022, and any appeals to the LPAT must be concluded by this date.

Conclusion

Newmarket is expected to continue to grow and is in a unique position of largely being built out and is planning for significant intensification in certain areas such as the Yonge Street & Davis Drive corridors. Along with growth, Newmarket has seen and will continue to see, increases in diversity and changes in demographics. All of these factors make this an ideal time to review our current ward boundaries. The ward boundary review will consider future growth and will establish a recommended timeframe for any future ward boundary reviews. In order to do this effectively Staff recommend engaging a consultant to lead the review and public consultation process.

Business Plan and Strategic Plan Linkages

This report is linked the long term financial sustainability pillar of the 2018 to 2022 Strategic Plan as it relates to ensuring continuous improvement and service levels for residents.

Consultation

The Planning and Building Services, Financial Services, and Economic Development Departments were consulted in the drafting of this report.

Human Resource Considerations

There are no additional human resources required.

Budget Impact

Based on other ward boundary reviews for municipalities of similar size, it is estimated that the consultant will cost approximately \$100,000. The use of the appropriate reserve fund to cover these costs will be determined by the Treasurer.

Based on other ward boundary reviews costs range based on the size of the municipality and the complexity of the review. For example Aurora has budgeted \$60,000 for their review which includes possibly moving from at-large to wards. In discussions with Aurora Staff, it has been suggested that this budget amount may be increased due to the complexity of their review. Guelph has budgeted \$150,000 for a review that includes a governance review consisting of a review of the composition of Council, role of councillors, including ranked ballot considerations, and employment status of all members of Council.

Municipality	Timeline for completion	Budget
Ajax	completed 2017	Approximately \$5 - \$10,000
Aurora	currently underway	\$60,000
Guelph	currently underway	\$150,000 (budget)
Hamilton	completed 2017	\$227,000 (actual)
Milton	completed 2016	\$64,000
Ottawa	currently underway	\$710,000 (min estimate budget)
Toronto	completed 2017	\$810,000 (actual)

Attachments

Attachment A - Corporate Services Report 2002-21

Attachment B - 2019 Ward Map showing current populations

Attachment C - Table showing projected population growth

Attachment D - Terms of Reference for consultant

Attachment E - Projected Timeline

Approval

Kiran Saini, Deputy Town Clerk

Lisa Lyons, Director of Legislative Services/ Town Clerk

Esther Armchuk, Commissioner of Corporate Services

Contact

For more information please contact Sarah Niezen at sniezen@newmarket.ca

Ewart, Karen

To: DiPassio, Florence
Cc: Unger, Jason
Subject: Item 43 Town Council Electronic Extract - May 13, 2002:
COMMITTEE OF THE WHOLE - MAY 6, 2002 - ITEM 33
corporate Services Report CS2002-21
Proposal to Establish a Ward System of Representation

File: 7.1.1 and 9.15.0
Pending Agenda File: Council Pending - Bylaw June 10

Town Council Electronic Extract - May 13, 2002:

Moved by Councillor Scott
Seconded by Councillor Kerwin

THAT Item 33 of the Committee of the Whole Minutes of May 6, 2002 regarding the proposed Ward System of Representation be referred back to staff further review to reflect the population of the wards.

MOTION LOST

Moved by Councillor Snow
Seconded by Councillor Woodhouse

THAT Item 33 of the Committee of the Whole Minutes of May 6, 2002 be adopted:

Councillor Scott requested a recorded vote.

1. COMMITTEE OF THE WHOLE - MAY 6, 2002 - ITEM 33
CORPORATE SERVICES REPORT CS2002-21
PROPOSAL TO ESTABLISH A WARD SYSTEM OF REPRESENTATION

- 1. THAT Corporate Services Report CS2002-21 dated April 18, 2002 regarding Proposal to Establish a Ward System of Representation be received.**
- 2. THAT Council adopt a seven ward system of representation for the Town of Newmarket as identified in Schedule B of the Committee of the Whole Minutes of May 6, 2002.**
- 3. THAT representation on Town Council consist of 1 representative for each ward;**
- 4. AND THAT the Mayor and Regional Councillor be elected at large;**
- 5. AND THAT the Town Clerk prepare the necessary by-law pursuant to the requirements of the *R.S.O. 1990, c.M45*.**

Files: 7.1.1 and 9.15.0

	YEA	NAY
Springstein	V	
Scott		V
Vegh	V	

Attachment A - Corporate Services Report 2002-21

Woodhouse	v	
Van Bynen	v	
Snow	v	
Kerwin	v	
Humeniuk (absent)	-	-
Taylor	v	
TOTAL	7	1

CARRIED



TOWN OF NEWMARKET

Corporate Services Department
information@town.newmarket.on.ca

April 18, 2002

CORPORATE SERVICES REPORT 2002-21

TO: Committee of the Whole Council

SUBJECT: Proposal to Establish a Ward System of Representation

ORIGIN: Director of Corporate Services
Director of Planning and Development

RECOMMENDATIONS

THAT Council provide direction to staff on the preferred alternative for the division of the municipality into wards.

BACKGROUND

At its meeting on March 25, 2002 Council adopted a recommendation to implement a ward system for the 2003 election. Council deferred a decision on a specific option for ward boundaries in order that the matter could be considered further. In addition, Council requested that Staff investigate the legality of the creation of ward Councillors and also the position of Councillor at large.

COUNCILLOR AT LARGE POSITION

The Director of Legal Services has reviewed the legal aspects of a Council composition that is a combination of Councillor(s) at Large with a Ward Councillor(s) and whether there are any municipal councils organized in that way in Ontario. She advises that section 29(6) of the Municipal Act provides that "The elected members, other than the head of council, may be elected by general vote, by ward or by a combination of the two, in accordance with a by-law passed by council." Therefore a Council comprised of a combination of at large and ward Councillor is permitted under Ontario law. We have not been able to find an example of a municipal council organized in that way in Ontario.

The Director of Corporate Services and Town Clerk has also reviewed the proposal to create Councillors at Large and Ward Councillors with respect to the election process. While there are no technical difficulties in operating an election for both Ward Councillors and Councillors at Large, there are a number of matters that should be addressed by Council before implementing such a position namely:

1. The role and responsibility of a Councillor at Large should be clearly understood by Council and the Administration.

-
2. A communications program would be required to educate the public on the role of the Councillor at Large prior to the election in order that the electorate could clearly understand the roles when selecting the positions of:

- a. Mayor
- b. Regional Councillor
- c. Ward Councillor
- d. Councillor at Large

WARD OPTIONS

Copies of the three ward proposals under consideration are attached to this report. Also attached, as Appendix "A" is background information regarding the ward system, the legislative requirements for implementation and comments on the ward boundary criteria as they apply to Newmarket.

DECISION MAKING PROCESS

Council had previously adopted the following decision making process in Report CS 2000-57:

Step 1

Staff will complete research on the community addressing the ward boundary criteria and prepare a draft report including various boundary options. (Completed)

Step 2

The draft report will be presented to Council for information and comment. (Completed November 19, 2001, Report CS2001-84)

Step 3

Should Council decide to proceed with a ward system, Staff would then conduct a public input process involving public meetings, written submissions, consultations with business and ratepayers groups and other community organizations. (Completed March 1, 2002)

Step 4

The results of the public input process will be presented to Council along with any further recommendations regarding potential ward boundary alignments. (Completed)

Step 5

Council may make a final decision on the implementation of a ward system and the proposed boundaries. (Decision made regarding the implementation of wards however, exact model for ward system not selected)

Step 6

If the decision of Council is to proceed with a ward system, the Clerk will organize a formal public meeting as required under the Municipal Act to receive input on the proposal.

Step 7

A bylaw will be presented to Council for a final decision on the implementation of a ward system.

The Town has now completed Step 4 and part of Step 5 and is in a position to make a decision regarding design of the ward system.

PUBLIC INPUT PROCESS

The components of the public input process implemented by the Town included following:

1. A public drop in center that was held on February 4th;
2. Invitations for comments appeared on the Town Page and in the Web Page continuously during January and February;
3. Information has been posted on the web site during January and February to allow residents to obtain information on the subject;
4. A public comment form was provided on the Web Site;
5. The report was circulated to existing ratepayers groups for comments;
6. A presentation was made to the Chamber of Commerce members lunch meeting in January 2002;
7. Subsequent to the decision by Council to implement a ward system, staff have advertised the April 22, 2002 Committee of the Whole meeting.

WRITTEN COMMENTS RECEIVED

Since Council considered the report on the public consultation process, we have received correspondence from Mr. Justin Frape and Mr. Grant McLeod and Mr. Chris Emanuel on the issue. Copies of their correspondence are attached.

CONCLUSIONS

To implement the ward system, a specific ward alternative should be selected at this time and direction should be given for the Town Clerk to arrange a statutory meeting. Also a draft bylaw should be prepared for adoption after the public meeting.

BUSINESS PLAN AND STRATEGIC PLAN LINKAGES

The review of the system of representation follows up on the direction of the previous and current Council to review the size and method of election of the Council.

COMMUNITY CONSULTATION POLICY

The municipality has now consulted with the community in conformity with the consultation policy.

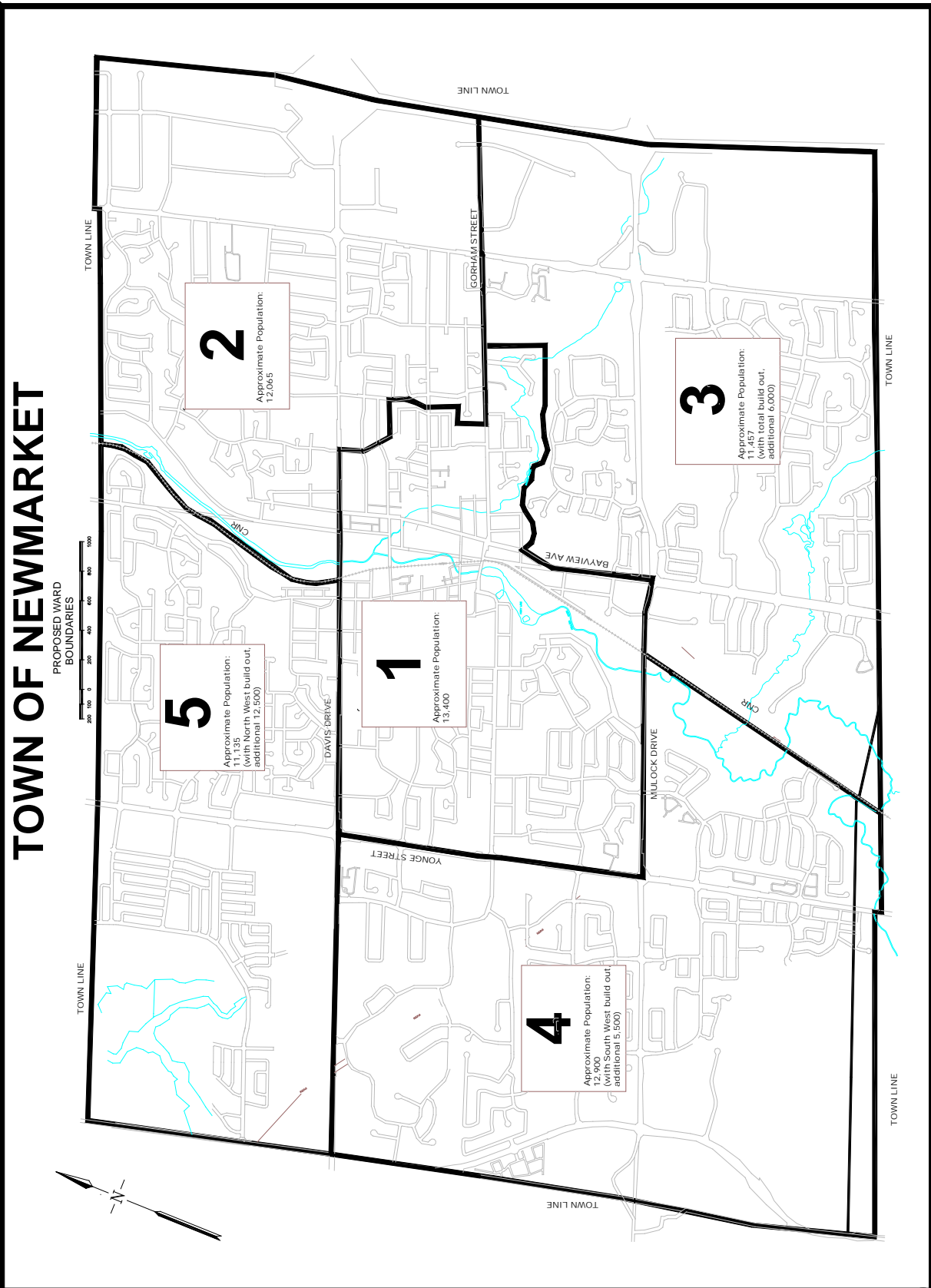
BUDGET IMPACT (CURRENT AND FUTURE)

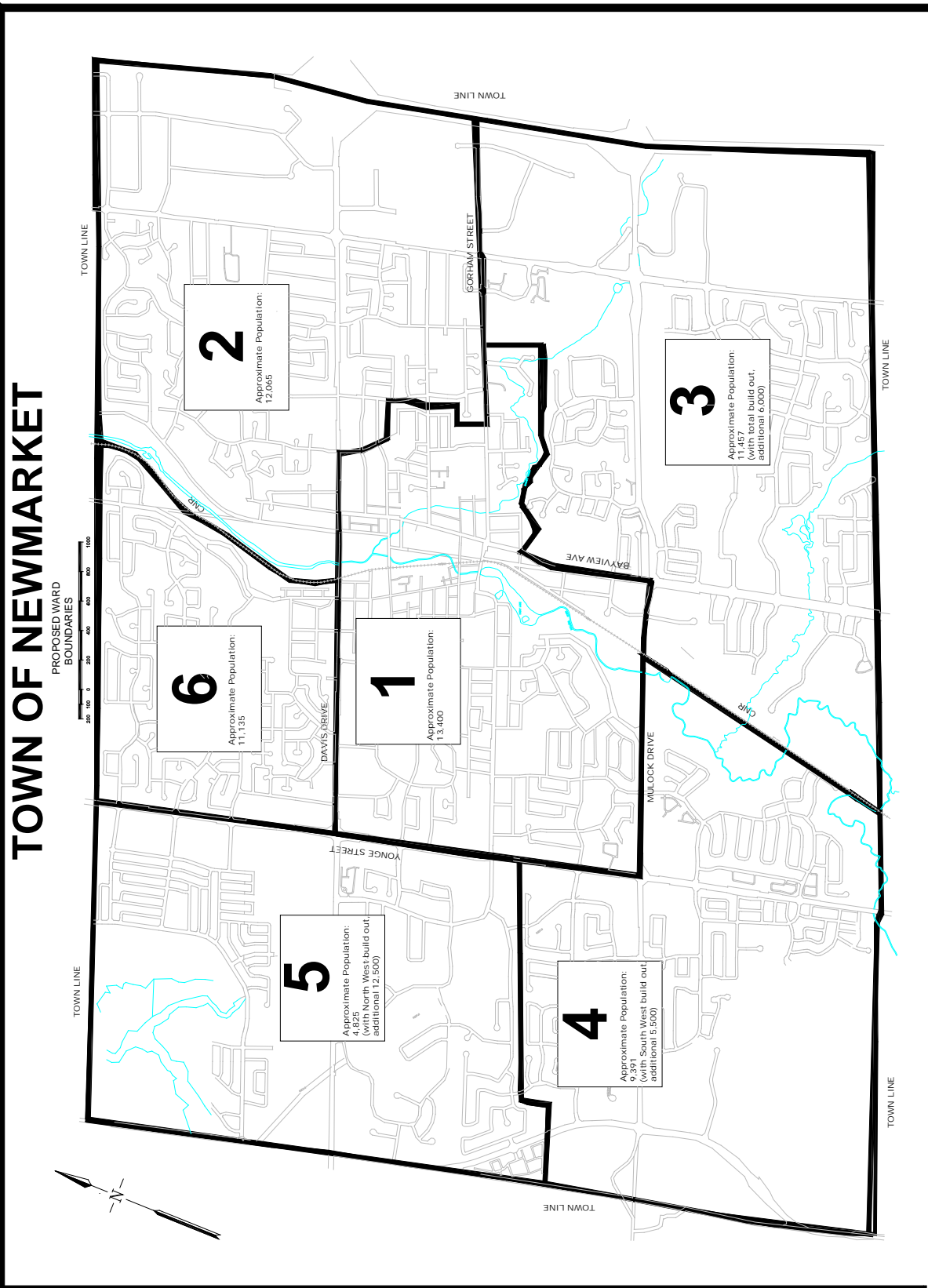
The implementation of the ward system will not create any significant operational expenses or savings. There is a possibility that the proposal could be challenged by objectors and the Town may have to defend its ward boundary proposal at the OMB.

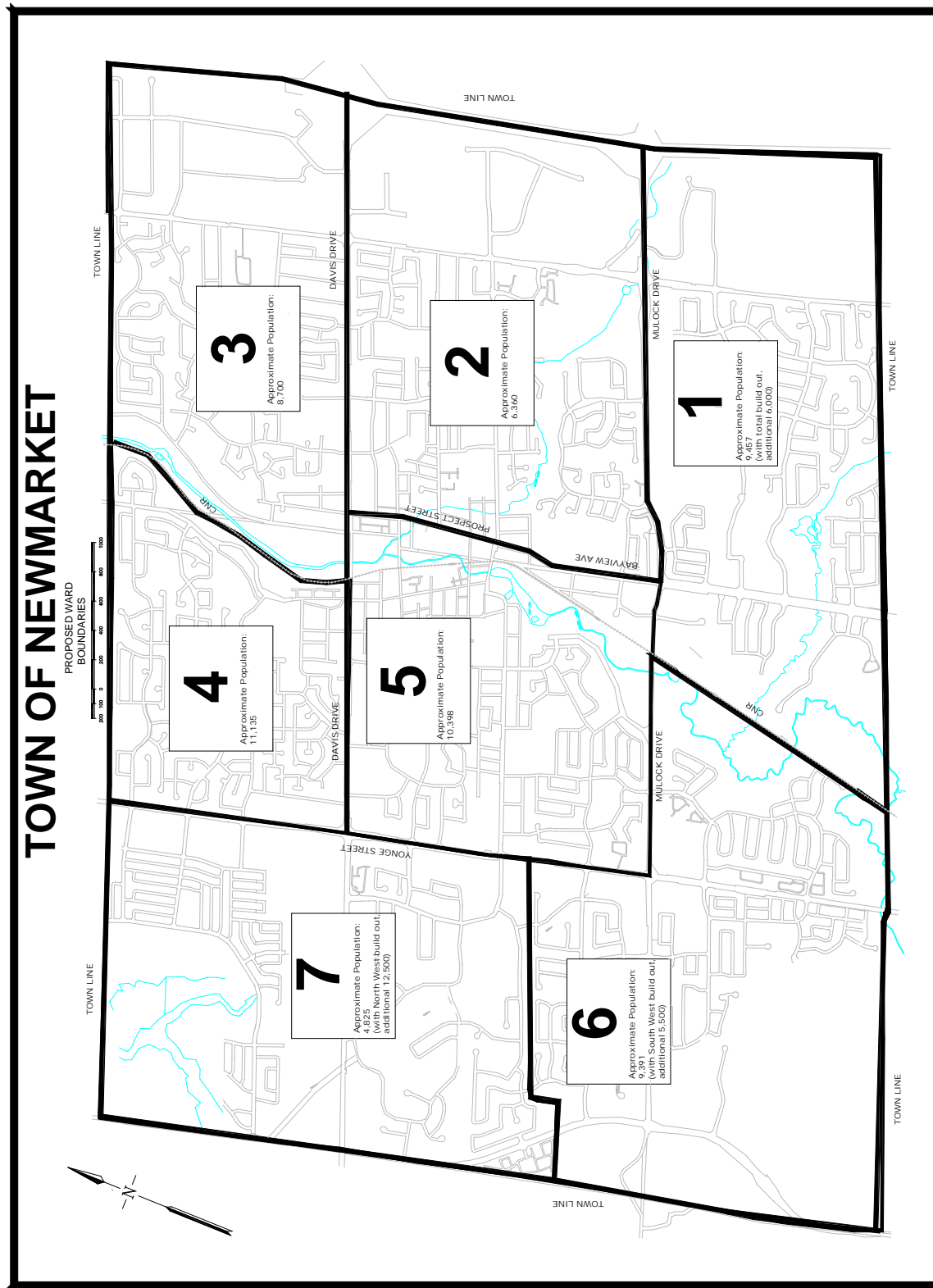


Director of Corporate Services

Director of Planning







APPENDIX "A"

BACKGROUND INFORMATION

During December of the year 2000, Council considered a report regarding the results of the vote on the ward question during the 2000 municipal elections. At that time Council gave the following direction to staff:

"THAT the Director of Corporate Services/Town Clerk and the Acting Director of Planning research available information regarding identifiable communities within the municipality and the geographic distribution of the municipality's population in order to present various options for the division of the municipality into wards that would address the following criteria:

- 1. Equitable distribution of population to provide for representation by population as nearly as possible:*
 - 2. Preservation of community integrity and function and recognition of settlement patterns and community groupings*
 - 3. Community or diversity of interests*
 - 4. Means of communication and accessibility*
 - 5. Topographical features*
 - 6. Distinct geographical boundaries, which provide for a compact and contiguous area and recognize special considerations including the scarcity, density or relative growth or loss of population.*
-
- 1. AND THAT the Director of Corporate Services/Town Clerk and the Acting Director of Planning be directed to conduct public meetings and invite public comments with respect to the various ward boundary options;*
 - 2. AND THAT following the public input process, staff be directed to present a report on the public input provided and draft proposals for ward boundaries for consideration of Council."*

Municipal Election Question Results

During the 2000 Municipal Elections, a question was placed before the electors respecting the division of the municipality into wards. The following was the result of the referendum:

“Are you in favour of the implementation of a ward system of representation for the Municipal Council of the Town of Newmarket?”

YES	8685	63.41%
NO	5012	36.59%

(Population at that time 67,653)

The question was placed on the ballot under the authority of the Local Democracy through Direct Referendum Act, which was introduced by the province in the year 2000. This legislation provides that the results of a referendum vote would be binding on the municipality if at least 50% of the eligible electors voted in the election. Since the voter turnout in the election was 35.97%, the result of the vote is not binding. It is therefore left to Council to make a decision on whether to implement a ward system.

The ward question has previously been placed on the ballot in the Town of Newmarket on the following occasions:

1982	Yes	3,231
	No	5,834

(Population at that time 30,953)

1985	Yes	5,125
	No	5,518

(Population at that time 33,186)

1992 Municipal Board Hearing on Ward Petition

During 1991 the Town received a petition requesting the Town to implement the ward system. The Town did not act on the request and the petitioners forwarded their request to the Ontario Municipal Board. The Board Hearing was conducted on March 2, 1992. The Board ruled that the evidence did not demonstrate a need for a ward system at that time.

Legislative Authority for Creation of Ward System

The Municipal Act provides in Section 13 (4) that a Council of a local municipality may pass a bylaw dividing the municipality into wards. Prior to passing the bylaw, the Council shall give notice of its intention to pass the bylaw and hold at least one public meeting to consider the matter. The Council must give consideration to any prescribed

criteria for establishing wards as may be established by the Minister. It has been determined that no such criteria has been established by the Minister.

In order to come into effect for the 2003 Municipal Elections, a ward boundary bylaw must be passed before January 1, 2003. Within 15 days of the passing of the bylaw, the Clerk must give notice to the electors that they may appeal the passing of the bylaw to the Ontario Municipal Board. The appeal to the Board must set out the objection to the bylaw and the reasons for the objection. If there is an objection, the Ontario Municipal Board shall hold a hearing and may dismiss the appeal or allow the appeal in whole or in part. If the Board allows the appeal it may make an order repealing all or part of the bylaw, or amending the bylaw or doing both, or the Board may make an order directing the Council to repeal all or part of the bylaw to amend the bylaw or to do both.

Ward Boundary Criteria

In establishing ward boundaries, a municipality should have regard to several criteria including the following:

1. Equitable distribution of population to provide for representation by population as nearly as possible:
2. Preservation of community integrity and function and recognition of settlement patterns and community groupings
3. Community or diversity of interests
4. Means of communication and accessibility
5. Topographical features
6. Distinct geographical boundaries that provide for a compact and contiguous area and recognize special considerations including the scarcity, density or relative growth or loss of population.

In order to establish boundary options that address the criteria, it is necessary for Council to consider available information on population distribution, identifiable communities and geographic boundaries. In addition it would be prudent to have regard for growth trends in the short and long term to establish boundaries that will recognize current developments.

Composition of Council

During the last term of Council, a proposal was brought forward to reduce the number of Local Councillors from seven to five. Since the matter was discussed after January 1, 2000, the Municipal Act would not allow an amendment to take place in time for the

November 2000 Municipal Elections. The previous Council provided the following direction to staff:

“WHEREAS the Province of Ontario has encouraged municipalities to implement measures to streamline and reduce government and to increase efficiency;

AND WHEREAS the Council of the Town of Newmarket is comprised of a Mayor, Regional Councillor and seven Councillors all of which are elected at large by voters throughout the municipality;

AND WHEREAS Section 29 (3) of the Municipal Act permits a Municipal Council to enact bylaws to change the number of elected members;

AND WHEREAS it is deemed appropriate to reduce the size of the Council of the Town of Newmarket by reducing the number of Local Councillors from seven to five;

AND WHEREAS Section 29 (11) of the Municipal Act provides that a bylaw passed after January 1 in the year of a regular municipal election does not come into force until after the next regular election;

THEREFORE BE IT RESOLVED by the Municipal Council of the Town of Newmarket as follows:

THAT staff initiate procedures to implement the reduction of the members of Council from seven to five effective after the next regular election.

When report CS2000-57 was considered by Council last March it was determined that the examination of potential ward boundaries would be undertaken in order to enable a review of the size of Council in the context of the representation of various segments of the community.

Examination of Ward Boundary Criteria

In order to present preliminary proposals for potential ward divisions, the Planning Department and the Corporate Services Department examined various information sources including, distribution of electors, demographic information, identifiable communities of interest, barriers to accessibility and communication, topographical features, geographic boundaries and future growth areas. The following observations are offered for consideration:

Equitable distribution of population

One of the criteria for the creation of wards is to distribute the population equitably in order to ensure as equal representation as possible. It should be understood that it is not necessary to create wards that are exactly equal in population at the expense of other factors such as topographic interests or communities of interest. It may be that the population in each ward could vary as much as 25% or 30% without seriously impacting the representative role or the equity in representation. This could also depend on the size of the ward and the inclusion of communities of interest. For instance, in municipalities that have an urban/rural split it is very common for the rural wards to be split from urban wards. This is based upon the concern that by including both urban and rural areas in one ward it may overshadow the interests of one segment of the ward. It is also common to have a significantly smaller population in the rural ward in order to prevent the ward from becoming unwieldy in its geographic area.

Within the options presented to Council, there are differences in the population; however it is not believed that they would be significant enough to impact on the principle of equity in representation. The models also include wards that contain areas for future development. While the populations in these wards are not as large as the wards in the developed areas of the community, development in these new areas will bring their populations into line with the other wards within the 5 to 10 year period.

