



# Town of Newmarket

## Agenda

### Council

Date: Monday, November 20, 2023  
Time: 1:00 PM  
Location: Streamed live from the Municipal Offices  
395 Mulock Drive  
Newmarket, ON L3Y 4X7

#### 1. Notice

This meeting will be streamed live at [newmarket.ca/meetings](https://newmarket.ca/meetings).

##### Public Input

Individuals who wish to submit input to Council in relation to an item on this agenda have the following options available.

1. Email your correspondence to [clerks@newmarket.ca](mailto:clerks@newmarket.ca) by end of day on November 19, 2023. Written correspondence received by this date will form part of the public record; or,
2. You are strongly encouraged to pre-register if you would like to make a deputation at the meeting. For more information regarding the options available, email your request and contact information to [clerks@newmarket.ca](mailto:clerks@newmarket.ca).

#### 2. Additions & Corrections to the Agenda

**Note:** Additional items are marked by an asterisk\*.

#### 3. Conflict of Interest Declarations

#### 4. Public Hearing Matter(s)

There are no public hearing matters.

#### 5. Presentations & Recognitions

- 5.1 Certificate of Achievement - Caleb Ko

Mayor Taylor will present Caleb Ko, Archer, with recognition of his achievements in the Provincial Olympics.

1. That the presentation by Mayor Taylor regarding the recognition of Caleb Ko's achievements in the Provincial Olympics be received.

## 5.2 York Region Transit - Proposed Changes to Transit Services in the Town of Newmarket in 2024

**Note:** Tamas Hertel, Manager of York Region Transit, Service Planning from the Regional Municipality of York, will provide a presentation on this matter.

1. That the presentation by Tamas Hertel, Manager of York Region Transit, Service Planning, regarding Transit Services in the Town of Newmarket be received.

## 6. Deputations

## 7. Minutes

### 7.1 Council Meeting Minutes of October 30, 2023

1. That the Council Meeting Minutes of October 30, 2023 be approved.

## 8. Reports by Regional Representatives

## 9. Consent Items and Recommendations from Committees

### 9.1 Committee of the Whole Meeting Minutes of November 13, 2023

#### 9.1.1 Official Plan Amendment and Rezoning - 315 Davis Drive, Format Davis Group Incorporated

1. That the report entitled Official Plan Amendment and Zoning By-law Amendment – 315 Davis Drive - Format Davis Group Incorporated dated November 13, 2023 be received; and,
2. That the application for an Official Plan Amendment be adopted; and,
3. That the application for a Zoning By-law Amendment be approved; and,
4. That staff be directed to bring forward the By-laws, including the necessary Holding provisions, to Council for approval; and,
5. That Nick Pileggi of Macaulay Shiomi Howson Ltd, be notified of this action; and,

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

9.1.2 Animal Services One Year Review and Project Plan

1. That the report entitled Animal Services One Year Review and Project Plan dated November 13, 2023, be received; and,
2. That Council adopt Staff's proposed Animal Services Project Plan as outlined in this Report; and,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

9.1.3 Third Quarter Update to the Outstanding Matters List 2023

1. That the report entitled the Third Quarter Update to the Outstanding Matters List 2023 dated November 13, 2023 be received; and,
2. That Council adopt the Outstanding Matters List (Attachment A); and,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

9.1.4 Shining Hill Traffic and Parking By-laws

1. That the report entitled Shining Hill Subdivision Traffic and Parking By-laws dated November 13, 2023 be received; and,
2. That the contents of Appendix A (Traffic By-law) and Appendix B (Parking By-laws) be approved; and,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

9.1.5 2023 Water, Wastewater and Stormwater 10-Year Financial Plans

1. That the report entitled 2023 Water, Wastewater and Stormwater 10-Year Financial Plans dated November 13, 2023 be received; and,
2. That Council adopt the 10-Year Water, Wastewater and Stormwater Financial Plans; and,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

9.1.6 Third Quarter 2023 Financial Update

1. That the report entitled Third Quarter 2023 Financial Update dated

November 13, 2023 be received; and,

2. That Council approve changes to the 2023 capital budget as outlined in the report; and,
3. That staff be authorized and directed to do all things necessary to give effect to this resolution.

#### 9.1.7 Tow Truck Licensing Regime

1. That the report entitled Tow Truck Licensing Regime dated November 13, 2023 be received; and,
2. That Section 8.6 Tow Truck Companies of the Mobile Business Licence By-law 2020-07 be repealed as of January 1st, 2024; and,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

#### 9.1.8 2022 Municipal Election Review and Future Municipal Election Model

1. That the report entitled 2022 Municipal Election Review and Future Municipal Election Model dated November 13, 2023 be received; and,
2. That internet voting be the primary method of voting, and paper ballot voting be the supplementary method of voting and offered by appointment only; and,
3. That Council adopt the Alternative Vote Methods By-law (Attachment 1); and,
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

#### 9.1.9 Audit Committee Meeting Minutes of June 20, 2023

1. That the Audit Committee Meeting Minutes of June 20, 2023 be received.

#### 9.1.10 Accessibility Advisory Committee Meeting Minutes of August 17, 2023

1. That the Accessibility Advisory Committee Meeting Minutes of August 17, 2023 be received.

#### 9.1.11 Newmarket Public Library Board Meeting Minutes of September 27, 2023

1. That the Newmarket Public Library Board Meeting Minutes of September 27, 2023 be received.



9.1.12 Main Street District Business Improvement Area Board of Management Meeting Minutes of October 4, 2023

1. That the Main Street District Business Improvement Area Board of Management Meeting Minutes of October 4, 2023 be received.

9.1.13 2024 Preliminary Draft Tax-supported Operating Budget

1. That the report entitled 2024 Preliminary Draft Tax-supported Operating Budget dated November 13, 2023 be received; and,
2. That subject to any additional direction from Committee, that the proposed budgets be incorporated into the Draft Budgets to be presented to Committee of the Whole on December 4, 2023, and,
3. That the Treasurer be authorized and directed to do all things necessary to give effect to these recommendations.

**10. By-laws**

**2023-61** - A By-law to adopt Amendment Number 39 to the Town of Newmarket Official Plan, Amending Official Plan Amendment Number 10, the Urban Centres Secondary Plan (315 Davis Drive - Format GP Davis Incorporated)

**2023-62** - A By-law to amend By-law Number 2019-06 being a zoning by-law for the Urban Centres Secondary Plan area (315 Davis Drive - Format GP Davis Incorporated)

**2023-63** - A By-law to amend By-law 2011-24, as amended, to regulate traffic within the Town of Newmarket (Schedule III Stop Signs)

**2023-64** - A By-law to amend By-law 2019-63, as amended, to regulate parking within the Town of Newmarket (Schedule IV No Parking)

**2023-65** - A By-law authorize the use of internet voting, home visit voting, voting machines, voting recorders and optical scanning vote tabulators as an Alternative Voting Method in the Town of Newmarket

1. That By-laws 2023-61, 2023-62, 2023-63, 2023-64 and 2023-65 be enacted.

**11. Notices of Motions**

**12. Motions Where Notice has Already been Provided**

**13. New Business**

**14. Closed Session (if required)**

14.1 Council Meeting Minutes (Closed Session) of October 30, 2023

1. That the Council Meeting Minutes (Closed Session) of October 30, 2023 be approved.

14.2 Committee of the Whole Meeting Minutes (Closed Session) of November 13, 2023

1. That the Committee of the Whole Meeting Minutes (Closed Session) of November 13, 2023 be approved.

14.2.1 Proposed Sale of Land – Property in Ward 5

A proposed or pending acquisition or disposition of land by the municipality as per section 239(2)(c) of the Ontario Municipal Act, 2001

\*14.3 Municipal Asset Naming

**Note: This item is being withdrawn for consideration by Council on November 20, 2023.**

Personal matters about an identifiable individual, including municipal or local board employees as per Section 239 (2) (b) of the Municipal Act, 2001.

15. **Confirmatory By-law**

**2023-66** A By-law to Confirm the Proceedings of the November 20, 2023 Council meeting.

1. That By-law 2023-66 be enacted.

16. **Adjournment**



# 2024 YORK REGION TRANSIT INITIATIVES TOWN OF NEWMARKET

Presented by  
**Tamas Hertel**  
Manager, Service Planning

Presented to  
Town of Newmarket Council

Presented on  
November 20, 2023



# Agenda

- Summary of 2023 Transit Initiatives
- Overview of annual plan process
- Summary of stakeholder and public consultation
- Summary of 2024 Transit Initiatives
- Ridership trends
- Next steps





# 2023 Transit Initiatives Update in Town of Newmarket

Routes/Service	Implemented Service Change
<b>Viva blue</b>	Improved weekday rush hour and Saturday frequency
<b>50 – Queensway</b>	Improved weekday midday frequency

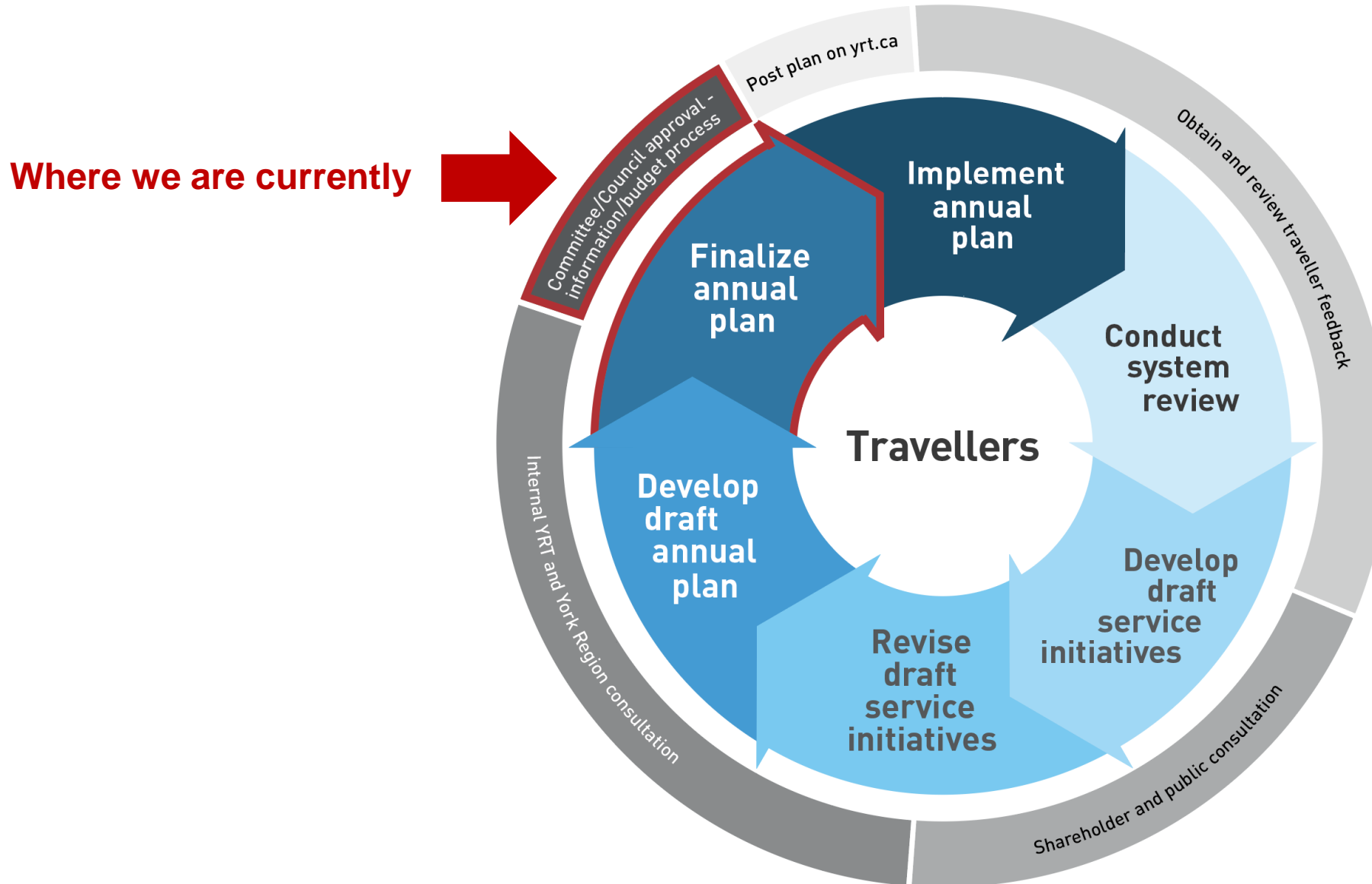
Project	Action
<b>Fare collection improvements</b>	Introduced open payment (debit/credit)
<b>Mobility On-Request 65+</b>	Service made permanent in January 2023

# Stakeholder and Public Consultation

Consultation	Date (2023)	Location
Town staff	April 14	Virtual
Student Transportation Services	April 21	York Region Office
Business sector	May 1	Virtual
Public outreach event	May 4	Newmarket Terminal
Neighbouring transit agencies	May 5	York Region Office
Public outreach event	May 10	Route 50 – Queensway
Virtual public engagement	May 1 to 31	<a href="https://yrt.ca/TransitPlan">yrt.ca/TransitPlan</a> or YRT Contact Centre
Accessibility Advisory Committee (YRAAC)	May 1 to 31	<a href="https://yrt.ca/TransitPlan">yrt.ca/TransitPlan</a> or YRT Contact Centre

Connected with 195 residents at public outreach event at Newmarket Terminal

# Annual Transit Initiatives Process



# Feedback Received

- Support for extending Route 33 – Wellington from Aurora to Newmarket via Leslie Street
- Support for improved frequency on Route 50 – Queensway
- Request for Viva yellow to service Davis Drive/Harry Walker Parkway
- Request for Mobility On-Request Newmarket Local to operate on weekends/holidays
- Request to extend Route 88 – Bathurst from Seneca College King Campus to Newmarket Terminal

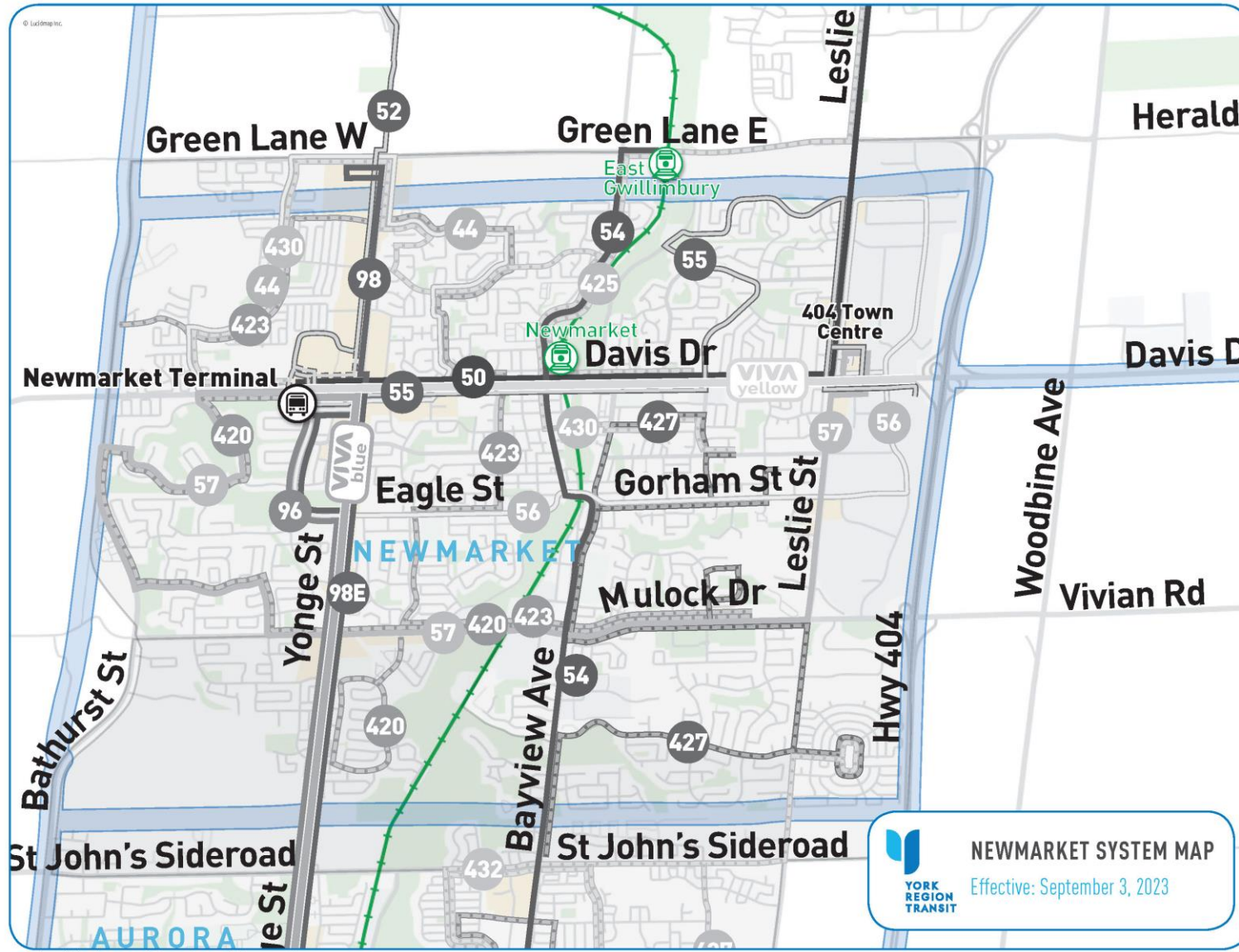


# Proposed 2024 Transit Initiatives in Town of Newmarket

Routes/Service	Proposed Service Change
<b>33 – Wellington-Leslie</b>	Extend service along Leslie Street to Highway 404/Davis Drive
<b>50 – Queensway</b>	Improve weekday rush hour and weekend/holiday frequency

Project	Proposed Action
<b>Mobility On-Request (MOR) Plan</b>	Update MOR plan to provide guidance on future delivery of MOR services across the Region

# Current YRT System in Town of Newmarket

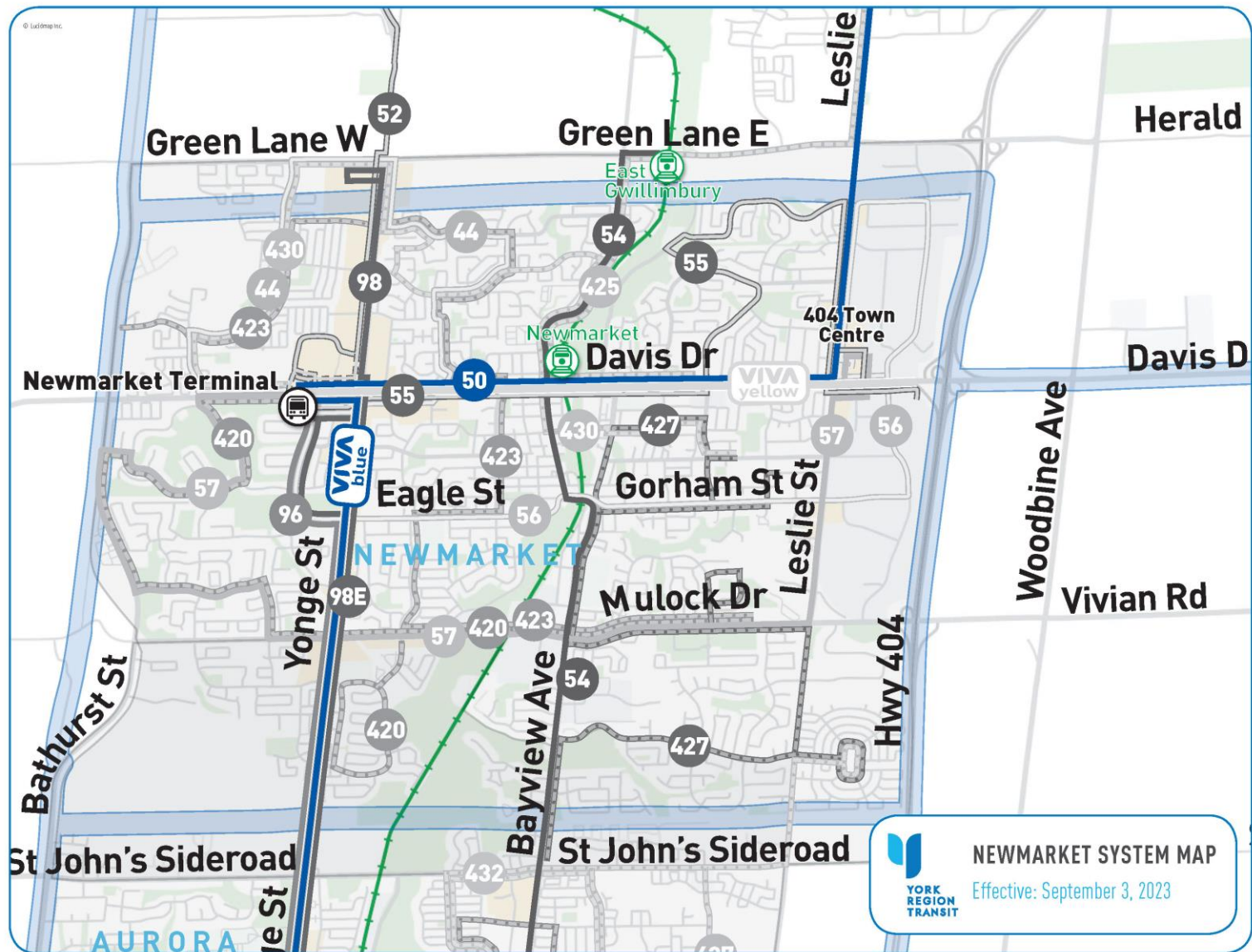


## Transit Services - Newmarket

- 44 - Bristol
  - 50 - Queensway
  - 52 - Holland Landing
  - 54 - Bayview
  - 55 - Davis Drive
  - 56 - Gorham-Eagle
  - 96 - Keele-Yonge
  - 98 - Yonge
  - 98E - Yonge Limited Express
  - 98/99 - Yonge (Late Night)
  - 420 - Newmarket High SS via Savage
  - 423 - Newmarket High SS via Bristol
  - 427 - Sacred Heart SS via Newmarket High
  - 430 - Sacred Heart SS via Main
  - 437 - St. Maximilian Kolbe SS
  - Viva - blue
  - Viva - yellow
  - MOR Aurora GO
  - MOR Newmarket Local & MOR Newmarket
- MOR 65+ and Paratransit services are available to all eligible travellers across the Region.

- GO Rail
- Municipal Boundary

# 2023 Transit Initiatives in Town of Newmarket



## Transit Services - Newmarket

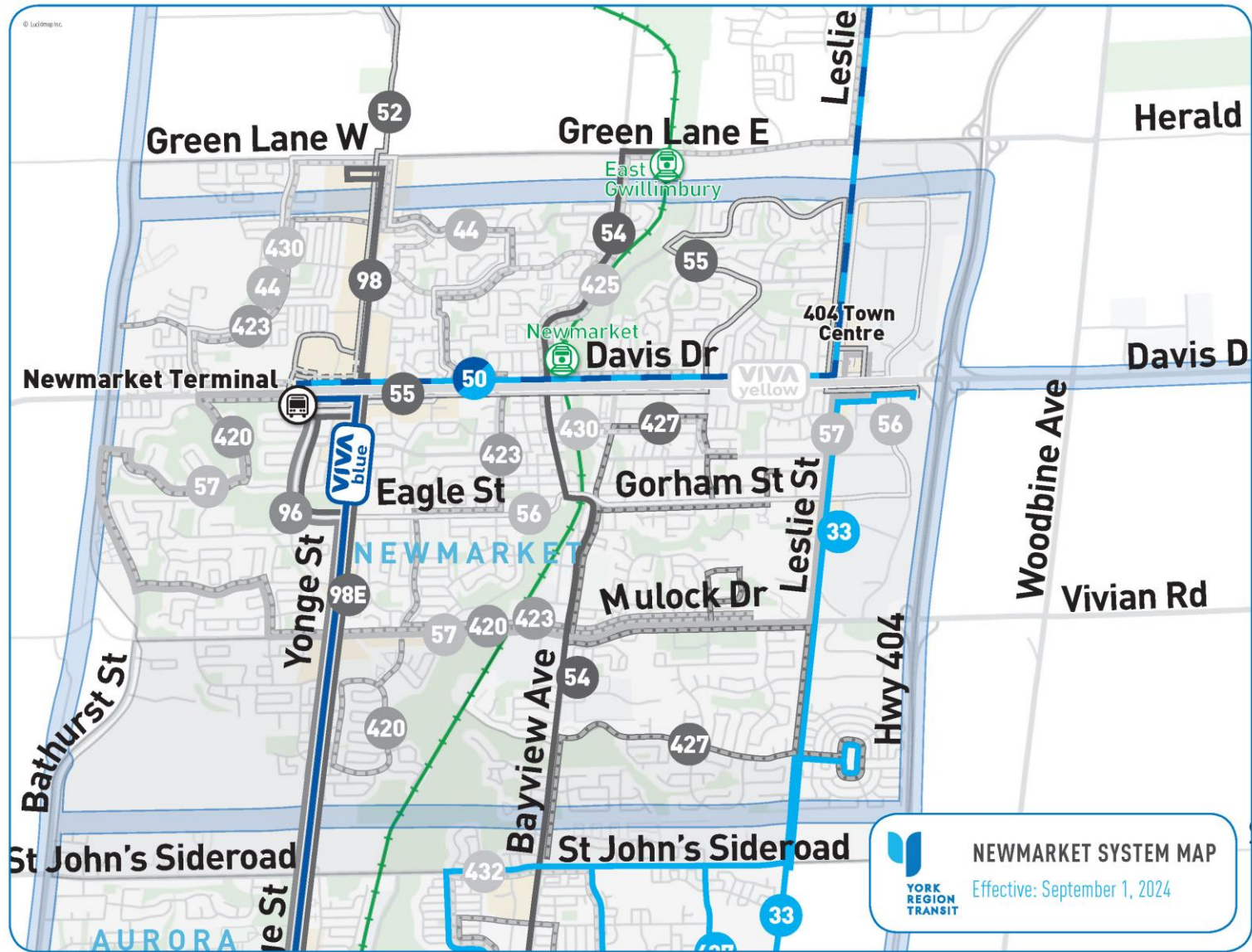
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MOR 65+ and Paratransit services are available to all eligible travellers across the Region.

- GO Rail
- Municipal Boundary
- 2023 Transit Initiative Changes



# 2024 Transit Initiatives in Town of Newmarket



## Transit Services - Newmarket

- 44 – Bristol
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MOR 65+ and Paratransit services are available to all eligible travellers across the Region.

- GO Rail
- Municipal Boundary
- 2023 Transit Initiative Changes
- 2024 Transit Initiative Changes

# 2024 Projects and Programs



**Planning for the future**



**Fare and service integration**



**Technology and innovation**



**Customer service**





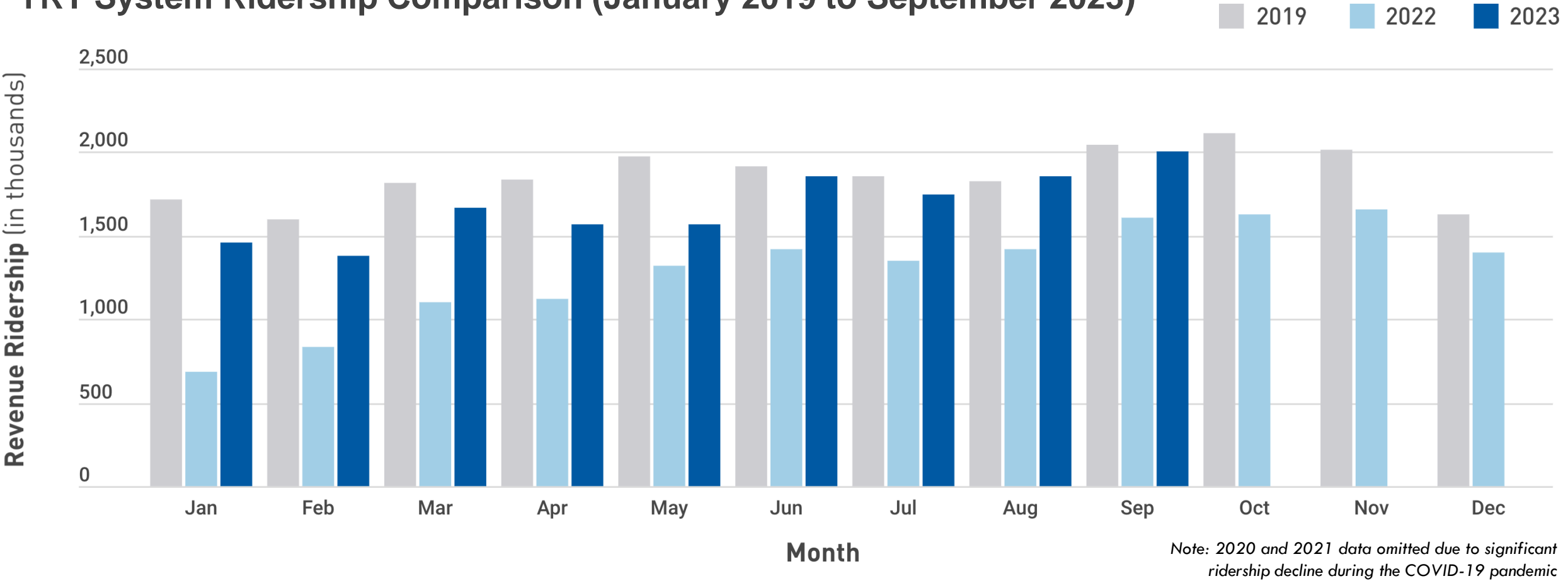
# Next Steps

- Seek York Regional Council approval of the 2024 Transit Initiatives through operating and capital budget approval process
- Communicate 2024 Transit Initiatives to residents
- Begin 2025 Transit Initiatives annual plan process



# System Ridership Trends

YRT System Ridership Comparison (January 2019 to September 2023)



Revenue ridership continues to grow. In August 2023, ridership recovery surpassed pre-pandemic levels.

# Thank You

For more information, please contact:

**Tamas Hertel**

Manager, Service Planning

[tamas.hertel@york.ca](mailto:tamas.hertel@york.ca)







# **Town of Newmarket**

## **Minutes**

### **Council - Electronic**

Date: Monday, October 30, 2023  
Time: 1:00 PM  
Location: Streamed live from the 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 Kwapis  
Councillor Broome  
Councillor Bisanz

Staff Present: I. McDougall, Chief Administrative Officer  
E. Armchuk, Commissioner of Corporate Services  
P. Noehammer, Commissioner of Development & Infrastructure Services  
J. Payne, Commissioner, Community Services  
L. Lyons, Director of Legislative Services/Town Clerk  
K. Saini, Deputy Town Clerk  
A. Tang, Manager, Finance & Accounting  
S. Granat, Legislative Coordinator  
B. White, Project Management Leader, Mulock Property  
E. Thomas-Hopkins, Legislative Coordinator

This meeting was called to order at 1:03 PM.  
Mayor Taylor in the Chair.

## **1. Notice**

Mayor Taylor acknowledged that the Town of Newmarket is located on the traditional territories of the Wendat, Haudeno-saunee, and the Anishinaabe peoples and the treaty land of the Williams Treaties First Nations and other Indigenous peoples whose presence here continues to this day. He thanked them for sharing this land with us. Mayor Taylor also acknowledged the Chippewas of Georgina Island First Nation as our close neighbours and friends, and that we work to ensure a cooperative and respectful relationship.

Mayor Taylor advised that the Municipal Offices are open to the public and that this meeting was streamed live at [Newmarket.ca/meetings](http://Newmarket.ca/meetings). Residents who would like to provide comment on an item on this agenda were encouraged to provide their feedback in writing through email to Legislative Services at [clerks@newmarket.ca](mailto:clerks@newmarket.ca) or by providing a deputation electronically or in-person. He advised residents that their comments would form part of the public record.

## **2. Additions & Corrections to the Agenda**

The Clerk provided the following additions and corrections to the agenda:

- Item 14.2 - Closed Session item was added to the agenda.

Moved by: Councillor Broome

Seconded by: Councillor Woodhouse

1. That the additions to the agenda be approved.

**Carried**

## **3. Conflict of Interest Declarations**

None.

## **4. Public Hearing Matters**

There were no public hearing matters.