Preservation of Existing Communities

The second criteria for the development of wards is the preservation of community integrity and function and the recognition of settlement patterns and community groupings. The historic downtown area of Newmarket is the most distinctly recognizable community in the municipality. Some other small historic settlements such as Bogartown or Bogartown do exist; however, these other historic settlements did not develop as a nucleus for a distinct community. They gave tended to be overshadowed by the development that has occurred from the core of the historic Main Street area to the extent that they are no longer recognized as a settlement.

Outside of the historic downtown Main Street business district, the only recognizable characteristics in settlement are residential subdivisions. These have been developed over the last 50 years and seem to almost form concentric rings around the downtown. These subdivision areas are distinguishable by the age and style of their housing and also by their orientation to neighbourhood parks and school districts. They do not in themselves form settlement communities that are large enough to be considered as separate political units. These subdivisions are sometimes closely tied with adjacent subdivisions depending upon the stage of their development, road networks, school districts, access to open space and recreational facilities and shopping districts. On their own these delineation's may not form firm political separations; however, may be used to define ward boundaries where it is necessary in order to maintain some equitable distribution of population within the wards in the absence of other means of delineation.

Community or Diversity of Interests

Staff have reviewed Census Data to identify social, economic, ethnic or cultural differences within the community. The data demonstrates that there are no significant communities of interest on this basis. While there exists some diversity in the population, there is no concentration of an identifiable homogeneous population that would warrant consideration for political representation. Newmarkets population is becoming more diverse; however, this diversity is made up of residents from a large variety of backgrounds and they are distributed throughout the community and not concentrated in specific neighborhoods.

Means of Communication and Accessibility

The Town of Newmarket is served by one dominant community newspaper, the Era-Banner, which also serves the Town of Aurora and the communities of Sharon and Holland Landing. Other smaller community newspapers have also served the municipality and have appeared and disappeared over time. One cable television provider serves the entire municipality. The community is therefore not divided by different means of public communication.

Within the community there do not appear to be any significant physical barriers to accessibility to the municipal government or municipal services.

Topographical Features

The topography of the Town of Newmarket is dominated by the Holland River, which runs north and south through the length of the municipality. Adjacent to the Holland River is the original Grand Trunk Railway that now serves primarily as a GO transit line. On either side of the Holland River the topography rises noticeably to peak at the eastern and western boundaries of the municipality.

The impact of this topography is not significant within the historic downtown where there are a number of vehicular and pedestrian connections. In addition, the orientation of the neighborhoods surrounding the downtown core towards the commercial district and its shopping and public amenities overcome the topographic barrier of the river.

Outside the historic downtown, the Holland River does create a significant topographic barrier. Within the areas north of Davis Drive and South of Water Street there are few pedestrian and vehicular linkages. In addition, in some areas, there are significant wetland areas and parkland that provide a natural barrier between neighbourhoods.

Distinct Boundaries with Compact and Contiguous Areas

A final criteria for wards is the requirement for distinct geographical boundaries that provide for a compact and contiguous area and recognize special considerations including the scarcity, density or relative growth or loss of population. The only distinct boundaries within the Town of Newmarket are the major road corridors of Davis Drive, Mulock Drive, Leslie Street, Bayview Avenue, Eagle/Water/Gorham Streets and Yonge Street and the Holland River in the north and south of the municipality. The Town of Newmarket is approximately 14 square miles in area and is approximately 70% urbanized. Any ward system would therefore contain compact areas. All areas in the municipality are relatively contiguous with the exception were the residential areas in the north and south are divided by the river valley.

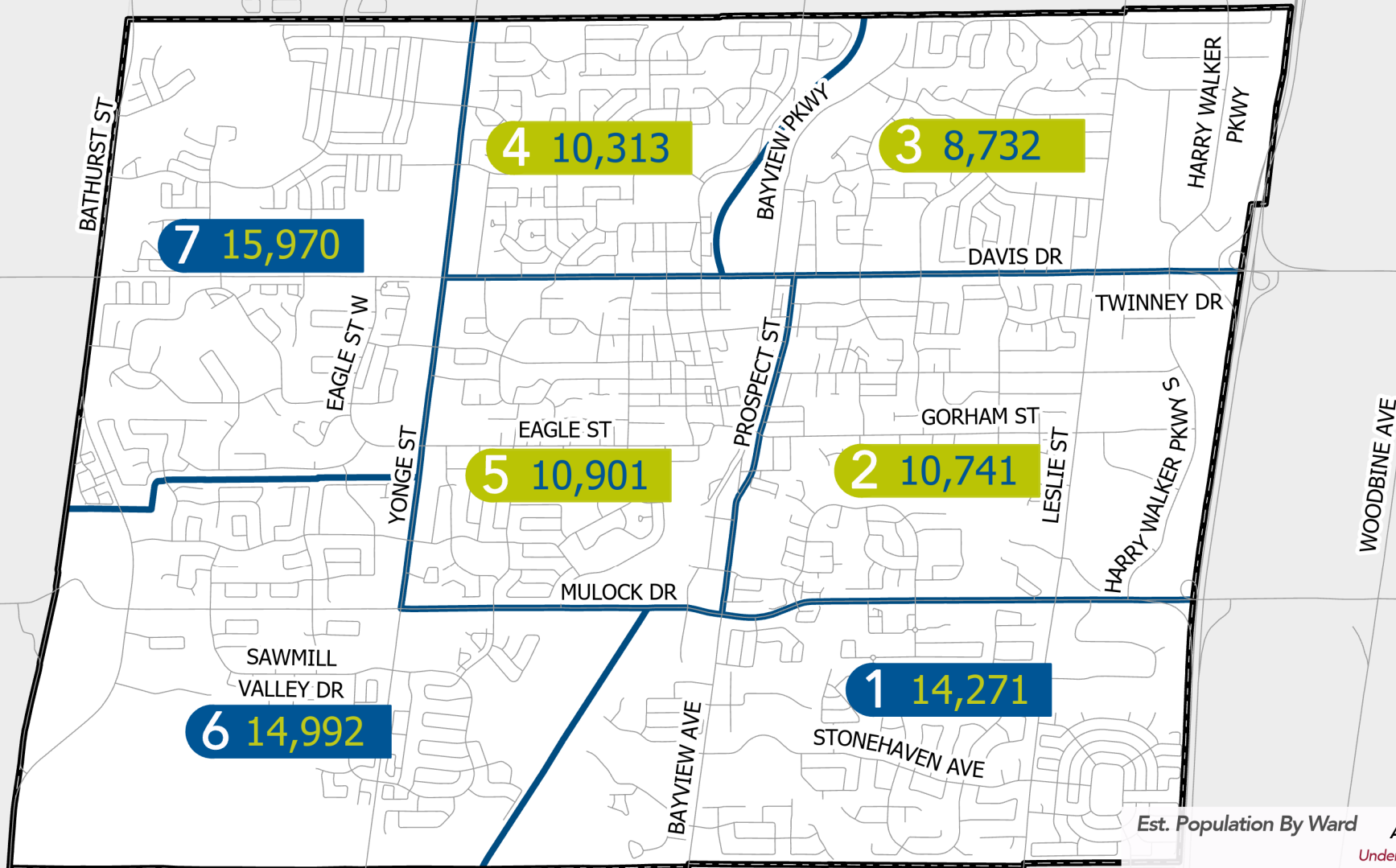
With respect to anticipated changes in the population, it will be necessary to recognize the significant growth that will occur in the northwest and southwest quadrants of the municipality in any ward design. Political divisions within those areas could contain smaller populations at this time in recognition of the growth in population anticipated in the next 5 to 10 years. Alternatively, wards could be created of a size equal to those in the developed areas provided that they are structured to permit their division to add an additional ward as the population grows.

Town of Newmarket Estimated Population by Ward (Sept 2019)

Total Estimated Population
85,921



Designed & Produced by
Information Technology – GIS
Printed: October, 2019



Estimated Population =

2016
Census
Population

+
of New
Residential
Unit

x

of
Persons
Per Unit

derived from Statistics Canada's 2016
Population by Dissemination Area. In situations
where a DA crosses over 2 or more wards,
population is distributed based on the proportion
of address points found in the respective wards

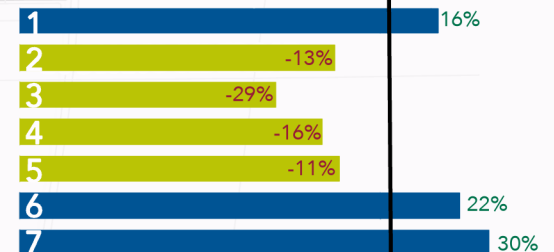
Building Occupancies
issued between
Jan 2017 - Sept 2019

based on York Region Long Range Planning's
Guidelines for Determining Population &
Employment Targets, Newmarket PPU
Estimate by House Type (July 2018 Version)

Est. Population By Ward

Avg. =12,274

Under Avg. Above Avg.



Attachment D - Estimated Ward Populations 2019, 2022 and 2026

Ward	Estimated Total Population (Sept 2019)	Deviation from Avg Pop (%) 2019	Estimated Population by 2022*	Deviation from average population 2022	Estimated population by 2026	Deviation from Average Population 2026
1	14,271	16%	14,271	10%	14,271	7%
2	10,741	-12%	10,941	-17%	11,214	-18%
3	8,732	-29%	8,732	-47%	8,732	-52%
4	10,313	-16%	10,722	-20%	11,085	-20%
5	10,901	-11%	11,427	-12%	12,339	-8%
6	14,992	22%	15,485	17%	15,485	14%
7	15,970	30%	18,402	30%	19,793	33%
Total	85,921		89,980		92,920	
Average	12,274		12,854		13,274	

These estimated numbers are based on a review of current development applications and their expected completion and occupancy dates. The number of new residential units in each application was multiplied by the average number of residents per unit, then an estimate was made as whether the development would be occupied by 2022 or 2026.

Attachment E - Terms of Reference for a Newmarket Ward Boundary Review – Consultant Led

Objective

To undertake a ward boundary review process for the Town of Newmarket. This includes broad engagement and consultation with Newmarket residents, communication with key stakeholders, and to develop ward boundary options and recommendations for Council's consideration.

Consultant Responsibilities

- Undertake a ward boundary review for Newmarket that is legally robust and will withstand legal scrutiny and possible appeals to the Local Planning Appeal Tribunal (LPAT);
- Undertake required electoral, public policy and other research to inform the ward boundary review process;
- Implement a two-stage broad engagement and consultation strategy with the public, communities, key stakeholders, the Mayor and councillors to elicit input on Newmarket's current ward boundaries and input on ward boundary options; and
- Develop ward boundary options and a recommended option for Council's consideration.

The consultant may consult academics, electoral, public policy and other experts during the ward boundary review process.

Project Parameters

The consultant will be responsible to undertake a ward boundary review within the following parameters:

- Develops a ward boundary review process, work plan and engagement and consultation strategy that does not assume a specific boundaries of wards;
- Applies the principle of "effective representation" as outlined by the Supreme Court of Canada and applied by the courts and the Ontario Municipal Board (OMB)/Local Planning Appeal Tribunal (LPAT) in developing ward boundary options;
- Considers and reflects the principles of geography, community history, minority representation, communities of interest, physical and natural boundaries in developing ward boundary options;
- Adheres to requirements set out in relevant OMB/LPAT and court decisions about undertaking municipal ward boundary reviews;
- Considers and accommodates Newmarket's projected growth and population shifts for a reasonable period of time;
- Builds on lessons learned through other ward boundary reviews and leading electoral and public policy research and advice;
- Considers key Town policies in the development of ward boundary options including the Official Plan, Secondary Plan;

**Attachment E - Terms of Reference for a Newmarket Ward Boundary Review –
Consultant Led**

- Includes at least two rounds of broad and comprehensive public consultation -- the first to provide information to support informed engagement and solicit feedback on existing ward boundaries, and the second to provide information and solicit feedback on ward boundary options;
- Works within any additional parameters established by Town Council
- Presents preliminary and final recommendations.

Attachment E - Projected Timeline

Task	Responsible	Estimated Dates
Report to Council - Council Decision required	Town Clerk	January 13, 2019
Request for Proposal evaluation and contract	Town Clerk	January 2020
Public consultation on current ward boundaries (Round I)	Consultant	April - June 2020
Inform Council of new ward boundary options for public consultation	Consultant	July 2020
Public consultation on new ward boundary options (Round II)	Consultant	August – September 2020
Final report to Council with recommendations - Council decision required	Consultant	November 2020
Enacting by-law	Town Clerk	November 2020
Give notice to the public that the by-law has passed	Town Clerk	November 2020
45-day Appeal Period ends	Town Clerk	December 2020
Last day for notice(s) of appeals to be received	Town Clerk	December 2020
Notice(s) of appeal to be forwarded to the Local Planning Appeal Tribunal by the Town - If applicable	Town Clerk	January 2021
Expected Local Planning Appeal Tribunal decision (within ~6 – 10 months) - If applicable	LPAT	July 2021 – November 2021

January 1, 2022 is the deadline for a by-law to be in force – appeal period must have elapsed and any appeals concluded



Town of Newmarket
395 Mulock Drive P.O. Box 328,
Newmarket, Ontario, L3Y 4X7

Email: info@newmarket.ca | Website: newmarket.ca | Phone: 905-895-5193

Application for Draft Plan of Condominium (19CDMN-2019-002) Staff Report to Council

Report Number: 2020-01

Department(s): Planning and Building Services

Author(s): L. Traviss, Senior Planner, Development

Meeting Date: January 13, 2020

Recommendations

1. That the report entitled Application for Draft Plan of Condominium (19CDMN-2019-002) dated January 13, 2020 be received; and,
2. That approval be given to Draft Plan of Condominium 19CDMN-2019-002) subject to the Schedule of Conditions attached hereto and forming part of this report; and,
3. That Kerigan Kelly, Groundswell Urban Planners Inc., 95 Mural Street, Suite 402, RICHMOND HILL ON L4B 3G2 be notified of this action.

Purpose

The purpose of this report is to recommend Council approve the attached Draft Plan of Condominium for Blocks 121 and 122 within the Marianneville Draft Plan of Subdivision.

Background

An application for draft plan of condominium has been submitted by Marianneville Developments Limited. The applicant received site plan approval and has subsequently entered into a site plan agreement dated January 15, 2019 for the development of 26 detached residential dwellings on the subject lands. The detached dwellings are now under construction and it is appropriate to approve the draft plan of condominium.

Discussion

Draft Plan of Condominium 19CDMN-2019-002 relates to a development containing 26

Application for Draft Plan of Condominium (19CDMN-2019-002)

detached residential dwellings – 10 within Block 121 and 16 within Block 122. The subject lands are located to the east and south of Mitchell Place and are shown on the attached Location Map. A copy of the draft plan of condominium, as recommended for approval, is also attached.

The subject lands are being developed by parcels of tied land whereby the only common elements are the private roads and associated boulevard areas. The remainder of the lands will be subdivided through the Part Lot Control Exemption process under the Planning Act and would have a freehold tenancy on the private roads. As noted above, the applicant has received site plan approval and has entered into a site plan agreement dated January 15, 2019 for the development of the detached dwellings on the subject lands. The dwellings are now under construction and it is appropriate to approve the draft plan of condominium.

Planning Considerations

This application for Draft Plan of Condominium proposes to identify and create the common elements for the condominium corporation which includes the roads and the boulevard areas which are to be maintained by the condominium corporation. The proposed Draft Plan of Condominium is appended to this report.

Application for site plan approval for the 26 detached dwellings on condominium roads was approved in principle by Council on April 24, 2017. The site plan agreement dated January 15, 2019 has been executed by the Town and all payments and securities required by the site plan agreement have been submitted.

The subject property is designated Emerging Residential in the Town's Official Plan. The Emerging Residential designation was put in place by the Ontario Municipal Board through its Order dated November 18, 2014. Detached dwellings are a permitted use in the Emerging Residential designation and the proposed Draft Plan of Condominium application conforms to the purpose and intent of the Official Plan.

The subject property is currently zoned R1-D-122 by the Ontario Municipal Board through its Order dated November 18, 2014, which permits the detached dwellings as approved through the site plan approval process. Council removed the holding provision from the zoning by-law as it relates to this development through By-law Number 2019-27 dated May 6, 2019.

Conclusion

Draft Plan of Condominium 19CDMN-2019-002 is recommended for approval subject to the conditions set out in the Schedule of Conditions attached to and forming part of this Report.

Business Plan and Strategic Plan Linkages

This application has linkages to the Community Strategic Plan as follows:
Application for Draft Plan of Condominium (19CDMN-2019-002)

Well-equipped and Managed: by providing opportunities for varied housing types, affordability and densities.

Consultation

N/A

Human Resource Considerations

N/A

Budget Impact

Operating Budget (Current and Future)

The appropriate planning application fees have been received for the draft plan of condominium. The Town has also received income from development charges and will receive assessment revenue through the development of this subdivision.

Capital Budget

There is no direct capital budget impact as a result of this report.

Attachments

1 – Schedule of Conditions

2 – Location Map

3 – Proposed Draft Plan of Condominium

Approval

Peter Noehammer, Commissioner, Development and Infrastructure Services

Jason Unger, Acting Director, Planning and Building Services

Adrian Cammaert, Acting Manager, Planning Services

Contact

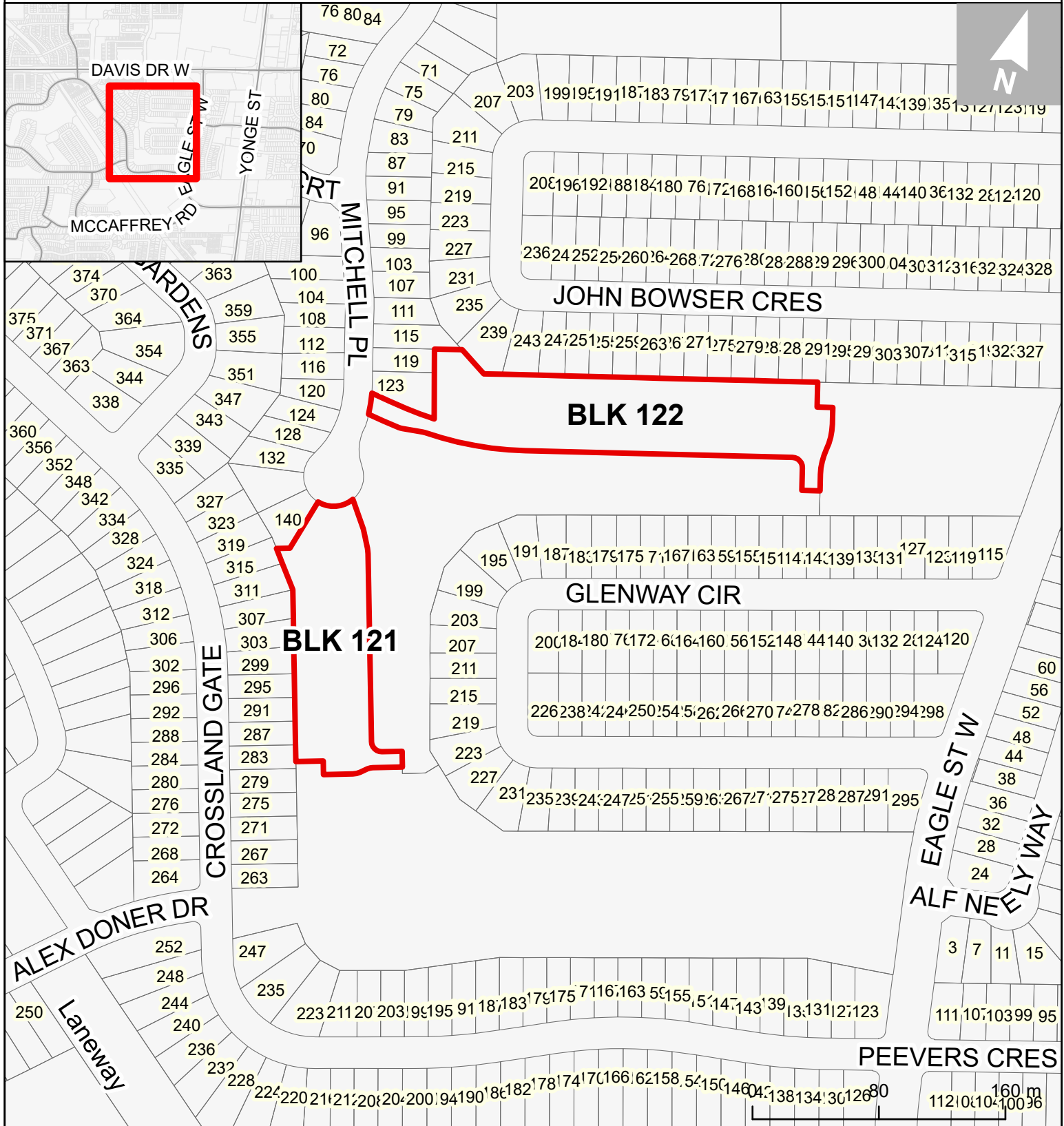
Linda Traviss, Senior Planner - Development

SCHEDULE OF CONDITIONS
DRAFT PLAN OF CONDOMINIUM 19CDMN-2019-002
MARIANNEVILLE DEVELOPMENTS LIMITED

1. Approval shall relate to the draft plan of condominium prepared by J.D. Barnes Limited, Reference Number 16-21-903-blk121-122-condo, signed by Marianneville Developments Limited on September 5, 2019.
2. The Owner shall provide confirmation from the Director of Engineering Services that the Owner has fulfilled all of its obligations under the Site Plan Agreement dated January 15, 2019, as amended from time to time, or in the alternative, that the Owner has provided sufficient financial security and appropriate completion schedules to ensure that the Site Plan Agreement will be complied with in a timely manner.
3. The Owner shall provide confirmation from the Municipal Solicitor that the Owner has fulfilled all of its obligations under the Site Plan Agreement dated January 15, 2019, as amended from time to time, or in the alternative, that the Owner has provided sufficient financial security and appropriate completion schedules to ensure that the Site Plan Agreement will be complied with in a timely manner.
4. The Owner shall provide an undertaking to the Municipal Solicitor that provides that no transfer of any Parcel of Tied Land (POTL) will occur until such time as interests in the common elements condominium have been registered against each of the POTLs and that the common element condominium subject to this approval will be registered against each of the POTLs identified in the registrable description.
5. Prior to registration, the Owner shall obtain any required minor variances to recognize any zoning deficiencies, if required.
6. Prior to final approval, the Owner shall submit a survey substantially in conformity with the plan set out in Condition Number 1 and in conformity with the requirements of the Condominium Act.

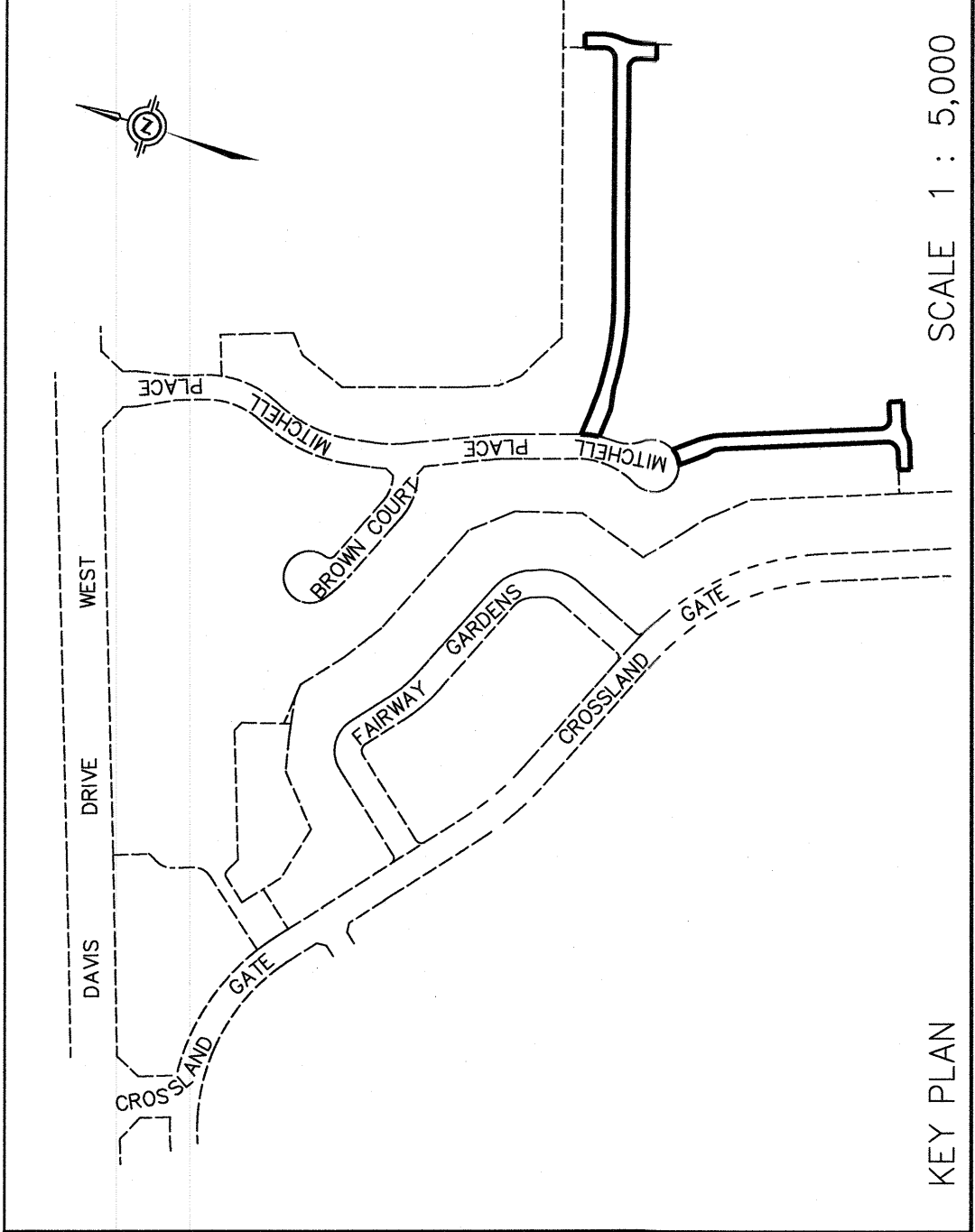
Location Map

Plan 65M-4587 Block 121 & 122



 Subject Lands

Designed & Produced by
Information Technology - GIS
Printed: 2019-11-20.



SCALE 1 : 5,000

DRAFT PLAN OF COMMON ELEMENTS CONDOMINIUM OF
PART OF BLOCKS 121 AND 122
REGISTERED PLAN 65M-4587
TOWN OF NEWMARKET
REGIONAL MUNICIPALITY OF YORK

SCALE 1 : 500
J.D. BARNES LIMITED

METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

ADDITIONAL INFORMATION REQUIRED UNDER
SECTION 51 (17) OF THE PLANNING ACT.

- FOR A,B,C,E,F,G, AND J SEE DRAFT PLAN AND KEY PLAN
D DISTANCES ARE SHOWN FROM OBSERVED REFERENCE POINTS A AND B, BY REAL-TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0).
- H MUNICIPAL WATER IS AVAILABLE ON ADJACENT STREETS
I SILTY SAND
K SANITARY SEWERS ARE AVAILABLE ON ADJACENT STREETS
L ALL EASEMENTS AFFECTING THE SUBJECT SITE ARE SHOWN ON THE FACE OF THIS PLAN.

NOTES

1. THE UTM GRID DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL-TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0).