## **5. Presentations & Recognitions**

None.

## **6. Deputations**

None.

## **7. Minutes**

### **7.1 Council Meeting Minutes of October 10, 2023**

Moved by: Councillor Morrison

Seconded by: Councillor Simon

1. That the Council Meeting Minutes of October 10, 2023 be approved.

**Carried**

## **8. Reports by Regional Representatives**

Deputy Mayor Vegh provided a verbal update on discussions at recent the Regional Council meeting including amendments to the York Region Official Plan by the province and an upcoming learning session on homelessness and the affordability crisis in York Region.

Mayor Taylor provided a verbal update on communication with the province on Development Charges assisting with cost of GO Stations and that Staff are working to clarify questions with the province.

## **9. Consent Items and Recommendations from Committees**

Moved by: Deputy Mayor & Regional  
Councillor Vegh

Seconded by: Councillor Bisanz

1. That items 9.1, 9.1.1, 9.1.2, 9.1.3, 9.1.4, 9.1.5, 9.1.6, and 9.1.7 be adopted on consent.

**Carried**

### **9.1 Committee of the Whole Meeting Minutes of October 23, 2023**

Moved by: Deputy Mayor & Regional  
Councillor Vegh

Seconded by: Councillor Bisanz

1. That the Committee of the Whole Meeting Minutes of October 23, 2023 be received and the recommendations noted within be adopted.

**Carried**

**9.1.1 2024 Preliminary Draft Capital and Rate-supported Operating Budgets**

1. That the presentation by Andrea Tang, Deputy Treasurer and Manager of Financial and Accounting Services regarding the 2024 Preliminary Draft Capital and Rate-supported Operating Budgets be received.

**9.1.2 2024 Preliminary Draft Capital and Rate-supported Operating Budgets Staff Report**

1. That the report entitled 2024 Preliminary Draft Capital and Rate-Supported Operating Budgets dated October 23, 2023 be received; and,
2. That subject to any additional direction from Committee, the proposed Capital Budget be incorporated into the Draft Budgets to be presented to Committee of the Whole on December 4, 2023; and
3. That the proposed list of Capital Projects be included in the Capital Program for 2024, subject to changes that may be made by Council during the year; and
4. That subject to any additional direction from Committee, the proposed Rate-Supported Operating Budgets be incorporated into the Draft Budgets to be presented to Committee of the Whole on December 4, 2023; and
5. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**9.1.3 Carberry / Willowick Speed Hump Request**

1. That the report entitled 'Carberry/Willowick Speed Hump Request' dated October 23, 2023, be received; and,
2. That speed humps on Carberry Street and Willowick Drive not be implemented at this time; and,

3. That Category 1 measures, including bollards and pavement markings, be implemented as soon as practicable in 2024; and,
4. That traffic signs be relocated to conform to the Ontario Traffic Manual (OTM) Book 6; and,
5. That Staff provide an evaluation after one-year of implementation; and,
6. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

#### **9.1.4 Development Charges Deferral - Matera Development, 43 Lundy's Lane**

1. That the report entitled Development Charges Deferral Request – Matera Development, 43 Lundy's Lane dated October 23, 2023 be received; and,
2. That Council directs Staff to defer development charges for the development as outlined in this report; and,
3. That Staff be directed to enter into a tri-party Development Charges Deferral Agreement with the development landowner and the Region, as set out in this report; and,
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

#### **9.1.5 Town of Newmarket Housing Pledge**

1. That the report entitled Town of Newmarket Housing Pledge dated October 23, 2023, be received; and,
2. That the Town of Newmarket support a municipal housing target of 6,400 new housing units in the community by 2031, inclusive of a target of 1,250 rental units and 400 non-profit/subsidized units; and
3. That this report be circulated to the Ministry of Municipal Affairs and Housing as the Town of Newmarket Council response to the Minister's letter dated August 22, 2023; and,
4. That this report be circulated to the Regional Clerk and Chief Planner at the Regional Municipality of York for information; and,

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

**9.1.6 Newmarket Public Library Board Meeting Minutes of June 21, 2023 and July 27, 2023**

1. That the Newmarket Public Library Board Meeting Minutes of June 21, 2023 and July 27, 2023 be received.

**9.1.7 Main Street District Business Improvement Area Board of Directors Meeting Minutes of September 14, 2023**

1. That the Main Street District Business Improvement Area Board of Directors Meeting Minutes of September 14, 2023 be received.

**10. By-laws**

Moved by: Councillor Twinney

Seconded by: Councillor Simon

1. That By-laws 2023-56 and 2023-58 be enacted.

**Carried**

**11. Notices of Motions**

None.

**12. Motions Where Notice has Already been Provided**

None.

**13. New Business**

**13.1 Newmarket Farmer's Market**

Councillor Kwapis thanked organizers for their contributions to the Newmarket Farmer's Market this season and to those who attended.

**13.2 Halloween Trail**

Councillor Bisanz thanked staff and volunteers who organized and participated in a successful Halloween Trail on a portion of the Dave Kerwin trail.

## **14. Closed Session**

Moved by: Councillor Kwapis

Seconded by: Councillor Bisanz

1. That Council resolve into Closed Session to discuss the following matters:
  - a. Appointments to Town Committees
    - i. Audit Committee
    - ii. Elman W. Campbell Museum Board
  - b. Closed Session - A trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the municipality or local board, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization as per Section 239(2)(i) of the Municipal Act, 2001.

**Carried**

Council resolved into Closed Session at 1:12 PM.

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

Council resumed into Open Session at 3:10 PM.

### **14.1 Appointments to Town Committees**

#### **14.1.1 Audit Committee**

Moved by: Councillor Morrison

Seconded by: Councillor Kwapis

1. That Sabina Fjodorova be appointed to the Audit Committee.

**Carried**

#### **14.1.2 Elman W. Campbell Museum Board**

Moved by: Councillor Woodhouse

Seconded by: Councillor Broome

1. That the Terms of Reference for the Elman W. Campbell Museum Board be amended to 5 citizen members; and,
2. That Alexis Gada, Billie Locke, Krista Rauchenstein, Nancy Fish and Ronald Atkins be appointed to the Elman W. Campbell Museum Board.

**Carried**

#### **14.2 Closed Session**

Moved by: Councillor Broome

Seconded by: Councillor Simon

1. That the Closed Session presentation dated October 30, 2023 be received; and,
2. That the confidential direction to Staff in Closed Session on October 30, 2023 be adopted.

**Carried**

#### **15. Confirmatory By-law**

Moved by: Councillor Bisanz

Seconded by: Councillor Morrison

1. That By-law 2023-57 be enacted.

**Carried**

#### **16. Adjournment**

Moved by: Councillor Twinney

Seconded by: Deputy Mayor & Regional  
Councillor Vegh



1. That the meeting be adjourned at 3:05 PM.

**Carried**

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John Taylor, Mayor

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Lisa Lyons, Town Clerk





# **Town of Newmarket**

## **Minutes**

### **Committee of the Whole - Electronic**

Date: Monday, November 13, 2023  
Time: 1:00 PM  
Location: Streamed live from the Municipal Offices  
395 Mulock Drive  
Newmarket, ON L3Y 4X7

Members Present: Mayor Taylor  
Deputy Mayor & Regional Councillor Vegh  
Councillor Simon  
Councillor Woodhouse  
Councillor Twinney (1:03 PM to 1:39 PM)  
Councillor Morrison  
Councillor Bisanz

Members Absent: Councillor Kwapis  
Councillor Broome

Staff Present: I. McDougall, Chief Administrative Officer  
E. Armchuk, Commissioner of Corporate Services  
P. Noehammer, Commissioner of Development & Infrastructure Services  
J. Payne, Commissioner, Community Services  
L. Lyons, Director of Legislative Services/Town Clerk  
K. Saini, Deputy Town Clerk  
M. Mayes, Director of Financial Services/Treasurer  
A. Tang, Manager, Finance & Accounting  
S. Granat, Legislative Coordinator  
E. Thomas-Hopkins, Legislative Coordinator

For consideration by Council on November 20, 2023  
The meeting was called to order at 1:03 PM.

Mayor Taylor in the Chair.

**1. Notice**

Mayor Taylor advised that the Municipal Offices were open to the public, and that members of the public could attend this meeting in person or view the live stream available at [Newmarket.ca/meetings](https://newmarket.ca/meetings). Residents who would like to provide comment on an item on this agenda were encouraged to provide their feedback in writing through email to Legislative Services at [clerks@newmarket.ca](mailto:clerks@newmarket.ca) or by providing a deputation electronically or in-person. He advised residents that their comments would form part of the public record.

**2. Additions & Corrections to the Agenda**

Moved by: Councillor Woodhouse

Seconded by: Councillor Simon

The Clerk provided the following correction to the agenda:

- Item 7.2, the report on Official Plan Amendment and Rezoning at 7175 Yonge Street for St. Maurice and St. Verena Coptic Orthodox Church has been withdrawn for consideration by Committee of the Whole on November 13, 2023.

**Carried**

**3. Conflict of Interest Declarations**

None.

**4. Public Hearing Matter(s)**

None.

**5. Presentations & Recognitions**

**5.1 2024 Preliminary Draft Tax-supported Operating Budgets**

The Commissioner of Corporate Services provided introductory remarks. The Deputy Treasurer and Manager of Financial and Accounting Services presented on the 2024 Preliminary Draft Tax-supported Operating Budgets regarding guiding principles, budgetary pressures, target and

assumptions, budget base, budget growth, contribution to the asset replacement fund, net incremental changes, impact to an average residential homes, summary on the tax-supported operating budget, and follow-up on the Capital Budget.

Members of Council queried staff regarding Mulock Park, and Central York Fire Services Fire Master Plan growth deferral.

Members of Council discussed community consultation and the impact Provincial Legislation.

Moved by: Deputy Mayor & Regional  
Councillor Vegh

Seconded by: Councillor Twinney

1. That the presentation provided by Andrea Tang, Deputy Treasurer and Manager of Financial and Accounting Services regarding the 2024 Preliminary Draft Tax-supported Operating Budgets be received.

**Carried**

## **6. Deputations**

None.

## **7. Consent Items**

Moved by: Councillor Morrison

Seconded by: Councillor Woodhouse

1. That sub-items 7.4 to 7.8, and 7.10 to 7.13 are adopted on consent. See following sub-items: 7.1, 7.3, and 7.9 for motion.

**Carried**

**7.1 Official Plan Amendment and Rezoning - 315 Davis Drive, Format Davis Group Incorporated**

Moved by: Councillor Morrison

Seconded by: Councillor Simon

1. That the report entitled Official Plan Amendment and Zoning By-law Amendment – 315 Davis Drive - Format Davis Group Incorporated dated November 13, 2023 be received; and,
2. That the application for an Official Plan Amendment be adopted; and,
3. That the application for a Zoning By-law Amendment be approved; and,
4. That staff be directed to bring forward the By-laws, including the necessary Holding provisions, to Council for approval; and,
5. That Nick Pileggi of Macaulay Shiomi Howson Ltd, be notified of this action; and,
6. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

**7.2 Official Plan Amendment and Rezoning – 17175 Yonge Street, St. Maurice and St. Verena Coptic Orthodox Church**

This item was withdrawn and was not discussed at the meeting.

1. That the report entitled Official Plan Amendment and Rezoning – 17175 Yonge Street, St. Maurice and St. Verena Coptic Orthodox Church dated November 13, 2023, be received;
2. That the application for an Official Plan Amendment be adopted; and,
3. That the application for a Zoning By-law Amendment be approved and,

4. That staff be directed to bring forward the By-laws, including the necessary Holding provisions, to Council for approval;
5. That Malone Given Parsons Ltd. and St. Maurice and St. Verena Coptic Orthodox Church be notified of this action; and,
6. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

### **7.3 Animal Services One Year Review and Project Plan**

Moved by: Councillor Bisanz

Seconded by: Councillor Simon

1. That the report entitled Animal Services One Year Review and Project Plan dated November 13, 2023, be received; and,
2. That Council adopt Staff's proposed Animal Services Project Plan as outlined in this Report; and,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

### **7.4 Third Quarter Update to the Outstanding Matters List 2023**

1. That the report entitled the Third Quarter Update to the Outstanding Matters List 2023 dated November 13, 2023 be received; and,
2. That Council adopt the Outstanding Matters List (Attachment A); and,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

### **7.5 Shining Hill Traffic and Parking By-laws**

1. That the report entitled Shining Hill Subdivision Traffic and Parking By-laws dated November 13, 2023 be received; and,

2. That the contents of Appendix A (Traffic By-law) and Appendix B (Parking By-laws) be approved; and,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

#### **7.6 2023 Water, Wastewater and Stormwater 10-Year Financial Plans**

1. That the report entitled 2023 Water, Wastewater and Stormwater 10-Year Financial Plans dated November 13, 2023 be received; and,
2. That Council adopt the 10-Year Water, Wastewater and Stormwater Financial Plans; and,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

#### **7.7 Third Quarter 2023 Financial Update**

1. That the report entitled Third Quarter 2023 Financial Update dated November 13, 2023 be received; and,
2. That Council approve changes to the 2023 capital budget as outlined in the report; and,
3. That staff be authorized and directed to do all things necessary to give effect to this resolution.

#### **7.8 Tow Truck Licensing Regime**

1. That the report entitled Tow Truck Licensing Regime dated November 13, 2023 be received; and,
2. That Section 8.6 Tow Truck Companies of the Mobile Business Licence By-law 2020-07 be repealed as of January 1st, 2024; and,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

#### **7.9 2022 Municipal Election Review and Future Municipal Election Model**



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

Moved by: Councillor Simon

Seconded by: Councillor Woodhouse

1. That the report entitled 2022 Municipal Election Review and Future Municipal Election Model dated November 13, 2023 be received; and,
2. **That internet voting be the primary method of voting, and paper ballot voting be the supplementary method of voting and offered by appointment only; and,**
3. That Council adopt the Alternative Vote Methods By-law (Attachment 1); and,
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

**7.10 Audit Committee Meeting Minutes of June 20, 2023**

1. That the Audit Committee Meeting Minutes of June 20, 2023 be received.

**7.11 Accessibility Advisory Committee Meeting Minutes of August 17, 2023**

1. That the Accessibility Advisory Committee Meeting Minutes of August 17, 2023 be received.

**7.12 Newmarket Public Library Board Meeting Minutes of September 27, 2023**

1. That the Newmarket Public Library Board Meeting Minutes of September 27, 2023 be received.

**7.13 Main Street District Business Improvement Area Board of Management Meeting Minutes of October 4, 2023**

1. That the Main Street District Business Improvement Area Board of Management Meeting Minutes of October 4, 2023 be received.

**8. Action Items**

**8.1 2024 Preliminary Draft Tax-supported Operating Budget**

Moved by: Deputy Mayor & Regional  
Councillor Vegh

Seconded by: Councillor Twinney

1. That the report entitled 2024 Preliminary Draft Tax-supported Operating Budget dated November 13, 2023 be received; and,
2. That subject to any additional direction from Committee, that the proposed budgets be incorporated into the Draft Budgets to be presented to Committee of the Whole on December 4, 2023, and,
3. That the Treasurer be authorized and directed to do all things necessary to give effect to these recommendations.

**Carried**

**9. Notices of Motion**

None.

**10. Motions Where Notice has Already been Provided**

None.

**11. New Business**

**11.1 Petition for Restricted Parking on Mulock Court**

Councillor Woodhouse spoke to a concern on Mulock Court brought forward by a resident petition.

Moved by: Councillor Woodhouse

Seconded by: Councillor Morrison

1. That Staff be directed to review and report to Council on regarding restricted parking on Mulock Court.

**Carried**

### **11.2 Fire on Wildwood Drive**

Councillor Woodhouse thanked the Central York Fire Services for their response to the recent fire on Wildwood Drive.

## **12. Closed Session**

Committee of the Whole resolved into Closed Session at 1:39 PM.

Committee of the Whole (Closed Session) minutes are recorded under separate cover.

Committee of the Whole resumed into Open Session at 2:05 PM.

Moved by: Councillor Morrison

Seconded by: Councillor Simon

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

- a. Proposed Sale of Land – Property in Ward 5 - A proposed or pending acquisition or disposition of land by the municipality as per section 239(2)(c) of the Ontario Municipal Act, 2001.

**Carried**

### **12.1 Proposed Sale of Land – Property in Ward 5**

## **13. Adjournment**

Moved by: Councillor Bisanz

Seconded by: Councillor Morrison

1. That the meeting be adjourned at 2:06 PM.

**Carried**

---

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](mailto:info@newmarket.ca) | Website: [newmarket.ca](http://newmarket.ca) | Phone: 905-895-5193

## **Official Plan Amendment and Rezoning – 315 Davis Drive, Format Davis Group Incorporated Staff Report to Council**

Report Number: 2023-81

Department(s): Planning & Building Services

Author(s): Meghan White, RPP, Senior Planner - Development

Meeting Date: November 13, 2023

### **Recommendations**

1. That the report entitled Official Plan Amendment and Zoning By-law Amendment – 315 Davis Drive - Format Davis Group Incorporated dated November 13, 2023 be received; and,
2. That the application for an Official Plan Amendment be adopted; and,
3. That the application for a Zoning By-law Amendment be approved; and,
4. That staff be directed to bring forward the By-laws, including the necessary Holding provisions, to Council for approval; and,
5. That Nick Pileggi of Macaulay Shiomi Howson Ltd, be notified of this action; and,
6. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

### **Executive Summary**

An application was submitted to amend the Urban Centres Secondary Plan and Zoning By-law 2019-06 to permit the development of an 8-storey apartment building at 299-315 Davis Drive.

Staff have reviewed the proposal against the relevant Provincial, Regional and local policy documents and have concluded that the proposal is in conformity with the policy framework as it relates to providing residential dwellings, prioritizing intensification to make efficient use of land and infrastructure, supporting transit, supporting a range of Official Plan Amendment and Zoning By-law Amendment – 315 Davis Drive, Format Davis Group Incorporated

housing options to serve all sizes, incomes, and ages of households, and creating complete communities. A statutory public meeting was held on October 2, 2023 as required by the Planning Act.

This report provides the context of the site, the details of the proposal, a discussion of the relevant planning policies and how the application addresses them, an outline of feedback received, and next steps in the development approval process.

Should Committee adopt the recommendations of this report, the Official Plan and Zoning By-law Amendment by-laws will be brought to Council for approval at a subsequent Council meeting.

## **Purpose**

The report provides recommendations to Council on the application for an Official Plan and a Zoning By-law Amendment for the subject land.

The recommendations of the report, if adopted, would result in amendments to the Official Plan and Zoning By-law to permit the proposed development, and apply the necessary holding provisions.

## Background

### Subject Land

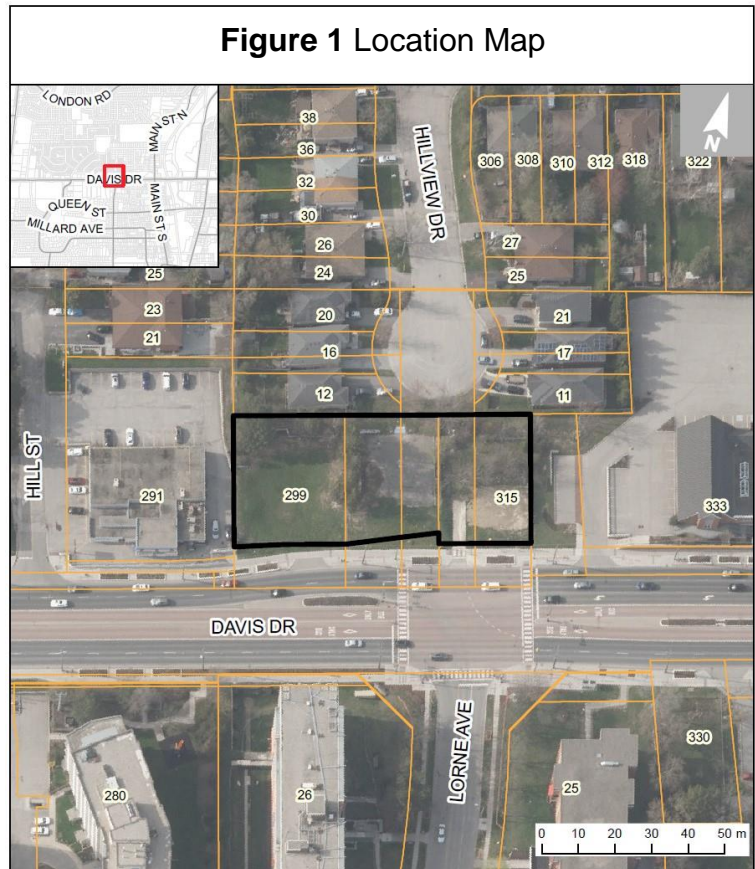
The subject land is comprised of several parcels municipal known as 299 and 315 Davis Drive. The parcels are located on the north side of Davis Drive at the terminus of Lorne Avenue, see Figure 1. The subject site fronts onto Davis Drive and has a portion of the rear lot abutting the Hillview Drive cul-de-sac. The subject lands are currently vacant. There is a nearby Viva Rapidway Station at Davis Drive and Main Street. The surrounding land uses are residential to the north, institutional to the east, residential to the south and commercial to the west. The properties to the south, east and west are within the Urban Centers Secondary Plan.

### The Proposal

The applicant is proposing a mid-rise residential apartment building with:

- 170 apartment units, comprised of: 29 one-bedroom units, 77 one-bedroom plus den units, 57 two-bedroom units and 7 two-bedroom plus den units;
- a gross floor area of approximately 11,767.8 m<sup>2</sup> (126,667.4 ft<sup>2</sup>);
- a floor space index (FSI) of 4.23; and
- 150 resident parking spaces on three levels of an underground structure and 26 visitor parking spaces that are located on the ground floor of the structure.

Figures 2a, 2b, and 2c below show the concept renderings of the building.







**FIGURE 2a** Concept Rendering looking north-west from Davis Drive.



**FIGURE 2b** Concept Rendering looking north-east from Davis Drive.





**FIGURE 2c** Concept Rendering looking south from Hillview Drive.

The upper floors are stepped back, providing a transition to the neighbourhood to the north, with the roof of the 7<sup>th</sup> floor being used as a terrace for the 8<sup>th</sup> floor units. The lower level (which is included as a storey) is exposed on Davis Drive, due to site grading, but does not contain any residential units.

Access to the subject site is proposed from a full moves access on Davis Drive that leads directly to the ramp for the underground resident and visitor parking. The main public entrance to the building is from the south, with the lobby opening onto Davis Drive.

## Amendments

The proposal needs two amendments:

1. An Amendment to the Secondary Plan to allow for increased height (from 6 storeys to 8 storeys), increased density (from 2.0 to 4.23) and to amend the angular plane policies.
2. An Amendment to the Urban Centres Zoning By-law to rezone the site from the existing Mixed Use 1 (MU-1) with 8-20m height to a site specific Mixed-Use 1 zone with a height of 25m (MU-1-XX).

## Discussion

The following sections outline the relevant Planning Policy Context and the development considerations that have been analyzed during the review process. The comments from the various commenting agencies and the public are also outlined.

## Planning Policy Context

Planning decisions must be reviewed in terms of the relevant planning policies and legislation. The high-level policy documents which are applicable to this development review are:

- **The Provincial Policy Statement 2020 (PPS):** The proposed development is consistent with the PPS by providing a mix of housing types within an existing settlement area, along a transit corridor, allowing for efficient use of existing infrastructure, and promoting supportive densities to facilitate a compact urban form.
- **The 2020 A Place to Grow: Growth Plan for the Greater Golden Horseshoe:** As the proposal provides for growth through intensification within the existing built-up area of Newmarket using infill and redevelopment, the proposal conforms and does not conflict with the Growth Plan for the Greater Golden Horseshoe.
- **The York Region Official Plan:** The proposed development supports and is consistent with the York Region Official Plan policies as the proposal is intensification and redevelopment on a Regional Corridor within a Major Transit Station Area (MTSA).

## Town of Newmarket Official Plan / Urban Centres Secondary Plan

The subject lands are located in the Urban Centre Secondary Plan (UCSP) area.

### Land Use

The subject land is designated “Mixed Use” on Schedule 3 of the Urban Centres Secondary Plan. Residential apartment buildings are permitted in the mixed-use designation.

### Height and Density

The subject property is located within the Low Density designation. This designation requires building heights ranging from 2-6 storeys. The Low Density designation allows for floor space indexes (FSI) ranging from 1.5 to 2.0. The proposed building will be 8 storeys at Davis Drive and 7 storeys at Hillview Drive. The proposed FSI is 4.23.

The subject site is currently vacant and represents an opportunity for appropriate infill and intensification. The site is an underutilized piece of land that should be redeveloped in a way that reflects the vision the Town has established through the Urban Centres Secondary Plan.

The increase in height and density is appropriate for the following reasons:

- Even when combined, the properties are relatively small and narrow. It is not uncommon to exceed maximum FSIs on smaller sites;
- The proposal is in close proximity to a higher order transit station;
- The proposal provides a mid-rise form which is unique for the area and will provide for greater variety in the unit mix currently available in Newmarket;

- The proposal provides on-site indoor and outdoor amenity areas;
- The FSI proposed is generally accommodated within the building envelope outlined by the Zoning By-law.

The applicant is proposing a mid-rise building, which is permitted. The rear of the building (Hillview Drive) is stepped at the upper floors to generally meet the policies of the Secondary Plan. Due to the substantial grade change between the north end of the site at Hillview Drive and the south end of the site at Davis Drive, the building appears as an 8-storey building along Davis Drive and appears as a 7-storey building from Hillview Drive, thereby minimizing the height impact to the Hillview Drive neighbourhood. The first few floors are set back approximately 7.4 metres from the property line. The fifth to seventh floors are setback approximately 9 metres from the property line. The top floor is set back approximately 12 metres from the property line. These step backs create a tiered building which provides a transition to the neighbourhood to the north.

### **Angular Plane and Shadow Study**

The Secondary Plan requires that applications for development adjacent to low density residential areas and open space areas provide a 45-degree angular plane from the rear lot line. The purpose of the angular plane is to achieve a height transition to adjacent uses, minimize overlook and shadow impacts.

Due to the narrowness of the subject lands, the 45-degree angular plane cannot be met while still allowing for useable internal layouts. As a result, the Secondary Plan policies requiring the angular plane are proposed to be amended, by replacing the 45-degree angular plane with a site specific 60-degree angular plane. Staff have assessed the submitted shadow study to see the extent of the shadow impacts on the surrounding lands under a 60-degree angular plane scenario. The Shadow Study notes that the shadows from the proposed development pose minimal impacts on neighbouring streets, parks, and other shadow sensitive properties such as open spaces or natural areas. Specifically, the Secondary Plan requires that 50% of daily sunlight is available on public spaces on June 21. The submitted Shadow Study shows that the shadow impacts of the 8-storey building on June 21 fall largely to the east and west of the building. Little to no impact is found on the properties to the north or south. There are no shadow impacts on Davis Drive.

The applicant has completed an additional shadow impact analysis and provided a report which demonstrates the different impacts from a) the proposed 8-storey building and b) a building having the as-of-right height of 6-storeys at Hillview Drive. It was found that the additional height does not drastically increase the shadow impacts of the building.

### **Affordable Housing**

Section 6.4.3 of the Secondary Plan requires a minimum of 25% of new housing units in the UCSP area outside of the Urban Growth Centre to be affordable to low and

moderate income households. This minimum is comprehensive of all development applications within the UCSP area and may not necessarily be achieved by each individual application.

In order to contribute to that target, the applicant has committed that 17 units (out of the 170 units proposed), will meet the Region-wide affordable ownership or rental threshold in the year that the units are marketed and/or sold.

The applicant is also considering having this building be a rental apartment as opposed to condominium in tenure. The proposal will add one- and two-bedroom apartments to the mix of available housing forms in Newmarket.

Staff are recommending that a condition of the holding provision be that the Owner agree in the Site Plan Agreement that 17 units (out of the 170 units proposed), will meet the Region-wide affordable ownership or rental threshold in the year that the units are marketed and/or sold.

### **Sustainability**

Section 7.3.7 of the Secondary Plan encourages development to mitigate the urban heat island effect, increase the energy efficiency of buildings, and reduce stormwater run-off by implementing sustainable design measures. This section of the Plan has not been requested to be amended; therefore, the applicant will be required to demonstrate conformity with these policies at the Site Plan stage.

### **Town of Newmarket Zoning By-law 2019-06**

The property is zoned Mixed Use (MU-1) by Zoning By-law 2019-06. The proposed residential uses are permitted in the Mixed Use zone.

The applicant has submitted a Zoning By-law Amendment application to rezone the subject land to a site-specific zone that would permit the proposed increase to the permitted FSI and building height and some site-specific zone standards. The maximum height permitted by the By-law is 20 metres and the maximum floor space index (FSI) is 2.0. The applicant is proposing a maximum building height of 25 metres and FSI of 4.23.

Section 16.1.1, Policy 3 of the Town's Official Plan sets out the criteria for considering Zoning By-law Amendments. It is the opinion of staff that the proposed development meets the criteria for considering a zoning by-law amendment and the proposed site-specific provisions are appropriate for the proposed development on the subject land.

### **Servicing Allocation**

To date, servicing has not been allocated to this development. Servicing allocation will be considered in the annual servicing allocation report. A Holding provision in the By-law is proposed to ensure servicing is in place prior to the development proceeding.

## **Holding Provision**

In accordance with Section 36 of the Planning Act, Council may impose Holding provisions ('H') on a Zoning By-law Amendment to limit the use of land until the conditions to remove the holding provisions have been met. In this application, the proposed Zoning By-law Amendment will include Holding provisions for:

- Execution of a Site Plan Agreement;
- Servicing Allocation;
- Compensation for tree removal, if any;
- Completion of a Noise and Vibration Study and a Zone of Vibration Influence Report; and
- That the Owner agree in the Site Plan Agreement that 17 units, will meet the Region-wide affordable ownership or rental threshold in the year that the units are marketed and/or sold.

In order to meet the new legislated timeframes for Site Plan Applications, holding provisions will allow for the consideration of Conditional Building Permits prior to the Holding Provision being lifted.

## **Future Applications**

The applicant will be required to enter into a Site Plan Agreement (SPA) for the redevelopment of this site, as required through a holding provision (as per the above section). Further refinement of the proposal may take place through detailed design as part of the Site Plan Application, within the parameters of the proposed zoning. An application to remove the Holding Provision would also be required. If the applicant does not keep the building as a rental property, a Draft Plan of Condominium or Condominium Exemption application will be required.

## **Development Considerations**

During the review and processing of this application, the following items have been highlighted and considered. How they have been incorporated or mitigated, as appropriate, is discussed below.

## **Pedestrian Connection**

The Secondary Plan requires a pedestrian mews at this location. The pedestrian connection was inserted in place of the original vehicle connection that had been previously indicated during a housekeeping amendment to the Secondary Plan. The applicant has proposed an accessible connection through an elevator available to the public but inaccessible to and from the building, as well as stairs, along the east side of the building. Through the detailed design of the building at Site Plan stage, Crime Prevention Through Environmental Design (CPTED) principles will be applied to ensure the space is safe for public use and will not cause a security problem for the building and neighbourhood to the north.

## **Parking**

The Zoning By-law requires a total of 175 parking spaces, including 26 for visitor and 149 for the residents. The development provides 176 parking spaces, including 26 visitor spaces. The majority of parking spaces are proposed to be within two and a half levels of underground parking, with visitor and delivery spaces in the at grade level of the building, accessible from Davis Drive.

The parking for this development meets the Zoning By-law requirements and no amendments to the parking requirements are being sought.

## **Parkland Dedication**

The applicant is proposing to meet this requirement primarily through cash-in-lieu provisions in accordance with the Parkland Dedication By-law. For properties over 1,000 sq.m within the Urban Centres, such as this site, the By-law requires that some land be dedicated to the Town for park purposes, in addition to any cash-in-lieu contribution. The By-law allows for this land contribution to be a pedestrian mews. The proposed accessible pedestrian connection of a public elevator and stairs satisfies the requirement for land dedication. The amount of cash-in-lieu is calculated at the Building Permit stage.

## **Conclusion**

The proposed Official Plan and Zoning By-law Amendments have been circulated to the Town's internal departments and external agencies and they have provided comments indicating that there are no concerns with the approval of the applications.

The applications support the goals of the Official Plan, conform to or do not conflict with the Provincial Policy Statement, Growth Plan for the Greater Golden Horseshoe, York Region Official Plan, and the Town's Official Plan.