INTEGRATION DATA			
OBSERVED REFERENCE POINTS (ORP): UTM ZONE 17, NAD83 (CSRS) (2010.0)			
COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF OREG 216/10.			
POINT ID	EASTING	NORTHING	
ORP ①	621 071.43	4 875 449.06	
ORP ②	621 233.40	4 875 497.21	

SITE STATISTICS

AREA OF COMMON ELEMENTS CONDOMINIUM = 0.5663 HECTARES
AREA OF PLANNED CONDOMINIUM = 0.5663 HECTARES
NUMBER OF PROPOSED PARCELS OF TIED LAND = 26
BUILDINGS AND STRUCTURES INCLUDED IN THE COMMON ELEMENTS = NONE
FACILITIES AND SERVICES INCLUDED IN THE COMMON ELEMENTS:
- 6.4m WIDE ASPHALT PAVED LANEWAY (BACK OF CURB TO BACK OF CURB)
- CONCRETE CURBS
- STORM SEWERS AND CATCH BASINS
- LIGHT POLES
- LANDSCAPED AREAS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE DEVELOPED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

DATE: 2019-05-05
J.D. BARNES LIMITED
J.D. BARNES, SURVEYOR

OWNER'S CERTIFICATE

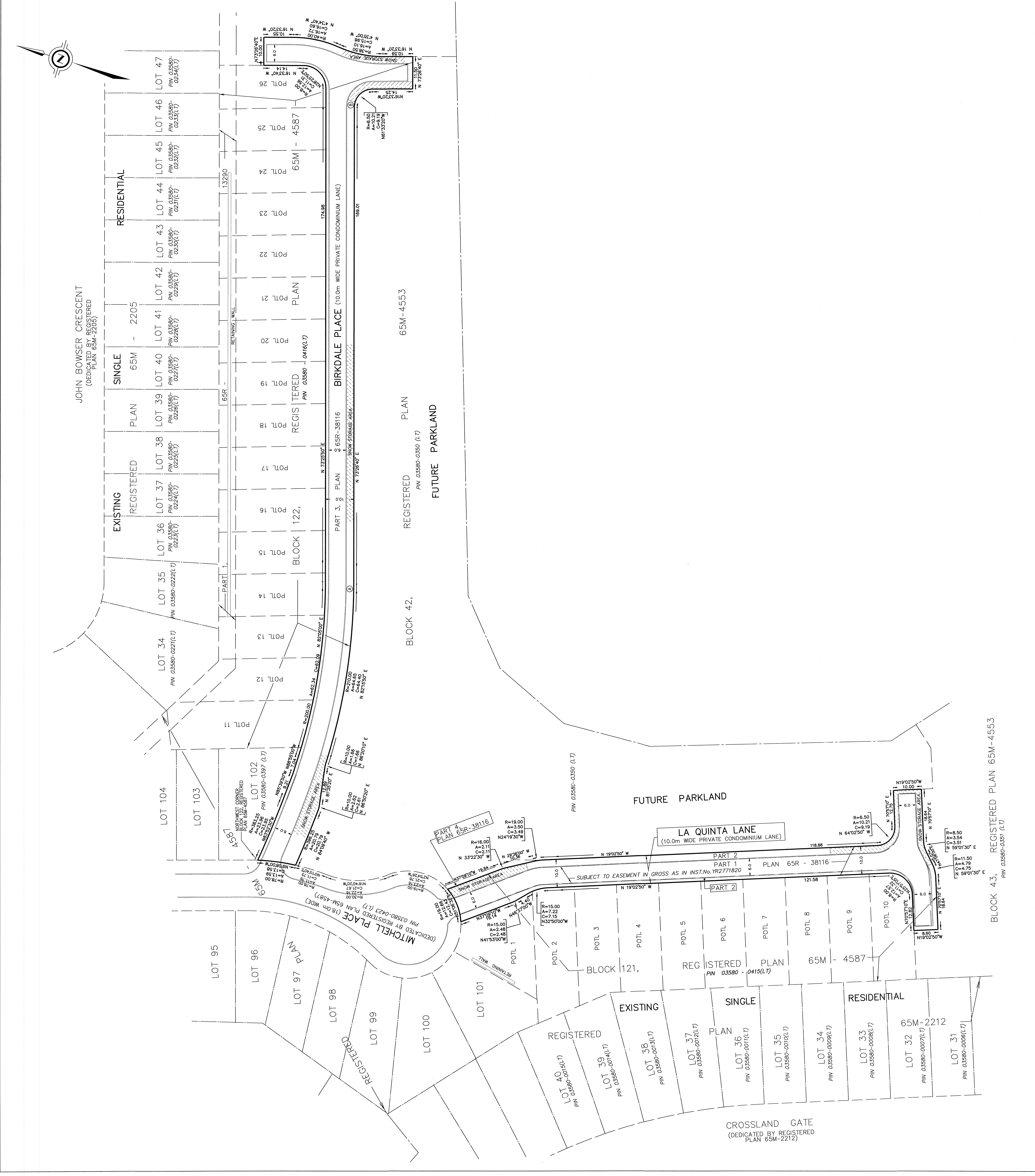
I HEREBY CONSENT TO THE SUBMISSION OF THIS PLAN FOR APPROVAL.
MARIANNEVILLE DEVELOPMENTS LIMITED

DATE: 2019-05-05
J.D. BARNES LIMITED
J.D. BARNES, SURVEYOR

ZONING: R1-D-123 BY BY-LAW 2014-25

J.D. BARNES
SURVEYING
LAND INFORMATION SPECIALISTS
LIMITED
10 HURONTARIO DRIVE, SUITE 101, MARKHAM, ON L3R 6B1
T: (905) 477-5500 F: (905) 477-5501
WWW.JDBARNES.COM

DRAWN BY: G. VIVIAN
CHECKED BY: GRS
REFERENCE NO.: 16-21-803-SHK-21-122-condo
FILE: G:\V\21-803-SHK-21-122-condo.dwg
DATED: 06/12/19



BLOCK 43, REGISTERED PLAN 65M-4553
PIN 03580-0351 (LT)



Town of Newmarket
395 Mulock Drive P.O. Box 328,
Newmarket, Ontario, L3Y 4X7

Email: info@newmarket.ca | Website: newmarket.ca | Phone: 905-895-5193

Site Specific Exemption to Interim Control By-law 2019-04 for 110 Niagara Street Staff Report to Council

Report Number: 2020-02

Department(s): Planning Services

Author(s): Alannah Slattery

Meeting Date: January 13, 2020

Recommendations

1. That the report entitled Site Specific Exemption to Interim Control By-law 2019-04 for 110 Niagara Street dated January be received; and,
2. That Council approve the requested site-specific exemption to Interim Control by-law 2019-04 for 110 Niagara Street and adopt the attached exemption by-law.

Purpose

The purpose of this report is to recommend to Council the approval of a site specific amendment to Interim Control By-law 2019-04 for subject property 110 Niagara Street.

Background

Council passed Interim Control By-law 2019-04 on January 21, 2019. On May 27, 2019 Council approved a Site Specific Exemption Process for Interim Control By-law 2019-04. The exemption process consists of the review of proposed residential dwellings or additions within the subject area of the Interim Control By-law on a case-by-case basis, to determine their compatibility with existing neighbourhood character. Council approval is required to grant a site-specific exception from the Interim Control By-law.

Discussion

Planning Services have received a request for exemption from Interim Control By-law 2019-04, for subject property 110 Niagara Street. The applicant is proposing to remove Site Specific Exemption to Interim Control By-law 2019-04 for 110 Niagara Street

the existing partial half storey, to construct a full second storey on the existing dwelling. The proposed addition would be built within the existing building footprint. The proposed second storey addition would increase the gross floor area from approximately 213 square metres to approximately 278 square metres. The proposed addition would increase the building height from approximately 7.9 metres to approximately 8.8 metres.

Interim Control By-law 2019-04 prohibits the expansion of gross floor area of residential dwellings by 25% or more, and prohibits the increase in height of residential dwellings. The proposed addition would expand the gross floor area of the existing dwelling by approximately 30%, and would increase the height of the dwelling, as such an exemption from Interim Control By-law 2019-04 is being requested.

A map of the subject property, drawings of the proposed dwelling, and a street view image of the subject property and neighbouring dwellings can be found attached to this report.

Staff have reviewed the proposal and provide the following comments based on the exemption process as approved by Council.

Physical Character

- The subject property is zoned Residential Exception (R1-D-119) Zone which permits a maximum height of 10.0 metres for a two-storey dwelling. The proposed addition will increase the dwelling height to approximately 8.8 metres.
- The design of the roof of the proposed addition is consistent with existing slopes, ridges and rooflines of the neighbouring properties.
- Although the proposed addition will increase the gross floor area from 213 square metres to 278 square metres, the dwelling will be constructed using the existing building footprint, will be within zoning height requirements, and will be appropriate relative to the size of the lot.
- The proposed two-storey dwelling will be consistent in size and height with neighbouring properties.
- The proposed dwelling will meet the zoning requirements of the R1-D-119 Zone.
- The proposed dwelling will not result in over-development of the lot.

Streetscape Character

- The design of the proposed dwelling (style, height, mass) will result in a dwelling in-keeping with the existing character of the neighbourhood.
- The proposed second storey addition will be built using the existing footprint, maintaining existing street lines and a uniform built form with neighbouring dwellings.
- The proposed dwelling will not significantly change the character of the streetscape, which is comprised of moderately-sized one-and-a-half- and two-storey dwellings along Niagara Street.

Town staff are of the opinion that the proposed second-storey addition will not compromise the character of the neighbourhood. As such, staff recommend that the request for exemption of 110 Niagara Street from Interim Control By-law 2019-04 be approved by Council, and that the attached by-law be adopted.

Conclusion

It is recommended that Council grant a site-specific exception for 110 Niagara Street, Newmarket, from Interim Control By-law 2019-04 by adopting the attached exemption by-law.

Business Plan and Strategic Plan Linkages

The proposed development supports Council's 2018-2022 Strategic Priorities which aim to ensure a thriving community that is supportive of community engagement.

Consultation

Planning report 2019-03 states the following for neighbourhood circulation in regards to the ICB exemption process: "The Town will notify all abutting and adjacent property owners of the applicant's request for exemption from the ICB, and provide those property owners with 10 days to make a written submission to the Town for staff consideration." To date, staff have used 25 metres as a starting point, and filled in any gaps as deemed necessary, to implement the "abutting and adjacent" language from the staff report.

Beginning February 2020, the standard circulation distance for exemption requests will be expanded to a 50 metre radius of the subject property, to provide broader notice to neighbours. Staff note that the circulation distance for a minor variance application is 60 metres under the Planning Act. An exemption from the Interim Control By-law is a proposal that could have been built as-of-right before Interim Control By-law 2019-04, and is in conformity with the zoning by-law, and as such, generally may have a lesser impact on the surrounding neighbourhood than an application seeking to amend or vary the by-law standards. It is staff's opinion that a 50 metre circulation distance is adequate.

In regards to the subject application, notification was sent to neighbours within a 25 metre radius of the subject property. The notification map can be found attached to this report. Staff have not received any objections to the proposal.

Human Resource Considerations

N/A

Budget Impact

There is no budget impact associated with this report.

Attachments

- Location Map
- Neighbour Street-view
- Proposal
- Notification Map
- Proposed By-law

Approval

Adrian Cammaert, Acting Manager, Planning Services

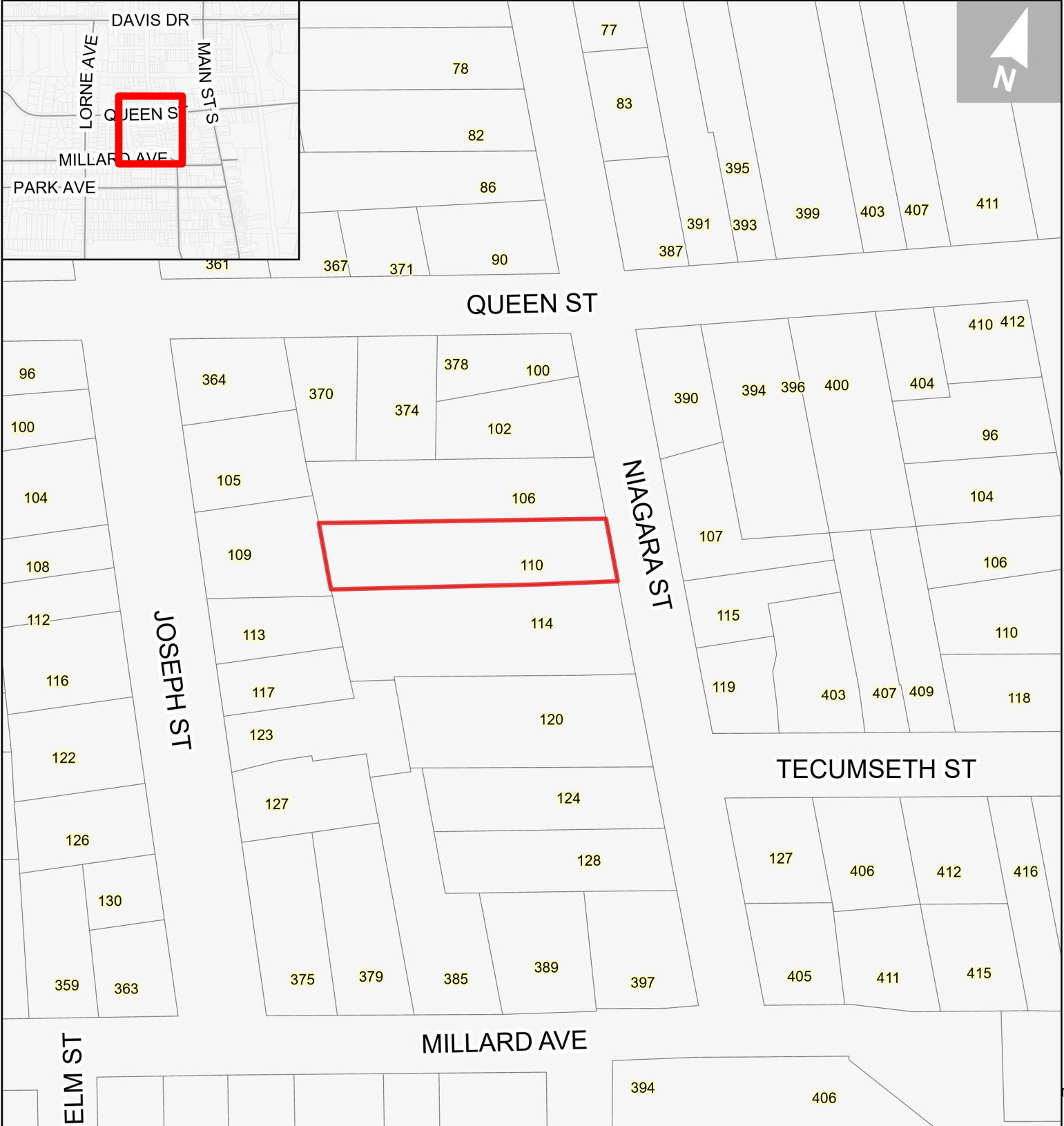
Jason Unger, Acting Director of Planning & Building Services

Peter Noehammer, Commissioner of Development & Infrastructure Services

Contact

Alannah Slattery, Planner, aslattery@newsmarket.ca

Location Map 110 Niagara Street

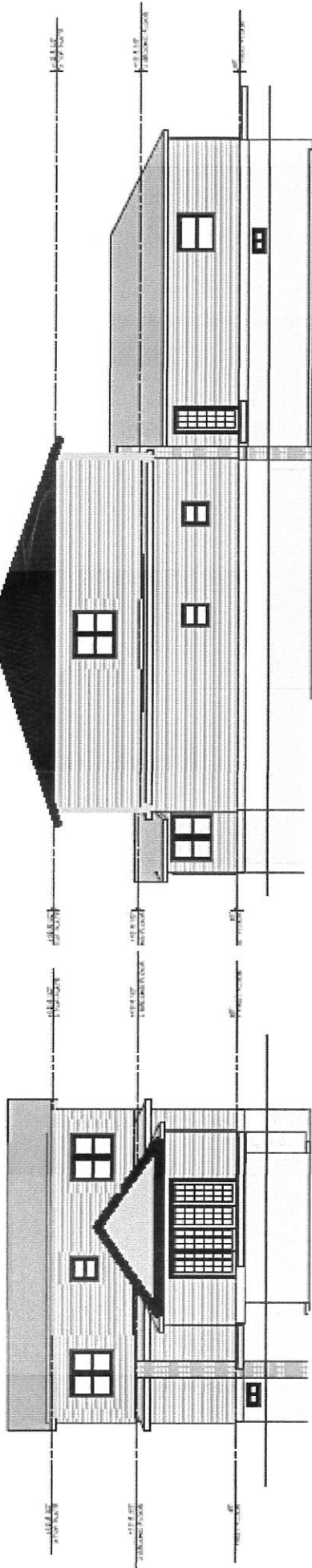


 Subject Lands



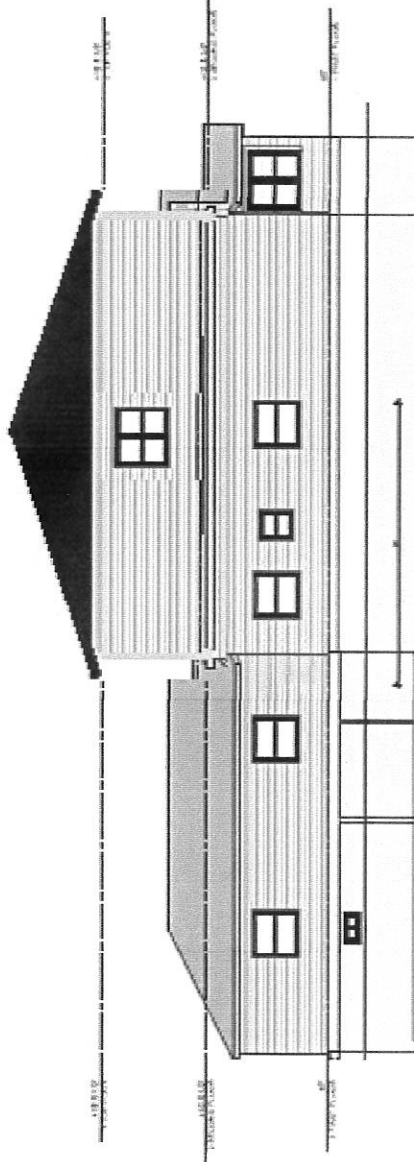
Information Technology - GIS
Printed: November, 2019

Roads, Railway, Municipal Boundary - Data, Analytics and Visualization Services Branch, Corporate Services, The Regional Municipality of York, 2019. All other data - © Town of Newmarket, 2019. Land Parcel Boundaries - © Teranet Inc. and its suppliers. All rights reserved. NOT A PLAN OF SURVEY. 2019. 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.

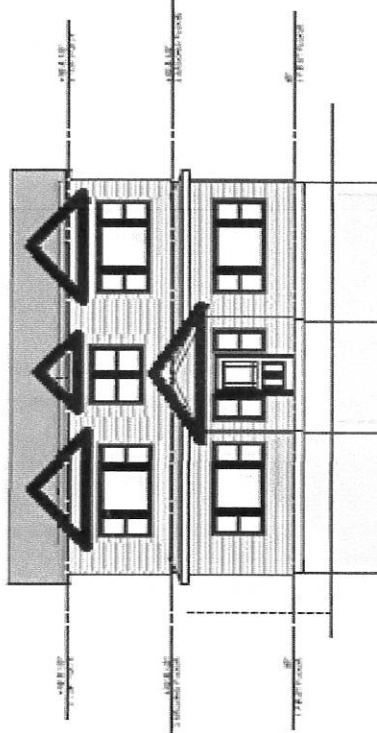


REAR ELEVATION

NORTH SIDE



SOUTH SIDE



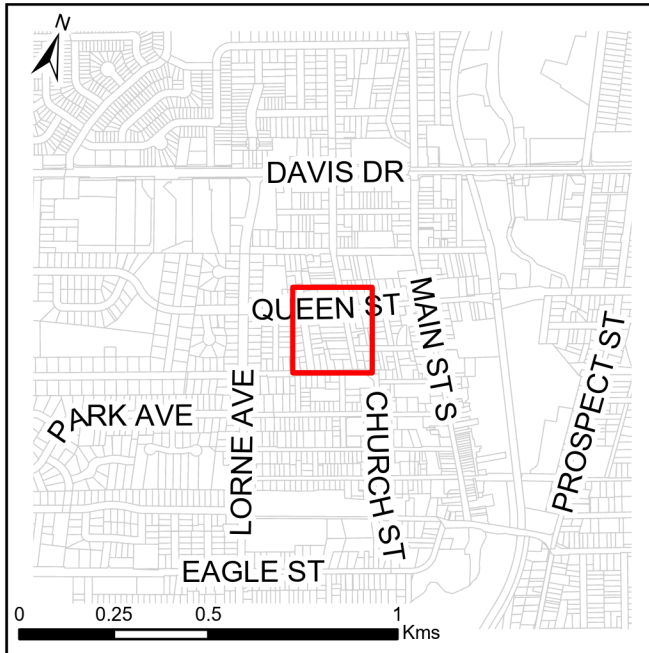
FRONT

110 Niagara St.



110 Niagara St.






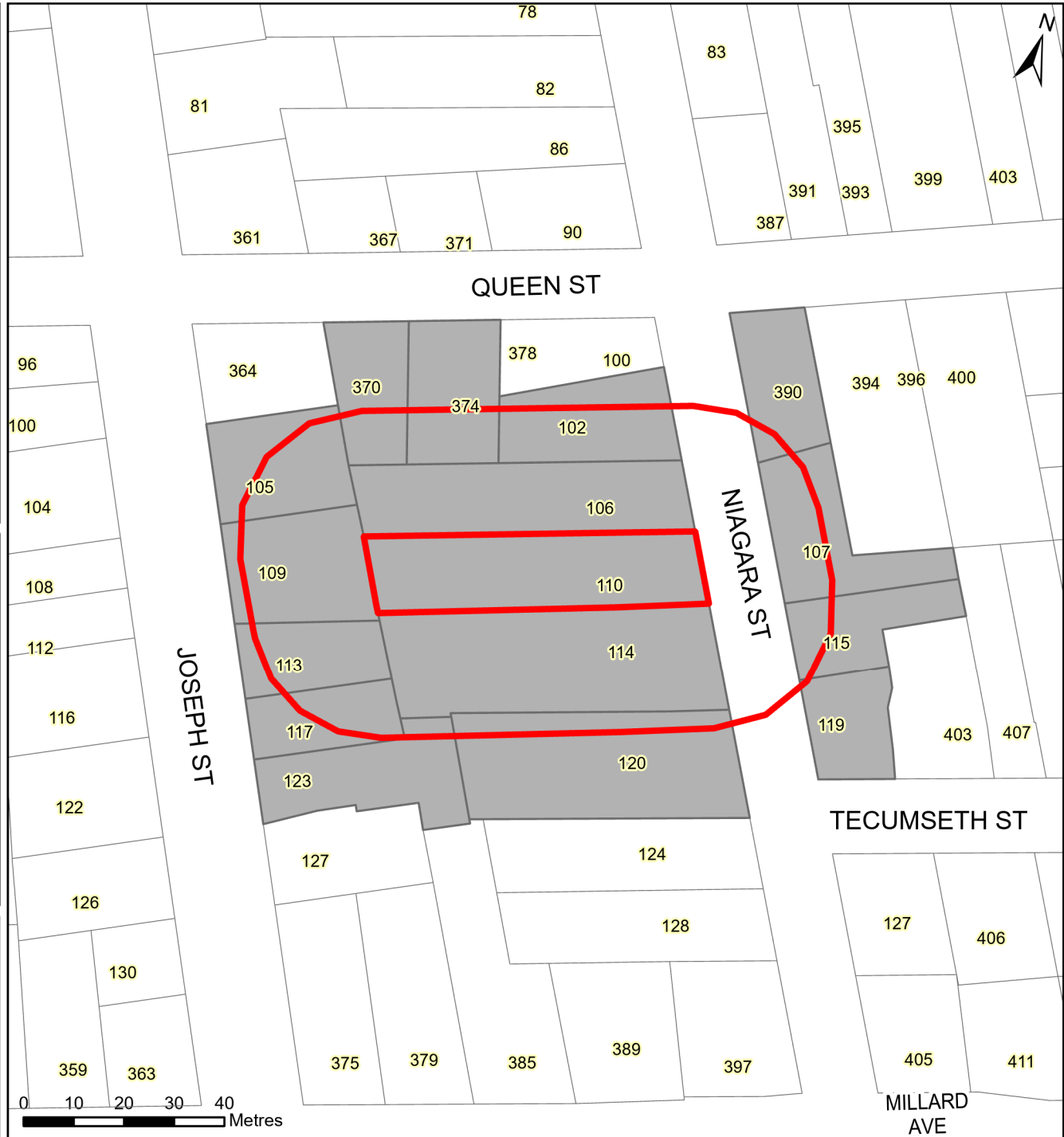


110 Niagara Street 25m Notification Map



Designed & produced by Information Technology - GIS
Printed: November, 2019

-  Subject Property & Buffer
-  Selected Properties
-  Property Line





Corporation of the Town of Newmarket

By-law 2019-

A By-law to grant a site specific exemption for the property with the Municipal address of 110 Niagara Street, Newmarket, from Interim Control By-law 2019-04.

WHEREAS on January 21, 2019, Council for the Town of Newmarket enacted Interim Control By-law No. 2019-04 to control the erection of, or additions resulting in, any large scale dwellings within defined areas of the Town of Newmarket.

AND WHEREAS on January 13, 2020 Newmarket Council considered a request for an exemption to Interim Control by-law 2019-04 for the property with the Municipal Address of 110 Niagara Street.

NOW, THEREFORE, BE IT RESOLVED THAT THE COUNCIL OF THE CORPORATION OF THE TOWN OF NEWMARKET ENACTS AS FOLLOWS:

1. Interim Control By-law 2019-04 is hereby amended by adding the following section:

9b. Notwithstanding Section 1 of this By-law, on the lands described as 110 Niagara Street, Newmarket, there shall be permitted the construction of a second storey addition, resulting in a total Gross Floor Area not exceeding 280 square metres.

Enacted this 13^h day of January, 2020.

John Taylor, Mayor

Lisa Lyons, Town Clerk



Town of Newmarket
395 Mulock Drive P.O. Box 328,
Newmarket, Ontario, L3Y 4X7

Email: info@newmarket.ca | Website: newmarket.ca | Phone: 905-895-5193

Site Specific Exemption to Interim Control By-law 2019-04 for 730 Arthur Street Staff Report to Council

Report Number: 2020-03

Department(s): Development and Infrastructure Services/Planning and Building Services

Author(s): Alannah Slattery

Meeting Date: January 13, 2020

Recommendations

1. That the report entitled Site Specific Exemption to Interim Control By-law 2019-04 for 730 Arthur Street dated January 13th, 2020 be received; and,
2. That Council approve the requested site-specific exemption to Interim Control by-law 2019-04 for 730 Arthur Street and adopt the attached exemption by-law.

Purpose

The purpose of this report is to recommend to Council the approval of a site specific amendment to Interim Control By-law 2019-04 for subject property 730 Arthur Street.

Background

Council passed Interim Control By-law 2019-04 on January 21, 2019. On May 27, 2019 Council approved a Site Specific Exemption Process for Interim Control By-law 2019-04. The exemption process consists of the review of proposed residential dwellings or additions within the subject area of the Interim Control By-law on a case-by-case basis, to determine their compatibility with existing neighbourhood character. Council approval is required to grant a site-specific exception from the Interim Control By-law.