Further refinement may take place through detailed design as part of the Site Plan Application, within the parameters of the proposed site-specific zoning.

Staff recommend approval of the applications, subject to a Holding provision.

## **Business Plan and Strategic Plan Linkages**

- Community and economic vibrancy
- Extraordinary places and spaces

## **Consultation**

### **Agency and Department Comments**

The application and associated technical reports were circulated to all internal departments and external review agencies. Comments received indicate there is no Official Plan Amendment and Zoning By-law Amendment – 315 Davis Drive, Format Davis Group Incorporated



objection to the proposed Official Plan Amendment and Zoning By-law Amendment, with the inclusion of a 'Holding' provision.

## **York Region**

York Region has advised there is no objection to the Official Plan and the Zoning By-law Amendments subject to servicing allocation being granted. In accordance with YROP Policy 8.3.8 the proposed amendment does not adversely affect Regional planning policies or interests; therefore, the Region considers it an amendment of local importance and has exempted the OPA from Regional approval. There are site plan comments that the applicant and the Region will continue to discuss through that process.

### **Effect of Public Input**

A Statutory Public Meeting was held on October 2, 2023. This meeting provided the public and interested persons an opportunity to comment on the application.

Notice of the Committee of the Whole meeting has been provided to persons and public bodies under the *Planning Act*.

No comments were received from the public at the statutory Public Meeting. Several emails were received prior to the meeting, including one letter in support of the proposed development. The other two emails noted concerns with the pedestrian connection and traffic impacts on Hillview Drive.

In response to the comments received from Council at the Public Meeting and the written correspondence from residents, there will be a detailed review of the pedestrian connection to ensure CPTED principles are applied at the site plan stage.

As the applicant's architect explained at the Public Meeting, the main entrance to the building is from Davis Drive. There is no public access to the building from the north/rear side of the building. This indicates that it is unlikely visitors and especially deliveries will access the building from Hillview as they would have to walk the packages down to the main entrance at Davis Drive.

As discussed above, two shadow studies were submitted and impacts were found to be acceptable.

### **Human Resource Considerations**

None.

### **Budget Impact**

The appropriate planning application fees have been received for the application. The Town will also receive revenue from development charges associated with this development.

## **Attachments**

Appendix 1 – Applicant's Concept Site Plan

Appendix 2 – Proposed Official Plan Amendment

Appendix 3 – Proposed Zoning By-law Amendment

## **Submitted by**

Meghan White, MCIP, RPP, Senior Planner, Development, Planning & Building Services

## **Approved for Submission**

Adrian Cammaert, MCIP, RPP, Manager, Planning Services

Jason Unger, MCIP, RPP, Director, Planning & Building Services

Peter Noehammer, P. Eng. Commissioner, Development & Infrastructure Services

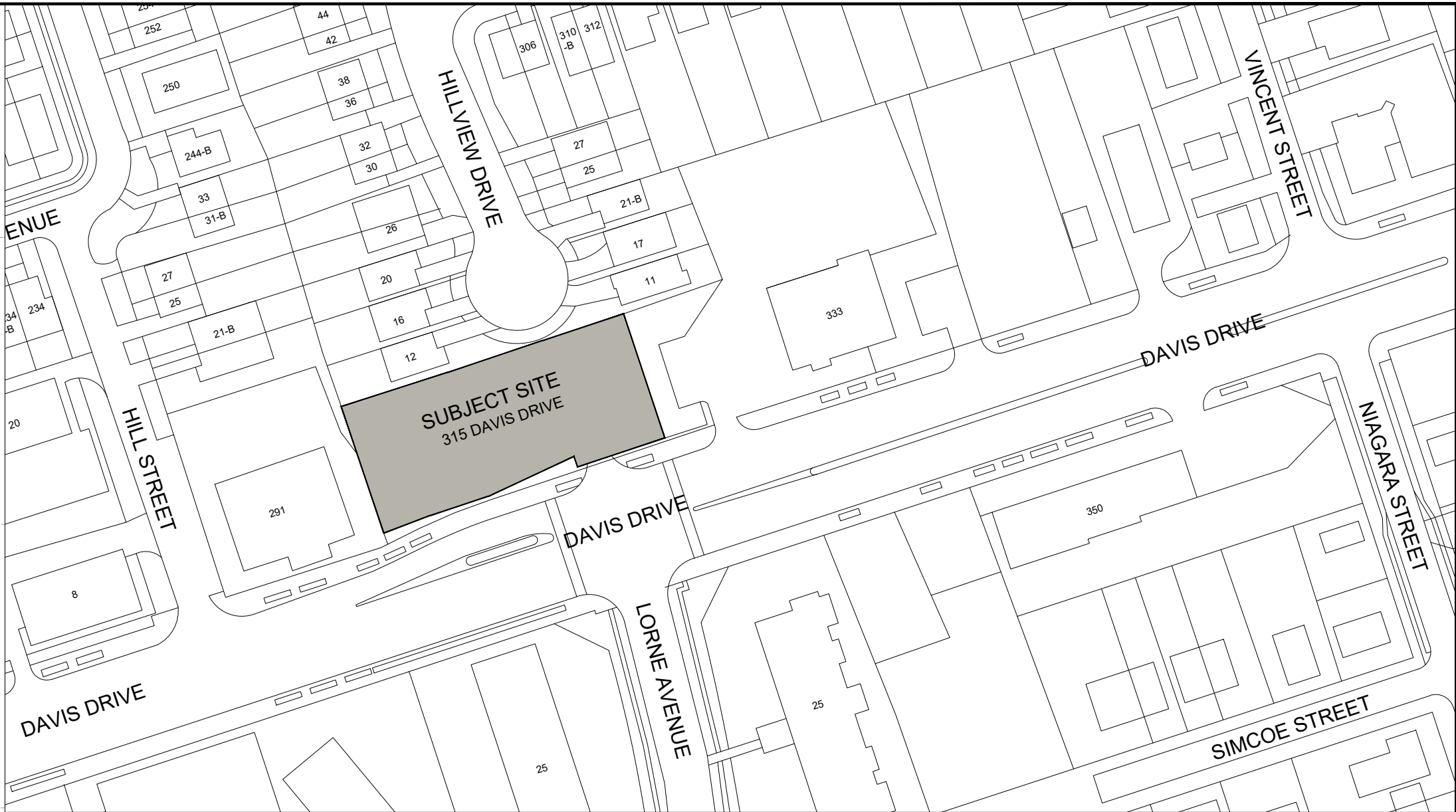
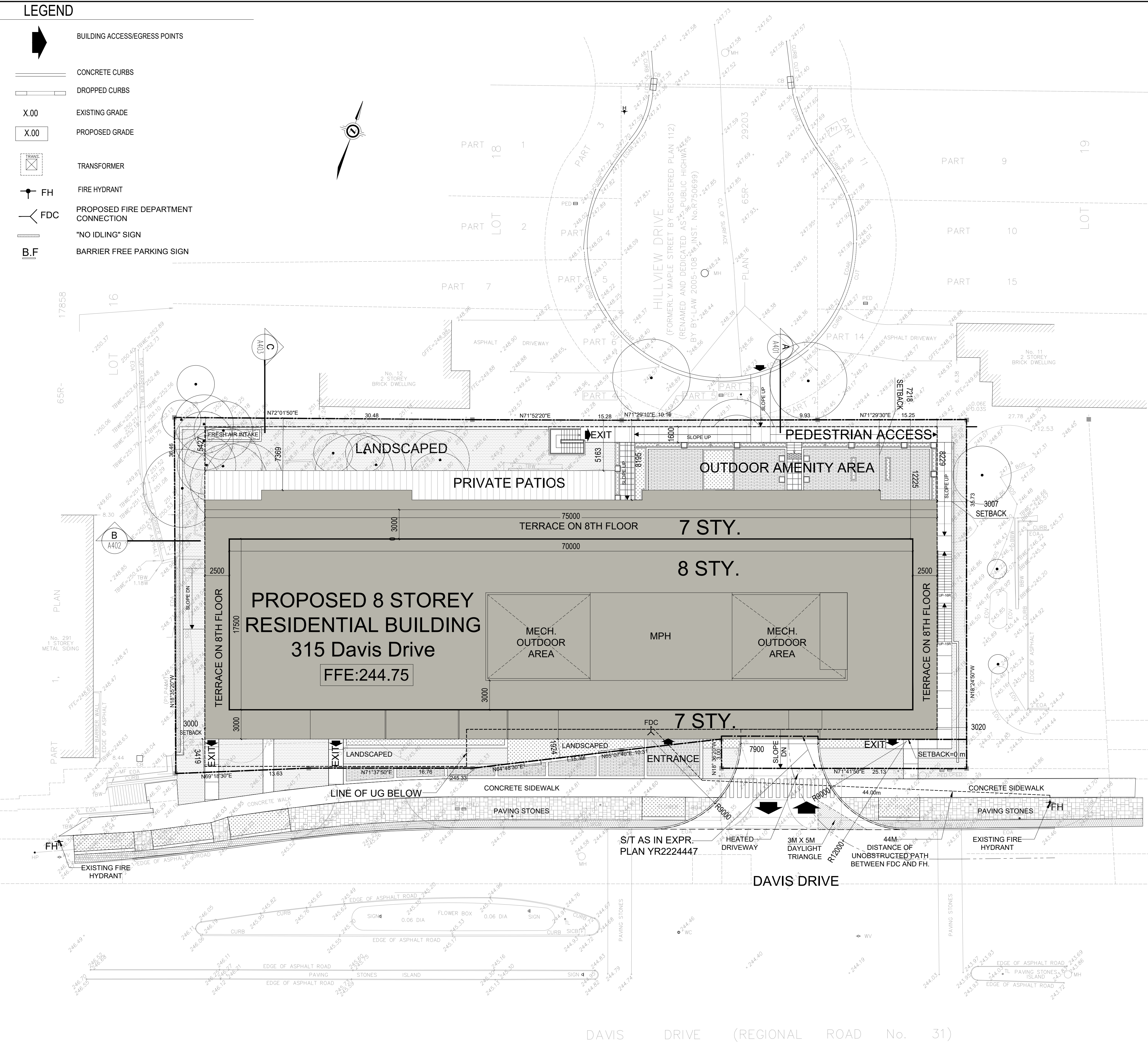
## **Contact**

Meghan White, RPP, Senior Planner – Development, [mwhite@newmarket.ca](mailto:mwhite@newmarket.ca)



LEGEND

- BUILDING ACCESS/EGRESS POINTS
- CONCRETE CURBS
- DROPPED CURBS
- X.00 EXISTING GRADE
- X.00 PROPOSED GRADE
- TRANSFORMER
- FH FIRE HYDRANT
- FDC PROPOSED FIRE DEPARTMENT CONNECTION
- "NO IDLING" SIGN
- B.F. BARRIER FREE PARKING SIGN



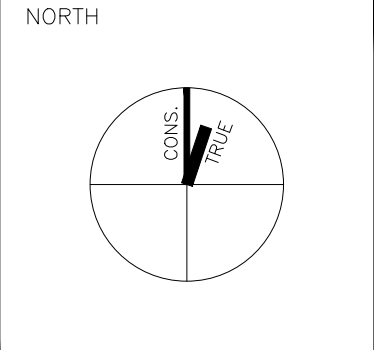
KEY PLAN\_NTS

Zoning Chart

Provision (Mixed Use One – MU1 Zone)	Requirement	Provided
Minimum Setbacks		
From Davis Drive	3m	0m
From any lot line for a wall containing windows (not adjacent to a street)	5.5m	3m for 1st-7th 5.5m for 8th
Height Minimum	8m	
Height Maximum	20m	24.97
Floor Space Index		
Minimum FSI	1.5	
Maximum FSI	2	4.23
Minimum Amenity Space per unit		
Indoor Common Area	2.0m <sup>2</sup> /unit	2.0m <sup>2</sup> /unit
Outdoor Common Area	2.0m <sup>2</sup> /unit	1.65m <sup>2</sup> /unit
Landscape Buffer – Rear (abutting a residential zone)	3.0m	5.16m
Minimum Parking Space Dimensions	2.7m x 5.5m	2.7m x 5.5m
If obstructed, increase width by	0.3m	0.3m
Minimum Barrier Free Parking Space Dimension – Type A	3.4m x 5.5m Plus 1.5m which can be shared by 2 spaces	3.4m x 5.5m Plus 1.5m which can be shared by 2 spaces
Minimum Barrier Free Parking Space Dimension – Type B	2.6m x 5.5m Plus 1.5m which can be shared by 2 spaces	2.6m x 5.5m Plus 1.5m which can be shared by 2 spaces
Minimum Parking Aisle Width – two way	6.0m	6.0m

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NO.	REVISION/ISSUE	DATE	BY
01	ISSUED FOR REZONING	23-04-15	
02	ISSUED FOR REZONING	23-09-15	
03	ISSUED FOR OPA & REZONING	22-06-20	
04	ISSUED FOR OPA & REZONING	22-06-20	



8 STOREY RESIDENTIAL BUILDING

315 DAVIS DRIVE - NEWMARKET

DRAWING TITLE

SITE PLAN & ZONING CHART

Scale: 1/200

Date: APR.14, 2023

Project No. 22111

Drawn by: RK

Checked by: RE

Drawing No. A100

813 - 7788 YONGE ST. TORONTO, ONT. M3J 1G3

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**Amendment No. 39  
to the  
Town of Newmarket Official Plan**

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## **PART A THE PREAMBLE**

The Preamble provides an explanation of the amendment, including the location and purpose of the proposed amendment, basis of the amendment and a summary of the changes to the Town of Newmarket Official Plan, but does not form part of this amendment.

### **1. Purpose of the Amendment**

The purpose of this amendment is to amend policies and schedules of Section II of the Town of Newmarket Official Plan (OPA No. 10), also known as the Newmarket Urban Centres Secondary Plan (Secondary Plan) to facilitate the development of a low rise apartment building that exceeds the permitted maximum height and density.

### **2. Location**

The proposed amendments are made to the text and schedules of the Secondary Plan and are applied to 315 Davis Drive as shown on Map 1 to this amendment.

The subject lands are located on the north side of Davis Drive, at the terminus of Lorne Avenue. The subject lands are multiple lots known as 299 to 315 Davis Drive. Legally they are described Part Lot 3 Part Maple Street and RP 65R-31773 Parts 585962 to 64 and 69 RP R753736 Part 3 on Registered Plan 112, Town of Newmarket, Regional Municipality of York. The subject lands have an area of 0.29 hectares (0.7 acres), with approximately 81 metres of frontage along Davis Drive. The site is currently vacant, and surrounding uses include low density residential neighbourhood to the north with institutional and commercial uses to the east and west. Across Davis Dr, to the south, are apartment buildings.

### **3. Basis**

The decision to amend the maximum height and density permitted in Schedule 4 and the angular plane policies of the Secondary Plan is based on the following considerations:

1. The amendment provides an appropriate level of intensification on an underutilized property in the Newmarket Urban Centres that is well served by existing transit and infrastructure. The subject lands are located with immediate access to a Bus Rapid Transit station (Viva Davis Drive). The amendment provides intensified, transit supportive development in support of Provincial, Regional and local policy.
2. The Provincial Policy Statement 2020 ("PPS") sets out the overall direction on matters of provincial interest related to land use planning and development, and includes policies that encourage new growth within existing settlement areas and areas served by existing and planning infrastructure. The PPS promotes

efficient, cost effective development and land use patterns that are based on densities which:

- a. Efficiently use land, resources, infrastructure, and public service facilities;
- b. Are appropriate for, and efficiently use, the infrastructure and public facilities which are planned or available;
- c. Minimize the length and number of vehicle trips by supporting active transportation and public transportation;
- d. Provide a mix of land uses.

The proposed Amendment is consistent with the PPS.

3. A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019 (“Growth Plan”) is intended to guide decisions on a wide range of issues including economic development, land use planning, urban form, and housing. The Growth Plan supports transit-supportive intensification within built-up areas. The Amendment provides appropriate development in an area that is proposed to accommodate significant intensification and will assist the Region of York and Town of Newmarket to meet their intensification targets and minimum density requirements, as outlined in the Growth Plan. The proposed Amendment will provide for the redevelopment of an underutilized site, in an area that is well-served by existing transit and will make use of existing infrastructure. The amendment conforms with the Growth Plan.
4. The York Region Official Plan (“YROP”) identifies the Amendment area as being within an Urban Area, it is also located along a Regional Corridor. The YROP directs and encourages growth to be accommodated within the existing Urban Area and within Regional Corridors. The proposed Amendment is consistent with the YROP.
5. The Urban Centres Secondary Plan, as amended designates the subject lands Mixed Use. The Mixed Use designation permits the proposed residential use, however, the maximum floor space index (FSI) is 2.0, whereas the proposed FSI is up to 4.23. Therefore, an amendment is required.
6. The maximum permitted height is 6-storeys, an 8-storey building is proposed, therefore an amendment is required.
7. The subject lands are subject to the Urban Centres Secondary Plan. The Plan includes the centres and corridors in Newmarket which are to be a focus for intensification. The intent of this amendment is to conform with provincial, regional and local policies regarding intensification, and transit-supportive compact development. The proposed development builds upon the planning regime that was implemented through the adoption of the Secondary Plan.

8. The proposed development meets the intent of the Official Plan and Secondary Plan.

Item 1 Section 15.0 Exceptions

- Adding permission for a site specific maximum permitted density and height.
- Amending the angular plane policies to allow for a 60-degree angular plane instead of 45-degrees.
- Granting permission for balconies on the 2<sup>nd</sup> and 3<sup>rd</sup> storeys of the front façade.

Item 2 Schedule 4: Height and Density

- Indicating that the subject lands are subject to Section 15.0 exceptions.

## **PART B      THE AMENDMENT**

The Amendment describes the additions, deletions and/or modifications to Section II of the Town of Newmarket Official Plan and constitutes Official Plan Amendment No. 39.

### **1. Format of the Amendment**

Official Plan Amendment No. 39 consists of the following proposed modifications to the text and Schedules to Section II of the Town of Newmarket Official Plan, also known as Newmarket Urban Centres Secondary Plan (Secondary Plan). Sections and Schedules of the Secondary Plan proposed for modifications are identified as “**Items**”.

Where additions to the existing text are proposed, they are identified in “**bold**”. Where the text is proposed to be deleted, it is shown in “~~striketrough~~”. Where appropriate, unchanged text has been included for context and does not constitute part of Official Plan Amendment No. 39.

### **2. Details of the Amendment**

#### **Item 1    Section 15.0 Exceptions**

- a) Adding the following to Section 15:

##### **8. 315 Davis Drive**

**Notwithstanding any provision of this Plan to the contrary, the property municipally known as 299-315 Davis shall be permitted to have a maximum FSI of 4.23 and a maximum permitted height of eight (8) storeys.**

**Notwithstanding any provision of this Plan to the contrary, the property municipally known as 299-315 Davis shall be subject to a 60-degree angular plane in place of the 45-degree angular plane required by Section 7.3.3.1.**

**Notwithstanding Section 7.3.5 i.v. balconies are permitted on the 2<sup>nd</sup> and 3<sup>rd</sup> storeys of the front façade.**

**All other requirements of the Secondary Plan remain in place.**

## **Item 2    Schedule 4: Height and Density**

Amending Schedule 4: Height and Density to note that the subject lands are subject to Section 15.0 Exceptions as shown in Schedule B to this amendment.

### **3. Schedules**

Schedule A – Schedule 4: Height and Density

### **4. Implementation and Interpretation**

This Amendment to the Official Plan will be implemented as follows:

a)        Zoning By-law

It is Council's intent to implement this Amendment by enacting an appropriate zoning by-law pursuant to the provisions of the Planning Act R.S.O. 1990, C.P. 13, on the lands affected by this amendment.

b)        Site Plan Approval

It is Council's intent to implement this Amendment, the land use designations and policies of this Plan, and a high standard of site layout and design by requiring site plan approval pursuant to the provisions of the Planning Act, on the Lands affected by this Amendment.

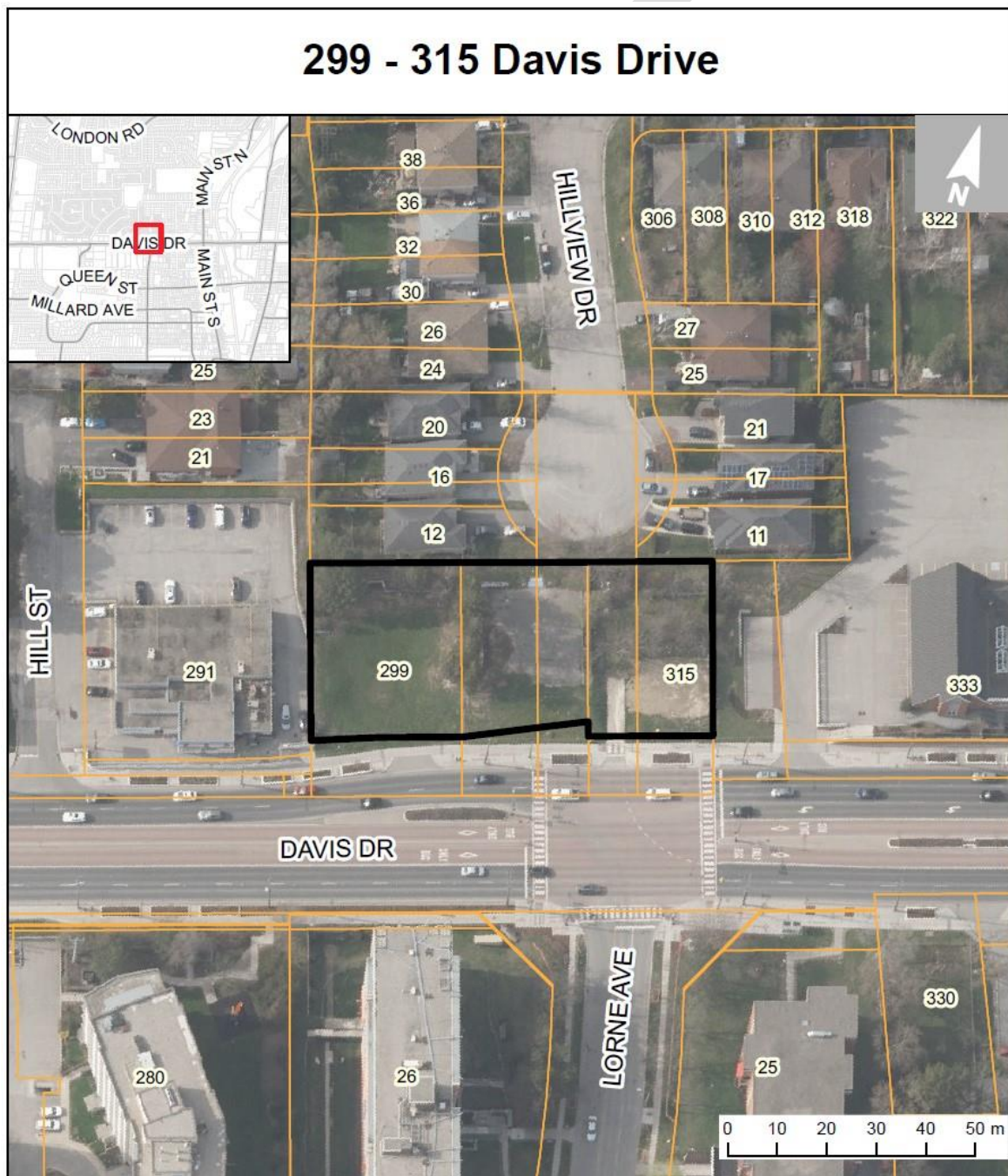


## PART C THE APPENDIX

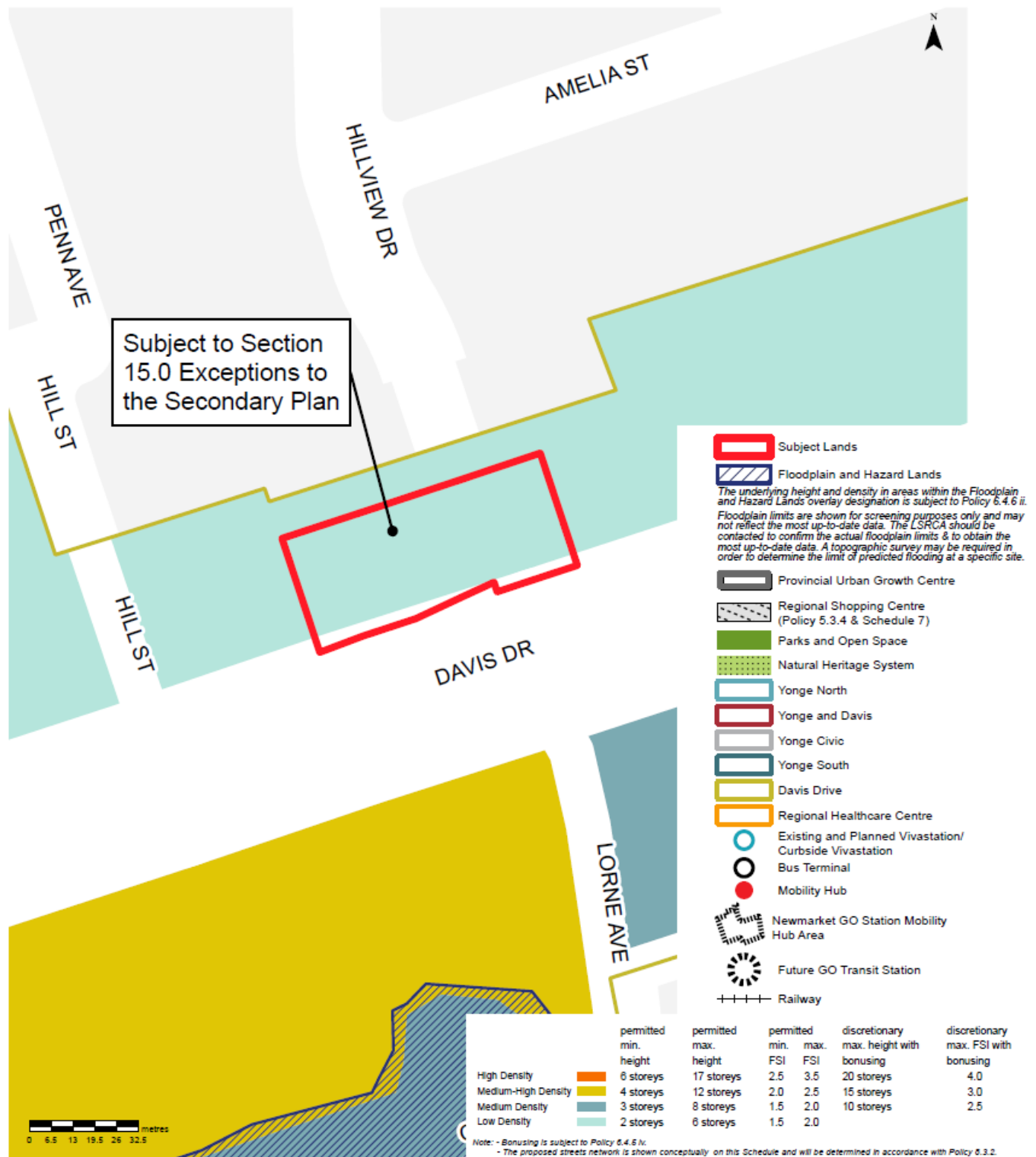
The following appendix does not constitute part of this Amendment and is included for information purposes only.

### 1. Map 1

Map 1, which shows the location of the subject lands is attached hereto for information purposes only.



# SCHEDULE 4: HEIGHT AND DENSITY



Designed & Produced by Information Technology – GIS Updated: October 2023. Source: Roads, Municipal Boundary, Railway, Waterbodies- Geomatics Division, Planning and Development Services Department © The Regional Municipality of York, 2011; Flood Plain - Lake Simcoe Region Conservation Authority, 2019; All other map layers - Town of Newmarket. DISCLAIMER: This document is provided by the Town of Newmarket for your personal, non-commercial use. The information depicted on this map has been compiled from various sources. While every effort has been made to accurately depict the information, data mapping errors may exist. This map has been produced for illustrative purposes only. It is not a substitute for a legal survey.

Document Path: G:\Projects\_PRO\Development\_InfrastructureServices\Planning\MapProjects\OfficialPlan\OPA\_39\_BP\_DavisDr\_299\_315\OPA\_39\_BP\_DavisDr\_299\_315.aprx\OPA\_39\_SecondaryPlan\_Schedule\_4\_DavisDr\_299\_315\_OCT2023

# Corporation of the Town of Newmarket

## By-law 2023-XX

A By-law to amend By-law Number 2019-06 being a zoning by-law for the Urban Centres Secondary Plan area (315 Davis Drive – Format GP Davis Inc.).

Whereas the Council of the Town of Newmarket has the authority pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, to pass this By-law;

And whereas it is deemed advisable to amend By-law 2019-06;

Therefore be it enacted by the Council of the Corporation of the Town of Newmarket as follows:

1. That lands subject to this amendment are illustrated on Schedules 1, 2 & 3 attached hereto
2. And that By-law 2019-06 is hereby amended by:
  - a. Deleting from Schedule A Map No. 5 the Mixed-Use 1 (MU-1) Zone on the subject lands and substituting therefore the Mixed-Use 1 Site Specific Exception 14 (MU-1(14)) Zone as shown on Schedule 1.
  - b. Deleting from Schedule B Map 11 the maximum permitted height and replacing it with 25m as shown on Schedule 2.
  - c. Adding to Schedule C Map 17 the subject lands with the label (H) as shown on Schedule 3 of By-law.
  - d. Amending Section 6.2.5 to add MU-1(14) as a site specific exception as follows:

MU-1(14) – 315 Davis Dr

Notwithstanding subsection 4.10.2.ii) the landscaped buffers adjacent to the properties on Hillview can include a pedestrian walkway, outdoor amenity space and access to the underground garage.

A 2.4m high opaque and/or board fence shall be provided on the north property line, adjacent to Hillview Drive.

Section 5.2.2.1 relating to Obstructions to parking spaces shall not apply.

Notwithstanding Section 5.6.1 only one loading space is required. Section 5.6.2 does not apply.

Notwithstanding subsection 6.2.4.2.i) the maximum building height shall be 25m.

Notwithstanding subsection 6.2.4.3 the maximum permitted Floor Space Index shall be 4.3.

Notwithstanding subsection 6.2.4.5 the minimum setbacks shall be:

To a lot line that does not face a street shall be 3.0m, for a building wall with windows;  
To Davis Drive 0.0m  
To the rear lot line shall be 5m

Notwithstanding Section 6.2.2.3, commercial, residential or institutional uses are not required along the Above Grade Parking Garage that faces Davis Drive. The screening will be provided by a green wall.

Notwithstanding subsection 6.2.4.6 the minimum angular plane from a height of 1.7 metres above the established grade at lot line of the adjacent residential zone shall be 60 degrees.

Notwithstanding Section 45 (1.3) of the Planning Act, the Owner does not require a resolution from Council, as per Section 45 (1.4), to apply for a minor variance before the second anniversary of the day on which this by-law is passed.

All other aspects of the Zoning By-law remain applicable.

- e. Adding Section 8.2.6 Requirement to Remove the (H) Holding Provision from 315 Davis Drive (as shown on Schedule C Map 17).

No person within these lands shall erect, alter or use any land, buildings or structures for any purpose except for those uses which existed on the date of passing of By-law 2023-XX.

Furthermore, no changes, extension or enlargement of the uses which existed on the date of passing of By-law 2023-XX shall occur unless an amendment to this By-law or removal of the '(H)' prefix, as per the Conditions of Removal listed below, is approved by Town Council and the By-law comes into full force and effect.

However, the Holding provision will not prevent any remediation or testing, or any testing related to related to Source Water Protection and/or in-ground and above ground services, if deemed appropriate and desirable by the Town. Any grading, filling or works necessary to fulfill the requirements of testing for and/or site remediation required to obtain approval for Record of Site Condition and/or to provide approved servicing, shall be permitted. Furthermore the Holding provision will not prevent any work associated with fulfillment of the conditions in Section 8.2.6.i below.