Discussion

Planning Services have received a request for exemption from Interim Control By-law 2019-04, for subject property 730 Arthur Street. The applicant is proposing to add a Site Specific Exemption to Interim Control By-law 2019-04 for 730 Arthur Street

single-storey addition to the rear of the existing one-and-a-half storey dwelling. The proposed addition will replace the existing rear yard deck.

The proposed single-storey rear addition would increase the gross floor area of the dwelling from approximately 275 square metres to approximately 428 square metres. The proposed addition would not be greater in height than the existing dwelling.

Interim Control By-law 2019-04 prohibits the expansion of gross floor area of residential dwellings by 25% or more, and prohibits the increase in height of residential dwellings. The proposed addition would expand the gross floor area of the existing dwelling by approximately 55%, as such an exemption from Interim Control By-law 2019-04 is being requested.

A map of the subject property, drawings of the proposed dwelling, and a street view image of the subject property and neighbouring dwellings can be found attached to this report.

Staff have reviewed the proposal and provide the following comments based on the exemption process as approved by Council.

Physical Character

- The subject property is zoned Residential Exception (R1-D-119) Zone which permits a maximum lot coverage of 25% for one-and-a-half storey dwellings. The proposed addition will increase the lot coverage to approximately 20%.
- The proposed rear addition will not increase the height of the dwelling, and the proposed roofline is consistent with existing slopes, ridges and rooflines of the neighbouring properties.
- The proposed addition will be constructed using building materials akin to the existing dwelling for a consistent building design.
- The proposed addition will meet all zoning requirements of the R1-D-119 Zone, including yard setbacks, height and coverage requirements.
- It is staff's opinion that the proposed addition will not result in the over-development of the lot.

Streetscape Character

- The design of the proposed rear addition (style, height, mass) will result in a dwelling in-keeping with the existing character of the neighbourhood, which is comprised of moderately-sized single- and one-and-a-half storey dwellings along Arthur Street.
- The proposed addition will be constructed to the rear of the existing dwelling, maintaining existing street lines and a uniform built form.
- The proposed addition will not be closer to the side lot line than the existing dwelling.
- The proposed rear addition will not be greater in height than the existing dwelling, reducing visibility from the street.

- The proposed dwelling will not significantly change the character of the streetscape, as it will be built to the rear of the existing dwelling and will be minimally visible from street view.

Town staff are of the opinion that the proposed dwelling will not compromise the character of the neighbourhood. As such, staff recommend that the request for exemption of 730 Arthur Street from Interim Control By-law 2019-04 be approved by Council, and that the attached by-law be adopted.

Conclusion

It is recommended that Council grant a site-specific exception for 730 Arthur Street, Newmarket, from Interim Control By-law 2019-04 by adopting the attached exemption by-law.

Business Plan and Strategic Plan Linkages

The proposed development supports Council's 2018-2022 Strategic Priorities which aim to ensure a thriving community that is supportive of community engagement.

Consultation

Planning report 2019-03 states the following for neighbourhood circulation in regards to the ICB exemption process: "The Town will notify all abutting and adjacent property owners of the applicant's request for exemption from the ICB, and provide those property owners with 10 days to make a written submission to the Town for staff consideration." To date, staff have used 25 metres as a starting point, and filled in any gaps as deemed necessary, to implement the "abutting and adjacent" language from the staff report.

Beginning February 2020, the standard circulation distance for exemption requests will be expanded to a 50 metre radius of the subject property, to provide broader notice to neighbours. Staff note that the circulation distance for a minor variance application is 60 metres under the Planning Act. An exemption from the Interim Control By-law is a proposal that could have been built as-of-right before Interim Control By-law 2019-04, and is in conformity with the zoning by-law, and as such, generally may have a lesser impact on the surrounding neighbourhood than an application seeking to amend or vary the by-law standards. It is staff's opinion that a 50 metre circulation distance is adequate.

In regards to the subject application, notification was sent to neighbours within a 25 metre radius of the subject property. The notification map can be found attached to this report. Staff have not received any objections to the proposal.

Human Resource Considerations

N/A

Budget Impact

There is no budget impact associated with this report.

Attachments

- Location Map
- Neighbour Street-view
- Proposal
- Notification Map
- Proposed By-law

Approval

Adrian Cammaert, Acting Manager of Planning Services

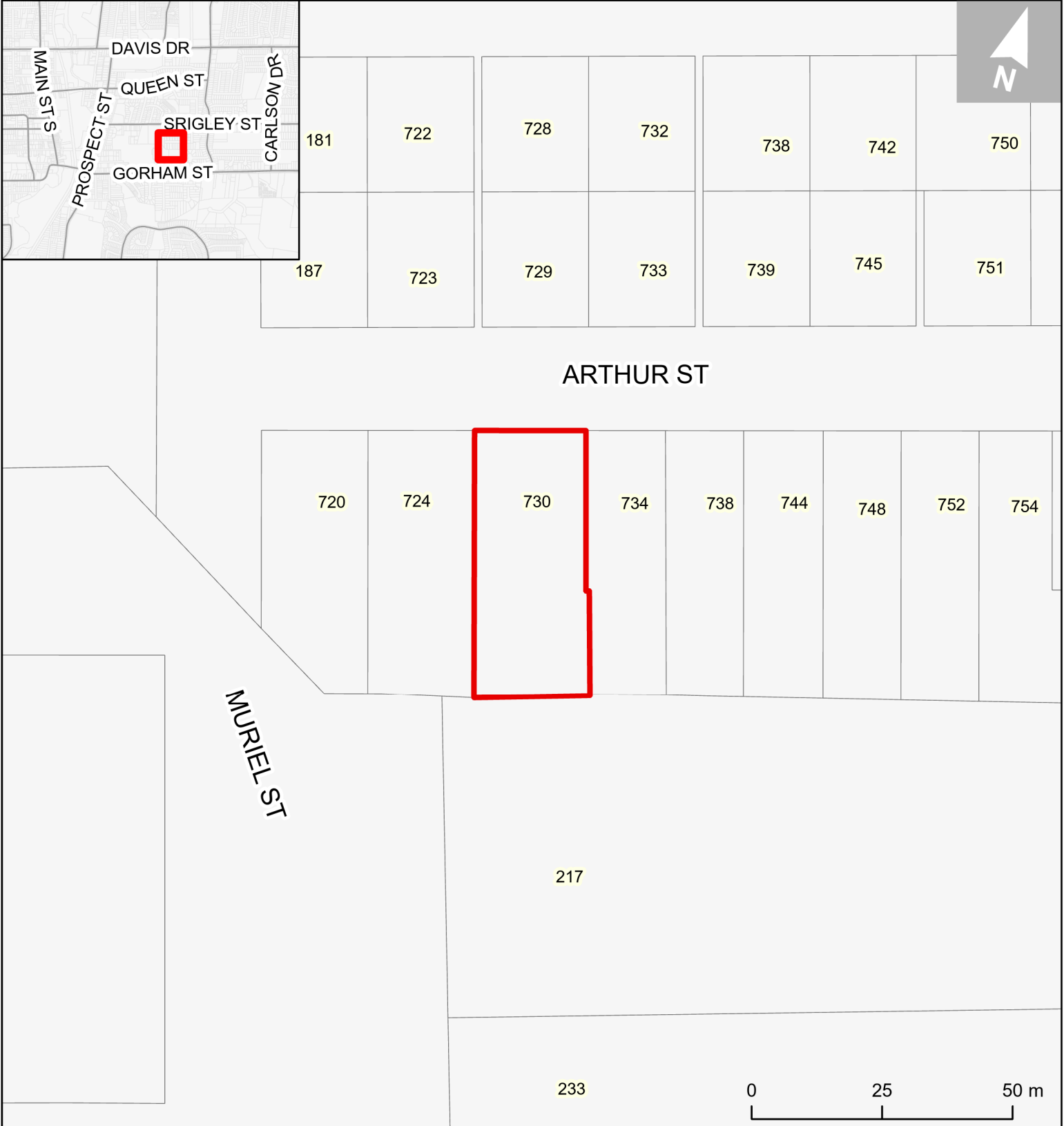
Jason Unger, Acting Director of Planning & Building Services

Peter Noehammer, Commissioner of Development & Infrastructure Services

Contact

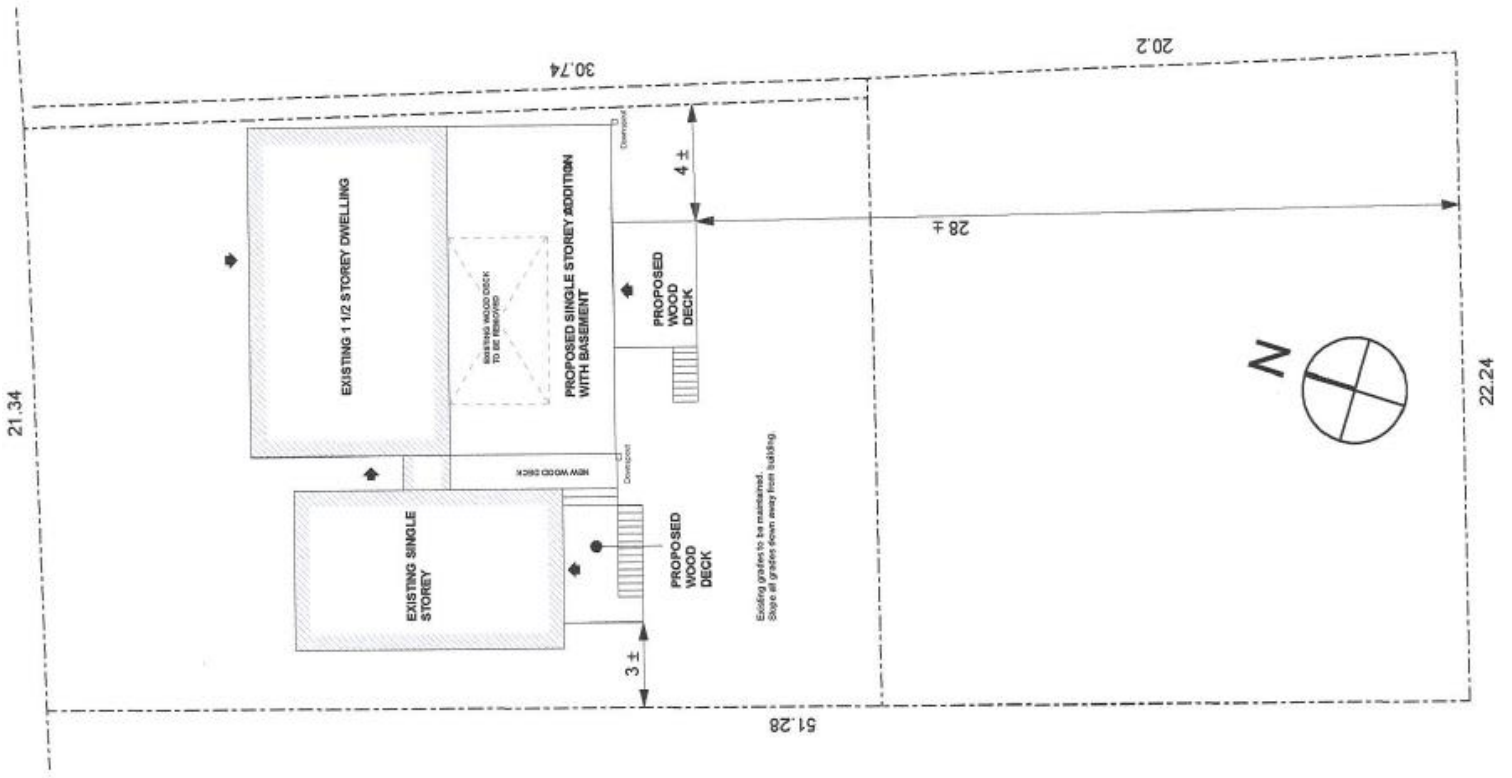
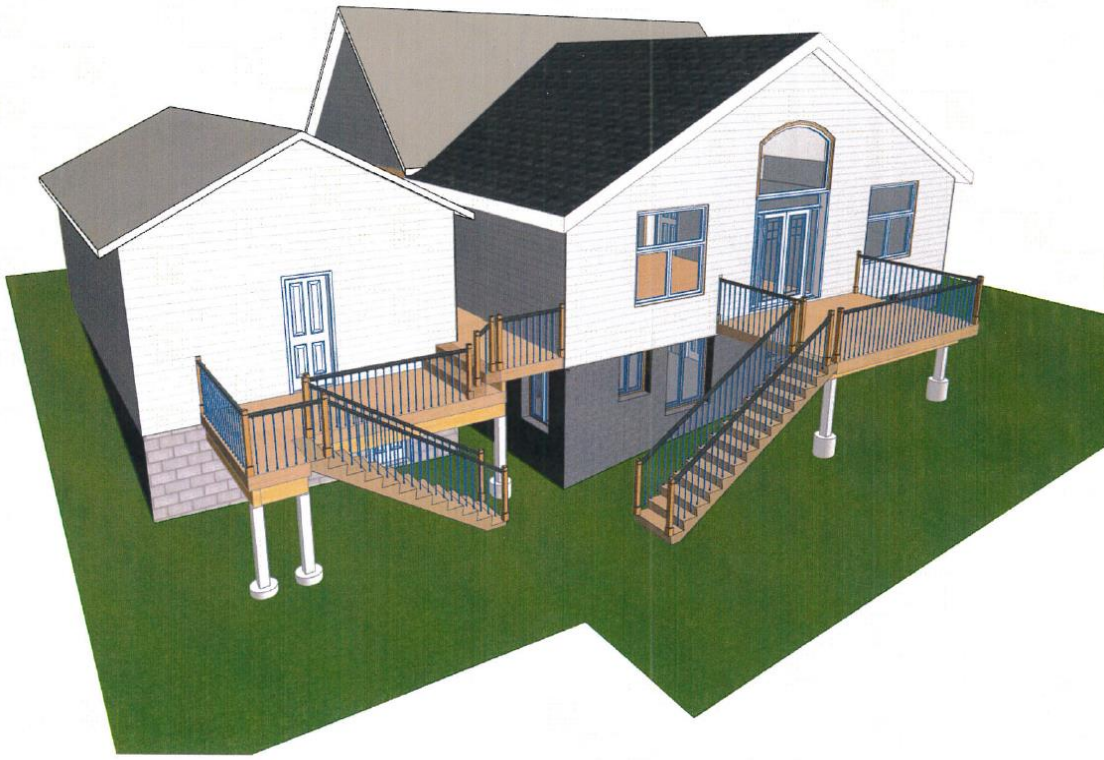
Alannah Slattery, Planner aslattery@newmarket.ca

Location Map 730 Arthur Street



 Subject Lands

Designed & Produced by
Information Technology - GIS
Printed: 2019-11-19.

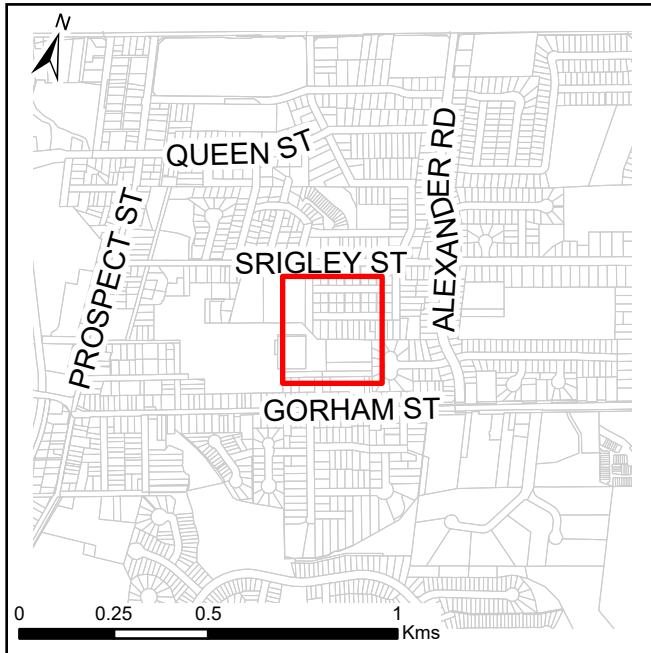


730 Arthur Street



730 Arthur Street



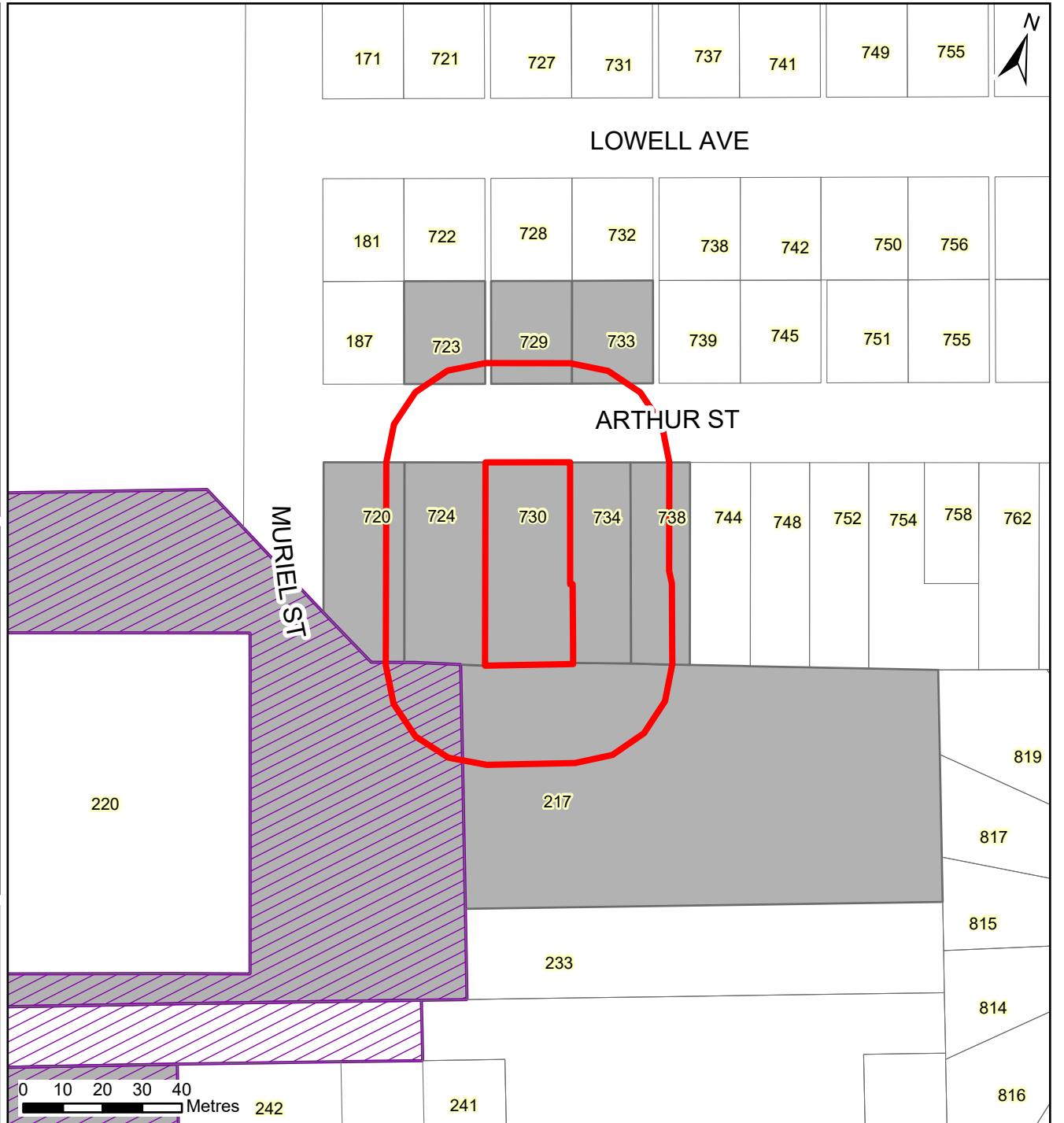


730 Arthur Street 25m Notification Map



Designed & produced by Information Technology - GIS
Printed: 2019-11-20

- Subject Property & Buffer
- Selected Properties
- Property Line





Corporation of the Town of Newmarket

By-law 2020-02

A By-law to grant a site specific exemption for the property with the Municipal address of 730 Arthur Street, Newmarket, from Interim Control By-law 2019-04.

Whereas on January 21, 2019, Council for the Town of Newmarket enacted Interim Control By-law No. 2019-04 to control the erection of, or additions resulting in, any large scale dwellings within defined areas of the Town of Newmarket.

And Whereas on January 13, 2020 Newmarket Council considered a request for an exemption to Interim Control by-law 2019-04 for the property with the Municipal Address of 730 Arthur Street.

Now, Therefore, Be It Resolved That the Council of the Corporation of the Town of Newmarket Enacts As Follows:

1. Interim Control By-law 2019-04 is hereby amended by adding the following section:

9b. Notwithstanding Section 1 of this By-law, on the lands described as 730 Arthur Street, Newmarket, there shall be permitted the construction of a rear addition to the existing dwelling, resulting in a total Gross Floor Area not exceeding 430 square metres.

Enacted this 20^h day of January, 2020.

John Taylor, Mayor

Lisa Lyons, Town Clerk



Town of Newmarket
395 Mulock Drive P.O. Box 328,
Newmarket, Ontario, L3Y 4X7

Email: info@newmarket.ca | Website: newmarket.ca | Phone: 905-895-5193

Stormwater Billing 2020 – Options

Staff Report to Council

Report Number: 2020-04

Department(s): Financial Services, Corporate Customer Service, Corporate Communications

Author(s): Bonnie Munslow & Grace Marsh & Wanda Bennett

Meeting Date: January 13, 2020

Recommendations

1. That the report entitled Stormwater Billing 2020 – Options, dated January 13, 2020 be received; and,
2. That Council approve the recommendation related to billing options contained in the report; and,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Purpose

The purpose of this report is to provide Council with a summary of the evolution of a separate Stormwater billing charge and to outline the recommendation for the 2020 billing cycle and beyond.

Background

The Town of Newmarket is responsible for three types of services related to water;

- supply of potable water for consumption
- management of wastewater (sanitary sewers)
- management of stormwater runoff

Both the supply of potable water and the management of wastewater has been funded through a user pay system for many years and are currently charged on the Utility invoices produced and mailed to account holders by Newmarket Tay Hydro on the Town's behalf.

The focus of this report is the billing process related to the cost of managing stormwater runoff.

Under the direction of Council, the Town implemented a separate Stormwater Charge in 2017. Prior to the separate charge, stormwater management costs were funded primarily through the general property tax revenues and to a lesser degree, the water usage rates. The rationale for the change to a user pay system was to introduce a more fair and transparent system of billing so that properties producing a higher level of stormwater runoff (commercial and industrial properties) pay more than those with low and medium runoff levels.

A full analysis was presented to Council within report 2016-40 Joint Corporate Services/Development & Infrastructure Services Report on October 25, 2016 (copy attached) clearly demonstrating that for 2017 there would be a reduction of 2.6% in the property tax levy along with a 0.7% decrease in the water/wastewater rate. The implementation of the stormwater rate would use this room and be revenue neutral for 2017 and then adjusted as required in future years to meet the financial demands of stormwater management.

With this direction, staff calculated an annual Stormwater Charge and used the property tax bill as the mechanism for billing. It was shown on the tax bill in the Special Charges/Credits section and then added to the final tax levy on the bill. This approach generated minimal calls and inquiries.

In 2018 we learned that showing the Stormwater Charge as a Special Charge on the property tax bill was not in compliance with two pieces of legislation:

1. Ontario Regulation 75/01 of the Municipal Act, 2001, being a regulation that sets out the form and content required for tax notices, and
2. s.326 of the Municipal Act, 2001 which outlines the requirements for a Special Service.

Provincial legislation takes precedence over municipal by-laws, and therefore the Stormwater charge must be billed in an alternate way, and not on the property tax bill. Subsequently, in May 2019 the Stormwater Charge was changed. It was reflected on a separate invoice mailed directly to the homeowner which resulted in confusion and a large volume of calls, inquiries and complaints.

Discussion

Recommendation for Future Stormwater Invoicing

Staff have investigated a number of alternative processes or mechanisms to bill this important revenue source in 2020 and beyond. Factors for consideration include regulations related to billing, ease of payment, resident convenience, cost of processing/mailling, timing and transparency. It is recognized that a fulsome communications strategy is required in order to clearly explain to residents the Stormwater Charge, how it's calculated and the options for making payments. The timing of the 2020 billing is yet to be determined, however we are targeting the Fall of 2020 and we will ensure that the timing is consistent for future years and that clear, concise and thorough communication strategies are in place in a timely manner.

Option #1 (Recommended Option)

Include the annual one time Stormwater Charge on one of the Utility (hydro/water/sewer) invoices sent to each Hydro customer account.

Pros	Cons
<ul style="list-style-type: none">• Properties producing a higher level of stormwater runoff (commercial and industrial properties) pay more than those with low or medium runoff levels as was intended from the initial implementation.• No additional mailing/printing/costs• All water related fees on one bill (Hydro bill) with other user fees (consumed water, wastewater and stormwater)• No separate bill for the customer to manage• Payments made in the same manner as their hydro account.• Transparency of the user fee is achieved.	<ul style="list-style-type: none">• Homes that are tenant occupied (estimated at less than 15%) where the tenant is receiving the hydro/water bill, will be receiving a charge that possibly should be born by the property owner.• There will be some programming costs to modify Hydro's billing process to accommodate the change.• An increase in customer inquiries relating to Stormwater Charges may create challenges for Newmarket – Tay Hydro, depending on the levels.

Option #2 (Not recommended)

Retain the Stormwater fee as a separate charge and produce and mail a separate invoice along with the Property Tax bill as an insert.

Pros	Cons
<ul style="list-style-type: none"> • Properties producing a higher level of stormwater runoff (commercial and industrial properties) pay more than those with low or medium runoff levels as was intended from the initial implementation. • Invoice could be mailed with either the Interim or Final Tax Bill. • The charge is billed and sent to the homeowner not tenants 	<ul style="list-style-type: none"> • Possible increase of postage costs depending on weight of insert. • Remains an additional invoice for the homeowner to pay. • Risk that the invoice is discarded as simply information and late payment fees are incurred.

Option #3 (Not Recommended)

Revert back to including the cost of stormwater management in the general tax rate.

Pros	Cons
<ul style="list-style-type: none"> • Simple solution • No separate bill for the customer to manage • No additional costs to make the change 	<ul style="list-style-type: none"> • Lose the progress made towards education and recognition of the importance of stormwater management. • Properties producing a higher level of stormwater runoff (commercial and industrial properties) are charged on the same basis as those with low or medium runoff levels. • Lose the fairness achieved by applying a specific rate to a specific property type. • Lose the transparency of a dedicated funding source for both billing and the budget process. • Residents may question what could appear to be a tax increase.

Conclusion

In considering all the pros and cons listed above for the three options, staff is recommending Option #1 as the preferred option for billing of Stormwater Charges commencing in 2020. Staff will ensure a fulsome communication strategy is developed which will include targeted information for rental properties. Customer inquiries and feedback will be closely monitored and provided to Members of Council, on a regular basis. We will reassess our approach as necessary.

Business Plan and Strategic Plan Linkages

This report links to Newmarket's key strategic directions in being well managed through fiscal responsibility.

Consultation

Consultation has taken place within the Town between Financial Services, Customer Service, Engineering Services, Information Technology and Corporate Communications.

We have also consulted directly with Newmarket Tay Hydro Financial and Customer Service departments as well as with staff from Olameter (who create the invoices for utility bills) who are in agreement with our recommendation.

Human Resource Considerations

None.

Budget Impact

None.

Attachments

Joint Corporate Services/Development & Infrastructure Services Report Financial Services Report 2016-40 – Implementation of Stormwater Charge

Approval

Mike Mayes, CPA, CGA, DPA
Director of Financial Services

Esther Armchuk, LL.B
Commissioner, Corporate Services

Contact

Bonnie Munslow, Manager, Corporate Customer Service Ext: 2251

Grace Marsh, Supervisor, Property Tax & Assessment Ext: 2143

Wanda Bennett, Director Corporate Communications, Ext: 2041



CORPORATE SERVICES COMMISSION
Financial Services

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October 25, 2016

JOINT CORPORATE SERVICES/DEVELOPMENT & INFRASTRUCTURE SERVICES
REPORT – FINANCIAL SERVICES – 2016-40

TO: Mayor Tony Van Bynen and Members of Council

SUBJECT: Implementation of Stormwater Charge

ORIGIN: Financial Business Analyst

RECOMMENDATIONS

THAT Corporate Services Report-Financial Services – 2016-40 dated October 25, 2016 regarding Implementation of a Stormwater Charge be received and the following recommendations be adopted:

- a) THAT Council adopt the Stormwater Management Services Charge by-law;**
- b) AND THAT staff recommend the 2017 Stormwater Rates be included with the 2017 User Fees and Charges By-law;**
- c) AND THAT Council authorizes staff to execute the communication strategy.**

COMMENTS

Purpose

The purpose of this report is to propose the adoption of the Fees and Charges for the Stormwater Management By-law. This charge will provide a transparent, dedicated, and stable funding source that will help the Town raise the financial capital necessary to maintain current service levels.

Budget Impact

\$227,000 will be removed from the rate supported budgets and \$1,418,000 (\$435,000 for operating costs and \$983,000 in capital contributions) will be removed from the tax supported budget. The charge will be revenue neutral in the first year and will be adjusted as necessary with further development of a financial plan as requested in annual budgets.

Summary

The implementation of the new fee will result in a 2.6% tax decrease and a 0.7% water and wastewater rate decrease

BACKGROUND

The Town provides a stormwater management service to protect the community and environment from stormwater runoff. Stormwater runoff is water that flows off properties mostly due to rain and snow events. Stormwater management services require a sufficient funding source to serve the community.

A stormwater charge will provide a funding source that is reliable, predictable, and fair to ensure the stormwater management service can continue to be effectively run in the future. In Financial Services Report - 2015-42, staff proposed options for different rate structures for the stormwater charge and requested to go out for public consultation. Staff provided an update on the public consultation process with Financial Services Report - 2016-05. Staff provided another update on the development of the charge with Financial Services Report - 2016-38.

ANALYSIS AND OPTIONS

Cost Drivers

The purpose of the charge is to fund the three major cost drivers for the service, which are environmental protection, aging infrastructure and flood prevention.

1. *Environmental Protection:*

As water runs off properties, it can carry contaminants with it. Runoff from urban and rural areas have upset Lake Simcoe's ecosystem. The Town recently completed a comprehensive stormwater management master plan, as per the regulatory requirements outlined in the Lake Simcoe Protection Act, to restore waterways and breeding grounds. The restoration projects will require new funding.

2. *Aging Infrastructure:*

The Town has 53 ponds, 55 kilometres of waterways and 225 kilometres of sewers that are maintained and replaced as they age. An estimated \$17 million is required over the next 10 years to replace assets that are reaching the end of their useful life. The existing funding level is likely to fall short to maintain current service levels.

3. *Flood Prevention:*

In some parts of Canada, severe weather events that used to happen every forty years now occur every six. As a consequence, damage from storm events has recently become the biggest cause for insurance claims in Canada. The funding provided by the rate will help us adapt and protect homes and businesses in Newmarket from severe weather events.

Public Consultation

The Town engaged the public by; issuing a press release, posting an advertisement on Facebook, sending invitations to key stakeholders, hosting a Public Information Centre (PIC), and having a presence at the Community Open House. Overall, the feedback on the direction of the project was positive. The Newmarket Chamber of Commerce and Newmarket Environmental Advisory Committee were consulted to refine the program.

1) *Social Media:*

The Facebook advertisement for the PIC was viewed over 10,000 times in the Newmarket area. The advertisement was “liked” 44 times, shared 34 times, clicked on 320 times for more information, and users left 18 comments. The comments provided a diversity of opinions on the potential rate. The Facebook advertisement is among the most successful in terms of views and interactions that the Town has issued.

2) *Public Information Centre:*

On October 27, 2015, the public information centre was attended by upward of a dozen residents. The majority of attendees were in favour of implementing a stormwater charge. A dedicated funding source for stormwater management resonated well with the participants. The major concerns raised by residents were; asset replacement, flood prevention, and environmental protection.

Many felt that there should be a credit program in place in order to incentivize low impact development (LID). LID is development that puts minimal strain on the stormwater management service by reducing the quantity and increasing the quality of the stormwater runoff from a property.

3) *Community Open House:*

The stormwater charge materials were presented at the Community Open House on December 3, 2015. The event was well attended, 55 residents signed in at the event and others attended the event but did not sign in. The residents at the open house had similar positive reactions to those expressed at the PIC.

4) *Focus Group in Partnership with The Newmarket Chamber of Commerce:*

On September 26, 2016, the Newmarket Chamber of Commerce hosted a focus group session with local businesses. Town staff selected 30 businesses at random and invited them to participate in a discussion on the potential implementation of the stormwater charge and changes to the water and wastewater rates. The delegates provided advice on how to better communicate the initiative and appreciated having the information presented to them.

5) *Newmarket Environmental Advisory Committee:*

On October 5, 2016, The Newmarket Environmental Advisory Committee (NEAC) was consulted at an informal meeting to comment on the overall stormwater charge program and to obtain their feedback on a residential credit program.

NEAC believes strongly that a residential incentive program is necessary to drive behaviour that reduces runoff from residential properties. They advised that the Town needs to encourage more actions in this area as we face the growing impacts of climate change.

The advisory committee also recognizes that a traditional credit program provides little incentive to reduce runoff while being very costly to administer. They believe there may be better ways than paying residential financial incentives which could eliminate or reduce associated staff time and costs.

Stormwater Charge as a User Fee

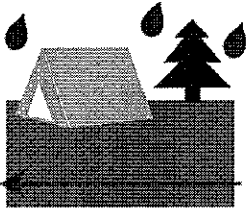

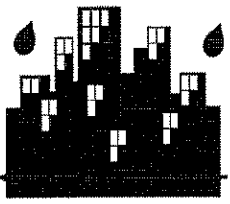
The stormwater charge will be calculated on a user fee basis. Customers will be charged based on what it costs to provide them with stormwater services. A key concept in stormwater management is imperviousness. Impervious surfaces do not absorb water. Such surfaces like roofs, driveways, and parking lots increase the amount of runoff from properties: therefore, properties with more impervious surfaces should pay more because the Town is responsible for managing the runoff.

Determining the amount of impervious area on every property is administratively costly. Therefore, staff recommended and developed a stormwater charge that is based on the average imperviousness, or runoff level, of different property groups. As noted earlier, the public feedback on this approach was positive

Based on public feedback, the stormwater charge calculation method is seen as fair in that properties are charged what they should be charged, yet it is not overly costly to administer.

For the purpose of the charge, all Newmarket properties are grouped into three runoff level groups. Natural areas are in the low runoff level group, residential and institutional properties are in medium runoff level group, and industrial and commercial properties are in the high runoff level group. Staff sampled and calculated the percent of impervious surfaces of 100 properties for each group to get an average. See Table 1 for graphics on the types of properties that fall into which runoff level group and each group's average imperviousness.

Table 1: How Properties Are Sorted into Runoff Groups

Low Runoff Level Group	Medium Runoff Level Group	High Runoff Level Group
		
Examples: Natural Areas, Vacant Properties, Golf Courses	Examples: Residential and Institutional	Examples: Commercial, Industrial and Mixed Use
9% Impervious	44% Impervious	88% Impervious

How to Calculate the Stormwater Charge

The stormwater charge is based on the property size and the runoff level group rate. See the equation below for how the stormwater charge is calculated for an individual property.

Equation 1:

$\text{Stormwater Charge} = \text{Size of Property} \times \text{Runoff Level Group Rate}$
--

Based on this calculation, the larger the property the higher the charge. Equally, the higher the group rate a property falls under, the higher the charge.

Legal Considerations

Under the authority of the *Municipal Act, 2001*, the Town has authority to pass a “Fees and Charges” by-law for the purpose of funding stormwater management. As such, tax exempt property owners would be required to pay the stormwater management fee, just as tax exempt properties pay for water and wastewater services. Tax exempt properties include philanthropic organizations, places of worship, and long-term care homes.

For the stormwater charge to be considered a user fee, there must be sufficient correlation between the level of runoff from a property and the fee the property owner pays. Based on the public feedback, staff feels that this charge meets this condition.

Appendix 1 is the Stormwater Management Services Charge by-law supporting the implementation of the stormwater charge.

Implementation Strategy

To promote full transparency, staff are recommending that the stormwater charge be revenue neutral in the first year of implementation. This means that the total stormwater funding level will remain unaffected by the introduction of the new stormwater charge. It will simply be shifted from property taxes and water rates to the new charge.

In 2017, stormwater costs will be removed from property taxes and water and wastewater charges. The costs that are removed will then be supported by the stormwater charge. Once the charge is implemented, staff will develop a 6-year stormwater financial plan to determine the long-term funding requirements.

Financial Impact of Stormwater Charge

The Town’s current estimate in the 2017 stormwater budget is \$1,646,000. This comprises \$350,000 in operating costs, \$312,000 support costs and \$983,000 in capital costs. The operating and support costs are pulled from the 2016 budget. The capital cost is the average cost over 5 years, from 2011 to 2015.

The implementation of the new fee will result in a 2.6% tax decrease and a 0.7% water and wastewater rate decrease. With these costs, we may estimate the rates.

The final rate for 2017 will be recommended for adoption with the 2017 Fees and Charges By-law in December.

The Town completed its Capital Financing Sustainability Strategy in 2014 and the strategy recommended an annual asset replacement fund contribution of \$1,700,000. With the implementation of the stormwater charge, a new financial plan will be created to reach long term financial sustainability

Table 2 below illustrates the estimated average stormwater charge for each runoff level group in 2017.

Table 2: Estimated Average Stormwater Charge for 2017

	Low	Medium	High
Runoff Level Group Rate per square metre	\$ 0.013057	\$ 0.063835	\$ 0.127671
Average Size in square metres	14,200	600	3,720
Average Annual Fee	\$ 185	\$ 38	\$ 475

Because the stormwater charge is a user fee, the stormwater charge impacts different runoff groups differently. To see how properties would be impacted by moving stormwater funding from a taxation based fee calculation to a customer based fee calculation, see Table 3. This table illustrates that stormwater costs will be shifted away from medium runoff level properties to high and low runoff properties.

Please note: 'Total Annual Municipal Costs' includes annual property taxes (Town only) and water/wastewater fees for an average user. As stormwater costs are currently included in both the tax-supported and the rate-supported budgets, this is the appropriate benchmark.

Table 3: Impact of Implementing a Stormwater Charge

	Low	Medium	High
Total Annual Average Municipal Costs <i>without</i> Stormwater Charge	\$2,368	\$2,804	\$10,778
- Taxes	\$1,853	\$1,774	\$7,546
- Water and Wastewater	\$515	\$1,030	\$3,232
- Stormwater	N/A	N/A	N/A
Total Annual Average Municipal Costs <i>with</i> Stormwater Charge	\$2,499	\$2,790	\$11,014
- Taxes	\$1,803	\$1,729	\$7,330
- Water and Wastewater	\$511	\$1,022	\$3,209
- Stormwater	\$185	\$38	\$475
Change in Total Annual Average Municipal Costs (\$)	\$131	-\$14	\$236
Change in Total Annual Average Municipal Costs (%)	5.55%	-0.51%	2.19%

Credit Programs

High Runoff Level Group Program

To recognize significant runoff reductions, staff is proposing to implement a stormwater charge credit program for high level runoff properties. High runoff properties, largely commercial and industrial properties, may reduce their runoff by implementing low impact development features through the development approval process and it is important to acknowledge their contribution.

The credit program will clearly outline the benefits businesses can receive by reducing their runoff. This credit program will maximize the use of current engineering reports and site plan agreements, which will minimize the costs businesses need to incur to apply for the credit.

See Appendix 2 for the Stormwater Credit Program.

Residential Program

Based on public feedback, residents want to keep administration costs of the charge low. The City of Mississauga estimated for every \$1 in credits they would provide to residential customers through a residential credit program, \$4 would have to be spent on administration. The implementation of a credit program would increase the cost of providing the stormwater service and increase the overall stormwater charge.

The implementing features to reduce runoff in order to receive a credit would not be financially beneficial for residents. Assuming a resident installs a rain barrel for \$100 and reduces their runoff by 15%, they would receive an annual credit of \$4.50. There would be a payback period of 22 years. A stormwater credit would be costly for the Town to administer and would provide little incentive to residents to reduce their runoff.

There are a couple of local organizations that provide incentives for residents to reduce their runoff and the Town can raise awareness of these programs with the stormwater charge webpage.

Lake Simcoe Regional Conservation authority offers a Landowner Environmental Assistance Program (LEAP) to homeowners. Homeowners in the Lake Simcoe watershed may qualify for grants of 60 per cent of project costs for eligible rain garden projects, to a maximum of \$5,000. This is a much stronger incentive than the Town could provide through a residential stormwater credit program.

The Windfall Centre offers homeowners RAIN Home Visits. During the visit, the RAIN guide addresses specific concerns unique to each property. In consultation with the homeowner, a prioritized plan is created to manage stormwater and reduce the risk of flooding and would be drawn up and presented to the homeowner. Currently they are offering this program for free to residents of Newmarket, Aurora and Barrie.

Ultimately, the Town must balance its priorities and spend money in the most efficient way possible to maximize the public good.

Because a residential credit program would not provide a strong financial incentive to reduce runoff, staff is consulting with the Newmarket Environmental Advisory Committee to determine creative solutions for rewarding residents for reducing their runoff.

Public Communications

As detailed above, staff has gone through an extensive public consultation process with positive feedback. Pending Council approval of the charge, a new stormwater charge page and video will go live on the Town's website explaining why the Town is implementing a stormwater charge and how it works. A postcard will be sent out to households and businesses to deliver the same message. Advertisements will be in local news publications.

BUSINESS PLAN AND STRATEGIC PLAN LINKAGES

This report links to Newmarket's key strategic directions in being Well Managed through fiscal responsibility.

CONSULTATION

Staff has formed a Task Force represented by Finance, Engineering, Communications, Information Technology and Customer Service to develop and implement the stormwater charge. Updates were regularly provided to the Utility Transition Task Force, which includes the departments above as well as Legal Services, Economic Development and Strategic Initiatives. Various departmental representatives were consulted as components of the project related to them.

HUMAN RESOURCE CONSIDERATIONS

While most of the work required to administer the stormwater charge can be absorbed by current staff, resources will be required to administer the proposed credit program. Namely, the program would require support from a Senior Environmental Coordinator and an LID Maintenance Worker. These items will be supported through fees of the application process and be proposed in the 2017 budget.

BUDGET IMPACT

Operating Budget (Current and Future)

\$227,000 will be removed from the rate supported budgets and \$435,000 will be removed from the tax supported budget. This item will be proposed in the 2017 budget.

Capital Budget

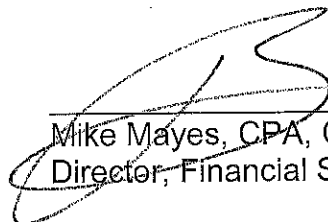
An annual contribution of \$983,000 to the tax supported asset replacement fund will go to the stormwater asset replacement fund. This item will be proposed in the 2017 budget.

CONTACT

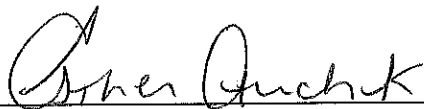
For more information on this report, contact: Mike Mayes at 905-953-5300, ext. 2102 or via e-mail at mmayes@newmarket.ca



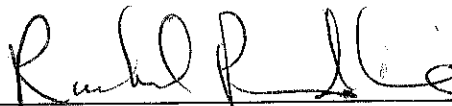
Kevin Yaraskavitch
Financial Business Analyst



Mike Mayes, CPA, CGA, DPA
Director, Financial Services/Treasurer



Esther Armchuk, LL.B.
Commissioner, Corporate Services



Rachel Prudhomme; B.Sc., P.Eng.
Director, Engineering Services



Christopher Kalimootoo
Director, Public Works Services



Peter Noehammer. P.Eng.
Commissioner, Development & Infrastructure services

KY/ne

Appendices

1. Stormwater Management Services Charge by-law (8 pages)
2. Stormwater Credit Program (4 pages)



**CORPORATION OF THE
TOWN OF NEWMARKET
BY-LAW NUMBER 2016-XX**

A BY-LAW TO ADOPT A STORMWATER MANAGEMENT SERVICES CHARGE BY THE TOWN OF NEWMARKET.

WHEREAS the *Municipal Act, 2001*, S.O. 2001 (the "Act"), authorizes a municipality to pass by-laws imposing fees and charges pertaining to a stormwater system pursuant to sections 9, 10, 11 and 391 of the Act;

AND WHEREAS Council deems it necessary and desirable to create a separate stormwater fee and charge to fund the operation, maintenance and capital projects pertaining to stormwater management;

AND WHEREAS the creation of a separate stormwater charge to fund stormwater management (the "Stormwater Charge") will bring greater transparency to the cost of providing and maintaining the stormwater management service with the Town;

AND WHEREAS it is deemed just that the cost of operating, maintaining and upgrading the stormwater management service is paid for by those who benefit from this service;

AND WHEREAS the Council desires to implement a credit program as an incentive for certain property owners to provide on-site stormwater management measures and to recognize existing properties with stormwater management measures already in place;

THEREFORE BE IT ENACTED by the Municipal Council of the Corporation of the Town of Newmarket as follows:

1. THAT the Stormwater Charge be imposed as set out under this bylaw and established through the annual Fees and Charges By-law.
2. AND THAT should any section of this by-law be declared invalid by a court of competent jurisdiction, such section shall be severed from this bylaw and the remainder of the by-law shall continue in full force and effect;
3. AND THAT this by-law shall come into full force and effect on January 1, 2017.

1. DEFINITIONS

1.1 In this by-law,

"Act" mean the *Municipal Act, 2001*, S.O. 2001

"Appeal" means a process by which a person challenges information that has been associated with the Stormwater Charge account.

"Applicant" means a property owner that submits a Stormwater Management Credit application on the Town approved form.

"Average Impervious Area Percentage" means the observed average Impervious Area Percentage within a Runoff Level Group.

"Billing Error" means an error in the preparation of the Stormwater Charge Account, resulting in an undercharge or overcharge caused by a gross or

manifest error in the preparation of the Stormwater Charge account that is clerical or factual in error, including transposition of figures, a typographical error or similar errors.

"By-law" means this Stormwater Management Fees and Charges By-law

"Council" means the Council for the Corporation of the Town of Newmarket

"Credit Program" means the Town's credit program which reduces the Stormwater Charges as an incentive to certain property owners that provide on-site stormwater management measures and as recognition of property owners that have existing properties with stormwater management measures already in place.

"Engineering Services" means the Town's Engineering Services Department of the Development and Infrastructure Services Commission.

"Impervious Area Percentage" means the percent of a property's area that is covered by impervious features. Rooftops and paved surfaces are impervious features.

"Material Change" means any change in the property's runoff characteristics since the Applicant's in the original Stormwater Management Credit application, any fact that was not expressly disclosed by the Applicant in the Stormwater Management Credit application process, or that the Applicant was not aware of at the time of the Stormwater Management Credit application, and which results in the subject property no longer being in substantial compliance with the objectives of the Credit Program, or no longer eligible for the current level of the Stormwater Management Credit approved by the Town.

"Person" includes an individual, sole proprietorship, partnership, corporation, municipal corporation, unincorporated association or organization, trust and a natural person in his or her capacity as a trustee, executor, administrator, or other legal representative.

"Runoff Level Group" means the grouping of properties that have a similar Impervious Area Percentages.

"Stormwater Funding Requirement" means the annual amount of funding required to for the Town to provide the Stormwater Management Service.

"Stormwater Management Service" means the work performed and the infrastructure used, controlled, maintained or operated by the Town to manage stormwater flow and drainage and all appurtenances thereto owned, and includes, but is not limited to, storm sewers, catch basins, storm service connections, drains, pipes, overland conveyance systems including road corridors, culverts, channels, ditches, rivers, streams, creeks, ravines and watercourses, stormwater management facilities including landscaping features, storage ponds or tanks, and oil and grease interceptors that control quantity or quality of stormwater runoff, pumping stations, outfalls, swales and all equipment laid within any highway or road allowance, Town right-of-way or easement or Town property used for the collection, transmission, detention and treatment of stormwater or uncontaminated water.

"Town" means the Corporation of the Town of Newmarket in the Regional Municipality of York or where the context requires the geographical jurisdiction of the Corporation of the Town of Newmarket in the Regional Municipality of York.

"Treasurer" means the Town Treasurer or his/her designate.

2. SCOPE

2.1 A stormwater charge (the "Stormwater Charge") is to be imposed upon all real property in the Town with the exception of real property owned by the Town and real properties that are legally exempt from municipal user fees and charges.

See Appendix C for the list real properties that are exempt from municipal user fees and charges.

3. DETERMINING STORMWATER CHARGE

3.1 The following equation shall be used to determine the Stormwater Charge:

$$\text{Stormwater Charge} = \frac{\text{Property Size} \times \text{Runoff Level Group Rate}}{\text{Rate}}$$

Property Size for non-condominium properties is determined by the Municipal Property Assessment Corporation and is the area identified on the tax roll for the subject property.

Property Size for condominium properties is the size of the condominium corporation's parcel divided by the number of condominium properties on the parcel.

Runoff Level Group rate is determined by the Runoff Level Group's Average Impervious Percentage and the Stormwater Funding Requirement. See Appendix B for the Average Impervious Percentages of the Runoff Level Groups.

3.2 The Runoff Level Group Rate shall be set out by Council in the Fees and Charges By-law.

4 STORMWATER CHARGE ADJUSTMENT

- 4.1 The Stormwater Charge may be revised in either of the following instances :
- a) An adjustment may arise whereby the Municipal Property Assessment Corporation updates the subject property's assessment resulting from an Appeal.
 - b) An internal adjustment may arise whereby the Town revises, modifies, or amends the Stormwater Charge due to various factors, including:
 - i. updates to the Municipal Property Assessment Corporation's assessment data for the subject property;
 - ii. updates to the Town's open space zoning by-law;
 - iii. updates to Runoff Level Groups' Average Impervious Percentage;
 - iv. updates to the procedure determining a properties' Runoff Level Group;
 - v. change in Stormwater Funding Requirement as approved by Council.

5 INVOICING

5.1 The Stormwater Charge shall be invoiced (the "Stormwater Charge Invoice") under the property's property tax bill and identified separately thereunder as a special charge.

5.2 The Stormwater Charge shall be payable upon receipt of the invoice included in the property's tax bill, and every owner in receipt of such invoice shall ensure payment thereof before the due date thereon.

5.3 The Treasurer shall have delegated authority and is authorized to adjust the Stormwater Charge with respect to any property, to the extent that it is deemed appropriate due a Billing Error. In this instance, the Stormwater Charge Invoice may be retroactively recalculated for a period not exceeding one (1) year from the date of detection of the Billing Error with resulting credits or charges to the property owner's stormwater account, and the decision of the Treasurer shall be final and binding.

6 STORMWATER CHARGE ADDED TO TAX ROLL

6.1 Pursuant to subsection 398(2) of the Act and in accordance with the Town's Fee and Charges By-law, the Stormwater Charge may be added to the tax roll of the property to which the Stormwater Charge applies and shall then be collected in the same manner as municipal taxes.

7 CREDIT PROGRAM

7.1 Property owners may be eligible to qualify for a Stormwater Charge credit (the "Stormwater Management Credit") where such users can clearly demonstrate to the Town that owner's stormwater facilities or best management practices provide the Town with cost savings that the Town would otherwise incur as part of its effort to manage stormwater.

7.2 Engineering Services shall be responsible for the administration of the Credit Program, and may prescribe all forms necessary to implement the Credit Program, and may amend such forms from time to time as it deems necessary with the approval of the Treasurer.

Credit Program Application

7.3 Participation in the Credit Program is by application only. Property owners must submit a Stormwater Management Credit application in a form approved by the Town and associated fees, if applicable, for consideration and qualification of the Stormwater Management Credit. The Stormwater Credit application will be reviewed and determined by Engineering Services.

7.4 Reductions to the Stormwater Charge made as a result of the approval of a Stormwater Management Credit application shall take effect in accordance with the following schedule:

- a) Stormwater Management Credit applications received within the first year of the applicable Stormwater Charge: Reductions that result from applications that are received on or before December 31, 2017 will be retroactive up to the later of (i) the date of the first billing of the Stormwater Charge, and (ii) the date on which the qualified stormwater management practices or measures were implemented into service, as determined by Engineering Services.
- b) Stormwater Management Credit applications received after the first year of the applicable Stormwater Charge: Reductions that result from applications that were received on or after January 1, 2018 will be

retroactive up to the later of (i) the date of receipt of the application by Engineering Services, and (ii) the date on which the qualified stormwater management practices or measures were implemented into service, as determined by Engineering Services.

Credit Program Expiration and Renewal

7.5 Stormwater Management Credits shall be in effect for a period of up to five (5) years from the date of approval by the Town, or as otherwise specified at the time of the said credit approval. Credits will expire if not renewed prior to the expiration date of the said credit approval.

7.6A Credit Program application must be resubmitted to the Town no later than three (3) months after any Material Change to the originally submitted Credit Program application which did not contain the Material Change information. Any late resubmission of the application may result in the discontinuance of the Credit Program amount. The Town may adjust (increase or decrease) the current credit amount.

7.7A Stormwater Management Credit may be renewed by a renewal application which must be submitted to the Town no later than three (3) months prior to the expiration date of the credit approval. Any late submission of the application may result in the discontinuance of the Stormwater Management Credit. The Town may adjust (increase or decrease) the current Stormwater Management Credit

Credit Program Inspections

7.8 The Town reserves the right to conduct site inspections, and may, at any reasonable time, enter and inspect any property benefiting from a Stormwater Management Credit to review eligibility and the Town may suspend, reduce or cancel the Stormwater Management Credit as a result of such site inspections.

Credit Program Suspensions, Reductions and Cancellations

7.9 A Stormwater Management Credit may be suspended, reduced or cancelled by the Town under the following circumstances:

- a. failure of an Applicant to meet the terms and conditions of the Stormwater Management Credit approval;
- b. failure of the applicant to maintain a stormwater management practice or measure as required by the terms and conditions of the Stormwater Management Credit approval;
- c. submission of inaccurate or false information by the Applicant;
- d. failure to submit a complete Stormwater Management Credit renewal application.

7.10 A reduction or cancellation of a Stormwater Management Credit may be appealed by the Applicant in writing to the Treasurer. The decision by the Treasurer shall be final and binding.