Any Holding provision will not prevent any work associated with fulfillment of the Site Plan Control conditions. Granting of Site Plan Control Approval, with conditions, by either the Director of Planning & Building Services or the Development Coordination Committee, will indicate that the development design is sufficiently advanced to allow for a concurrent application for a Conditional Building Permit. A Holding provision will not prevent

the issuance of a Conditional Building Permit. The Conditional Building Permit (along with a separately executed agreement) may be granted for any stage of construction, deemed appropriate, at the sole discretion of the Chief Building Official.

Section 8.2.6.i Conditions for Removal of the Holding Provision

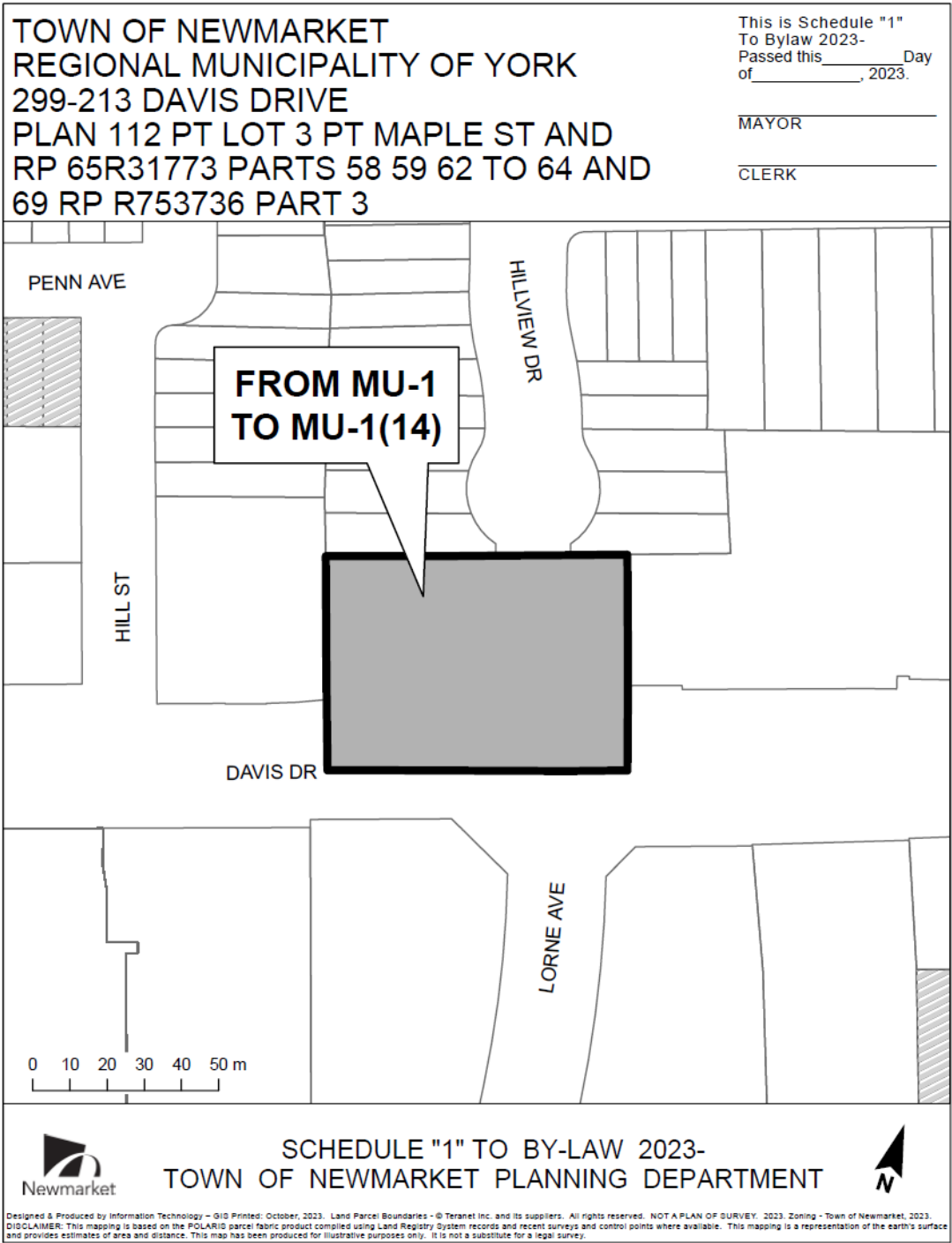
1. That Servicing Allocation has been granted in accordance with the Town's Servicing Allocation Policy.
  2. A Site Plan Agreement to permit the development as proposed has been entered into between the Town and the property owner.
  3. That the Site Plan Agreement document the appropriate tree compensation is provided, and any cash-in-lieu compensation is provided prior to the execution of the Site Plan Agreement.
  4. A Noise and Vibration Study and a Zone of Vibration Influence Report be completed to the satisfaction of the Town and shall be carried out including the requirement of pre-condition surveys, effective monitoring and data reporting, resident and owner notifications and a process for complaint handling, to the satisfaction of the Town.
  5. That the Owner agree in the Site Plan Agreement that 17 units will meet the Region-wide affordable ownership or rental threshold in the year that the units are marketed and/or sold.
3. That Schedules 1, 2 & 3 attached hereto shall form part of By-law 2023-XX

Enacted this 20<sup>th</sup> day of November, 2023.

John Taylor, Mayor

Lisa Lyons, Town Clerk

Schedule 1



DRAFT

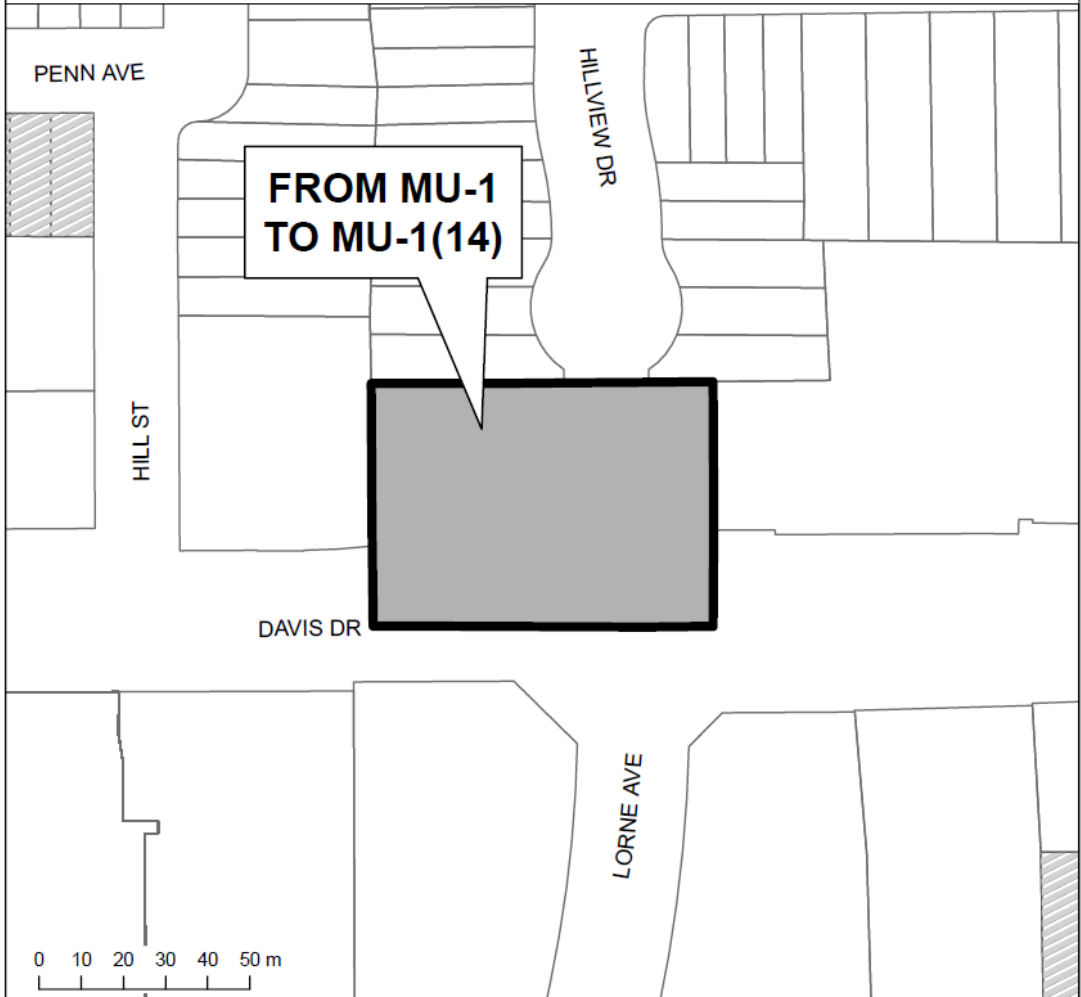


TOWN OF NEWMARKET  
 REGIONAL MUNICIPALITY OF YORK  
 299-213 DAVIS DRIVE  
 PLAN 112 PT LOT 3 PT MAPLE ST AND  
 RP 65R31773 PARTS 58 59 62 TO 64 AND  
 69 RP R753736 PART 3

This is Schedule "1"  
 To Bylaw 2023-  
 Passed this \_\_\_\_\_ Day  
 of \_\_\_\_\_, 2023.

MAYOR \_\_\_\_\_

CLERK \_\_\_\_\_



SCHEDULE "1" TO BY-LAW 2023-  
 TOWN OF NEWMARKET PLANNING DEPARTMENT

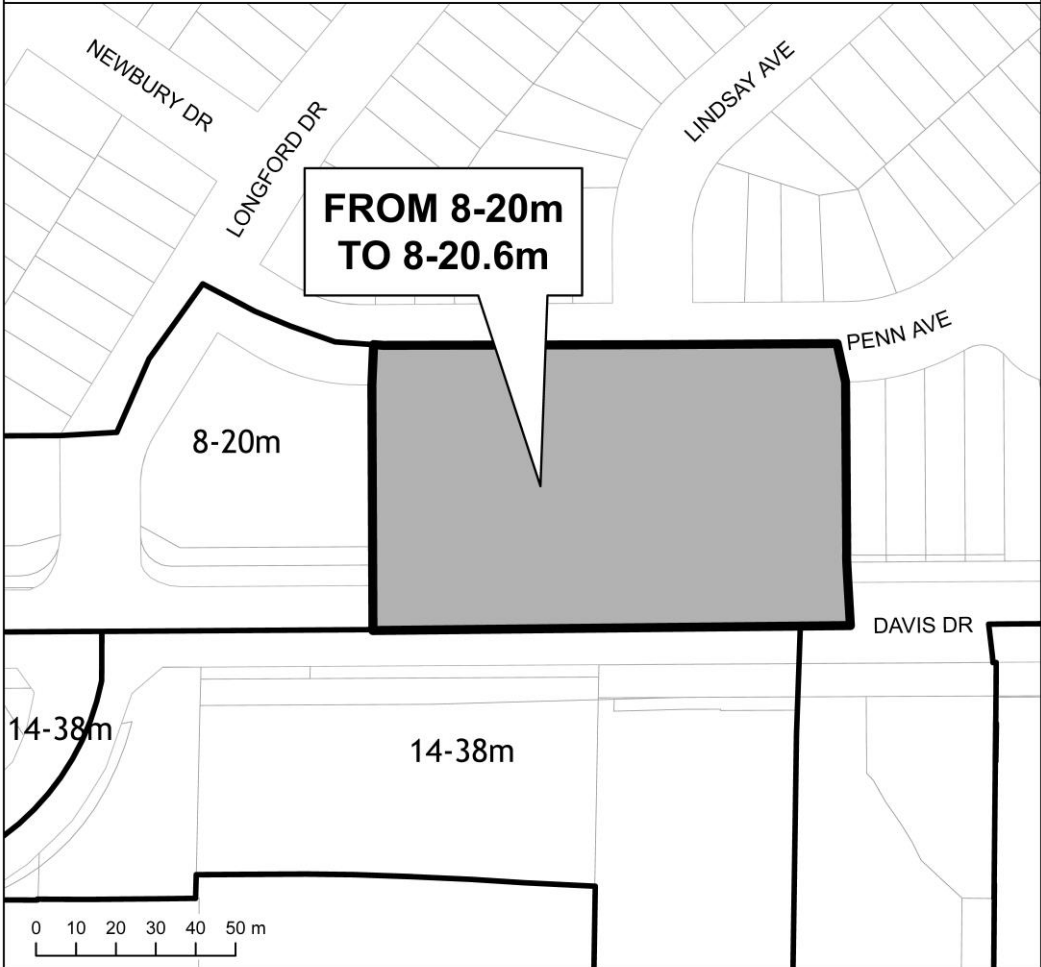


Designed & Produced by Information Technology - GIS Printed: October, 2023. Land Parcel Boundaries - © Teranet Inc. and its suppliers. All rights reserved. NOT A PLAN OF SURVEY. 2023. Zoning - Town of Newmarket, 2023. DISCLAIMER: This mapping is based on the POLARIS parcel fabric product compiled using Land Registry System records and recent surveys and control points where available. This mapping is a representation of the earth's surface and provides estimates of area and distance. This map has been produced for illustrative purposes only. It is not a substitute for a legal survey.

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TOWN OF NEWMARKET  
REGIONAL MUNICIPALITY OF YORK  
PROPERTY KNOWN AS 201 DAVIS DRIVE  
PLAN 492 LOTS 253 & 254, LTS 255 & 256,  
LTS 257 & 258

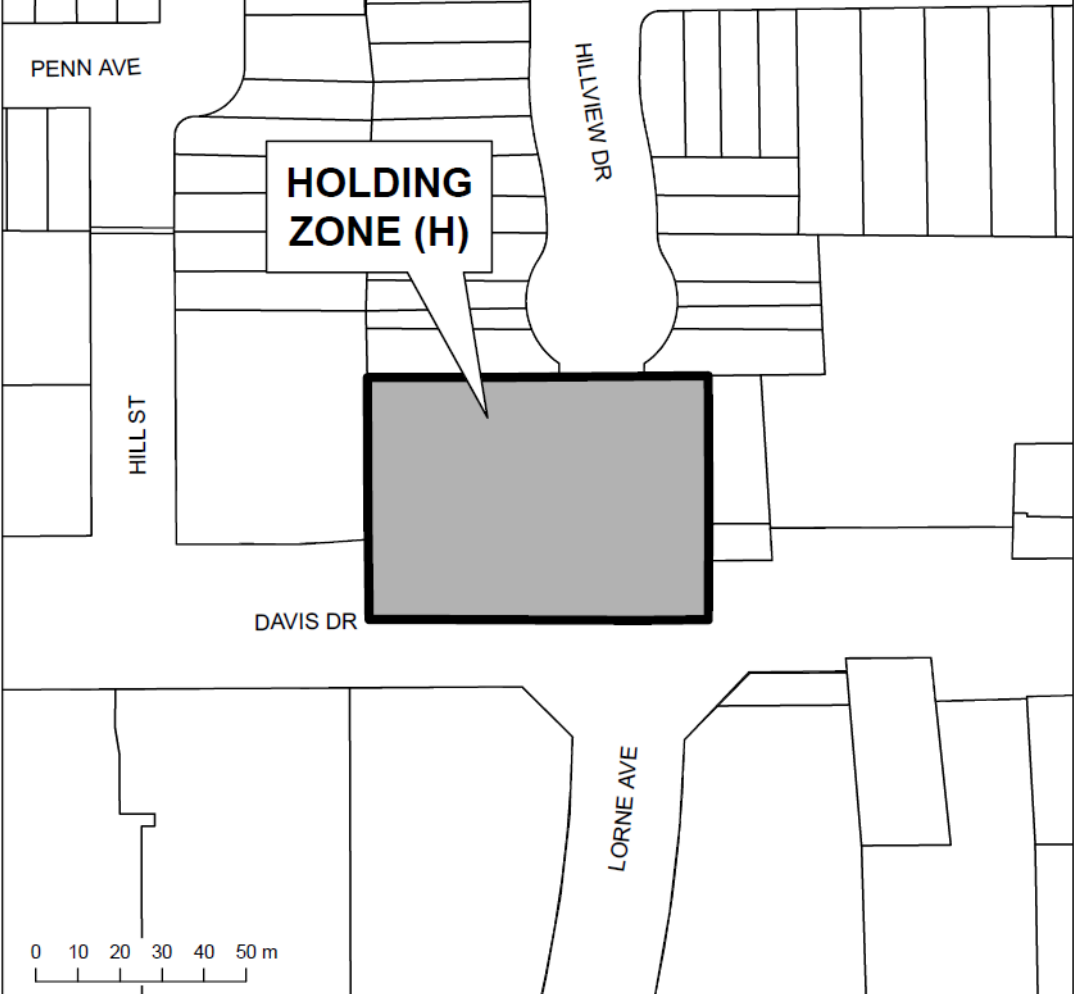
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To Bylaw 2021-  
Passed this \_\_\_\_\_ Day  
of \_\_\_\_\_, 2021.  
  