7.11 Where the Town has granted a Stormwater Management Credit and subsequently determines that a stormwater management practice or measure does not function as approved, the Applicant shall reimburse the Town the entire amount of the Stormwater Management Credit received in respect of the subject property from the later of (i) the date that the Credit Program application was approved, updated or renewed, and (ii) from the date of the last inspection of the subject property by the Town.

7.12 If the Stormwater Management Credit is cancelled by the Town, the Applicant may not re-apply for such a credit for a period of twelve (12) months.

8. APPEALS

8.1 A person who requests an Appeal will not be required to pay a service fee for any of the appeals outlined in Appendix A which outlines the Appeal processes

8.2 The filing of an Appeal does not negate the requirement for the appellant (the "Appellant") to pay the Stormwater Charge.

8.3 Adjustments made as a result of an Appeal shall take effect in accordance with the following schedule:

- a. Appeals received by the Town within the first year of the Stormwater Charge: adjustments that result from Appeals which were received before December 31, 2017 will be retroactive up to the date of the receipt of the Appeal by the Treasurer; and
- b. Appeals received by the Town after the first year of the Stormwater Charge: adjustments that result from Appeals which were received on or after January 1, 2018 will be retroactive up to the date of the receipt of the Appeal by the Treasurer.

ENACTED THIS XXTH DAY OF XXXX, 2016.

Tony Van Bynen, Mayor

Andrew Brouwer, Town Clerk

- Appendix A: Appeal process for the Stormwater Charge
- Appendix B: Average Impervious Percentages of Runoff Level Groups
- Appendix C: List of Properties Exempt from Municipal User Fees and Charges

Appendix A: Appeal process for the Stormwater Charge

Category	Explanation	Appeal Mechanism	Appeal Decision Made by
Legal Exemption	The entity occupying the subject property area is or is not legally subject to municipal fees and charges.	An Appellant must file a Stormwater Charge Appeal Application Form	Director of Financial Services or her/his delegate
Incorrect property size used to calculate charge	Property size used for calculation is or is not correct.	An Appellant must file a Stormwater Charge Appeal Application Form	Director of Financial Services or her/his delegate
Amount of Credit	The amount of credit approved for an applicant's property is or is not appropriate.	An Appellant must file a Stormwater Charge Appeal Application Form	Director of Engineering Services her/his delegate

Appendix B: Average Impervious Percentages of Runoff Level Groups

Runoff Level Group	Typical Property Type Examples	Average Impervious Percentage
Low level	Open Space, Vacant Land, Excess Land	9%
Medium level	Residential, Multi-Residential, Institutional	44%
High level	Commercial, Industrial, Parking Lot	88%

Appendix C: List of Properties Exempt from Municipal User Fees and Charges

1. District School Boards and School Authorities

Pursuant of section 53 of the *Education Act*, R.S.O. 1990, a by-law imposing fees and charges does not apply to a district school board or a

Stormwater Credit Summary

What is a Stormwater Credit?

Stormwater Credits are available to eligible property owners who have implemented stormwater and/or pollution prevention Best Management Practices (BMP's) to reduce impacts to the Town's Stormwater Infrastructure by controlling the quantity and quality of stormwater leaving their property.

The credit program is designed to acknowledge and reward High Level Runoff property owners who take initiatives that result in significantly less runoff than similar properties, resulting in a cost saving that the Town would otherwise incur as part of its effort to manage stormwater.

Participation in the credit program is by application only. Property owners must submit a stormwater credit application in a form approved by the Town for qualification and consideration of the credit. Credit applications will be determined by Engineering Services staff.

Eligibility

Properties which are classified as High, such as industrial and commercial properties, are eligible to receive a credit toward their stormwater management charge. Additional information is provided in the subsequent sections.

Credit Type

Applicants can apply for one of three credit types: New Credit, Credit Update or Credit Renewal.

1. New Credit

A stormwater management credit for a newly installed BMP or existing BMP for which a credit does not currently exist.

2. Credit Update

A stormwater management credit for an existing BMP where changes have been made or where additional BMP's have been added since the previously approved credit.

3. Credit Renewal

A stormwater management credit to renew the existing approved credit as part of the 5 year renewal requirement.

Stormwater Credit Categories

Stormwater Credits are provided by applying a new rate to the property. This is achieved if the applicant demonstrates that all or a portion of the site drains to an eligible BMP that meets the specific evaluation criteria (outlined below). Depending on the evaluation criteria met, the portion of the Site draining to an eligible BMP will be charged either the Low or Medium Class Rate.

An additional credit is available if applicants demonstrate existing Stormwater Management Facilities (SWMF) are being properly maintained and if the property demonstrates that there is significant Green Space on site.

Credit Evaluation Criteria

Credit Category	Evaluation Criteria	Credit Applied
Low Runoff Level Group Rate	The Low Class Rate is applied to the area of the property treated and/or directed to a BMP which will: <ol style="list-style-type: none"> 1. Reduce existing Peak Flow Rate by a minimum of 60% up to and including the 1:100 year storm and; 2. Capture and infiltrate the first 20mm of each Storm Event. 	Low Runoff Level Group Rate applied to area treated
Medium Runoff Level Group Rate	The Medium Class Rate is applied to the area of the property treated and/or directed to a BMP which will: <ol style="list-style-type: none"> 1. Reduce existing Peak Flow Rate by 30% for up to and including the 1:100 year storm and; 2. Capture and infiltrate the first 10mm of each Storm Event. 	Medium Runoff Level Group Rate applied to area treated
Pollution Prevention	Documentation which outlines onsite SWMF's and/or BMP's prevents pollutants from leaving the Site. This can occur in one of three ways: <ol style="list-style-type: none"> 1. Existing onsite private SWMF's are being maintained to ensure that they are performing as per the original facility designs. If no onsite SWMF exist then; 2. The implementation of an onsite Smart About Salt Program, including hiring Certified Smart About Salt contractors, or; 3. Other onsite BMP's are being implemented which provide; the long-term removal of 80% Total Suspended Solids defined as Enhanced Protection by the MOECC and prevent Phosphorus and other contaminants from leaving the Site. 	5% reduction
Significant Green Space	More than 25% of the site area is Green Space.	Low Runoff Level Group Rate applied to Green Space area.

Eligible and Non-Eligible BMP's

The intent of the Credit is to encourage the use of lot level stormwater controls through the use of Low Impact Development (LID) practices such as: permeable paving, soak-away pits, infiltration trenches, rain gardens, rain water harvesting, etc. By applying for the credit, the applicant shall demonstrate that implementing such practices will not have a negative impact on the natural environment or the Town's Stormwater Management Infrastructure.

Green space, grassed or landscaped areas, on the site will not qualify for a credit unless:

1. These areas are treating stormwater from non-green space areas AND meets the Evaluation Criteria for one of the Credit Categories or;
2. The Green Space area is more than 25% of the site's total parcel size and the space either contains trees, which contribute to the Town's urban canopy, or other significant natural heritage features. If the landowner has green space which contains mostly sod, but agrees to plant trees in that area in order to contribute to the Town's urban canopy, this would also qualify for the Green Space Credit.

Credit Example: New Credit Calculation

Existing parcel size	25,000 square metres
Current Land Classification	High Level Runoff
Current Rate based on Land Classification	\$0.24 per square metre*
Current Annual Stormwater Utility Fee	\$6,000/year (25,000 square metres x \$0.24)
Credit applying for	Low
Low Rate Credit	\$0.02 per square metre*
Area treated meeting the Low Credit Category Evaluation Criteria	5,000 square metres
Credit Calculation	20,000sq/m @ \$0.24/sq.m = \$4,800.00 5,000sq/m @ \$0.02/sq.m = \$100.00
New Annual Stormwater Utility Fee	\$4,900.00 per year (\$4,800.00 + \$100.00)
Total Annual Credit	\$1,100 per year

***Note: Class Rates used in the example are for demonstration purposes only. Rates are subject to change.**

Review

There is a \$50.00 application fee and only complete applications will be considered for review. Once a Credit Application is reviewed, the applicant will be provided with written notice to the address provided indicating if the application was approved or denied. If denied, the letter will state what Evaluation Criteria was not met. If approved, the letter will indicate the expected credit.

It is anticipated that Credit applications will be submitted at the same time as a Site Plan application. If landowners are requesting to make changes to the Town through the Site Plan process, this would be the ideal time to encourage applicants to implement practices that would result in a stormwater Credit.

Credits or new Rates will not be applied until after confirmation is made by the Town through an onsite inspection that the BMP has been installed and is operational. Please refer to the Town's Stormwater Management Charge By-law.

Material Changes

If credit approved BMP's are added, expanded, reduced, removed or in any way modified, such that their level of performance relative to their approved credit amount has changed; applicants must follow the Credit Update Application Process.

Credit Term and Expiry

Stormwater Credits will be limited to a maximum term as indicated in the Stormwater Management Fees and Charges Bylaw. Credits will expire if not renewed prior to the expiration of the Credit approval.

Maintenance and Inspections

The renewal application is focused on demonstrating that the installed BMP's are properly maintained and in a state of good repair. In order to receive the Credit on an ongoing basis, approved applicants must follow the Credit Renewal Application Process and BMP's will be subject to inspection by Town staff to ensure compliance.



CENTRAL YORK FIRE SERVICES

December 20, 2019

FIRE SERVICES REPORT 2020-01

To: Joint Council Committee

Origin: Central York Fire Services - Deputy Chief Rocco Volpe

Subject: **Amendment to the Town of Newmarket By-law 2019-60 regarding Motor Vehicle Collision Cost Recovery Program**

Recommendations

1. That Fire Services Report 2020-01 titled Amendment to the Town of Newmarket By-law 2019-60 regarding Motor Vehicle Collision Cost Recovery Program dated December 20, 2019 be received; and,
2. That the Joint Council Committee (JCC) recommend to Newmarket and Aurora Town Councils that amendments to Newmarket By-law 2019-60 be adopted in accordance with Attachment 1 to this report; and,
3. That staff be authorized and directed to do all things necessary to give effect to this resolution.

Comments

The purpose of this report is to provide JCC with a recommendation to amend By-law 2019-60 with respect to how invoicing is processed and revenue is collected through the Motor Vehicle Collision (MVC) Cost Recovery Program.

Fire Services Report 2019-03 MVC Cost Recovery Program recommended to Council that the at-fault driver be directly invoiced. Instead of invoicing the at-fault driver directly, which By-law 2019-60 states, it was recommended by the Finance Department to invoice the insurance company of the vehicle owner who was determined to be "at-fault" (via the police report).

Background

Subsequent to the passing of the By-law, further consultation was undertaken with Financial Services regarding the process to manage the invoicing and collection of the fees.

Finance staff had conferred with their colleagues in other municipalities and the general consensus is that when insurance companies are invoiced, rather than individuals, the invoices are paid in a shorter time frame with less Town intervention. It appears in practice that even if the incorrect insurance company is billed (due to fault being amended) the companies will simply forward the invoice on to the other party's insurer and payment is made.

Process for invoicing at-fault drivers involved in an MVC

After attending the scene of a collision, CYFS will record licence plates and document what services were rendered at the scene. The licence plate number will allow CYFS to access a police report through the Ministry of Transportation's database. Once the police report has been obtained, CYFS will work with the Town of Newmarket's Finance Department to issue an invoice directly to the "at-fault" party's insurance company.

If the at-fault party's insurance company does not pay, CYFS will have the ability to invoice the Registered Owner of the vehicle who was deemed "at-fault" by the police. The Registered Owner information will be obtained through the Ministry of Transportation's database. If the Registered Owner does not pay the invoice, it will be collected through a collection agency.

If there is no police report filed, CYFS will not issue an invoice, but will track these occurrences for a report back to a future JCC meeting.

Comparator Fire Services

Staff have completed a comparison of other Fire Services in York, Simcoe, Peel and Durham Regions and have determined that the following municipalities, Vaughan, Georgina, New Tecumseth and Orillia also directly bill insurance companies.

Financial Impact

Staff are expecting a positive financial impact from this change due to a reduced collection time and possibly lower collection costs.

Conclusion

CYFS supports the recommendation from Finance to move forward with invoicing insurance companies directly.

Consultation

The Senior Fire Management Team consulted with the Town of Newmarket Finance and Legal Department.

Impact on the Master Fire Plan

This report has no impact on the Master Fire Plan.

Contact

For more information regarding this report contact Deputy Chief Rocco Volpe at rvolpe@cyfs.ca

Attachments

Attachment 1 – Draft revisions to By-law 2019-60 (invoicing insurance companies directly)

Attachment 2 – Draft Corporation of the Town of Newmarket By-law 2019-60



Rocco Volpe, Deputy Chief
Central York Fire Services



Corporation of the Town of Newmarket

By-law 2020-XX

A By-law to amend By-law 2019-60, a By-law to establish and require payment of fees and charges for certain services provided by Central York Fire Services for emergency or non-emergency incidents.

Therefore be it enacted by the Council of the Corporation of the Town of Newmarket as follows:

1. That section 4 of By-law 2019-60 be amended as follows:

When a fee is imposed pursuant to this By-law, the amount of the fees owed to the **Corporation** shall be invoiced by the **Corporation** for the fees owed to (a) the insurance company of the vehicle owner who was determined to be at fault, or (b) if the payment is not made by the said insurance company or there is no insurance, payment shall be made by the owner of the vehicle who was determined to be "at-fault."

Enacted January 20, 2020.

John Taylor, Mayor

Lisa Lyons, Town Clerk

Corporation of the Town of Newmarket

By-law 2019-60

A By-law to establish and require payment of fees and charges for certain services provided by Central York Fire Services for emergency or non-emergency incidents.

Whereas The Corporation of the Town of Newmarket and The Corporation of the Town of Aurora have established a consolidated fire and emergency services department known as Central York Fire Services through By-law 2001-146 to deliver emergency and non-emergency services; and,

Whereas subsections 210(31) and (32) of the Municipal Act R.S.O. 1990, c. M.45, as amended, authorize a municipality to enact by-laws imposing fees and charges for services provided directly by the municipality to a user of services and to vary such fees and charges as the municipality considers appropriate; and,

Whereas section 220.1 of the Municipal Act, R.S.O. 1990, c. M.45, as amended, authorizes a municipality to impose fees or charges on any class of persons for services or activities provided or done by or on behalf of the municipality; and,

Whereas the Municipal Act, 2001 provides that a municipality may pass a by-law for imposing fees or charges for services or activities provided by or done on behalf of it; and,

Whereas the Town of Newmarket has enacted a Fees and Charges By-law 2018-64, as amended from time to time, to establish fees or charges for services or activities provided by or done on behalf of it.

Therefore the Municipal Council of the Corporation of the Town of Newmarket enacts as follows:

Definitions

Note: definitions have been bolded for convenience purposes.

1. In this By-law,
 - a) “at fault” means the motor vehicle deemed to be at fault in a motor vehicle collision by the police or by the Central York Fire Services attending at the motor vehicle collision;
 - b) “Central York Fire Services” means the consolidated fire department established for the Corporation of the Town of Newmarket and the Corporation of the Town of Aurora within the meaning of the Fire Protection and Prevention Act, 1997, S.O. 1997, c.4, as amended, and is deemed to include any member of the Central York Fire Services;
 - c) “Corporation” means The Corporation of the Town of Newmarket;
 - d) “Deputy Fire Chief” means the person who has been appointed by Council to act in the place of the Fire Chief of the fire

department in their absence or in the case of a vacancy in the office;

- e) “Fire Chief” means the person who is ultimately responsible to Council for the delivery of fire protection services;
- f) “firefighting and/or emergency services” includes all services related or incidental to the prevention, control, and suppression of fires and the protection of lives and property;
- g) “motor vehicle” as defined in the Highway Traffic Act, R.S.O. 1990, c. H.8, as amended;
- h) “motor vehicle collision ” means Central York Fire Services attending the scene of a motor vehicle collision on any property in the Town of Newmarket or Town of Aurora;
- i) “owner” means the registered owner of property, or any person, firm or corporation having control over or possession of the property or any portion thereof, including mortgagee in possession, receiver and manager, trustee and trustee in bankruptcy;
- j) “police” means the York Regional Police or Ontario Provincial Police;
- k) “vehicle owner” means the registered owner of vehicle, or any person, firm or corporation having control over or possession of the vehicle or any portion thereof, including mortgagee in possession, receiver and manager, trustee and trustee in bankruptcy.

Motor Vehicle Collisions

- 2. When **Central York Fire Services** attend at the scene of a **motor vehicle** collision on a King’s Highway, Regional or Municipal road, or a private road and provide **firefighting and/or emergency services**, the **vehicle owner** of the **motor vehicle** deemed to be **at fault** in the **motor vehicle collision** shall pay to the **Corporation** the fees outlined in **Corporation’s** Fees and Charges By-law, as amended.
- 3. In the event that it is determined by **Central York Fire Services** or the **police** that a **vehicle owner** deemed to be **at fault** is not **at fault**, then **Central York Fire Services** reserves the right to deem another **motor vehicle** involved in the **motor vehicle collision** to be **at fault**, and as such that **vehicle owner** shall pay to the **Corporation** the fees as established by the Fees and Charges By-law, as amended.

Administration and Enforcement

- 4. When a fee is imposed pursuant to this By-law, the amount of the fees owed to the **Corporation** shall be invoiced by the **Corporation** for the fees owed to (a) the insurance company of the vehicle owner who was determined to be at fault, or (b) if the payment is not made by the said insurance company or there is no insurance, payment shall be made by the owner of the vehicle who was determined to be at fault.

5. Payment terms shall be net 30 days from the date of the invoice, after which time a finance charge of 1.25% per month (15% per annum) is applied to the outstanding balance monthly.
6. The fees imposed by this By-law may be waived or reduced where circumstances warrant with the approval of the **Central York Fire Services' Fire Chief** or **Deputy Fire Chief**.

Severability

7. Should any section of this By-law be declared invalid by a court of competent jurisdiction, such section shall be construed as being served here from and the remainder of the By-law shall continue in full force and effect.

Enacted this 30th day of September, 2019.

John Taylor, Mayor

Lisa Lyons, Town Clerk



Town of Newmarket

Minutes

Accessibility Advisory Committee

Date: Thursday, September 19, 2019

Time: 10:30 AM

Location: Council Chambers
Municipal Offices
395 Mulock Drive
Newmarket, ON L3Y 4X7

Members Present: Steve Foglia, Chair
Jeffrey Fabian
Patricia Monteath
Lawrence Raifman
Councillor Simon
M. De Benedictis, Inclusion Base Director

Members Absent: Linda Jones
Faye Longhurst
Richard Wilson

Staff Present: K. Saini, Deputy Town Clerk
P. McIntosh, Recreation Programmer - Seniors & Special Needs
J. Grossi, Legislative Coordinator
A. Walkom, Legislative Coordinator

The meeting was called to order at 10:31 AM.
Steve Foglia in the Chair.

1. Additions & Corrections to the Agenda

None.

2. Declarations of Pecuniary Interest

None.

3. Presentations & Deputations

None.

4. Approval of Minutes

4.1 Accessibility Advisory Committee Meeting Minutes of August 15, 2019

Moved by: Patricia Monteath

Seconded by: Councillor Simon

1. That the Accessibility Advisory Committee Meeting Minutes of August 15, 2019 be received.

Carried

5. Items

5.1 Multi-Year Accessibility Plan Update

The Legislative Coordinator provided a presentation to the Accessibility Advisory Committee outlining the Multi-Year Accessibility Plan for the Town of Newmarket. He provided a summary of the document and asked for the Members to provide feedback before presenting the draft plan to Council.

The Members provided feedback to Staff on various sections and projects in the Multi-Year Accessibility Plan.

Moved by: Patricia Monteath

Seconded by: Jeffrey Fabian

1. That the Accessibility Advisory Committee endorse the draft Multi-Year Accessibility Plan, as amended.

Carried

5.2 Old Town Hall Accessibility Audit Update

The Legislative Coordinator provided an update on behalf of the Project Consultant, Facility Maintenance. She outlined the completed items from

the Old Town Hall audit and items that are subject to future budget considerations.

5.3 Main Street Accessibility

The Members of the Accessibility Advisory Committee discussed the accessibility of the downtown area and asked for a meeting with the Main Street District Business Improvement Area Board of Management Chair to identify potential improvements.

5.4 Upper Canada Mall Accessible Washroom Project Update

The Accessibility Advisory Committee Chair provided the Members with an overview of the newly completed Upper Canada Mall Accessible Washroom and provided project details.

The Members discussed retrofitting Town of Newmarket facilities with accessible components.

6. New Business

6.1 Accessible Washrooms

The Members discussed accessible washrooms at various Town of Newmarket facilities and queried Staff regarding potential accessible improvements.

7. Adjournment

Moved by: Councillor Simon

Seconded by: Patricia Monteath

1. That the meeting be adjourned at 11:23 PM.

Carried

Steven Foglia, Chair

Date



Town of Newmarket

Minutes

Elman W. Campbell Museum Board of Management

Date: Thursday, October 17, 2019
Time: 7:30 PM
Location: Elman W. Campbell Museum
134 Main Street South
Newmarket, ON

Members Present: Jackie Playter, Chair
Councillor Morrison
Ron Atkins
Michelle Clayton-Wood
Norman Friend
Billie Locke

Members Absent: Ross Caister
Kathleen Jackson

Staff Present: W. Broydell, Curatorial Assistant
L. Schembri, Supervisor of Culture Services
A. Walkom, Legislative Coordinator

1. Call to order

The meeting was called to order at 7:30 PM. Jackie Playter in the Chair.

2. Regrets

3. Additions & Corrections to the Agenda

None.

4. Declarations of Pecuniary Interest

None.

5. Approval of Minutes

5.1 Elman W. Campbell Museum Board Meeting Minutes of September 19, 2019

Moved by: Billie Locke

Seconded by: Councillor Morrison

1. That the Elman W. Campbell Museum Board Meeting Minutes of September 19, 2019 be approved.

Carried

6. Business arising from the Minutes

6.1 Museum By-laws Discussion

The Board continued the discussion from previous meetings regarding the by-laws related to the founding of the Museum. The discussion concluded with the Members deciding that the Museum had functioned through the years, despite some ambiguity in the by-laws.

7. Correspondence and Communications

The Curatorial Assistant circulated the periodicals which had been received by the Museum.

Moved by: Ron Atkins

Seconded by: Billie Locke

1. That the correspondence be received.

Carried

8. Financial Report

Jackie Playter provided the financial report with an overview of the museum reserve, conservation reserve fund, and exhibit reserve fund.

Moved by: Billie Locke

Seconded by: Councillor Morrison

1. That the financial report be received.

Carried

9. Museum Report

The Curatorial Assistant provided an overview of upcoming Museum maintenance including preparations for the closure in January 2020.

The Curatorial Assistant provided an overview of recent and upcoming programs and events including Wee Fun Wednesdays, Culture Days, the Harvest Picnic and the Bring and Brag event to be held November 2.

Moved by: Ron Atkins

Seconded by: Michelle Clayton-Wood

1. That the Museum Report be received

Carried

10. Friends of the Museum Report

Billie Locke advised of a subcommittee which was formed to organize the upcoming Santa event. She also advised of the upcoming gift shop sale.

Moved by: Norman Friend

Seconded by: Ron Atkins

1. That the Friends of the Museum Report be received.

Carried

11. New Business

The Supervisor of Culture Services provided the Board with information regarding liability insurance coverage for both Board members and volunteers of the Museum.

12. Next Meeting

The next meeting of the Elman W. Campbell Museum Board is November 21, 2019.

13. Adjournment

The meeting adjourned at 8:23 PM.

Jackie Playter, Chair

Date



Town of Newmarket

Minutes

Newmarket Economic Development Advisory Committee

Date: Thursday, September 26, 2019

Time: 5:00 PM

Location: Cane Room
Municipal Offices
395 Mulock Drive
Newmarket, ON L3Y 4X7

Members Present: Donna Fevreau, Chair
Carin Binder
Steven Bruno
Marek Dabrowski
Beric Farmer
Brian Johns
Jessica Rawlley
Darryl Sills
Beth Stevenson
Mayor Taylor
Deputy Mayor & Regional Councillor Vegh
Edmund Yeung

Members Absent: Robert Bull
Patrick Horgan
Rod Scotland
Bri-Ann Stuart

Staff Present: I. McDougall, Commissioner, Community Services
C. Kallio, Economic Development Officer
E. Bryan, Business Development Specialist
J. Grossi, Legislative Coordinator

Donna Fevreau in the the Chair.
The meeting was called to order at 5:00 PM.

1. Additions & Corrections to the Agenda

None.

2. Declarations of Pecuniary Interest

None.

3. Presentations & Deputations

None.

4. Approval of Minutes

**4.1 Newmarket Economic Development Advisory Committee Meeting
Minutes of June 26, 2019**

Moved by: Carin Binder

Seconded by: Edmund Yeung

1. That the Newmarket Economic Development Advisory Committee Meeting Minutes of June 26, 2019 be approved.

Carried

5. Items

5.1 Setting the 2020-2024 Economic Development Strategic Plan Framework

5.1.1 Update on Staff Priorities and Focus, 2016-2020

The Economic Development Officer provided a presentation regarding Intelligent Community/Smart City, downtown growth and corporate relations. He also reviewed the 2016-2020 Priorities and Focus.

The Members of the Newmarket Economic Development Advisory Committee discussed marketing and new media, and innovative marketing for various demographics.

Moved by: Brian Johns

Seconded by: Edmund Yeung

1. That the Newmarket Economic Development Advisory Committee recommends to Council that their membership be increased by one (1) to attract a candidate with experience in the new media and millennial marketing sector.

Carried

5.1.2 2018-2022 Council Strategic Priorities and Economic Development

The Economic Development Officer reviewed the 2018-2022 Council Strategic Priorities and identified the specific ones that related to economic development.

5.1.3 Summary of NEDAC's Preliminary Assessment of Focus Areas

The Business Development Specialist reviewed the exercise from the June 26, 2019 meeting regarding the identification of top priorities of the Newmarket Economic Development Advisory Committee Members.

5.2 NEDAC Purpose and Vision Review

The Members of the Newmarket Economic Development Advisory Committee (NEDAC) discussed the current purpose and vision, and brainstormed innovative initiatives for this term.

5.3 Innovation, Collaboration, Urbanization: Refining the Three Pillars?

The Economic Development Officer reviewed the three economic development pillars and the proposed 2020 timelines for the 2020-2024 Economic Development Strategy.

6. Closed Session (if required)

Donna Fevreau advised that there was no requirement for a closed session.

7. New Business

None.

8. Next Meeting

8.1 Joint NEDAC & Council Workshop on October 22, 2019

9. Adjournment

Moved by: Beric Farmer

Seconded by: Brian Johns

1. That the meeting be adjourned at 6:37 PM.

Carried

Donna Fevreau, Chair

Date



Newmarket Public Library Board

Minutes

Date: Wednesday, October 16, 2019
Time: 5:30 PM
Location: Newmarket Public Library Boardroom
Newmarket Public Library
438 Park Avenue
Newmarket ON L3Y 1W1

Members Present: Darcy McNeill, Chair
Jane Twinney, Vice Chair
Kelly Broome
Darryl Gray
Leslee Mason
Victor Woodhouse

Regrets: Jane Twinney, Vice Chair
Art Weis

Staff Present: Linda Peppiatt, Deputy CEO
Todd Kyle, CEO
Lianne Bond, Administrative Coordinator

The meeting was called to order at 5:47 pm. In the absence of the Chair and Vice Chair, Board member Victor Woodhouse was elected to conduct the meeting.

1. Adoption of Agenda Items

- 1.1 Adoption of the Regular Agenda
- 1.2 Adoption of the Closed Session Agenda
- 1.3 Adoption of the Consent Agenda Items

Motion 19-10-61

Moved by Darryl Gray

Seconded by Kelly Broome

That agenda items 1.1 to 1.3 be adopted as presented.

Carried

2. Declarations

None were declared.

3. Deputation

- 3.1 Request for Library to create a Human Rights and Anti Harassment/Discrimination Policy

Motion 19-10-62

Moved by Kelly Broome

Seconded by Leslee Mason

That the deputation provided by Kayla Scott regarding the Library to create a Human rights and Anti Harassment/Discrimination Policy be received.

Carried

Motion 19-10-63

Moved by Darryl Gray

Seconded by Kelly Broome

That the C.E.O. report back to the Library Board at the next Board meeting with a response to the Board recommendations presented in the Deputation.

Carried

4. Consent Agenda Items

The Board Chair resumed chairing the meeting at 6:03 pm

- 4.1 Adoption of the Regular Board meeting minutes for Wednesday, September 18, 2019
- 4.2 Adoption of the Closed Session Minutes for Wednesday, September 18, 2019
- 4.3 Strategic Operations Report for September
- 4.4 Third Quarter Financial Statement
- 4.5 Monthly Bank Transfer

Motion 19-10-64

Moved by Victor Woodhouse

Seconded by Darryl Gray

That Consent Agenda items 4.1 to 4.5 be approved and adopted as presented.

Carried

5. Reports

There were no reports.

6. Business Arising

6.1 Library Board Action List

The C.E.O. will provide an update on item 2-15 Library facility and service delivery options at the next meeting.

Motion 19-10-65

Moved by Victor Woodhouse

Seconded by Leslee Mason

That the Library Board receive the Action List as presented

Carried

7. New Business

7.1 Reducing Barriers to Borrowing

A report outlining options in reducing barriers to borrowing was presented to the Library Board.

Motion 19-10-66

Moved by Darryl Gray

Seconded by Victor Woodhouse

That the Library Board approve the changes to the Borrowing Policy and associated practices as follows:

- a. Forgiving of unpaid debts after a two-year collection period, except for those over \$100, which would be forgiven after a five year period
- b. Arranging occasional amnesty periods in conjunction with a community benefit;

- c. Increasing renewal limits from three to five;
- d. Changing the card renewal threshold from one year to two;
- e. Eliminating fines for children's materials taken out on a child's card, and waiving historical fines meeting these conditions upon user request.

And That the Library Board include a long-term strategy related to fines for further discussion at future strategic planning.

Carried

7.2 eContent for Libraries Campaign and Resolution Request

A report regarding supporting the eContent for Libraries campaign and resolution request was presented to the Library Board.

Motion 19-10-67

Moved by Victor Woodhouse

Seconded by Leslee Mason

THAT the Library Board seek Newmarket Council's endorsement of a draft resolution outlined in Attachment 1, requesting the Town of Newmarket to:

- a. indicate their support for CULC's/CBUC's efforts to increase access to ebooks and other econtent for library users in Newmarket and across Canada
- b. call on the federal government to investigate the barriers faced by libraries in acquiring ebooks and other econtent and the problems that poses for vulnerable demographic groups in Canada; and
- c. ask the federal government to develop a solution that increases access to ebooks and other econtent across Canada and assists libraries in meeting the cost requirements to acquire ebooks and other econtent.

Carried

Appendix 1: Draft Resolution for Newmarket Council

WHEREAS, the Town of Newmarket recognizes the important role that libraries play in our community. Libraries and the early literacy programs that they run are integral to developing proficient readers and ensuring that children succeed in school. More and more, digital literacy programs run by libraries also help ensure that citizens can contribute to our digital world. Additionally, vulnerable demographic groups, including seniors, low income families, youth, and new Canadians rely on access to libraries as an important tool for their participation in the community – from

education to searching for jobs to consuming Canadian cultural materials, and

WHEREAS, libraries in our community recognize that our users increasingly seek to access ebooks and other e-content offered by multinational publishers, and that access to those publications is too often curtailed by prohibitively high licensing fees or else entirely denied to Canadian libraries, and

WHEREAS, libraries must be in a position to offer e-books and other e-content to their users as part of their service offering to our community, particularly given the contemporary rapid pace of digitization of educational and cultural materials.

Now, therefore be it resolved that the Town of Newmarket does hereby:

1. Indicate our support for the Canadian Urban Libraries Council in its efforts to increase access to ebooks and other econtent for library users in Newmarket and across Canada;
2. Call on the federal government to investigate the barriers faced by libraries in acquiring ebooks and other econtent and the problems that poses for vulnerable demographic groups in Canada; and
3. Further ask the federal government to develop a solution that increases access to ebooks and other econtent across Canada and assists libraries in meeting the cost requirements to acquire e-books and other e-content.

8. Closed Session (If Required)

9. Dates of Future Meetings

The Library Board agreed to move the meeting start time to 5:45 pm.

The next regularly scheduled Newmarket Public Library Board meeting will be held on Wednesday, November 20, 2018 at 5:45 pm in the Board room

10. Adjournment

Motion 19-10-68

Moved by Victor Woodhouse

Seconded by Leslee Mason

That there being no further business the meeting adjourn at 6:50 pm

Carried

Darcy McNeill, Chair

Todd Kyle, Secretary/Treasurer



Newmarket Public Library Board

Minutes

Date: Wednesday, November 20, 2019
Time: 5:45 PM
Location: Newmarket Public Library Boardroom
Newmarket Public Library
438 Park Avenue
Newmarket ON L3Y 1W1

Members Present: Jane Twinney, Vice Chair
Kelly Broome
Darryl Gray
Leslee Mason
Art Weis
Victor Woodhouse (left at 6:41 pm)

Members Absent: Darcy McNeill, Chair

Staff Present: Linda Peppiatt, Deputy CEO
Todd Kyle, CEO
Lianne Bond, Administrative Coordinator

The meeting was called to order at 5:45 pm. In the absence of the Chair, the Vice Chair conducted the meeting.

1. Adoption of Agenda Items

- 1.1 Adoption of the Regular Agenda
- 1.2 Adoption of the Closed Session Agenda
- 1.3 Adoption of the Consent Agenda Items

Motion 19-11-69

Moved by Art Weis

Seconded by Leslee Mason

That agenda items 1.1 to 1.3 be adopted as presented.

Carried

2. Declarations

None were declared.

3. Consent Agenda Items

3.1 Adoption of the Regular Board meeting minutes for Wednesday, October 16, 2019

3.2 Strategic Operations Report for October, 2019

3.3 Third Quarter Library Statistical Data

3.4 Monthly Bank Transfer

Motion 19-11-70

Moved by Victor Woodhouse

Seconded by Darryl Gray

That Consent Agenda items 3.1 to 3.3 be approved and adopted as presented.

Carried

4. Reports

There were no reports.

5. Business Arising

5.1 Response to Deputation of October 16, 2019

The Library Board reviewed the responses and recommendations to the October 16, 2019 deputation.

The deputant from the October 16, 2019 deputation was given the opportunity to provide a response the C.E.O.'s report. The Board directed the C.E.O. to follow-up on the deputant's responses.

Motion 19-11-71

Moved by Darryl Gray

Seconded by Victor Woodhouse

That the Library Board receive the report on Response to Deputation of October 16, 2019;

And That the Library Board authorize the C.E.O. to work with the Town of Newmarket to take action on staff training and on policy as outlined in the report;

And That the Library Board add the matter of recommended attributes of Board appointees to its action list with a target completion date of June, 2022;

And That the Library Board approve ceasing to record library cardholders' gender;

And That the Library Board consider diverse Board member recruitment in future strategic planning.

Carried

Motion 19-11-72

Moved by Kelly Broome

Seconded by Leslee Mason

That the Library Board receive the deputant's response to the Library Board report.

Carried

5.2 Library Version of York Region Inclusion Charter

A Library version of the York Region Inclusion Charter was presented to the Board.

Motion 19-11-73

Moved by Victor Woodhouse

Seconded by Art Weis

That the Library Board receive the report on the Library Version of the York Region Inclusion Charter.

Carried

5.3 Joint Information Report - Newmarket Public Library Effectiveness and Efficiency Review - Implementation Status Update

A Joint Information report to update Council on the ongoing implementation of the Newmarket Public Library's Effectiveness and Efficiency review has been prepared. The C.E.O. will look into whether the Board would be able to participate in the Request for Proposal process for a consultant to look at future facility needs analysis.

Motion 19-11-74

Moved by Darryl Gray

Seconded by Kelly Broome

That the Library Board receive the Joint Information Report - Newmarket Public Library Effectiveness and Efficiency Review - Implementation Status Update.

Carried

5.4 Leadership by Design Board Orientation Part 3

This item was deferred.

Motion 19-11-75

Moved by Leslee Mason

Seconded by Art Weis

That the Leadership by Design Board Orientation Part three be deferred.

Carried

5.5 Library Board Action List

The Library Board reviewed the Action List.

Motion 19-11-76

Moved by Kelly Broome

Seconded by Victor Woodhouse

That the Library Board receive the Action List as presented.

Carried

5.6 Reducing barriers to borrowing update

The C.E.O. advised the Library Board that previously reported elimination of fines on Children's material would exclude fines on Children's DVDs, video games, and devices. After further review this will no longer be the case and fines on all Children's material will be removed, effective January 1, 2020.

6. New Business

6.1 Proposed Dissolution of York Info Partnership

The C.E.O. provided an overview of recent developments that factored in to the decision to propose the dissolution of the York Info partnership.

Motion 19-11-77

Moved by Darryl Gray

Seconded by Victor Woodhouse

That the Library Board receive the report on the proposed dissolution of the York Info partnership;

And That the Library Board authorize the C.E.O. to take all necessary steps to give effect to the actions outlined in the report.

Carried

7. Closed Session

Motion 19-11-78

Moved by Leslee Mason

Seconded by Darryl Gray

That the Library Board move in to Closed Session at 6:35 pm for Labour relations and personal matters about an identifiable individual.

Carried

Motion 19-11-79

Moved by Darryl Gray

Seconded by Kelly Broome

That the Library Board move out of Closed Session at 6:43 pm.

Carried

Motion 19-11-80

Moved by Art Weis

Seconded by Leslee Mason

Motion arising from Closed Session:

That the Library Board receive the report on 2020 economic adjustment for non-union employees and update on Marketing and IT realignment agreement.

Carried

8. Dates of Future Meetings

8.1 The next Regular Board meeting is scheduled for Wednesday, December 18, 2019 at 5:45 pm in the Library Board room

9. Adjournment

Motion 19-11-81

Moved by Kelly Broome

Seconded by Art Weis

That there being no further business the meeting adjourn at 6:44 pm.

Carried

Jane Twinney, Vice-Chair

Todd Kyle, Secretary/Treasurer

Town of Newmarket

Outstanding Matters List (2018 – 2022 term of Council)

As of January 2, 2020

Q1, 2020				
1.	Meeting Date: Committee of the Whole – April 29, 2019 Subject: 2018-2022 Council Strategic Priorities	Recommendations: 2. That Staff report back to Council with respect to a fulsome, ongoing communications plan (completed) and an overall performance measurement approach intended to track and present progress. Responsible Department: ➤ Strategic Priority Staff Working Group	Q1, 2020	
2.	Meeting Date: Committee of the Whole – April 8, 2019 Subject: Hollingsworth Arena and Future Ice Allocation Considerations	Recommendations: 3. That the Town of Newmarket operate with six ice pads and report back annually on the status of ice allocations, and ability to accommodate users; and 6. That within six months staff bring back a report on any plans for public amenity use at this location; and, Responsible Department: ➤ Recreation & Culture Services	Q1, 2020	
3.	Meeting Date: Committee of the Whole – February 25, 2019 Subject: Recognition of the Widdifield Family	Recommendations: 1. That staff be directed to investigate options that will recognize the area east of the river and west of Doug Duncan Drive, that lies between Timothy and Water St to be recognized in some format by a commemorative plaque or other option that acknowledges and demonstrates the background and history of an area known to be Widdifield Park; and, 2. That Mike Widdifield of Newmarket be notified of any proposals. Responsible Department: ➤ Recreation / Parks	Q1, 2020	Information Report to be provided
4.	Meeting Date: Committee of the Whole – April 9, 2018 Subject: Council Remuneration	Recommendations: 1. That Council refer the consultant and staff report to the new term of Council to be considered along with updated information at that time and to allow for phasing of any further adjustments to occur if necessary; and, Responsible Department: ➤ Office of the CAO/Human Resources	Q1, 2020	

5.	Meeting Date: Special Committee of the Whole – May 14, 2019 Subject: Ranked Ballots	Recommendation: 3. That Staff report back to Council with respect to referendum questions for the 2022 Municipal Election; and, Responsible Departments: ➤ Legislative Services	Q1, 2020	
6.	Meeting Date: Committee of the Whole - September 23, 2019 Subject: Established Neighbourhoods Compatibility Study	Recommendation: Established Neighbourhoods Compatibility Study Responsible Department: ➤ Planning and Building Services	Q1, 2020	Special Committee of the Whole scheduled January 20, 2020
7.	Meeting Date: Committee of the Whole - August 26, 2019 Subject: Traffic & Parking Petitions	Recommendations: 1. That the petition regarding Parking Restrictions on Helmer Avenue be referred to Staff; and, 2. That the petition regarding Traffic Calming Measures/Speed Mitigation on Flagstone Way be referred to Staff; and, 3. That the petition regarding Traffic Calming Measures/Speed Mitigation on Simcoe Street be referred to Staff. Responsible Departments: ➤ Engineering	Q1, 2020	
8.	Meeting Date: Committee of the Whole - April 30, 2018 Subject: Heritage Designations - York Region Administrative Building and Newmarket Canal System	Recommendations: 1. The Strategic Leadership Team/Operational Leadership Team recommend that the following be referred to staff for review and report: a. That the Heritage Newmarket Advisory Committee propose to the Region of York that the Administration Centre building be designated, due to its noted architect; and, b. That the Heritage Newmarket Advisory Committee recommend the Town of Newmarket designate the Newmarket Canal system. Responsible Department: ➤ Planning and Building Services	Q1, 2020	
9.	Meeting Date: Committee of the Whole - September 23, 2019 Subject: All Way Stop at Dover Crescent and Burford Street	Recommendations: 1. That the traffic issue related to an all-way stop at Dover Crescent and Burford Street be referred to Staff. Responsible Departments: ➤ Engineering Services	Q1, 2020	

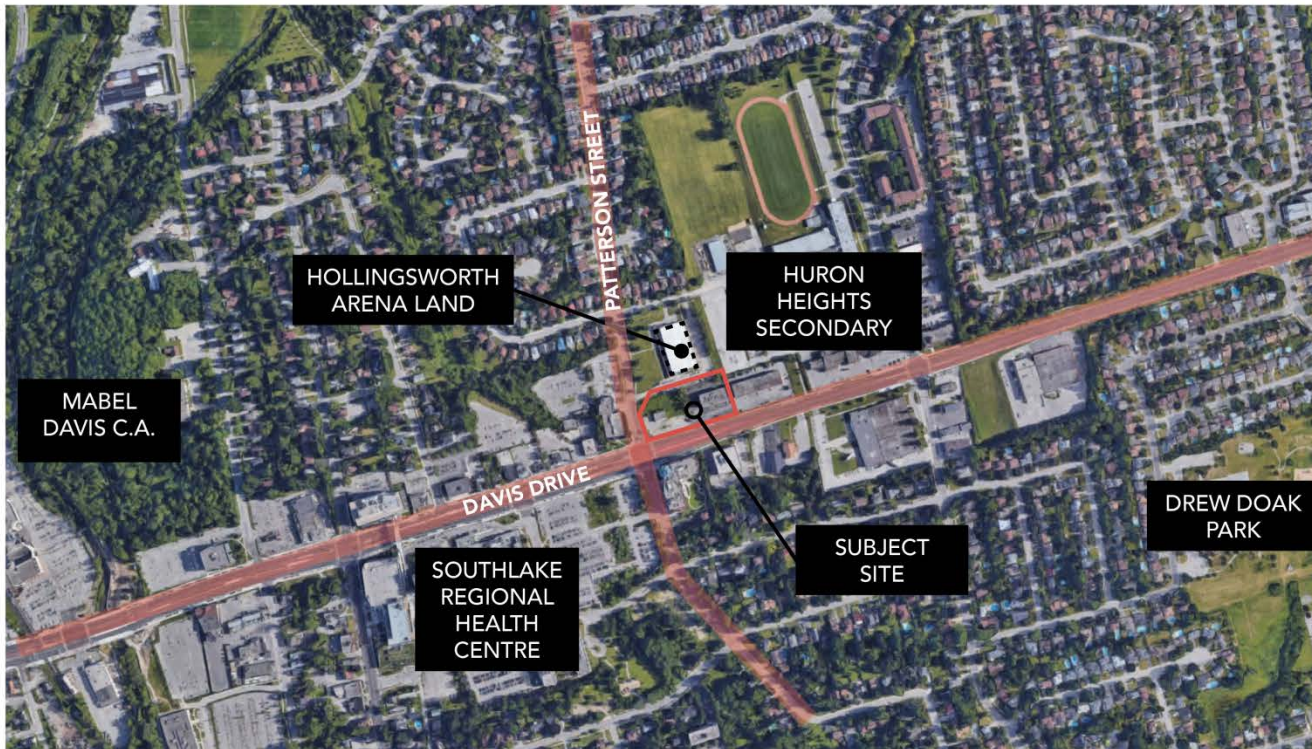
10.	Meeting Date: Council - September 9, 2019 Subject: All Way Stop at Dover Crescent and Burford Street	Recommendations: 1. That the deputation by Joseph Coupal regarding a Request for an All-way Stop at the Intersection of London Road and Harewood Boulevard be received and referred to staff Responsible Departments: ➤ Engineering Services	Q1, 2020	
11.	Meeting Date: Committee of the Whole - June 17, 2019 Subject: Protection of Trees on Private Property	Recommendations: 4. That following the internal and public consultation, issues identified in this report, together with comments from the public, and Committee, be addressed by staff in a comprehensive report to the Committee of the Whole with a draft by-law; and, Responsible Department: ➤ Planning Services	Q1, 2020	PIC at the iWonder Event completed.
12.	Meeting Date: Committee of the Whole – June 17, 2019 Subject: Youth Engagement, Diversity and Inclusivity, and Consultation on the Environment	Recommendation: 3. That staff be directed to plan a Climate Change Open House for Fall 2019 (completed) and a Spring 2020 e-Waste Collection event as part of a one-year pilot environmental consultation program and report back in 2020 with a review of this program; Responsible Departments: ➤ Engineering Services, Public Works Services	Q1, 2020	
Q2, 2020				
13.	Meeting Date: Committee of the Whole – March 18, 2019 Subject: Construction Vibration Issues	Recommendations: 5. That staff investigate options for existing sites where construction activity will cause significant vibrations. Responsible Departments: ➤ Planning and Building Services & Engineering Services	Q2, 2020	
14.	Meeting Date: Committee of the Whole – June 17, 2019 Subject: Ward 1 Traffic Petitions	Recommendation: 1. That the petitions regarding traffic issues in Ward 1 be received and referred to staff. <ul style="list-style-type: none"> • Atkins Drive – Speed Mitigation • Helena Court – Parking • Kingsmere Avenue – Stop sign Responsible Departments: ➤ Engineering Services	Q2, 2020	

15.	<p>Meeting Date: Committee of the Whole - September 23, 2019</p> <p>Subject: Derelict Properties</p>	<p>Recommendations:</p> <ol style="list-style-type: none"> 1. That Staff circulate an information report related to derelict properties, including information regarding demolition requirements and any impediments that may apply. <p>Responsible Departments:</p> <ul style="list-style-type: none"> ➤ Legislative Services ➤ Planning & Building 	Q2, 2020	
16.	<p>Meeting Date: Committee of the Whole - April 30, 2018</p> <p>Subject: Asset Replacement Fund Strategy</p>	<p>Recommendation:</p> <ol style="list-style-type: none"> 1. That the Asset Replacement Fund Strategy be referred to staff for further information and be brought back to Council for consideration at a later date. <p>Responsible Departments:</p> <ul style="list-style-type: none"> ➤ Financial Services 	Q2, 2020	
17.	<p>Meeting Date: Council – December 5, 2016</p> <p>Subject: Report 2016-25 – 178, 170, 184, 188, 190 and 194 Main Street S.</p>	<p>Recommendation:</p> <ol style="list-style-type: none"> 1. That in 120 days, staff be directed to bring back an amendment to the Heritage Conservation District Plan and By-law for consideration of Council that would outline the criteria which would need to be met by applicants in order to be considered for approval for a fourth storey set back from the street by a minimum of 15 (fifteen) feet. <p>Responsible Department:</p> <ul style="list-style-type: none"> ➤ Planning and Building Services 	Q2, 2020	
18.	<p>Meeting date: Committee of the Whole – March 19, 2018</p> <p>Subject: 500 Water Street Parking Information Report 2018-11 (Cachet Parking Lot)</p>	<p>Recommendation:</p> <ol style="list-style-type: none"> 3. That the Community Centre Lands Task Force work form the basis of a report back to Council, to be brought forward in Q1/Q2, 2019. <p>Responsible Department:</p> <ul style="list-style-type: none"> ➤ Engineering Services/ Community Centre Lands Task Force 	Q2, 2020	

Q3, 2020				
19.	Meeting Date: (1) Committee of the Whole - November 6, 2017 (2) Committee of the Whole – April 9, 2018 (Temporary Parking Exemption Report) Subject: Residential Parking	Recommendations: (1) 1. That Development and Infrastructure Services Engineering Services and Planning and Building Services - Report 2017-45 dated November 6th, 2017 regarding Residential Parking Review be received and the following recommendations be adopted: c. That, subject to budget approval, staff be directed to undertake a review of the Parking By-law and report back to Committee of the Whole with recommendations on improvements to parking matters discussed in this report. (2) 5. That the Temporary Parking Exemption Program be implemented as a pilot project and reviewed as part of the overall residential parking review scheduled for Q1/Q2, 2019 Responsible Department: ➤ Planning and Building Services / Legislative Services	Q3, 2020	CW held on June 10, 2019
20.	Meeting Date: Committee of the Whole – November 4, 2019 Subject: Traffic Calming Measures/Speed Mitigation at William Roe Boulevard and Dixon Boulevard	Recommendation: 1. That the petition regarding Traffic Calming Measures/Speed Mitigation at William Roe Boulevard and Dixon Boulevard be referred to Staff. Responsible Departments: ➤ Engineering Services	Q3, 2020	
21.	Meeting Date: Committee of the Whole - February 26, 2018 Subject: Newmarket Public Library Study Implementation	Recommendations: 2. That Council refer the further consideration and direction with respect to library facility needs study to the 2018 – 2022 Council Strategic Priority setting process. Responsible Department: ➤ Community Services/Newmarket Public Library	Q3, 2020	

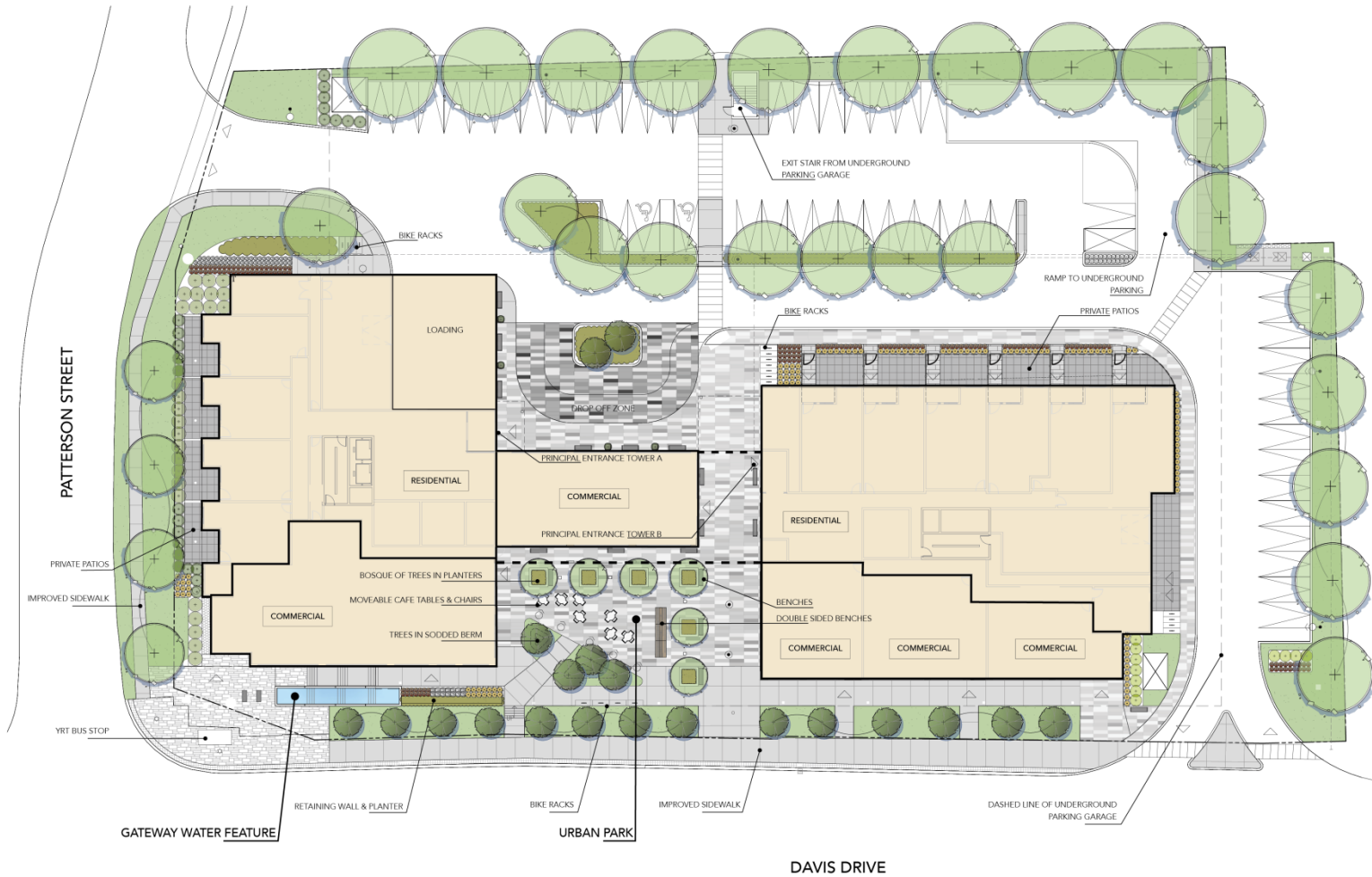
Q4, 2020				
22.	Meeting Date: Committee of the Whole - September 23, 2019 Subject: Town-Wide Mitigation Strategy - Traffic Calming Policy Public Consultation Report	Recommendations: 2. That Staff report back to Council in up to 12 months regarding various initiatives raised in this report. Responsible Departments: ➤ Engineering	Q4, 2020	
23.	Meeting Date: Committee of the Whole – November 4, 2019 Subject: Multi Use Pathways	Recommendation: 1. That Council direct Staff to report back in 2020 regarding the best practices and options for improving the signage and markings on the Tom Taylor Trail system. Responsible Departments: ➤ Public Works/Parks	Q4, 2020	
2021				
24.	Meting Date: Council – January 18, 2016 – Item 35 Subject: 2015-44 – Proposed Trail from Yonge Street to Rita's Avenue	Recommendation: 1. That staff provide alternate trail options for this area at a lower cost. 2. That Item 35 of the Council Minutes of December 14, 2015 being Joint Development and Infrastructure Services - Planning and Building Services and Engineering Services Report 2015-44 dated November 19, 2015 regarding a proposed trail from Yonge Street to Rita's Avenue be reconsidered; and, 3. That staff provide alternate trail options for this area at a lower cost, including the option of extending the trail through George Luesby Park along Clearmeadow Boulevard to Yonge Street and further connecting the trail from Flanagan Court/Rita's Avenue to the George Luesby Park Trail; and, 4. That staff also include in the report the option of installing lighting along the George Luesby Park Trail. Responsible Department: ➤ Planning and Building Services ➤ Engineering Services	2021	Deferred subsequent to VivaNext construction

25.	Meeting Date: Committee of the Whole - November 4, 2019 Subject: Parking Enforcement Initiative - Pay It Forward Program	Recommendation: 3. That Staff report back to Council within 18 months; and, Responsible Department: ➤ Legislative Services	2021	
26.	Meeting Date: Committee of the Whole – June 17, 2019 Subject: Single Use Plastics	Recommendation: 1. That Council direct staff to bring back a report which outlines the roles and responsibilities of the Province, the Region and the Town in relation to recycling and diversion and provides the following: a. information on what work is currently being done to address the reduction and eventual elimination of single use plastics; and, b. clear options for Council to consider to ensure the town is taking steps within its jurisdiction to reduce and eventually eliminate single use plastics. Responsible Departments: ➤ Public Works/Operations	TBD	



CONTEXT PLAN

693-713 DAVIS DRIVE
Newmarket, ON



SITE STATISTICS:	
Lot Area:	93,638 sf
Urban Park Area:	4,729 sf
Floor Space Index:	2.98
Lot coverage:	29.7%
No. of Storeys:	15
Building Height:	154ft
Podium Height	39ft
Total Gross Floor Area:	278,719 sf
Retail Area	11,302 sf
Residential Area	267,417 sf
Total Units:	318
1 Bedroom	198
2 Bedroom	112
3 Bedroom	8
Affordable Units	25%
Total Parking Spaces:	369
Surface	49
Underground	320
Total Bicycle Parking:	199
Surface	37
Underground	162
Total Amenity Space:	13,143 sf
Indoor Amenity	3,714 sf
Outdoor Amenity	6,523 sf

SITE PLAN
1:200




693-713 DAVIS DRIVE
Newmarket, ON



693-713 DAVIS DRIVE
Newmarket, ON


BRIARWOOD
DEVELOPMENT GROUP

 **CANDEVCON LIMITED**
CONSULTING ENGINEERS & PLANNERS


adesso design inc
landscape architecture

Kohn
Kohn Partnership Architects Inc.

Briarwood (NWMKT) INC.
Proposed Mixed Use Development
693-713 Davis Drive
Town of Newmarket

BONUSING JUSTIFICATION TO SUPPORT ZONING BY-LAW AMENDMENT TO PERMIT 15 STOREY BUILDINGS AND AN FSI OF 3.0

Policy 14.2.9 of the Newmarket Urban Centres

Secondary Plan states that the applicant may request a discretionary maximum height of 15 storeys and an FSI of 3.0 in exchange for the provision of Public Benefits, or cash in lieu of Benefits. The following Public Benefits are identified in the Secondary Plan as beyond what otherwise would be required.

- (a) Cultural Facilities
- (b) Special park
- (c) Public amenities within identified environmental open spaces
- (d) Public art
- (e) Structured parking for use by the public
- (f) Streetscape, gateway features, pedestrian mews and open space design enhancements
- (g) Private roads that are accessible to the public
- (h) Upgrades to and/or provision of community facilities
- (i) Other community facilities or human services identified by the Town as desirable
- (j) Inclusion of energy or water conservation measures beyond those required
- (k) Affordable housing beyond those required by the Secondary Plan or the York Region OP
- (l) Rental housing
- (m) Social housing

Policy 14.2.9(ii) of the Newmarket Urban Centres Secondary Plan (Regional Healthcare Centre) identifies the following criteria to be evaluated as justification for bonusing.

"a) represents good planning;

b) is consistent with the objectives of this Plan;

c) meets the applicable urban design and built form policies of this Plan;

d) represents appropriate development in the context of the surrounding character;

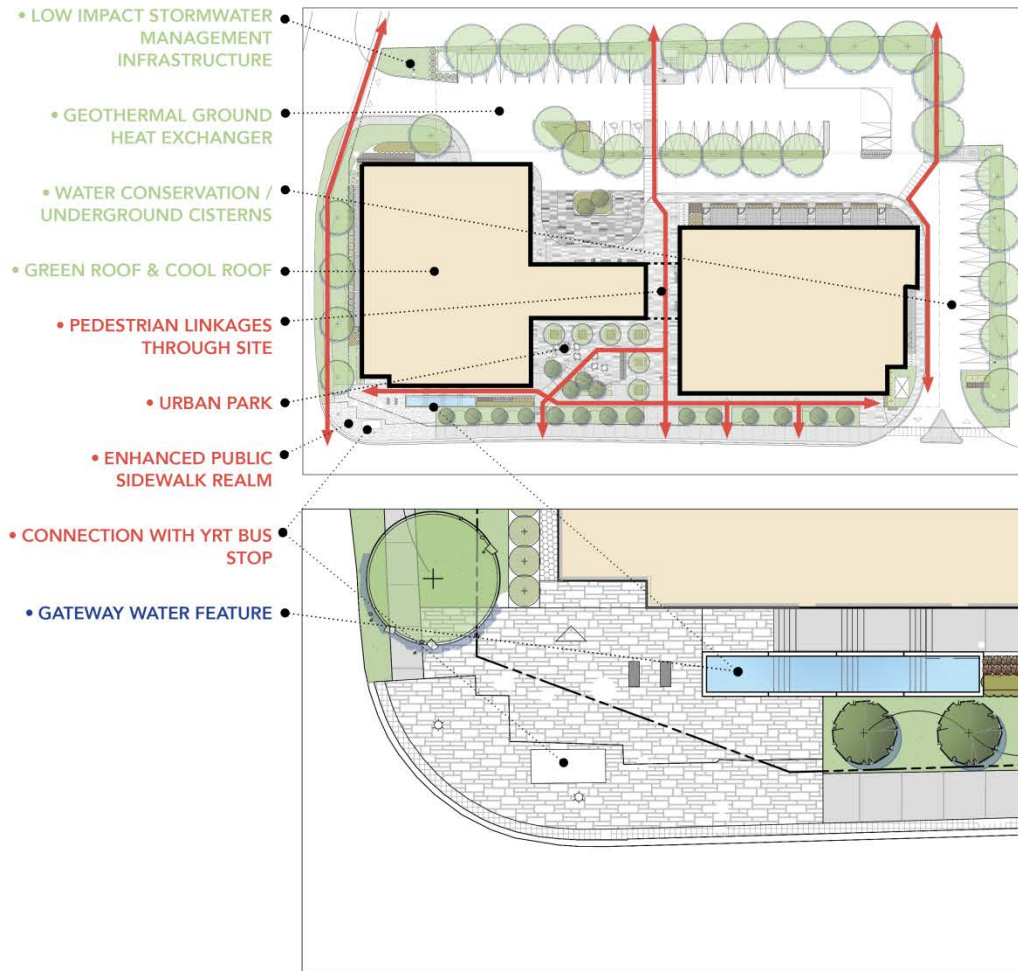
e) can be accommodated by existing or improved infrastructure; and

f) will not adversely impact the transportation network or, where cumulative impacts are identified such impacts are accommodated through road and transit improvements are to be provided prior to the time of development."

PROPOSED PUBLIC BENEFITS TO BE PROVIDED BY THE PROPOSED BRIARWOOD DEVELOPMENT.

- **Urban Park**
- **Gateway Water Feature**
- **Pedestrian Linkages (mews) from Davis Drive to the Hollingsworth Civic Arena lands**
- **Energy and Water Conservation Measures**
 - **Energy Efficient Measures**
 - **Water Conservation measures**
 - **Alternative Energy Use**
 - **Heat Island Mitigation**
- **Low Impact Development (LID) Stormwater Management**

PUBLIC BENEFITS

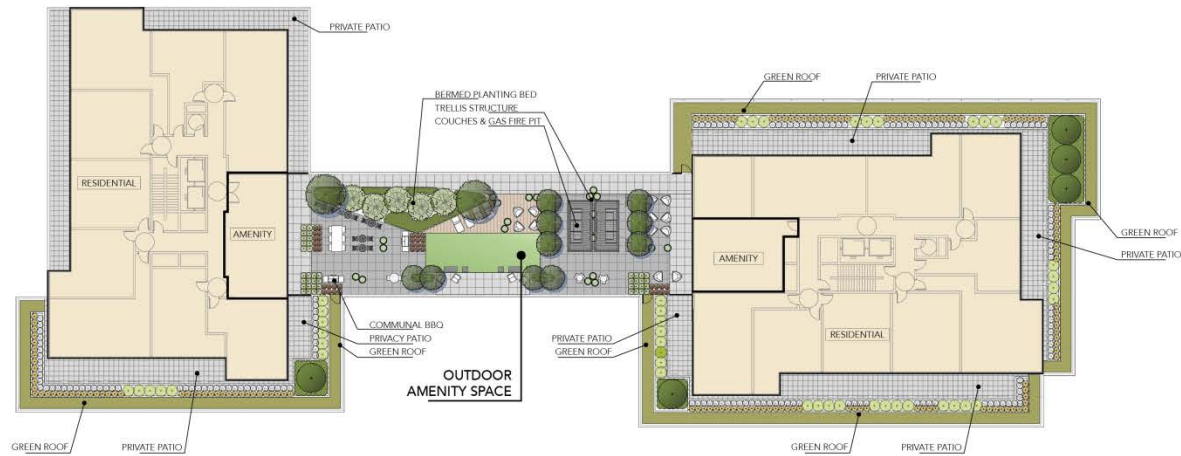


URBAN PARK



GATEWAY WATER FEATURE

693-713 DAVIS DRIVE
Newmarket, ON



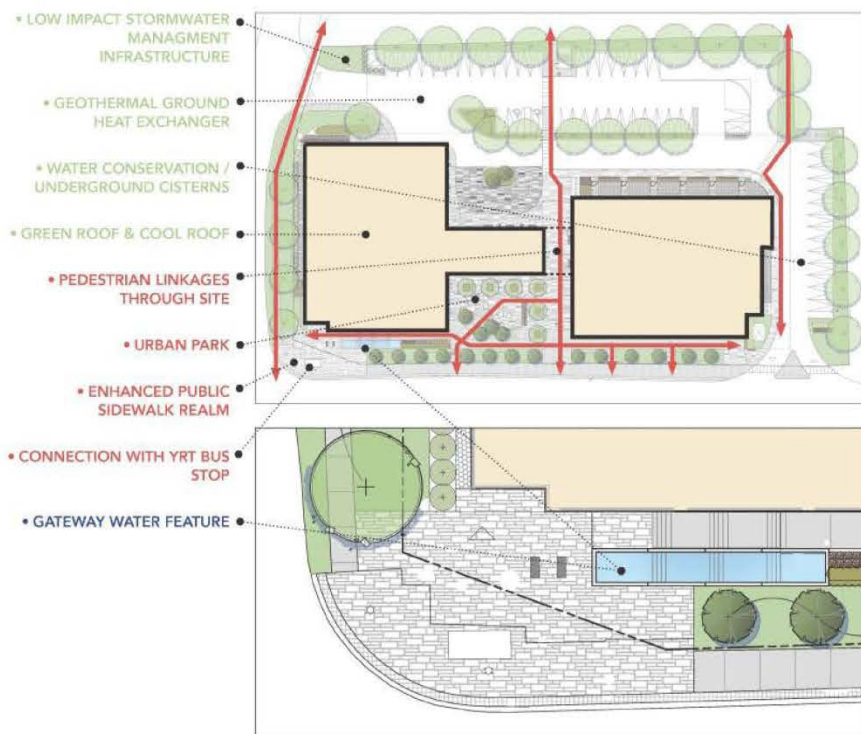
ROOF TERRACE PLAN
1:200

693-713 DAVIS DRIVE
Newmarket, ON

PUBLIC BENEFITS

PROPOSED PUBLIC BENEFITS TO BE PROVIDED BY THE PROPOSED BRIARWOOD DEVELOPMENT.

- Urban Park
- Gateway Water Feature
- Pedestrian Linkages (mews) from Davis Drive to the Hollingsworth Civic Arena lands
- Energy and Water Conservation Measures
 - Energy Efficient Measures
 - Water Conservation measures
 - Alternative Energy Use
 - Heat Island Mitigation
- Low Impact Development (LID) Stormwater Management



URBAN PARK



GATEWAY WATER FEATURE

693-713 DAVIS DRIVE
Newmarket, ON



Corporation of the Town of Newmarket

By-law 2020-01

A By-law to grant a site specific exemption for the property with the Municipal address of 110 Niagara Street, Newmarket, from Interim Control By-law 2019-04.

Whereas on January 21, 2019. Council for the Town of Newmarket enacted Interim Control By-law No. 2019-04 to control the erection of, or additions resulting in, any large scale dwellings within defined areas of the Town of Newmarket.

And Whereas on January 13, 2020 Newmarket Council considered a request for an exemption to Interim Control by-law 2019-04 for the property with the Municipal Address of 110 Niagara Street.

Now, Therefore, Be It Resolved That the Council of the Corporation of the Town of Newmarket Enacts as Follows:

1. Interim Control By-law 2019-04 is hereby amended by adding the following section:

9b. Notwithstanding Section 1 of this By-law, on the lands described as 110 Niagara Street, Newmarket, there shall be permitted the construction of a second storey addition, resulting in a total Gross Floor Area not exceeding 280 square metres.

Enacted this 20th day of January, 2020.

John Taylor, Mayor

Lisa Lyons, Town Clerk



Corporation of the Town of Newmarket

By-law 2020-02

A By-law to grant a site specific exemption for the property with the Municipal address of 730 Arthur Street, Newmarket, from Interim Control By-law 2019-04.

Whereas on January 21, 2019. Council for the Town of Newmarket enacted Interim Control By-law No. 2019-04 to control the erection of, or additions resulting in, any large scale dwellings within defined areas of the Town of Newmarket.

And Whereas on January 13, 2020 Newmarket Council considered a request for an exemption to Interim Control by-law 2019-04 for the property with the Municipal Address of 730 Arthur Street.

Now, Therefore, Be It Resolved That the Council of the Corporation of the Town of Newmarket Enacts As Follows:

1. Interim Control By-law 2019-04 is hereby amended by adding the following section:

9b. Notwithstanding Section 1 of this By-law, on the lands described as 730 Arthur Street, Newmarket, there shall be permitted the construction of a rear addition to the existing dwelling, resulting in a total Gross Floor Area not exceeding 430 square metres.

Enacted this 20th day of January, 2020.

John Taylor, Mayor

Lisa Lyons, Town Clerk



Corporation of the Town of Newmarket

By-law 2020-03

A By-law to amend By-law 2019-60, a By-law to establish and require payment of fees and charges for certain services provided by Central York Fire Services for emergency or non-emergency incidents.

Therefore be it enacted by the Council of the Corporation of the Town of Newmarket as follows:

1. That section 4 of By-law 2019-60 be amended as follows:

When a fee is imposed pursuant to this By-law, the amount of the fees owed to the **Corporation** shall be invoiced by the **Corporation** for the fees owed to (a) the insurance company of the vehicle owner who was determined to be at fault, or (b) if the payment is not made by the said insurance company or there is no insurance, payment shall be made by the owner of the vehicle who was determined to be “at-fault.”

Enacted this 20th January, 2020.

John Taylor, Mayor

Lisa Lyons, Town Clerk



Corporation of the Town of Newmarket

By-law 2020-04

A By-law to amend the Building By-law 2015-58 being a By-Law under the Building Code Act Respecting Construction, Demolition and Change of Use Permits and Inspections.

Whereas Section 7 of the Building Code Act, 1992 S.O., Chapter 23 as amended, empowers Council to pass certain By-laws respecting construction, demolition, change of use, transfer of permits, inspections, the setting and refunding of fees, and related matters; and,

Whereas Council enacted By-law 2015-58 Schedule A to establish a Building Permit Fee Schedule; and,

Whereas it is deemed necessary to amend Schedule A of By-law 2015-58.

Therefore be it enacted by the Council of the Corporation of the Town of Newmarket as follows:

1. That Schedule A to the By-law 2015-58 be repealed and replaced by the attached Schedule A.

Enacted this 20th day of January, 2020.

John Taylor, Mayor

Lisa Lyons, Town Clerk

Schedule A

2020 BUILDING PERMIT FEE SCHEDULE		
MINIMUM FEE		
Detached, semi-detached, townhouse, rowhouse, duplex or live/work residential projects		\$190.00
Non-residential projects or residential greater than three storeys, unless otherwise stated		\$285.00
PERMIT FEES		
CLASS OF PERMIT, OCCUPANCY CLASSIFICATION	Fee Multiplier (\$ per m2 or as otherwise specified)	
A. CONSTRUCTION: NEW BUILDINGS; ADDITIONS TO EXISTING BUILDINGS; ALTERATION OR UNIT FINISH		
GROUP "A" ASSEMBLY		
New Recreation Facilities, Schools, Libraries, Places of Worship, Restaurants, Theatres, Arenas, Swimming Pools, Gymnasiums		\$15.30
Alteration, Renovation, Interior Finish, Unit Finish		\$4.51
GROUP "B" INSTITUTIONAL		
New Hospital, Institutional Buildings, Nursing Homes and Other Buildings		\$17.06
Alteration, Renovation, Interior Finish, Unit Finish		\$4.51
GROUP "C" RESIDENTIAL		
* New Detached Dwelling, Semi-Detached Dwellings, Townhouses, Row-houses, Duplexes, Live/Work Units		\$15.02
Additions		\$15.02
* Accessory Dwelling Units	Flat Fee	\$410.00
* New Motels, Hotels and all other Residential Occupancies		\$18.78
* Note the above fees for residential new construction include the HVAC and Plumbing Fee		
Alteration, Renovation, Interior Finish, Unit Finish		\$4.51
GROUP "D" BUSINESS AND PERSONAL SERVICES		
Shell		\$10.97
Finished		\$13.71
Alteration, Renovation, Interior Finish, Unit Finish		\$4.51
GROUP "E" MERCANTILE		
Shell		\$10.16
Finished		\$12.70
Alteration, Renovation, Interior Finish, Unit Finish		\$4.51
GROUP "F" INDUSTRIAL		
Shell		\$8.25
Finished		\$10.31
Alteration, Renovation, Interior Finish, Unit Finish		\$4.51
Parking Garage		\$4.95
B. DEMOLITION		
All Buildings up to 600 m2	Each	\$285.00
All Buildings > 600 m2	Each	\$380.00
C. DESIGNATED STRUCTURE (OBC 1.3.1.1.)		
Communication Tower (where applicable)	Flat Fee	\$570.00
Outdoor Pool, Outdoor Spa (where applicable)	Flat Fee	\$570.00
Crane Runway	Flat Fee	\$570.00
Exterior Tank and Support (where applicable)	Flat Fee	\$570.00
Pedestrian Bridge (where applicable)	Flat Fee	\$570.00
Retaining Wall	Linear Metre	\$12.61
Solar Panels (Domestic Hot Water or Photovoltaic, any area) - Low rise residential	Flat Fee	\$285.00
- Other	Flat Fee	\$380.00
Solar Collector, Satellite Dish	Flat Fee	\$380.00
D. STANDALONE AND MISCELLANEOUS WORK		
Temporary Structures		\$285.00
Tents and Temporary Buildings (<225 m2)	Flat Fee	\$285.00
Tents and Temporary Buildings (>225 m2)	Flat Fee	\$380.00
Farm Building		\$285.00
Portable Classrooms (includes hallways for portapacks)	each	\$285.00
Balcony Repair	Flat Fee	\$95.00

Garage - detached (Residential Only)	Flat Fee	\$190.00
Garage - attached (Residential Only)	Flat Fee	\$285.00
Carport, Decks, Porches, Porch Enclosures, Sheds (Residential Only)	Flat Fee	\$190.00
Basement Finish - no change in use	Flat Fee	\$190.00
Below Grade Entrance (Residential Only)	Flat Fee	\$285.00
Load Bearing Wall Removal	Flat Fee	\$285.00
Door, New Opening	Each	\$95.00
Fire Code Retrofit (OFC S. 9.8)	Flat Fee	\$190.00
Fireplace, wood-burning	Flat Fee	\$190.00
Window, New Opening	Each	\$95.00
Underpinning/Benchfootings	Flat Fee	\$285.00
Window Replacement - Part 3 - Building	Per Floor	\$190.00
Electromagnetic locking devices	Flat Fee	\$285.00
Fire Alarm	Flat Fee	\$285.00
Ceiling - new, replacement	m2	\$2.26
Shoring	Flat Fee	\$285.00
Sprinklers	Flat Fee	\$285.00
Standpipe and Hose System	Flat Fee	\$285.00
Fire Suppression (Other than Sprinkler System)	Flat Fee	\$285.00
Air Supported Structure	Flat Fee	\$285.00
Door - new, man door or overhead loading	Each	\$95.00
Emergency Lighting	Flat Fee	\$285.00
Emergency Power	Flat Fee	\$285.00
Foundation for Relocated Building, each	m2	\$4.51
Fire Code Retrofit (other than residential)	Flat Fee	\$285.00
Façade Alterations	Linear Metre	\$3.00

E. STANDALONE MECHANICAL

STAND ALONE MECHANICAL - HVAC

Permit for heating, ventilating and air conditioning (per suite)	\$285.00
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F. PLUMBING AND DRAINAGE SYSTEM FIXTURES/EQUIPMENT ROOF DRAINS - STANDALONE

Plumbing		
For each fixture, floor drain, equipment, appliances, thermostatic mixing valve, vented traps or roof hopper	Each	\$25.00
Storm and grease interceptor	Each	\$47.00
Testable Backflow Prevention		\$47.00
Water Services - for each water service		
50 mm (2") or less		\$47.00
100 mm (4")		\$95.00
150 mm (6")		\$142.00
200 mm (8")		\$178.00
250 mm (10")		\$222.00
300 mm (12 ")		\$278.00
Drains - Residential (single family swelling, for apartments see commercial)		
For each residential drain and sewer (includes both storm and sanitary, inside, outside and floor drains)		\$95.00
For each conversion to sewers		\$47.00
Miscellaneous		
For each manhole, catchbasin or area drain		\$47.00
On site sewage system		
Septic Decommission		\$190.00
New Sewage System Installation	\$690.00 min. or \$5.52 / m2 of bldg to max of \$3,600	
Repair/Minor alteration		\$ 287.00
Planning Circulation - SPD, Zoning		\$ 256.00

Sewage System Maintenance and Inspection Program		\$150 or septic tank report from a qualified contractor
Drains- Commercial (commercial and industrial buildings and units, institutional buildings and apartment buildings for each storm or sanitary drain inside) or: for each storm or sanitary sewer		
100 mm or less		\$95.00
150 mm (6")		\$142.00
200 mm (8")		\$178.00
250 mm (10")		\$222.00
300 mm (12 ") or larger		\$278.00
G. ADMINISTRATION FEES		
Miscellaneous		
For each reinspection due to defective work		\$95.00
For each special inspection per hour, per person		\$190.00
Change of Use Permit where no construction is proposed or required (Excludes AdU's)		\$285.00
Transfer of Permit		\$190.00
Model Home Agreement		\$1,220.00
Conditional Building Permit	20% full permit fee	
Foundation Permit (ICI)	m2 \$	2.26
Foundation Permit (Residential)	\$	190.00
Compliance Letter - Building		\$162.00
Alternative Solution	min. \$1000 + \$190/hr after 3 hours	
Occupancy Permit Fee (after building is occupied)	\$	190.00
Revision to plans fee		\$190/hr
Builder Model Fee	\$	190.00
Builder Model Change Fee (where permit has been issued)	\$	190.00
Permitted Use Letter	\$	95.00
Construction Activity Report (annual subscription)	\$	190.00
Reproduction of Documents	Min. \$10 + \$82/hr	



Corporation of the Town of Newmarket

By-law 2020-05

Being an extension of Interim Control By-law 2019-4.

The intent of this Interim Control By-law is to control the development of single detached, semi detached, duplex, triplex, quadraplex and townhouse dwellings within defined areas of the Town of Newmarket for a period of one year.

Whereas Section 38 of the Planning Act permits the Council of a Municipality to pass an Interim Control By-law, that may be in effect for up to one year, which prohibits the use of land, buildings or structures within the municipality or within the defined area thereof for such purposes as set out in the By-law, but only if the Council of the municipality has directed that a review or study be undertaken with respect to land use planning policies that apply to the subject area.

And Whereas the Planning Act permits the Council of a Municipality to amend an Interim Control By-law to extend it for a period not to exceed two years from the date of the passage of the original by-law.

And Whereas Council for the Town of Newmarket has directed that an Established Residential Area study be undertaken to review zoning by-law regulations and associated land use policies pertaining to large home rebuilds in established residential neighbourhoods of Newmarket.

And Whereas the Council for the Town of Newmarket seeks to control the erection of, or additions resulting in, any large scale single-detached dwelling within defined areas of the municipality, while the Established Residential Area study is being completed.

Now, Therefore, Be It Resolved That the Council of the Corporation of the Town of Newmarket Enacts As Follows:

1. Interim Control By-law 2019-4 be amended to extend the By-law for a period of six months from the date of expiry of the By-law for all lands, buildings and structures located within the area outlined on Schedule A attached to this By-law.
2. The first clause titled Section 7 of the By-law be deleted.

Enacted this 20th day of January, 2020.

John Taylor, Mayor

Lisa Lyons, Town Clerk

Corporation of the Town of Newmarket

By-law 2020-06

A By-law to confirm the proceedings of a meeting of Council – January 20, 2020

Whereas s. 5(1) of the Municipal Act, 2001, S.O. 2001, c. 25 provides that the powers of a municipal corporation shall be exercised by its Council; and,

Whereas s. 5(3) of the Municipal Act, 2001, S.O. 2001, c. 25 provides that a municipal power, including a municipality's capacity, rights, powers and privileges, shall be exercised by by-law unless the municipality is specifically authorized to do otherwise; and,

Whereas the Council of the Town of Newmarket deems it advisable to pass such a by-law;

Therefore be it enacted by the Council of the Corporation of the Town of Newmarket as follows:

1. That subject to Section 3 of this by-law, every decision of Council, as evidenced by resolution or motion, taken at the meeting at which this by-law is passed, shall have the same force and effect as if each and every one of them had been the subject matter of a separate by-law duly enacted;
2. And that the execution and delivery of all such documents as are required to give effect to the decisions taken at the meeting at which this by-law is passed and the resolutions passed at that meeting are hereby authorized;
3. And that nothing in this by-law has the effect of giving to any decision or resolution the status of a by-law where any legal prerequisite to the enactment of a specific by-law has not been satisfied;
4. And that any member of Council who disclosed a pecuniary interest at the meeting at which this by-law is passed shall be deemed to have disclosed that interest in this confirmatory by-law as it relates to the item in which the pecuniary interest was disclosed.

Enacted this 20th day of January, 2020.

John Taylor, Mayor

Lisa Lyons, Town Clerk