MAYOR \_\_\_\_\_  
  
CLERK \_\_\_\_\_



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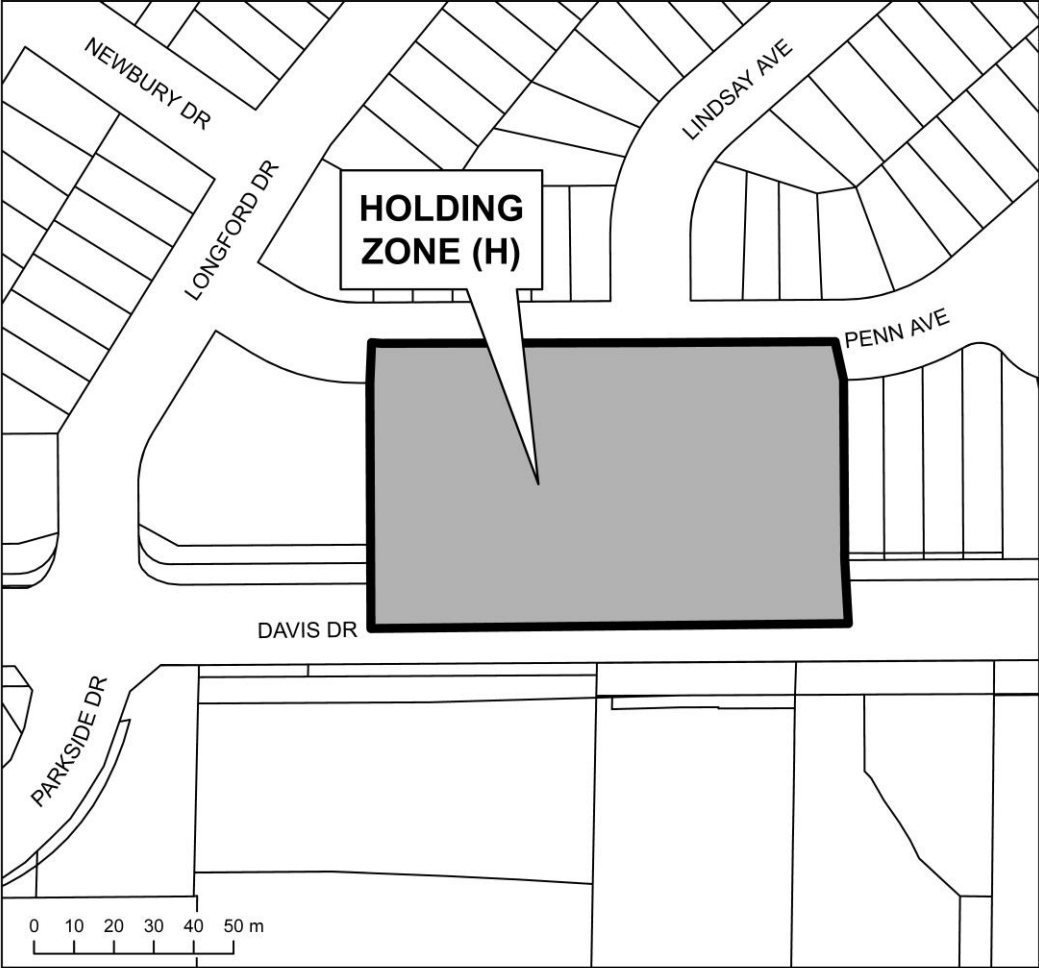
TOWN OF NEWMARKET  
REGIONAL MUNICIPALITY OF YORK  
299-213 DAVIS DRIVE  
PLAN 112 PT LOT 3 PT MAPLE ST AND  
RP 65R31773 PARTS 58 59 62 TO 64 AND  
69 RP R753736 PART 3

This is Schedule '3'  
To Bylaw 2023-  
Passed this \_\_\_\_\_ Day  
of \_\_\_\_\_, 2023.  
  
MAYOR \_\_\_\_\_  
  
CLERK \_\_\_\_\_



TOWN OF NEWMARKET  
REGIONAL MUNICIPALITY OF YORK  
PROPERTY KNOWN AS 201 DAVIS DRIVE  
PLAN 492 LOTS 253 & 254, LTS 255 & 256,  
LTS 257 & 258

This is Schedule '3'  
To Bylaw 2021-  
Passed this \_\_\_\_\_ Day  
of \_\_\_\_\_, 2021.  
  
MAYOR \_\_\_\_\_  
  
CLERK \_\_\_\_\_





Town of Newmarket  
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Newmarket, Ontario, L3Y 4X7

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## **Animal Services One Year Review and Project Plan Staff Report to Council**

Report Number: 2023-78

Department(s): Legislative Services

Author(s): John Comeau, Acting Manager, Regulatory Services  
Jacob Brewer, Acting Supervisor, Animal Services & Parking Enforcement

Meeting Date: November 13, 2023

### **Recommendations**

1. That the report entitled Animal Services One Year Review and Project Plan dated November 13, 2023, be received; and,
2. That Council adopt Staff's proposed Animal Services Project Plan as outlined in this 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 present statistics from the first year of the Town's newly established in-house Animal Services Program, outline improvements made to the service, and provide Council with the Animal Services Division's workplan for 2023-2026 for approval.

### **Background**

On February 4, 2022, an [Information Report](#) was circulated to Council, advising of a Staff decision to operate an in-house Animal Services program.

On July 1, 2022, an in-house Animal Services program was launched.

On June 28, 2023, at a [Special Committee of the Whole](#), a Regulatory Services Review was presented to Council. During this Review, concepts were brought forward to Council

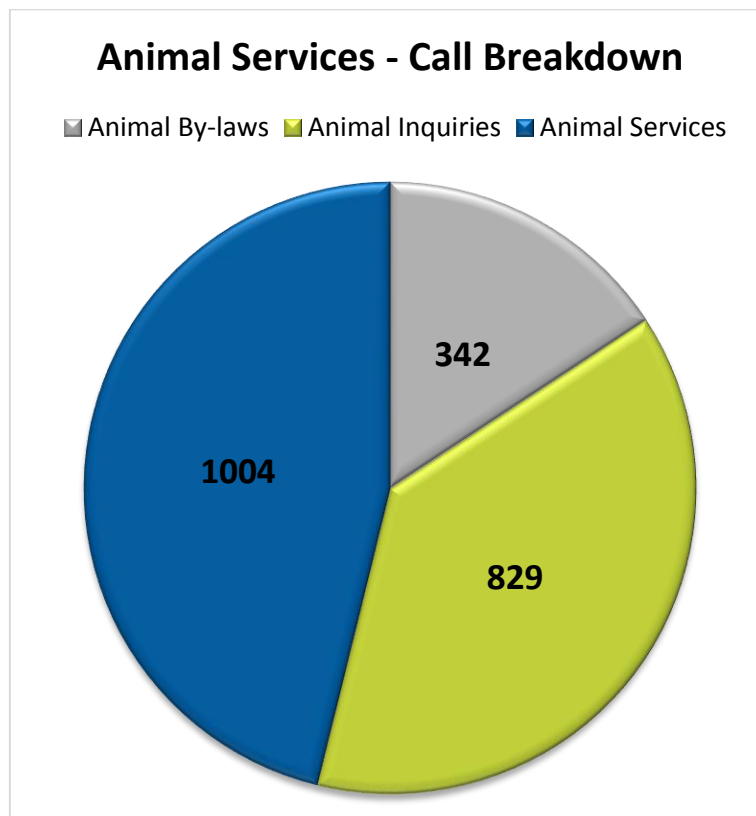
advising of potential projects for the Town's Animal Services Division.

This Report presents statistics from the first year of the Town's in-house Animal Services Program, highlights improvements made to our services, and projects the Animal Services Division's workplan for 2023-2026 for Council approval.

## Discussion

### Year One, Statistical Summary

On July 1<sup>st</sup>, 2022, the Town of Newmarket launched its in-house Animal Services Program. From July 1<sup>st</sup> 2022 – June 30<sup>th</sup> 2023, Animal Services responded to 2175 calls for service. Calls for this time period can be broken down as follows:



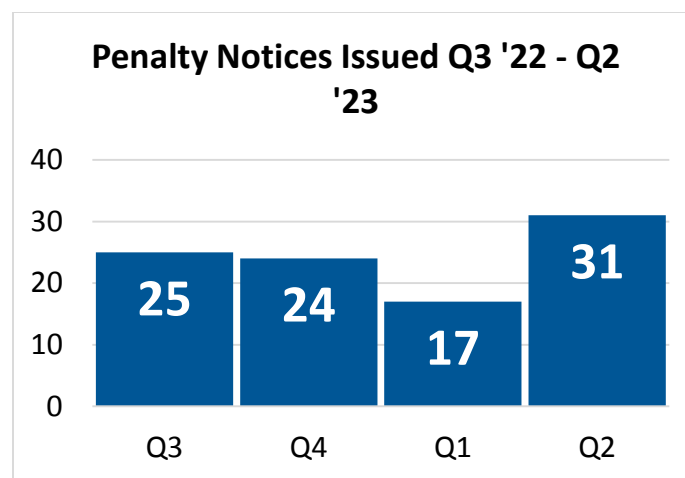
Animal Services calls make up the majority of calls received, and refer to files that require Officer attendance to provide care for either domestic or wild animals. These calls can include sick or injured wildlife, stray animals found at large, or providing Police assistance with animals.



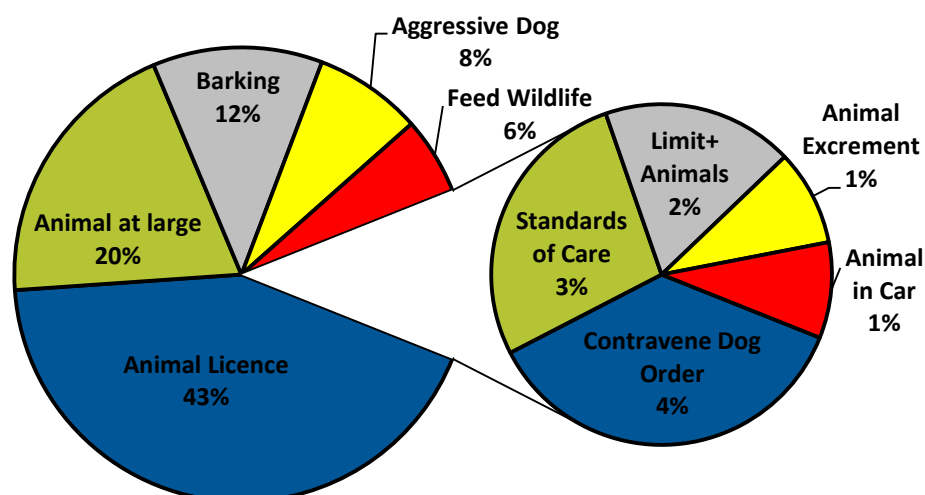
Animal Inquiries are the second most frequent calls received, and include lost pet reports or general inquiries.

Animal By-law calls are the third type of call classification that the Town's Animal Services Division utilizes. These calls represent complaints received regarding violations of the Town's Animal Control By-law, and may include dogs running at large, concerns regarding feeding wildlife, barking dogs, or dog attacks.

As a result of the response to the above noted calls, as well as proactive actions by Officers, 97 Penalty Notices were issued in the first year of operation, resulting in \$31,568 in fines:



**Penalty Notice Issued by Violation**



In addition to revenue generated through penalty notices, Animal Licensing represents a significant source of revenue for the municipality:

	Pet Licenses Issued	Total Revenue
July '21 – June '22	3569	\$117,747.73
July '22 – June '23	3542	\$117,061.01

## Program Improvements

After being operational for a period of one year, the Town's Animal Services Division has taken significant steps towards improving service levels to our community. For the purpose of this report, Staff would like to highlight a number of key improvements made:

Robust In-house Training Program – a wholesome in-house training program has been established to train all newly onboarded Staff on all things Animal Services. Training consists of in class lectures, discussions, and practical training for aggressive dog handling and wildlife handling.

Local Veterinarian Partnership – the Town has entered into a partnership with VCA Canada 404 Emergency Veterinarian Hospital in Newmarket to provide Animal Services sedation and euthanasia drugs.

24/7 On-Call Response to Animal Emergencies – recognizing that animal emergencies can happen anytime, the Town has established a 24/7 on call service for response to animal emergencies. An on-call team of trained animal services specialists are ready to provide emergency response outside of normal working hours for confined stray dogs, public safety risks, and to provide assistance to emergency services.

Transparent Wildlife Care Initiative – the Town's Animal Services Division is dedicated to being transparent with our community while ensuring the best care and compassionate outcomes for every animal that enters our care. In our commitment to animal welfare, the Town has created the Transparent Wildlife Care Initiative. Through this initiative, the Town will track the journey of wildlife that comes into our care and will share it with residents upon request. This initiative provides residents with the peace of mind that animals are well cared for. Additionally, this provides the opportunity for residents to contribute to the animals ongoing care and treatment by donating to the specific wildlife rehabilitation facility providing that care.

Expanded Rehabilitation Network - Municipal Animal Service departments rely on organizations licensed with the province to offer wildlife rehabilitation for wildlife in need. Our Animal Services Division works with many licensed organizations to transfer wildlife

to specialized animal rescues for care and rehabilitation. Licensed Wildlife Rehabilitation Centres utilized by the Town's Animal Services Program include:

- Bear Creek Exotic Wildlife Sanctuary
- Toronto Wildlife Centre
- Mono Wildlife
- Woodland Acres Wildlife Rescue
- Owl Foundation
- Procyon Wildlife
- Hobbitsee Wildlife Refuge
- Soper Creek Wildlife Rescue
- Wildlife Haven

## **Animal Services Division, Workplan 2023-2026**

After successfully establishing an in-house Animal Services program, Staff are eager to continue to explore improvements to current practices for Council consideration:

### **1) Animal Control By-law, Part 2 review**

**Q2 2024**

In 2020, Regulatory Services Staff authored [Staff Report 2020-40](#) introducing a new [Animal Control By-law](#). In presenting these new regulations, Staff committed to an ongoing review of the newly adopted regulations and to report back on any improvements required. Town Staff intend to return to Council in Q2 of 2024 with a review of the Town's Animal Control By-law to consider:

- Enhanced enforcement tools for aggressive dog encounters
- Supplementary limits for total animals permitted to be kept
- Review of feeding wildlife regulations
- Additional tethering restrictions
- Review of standards of care (food, water, shelter, grooming, Vet care, crate time limitations)

As part of this review, Staff will present to Council proposed amendments to the existing Animal Control By-law for consideration.

### **2) Kennel/Cattery Licensing**

**Q4 2024**

In addition to reviewing the newly adopted Animal Control By-law, Staff Report 2020-40 committed to further reviewing regulations related to Kennels/Catteries. In order to ensure residents of our community are sourcing animals from reputable sources, there were considerations for Staff to review Zoning regulations pertaining to Kennels in order to potentially permit them within our community and regulate them through a Business Licensing regime.

The Town's Animal Services Division intends to return to Council in Q4 of 2024 to present an overview of Kennel/Catteries, a summary of consultation completed, and identify to Council potential options for regulation. Once provided a thorough overview of Kennels/Catteries, Council will be able to provide direction to Staff on whether they should be permitted within our community, and discuss the level of regulation that they wish to impose.

### **3) Animal Licensing Updates**

**Q2 2025**

Staff would like to explore a model of animal licensing that rewards responsible pet ownership, providing discounts for spaying/neutering, up to date rabies vaccines and microchip implantation. Staff would like to explore a percentage-based discount for seniors and those on government financial assistance, and increased fees for dogs that have been designated as dangerous dogs or have muzzle orders.

Additionally, recognizing that there are significant expenses associated with getting a new cat or dog, Staff would like to explore discounted or potentially even a free animal licence for any pets under the age of 6 months.

Lastly, Staff will be providing Council with a comprehensive breakdown of proactive enforcement strategies to encourage pet owners to licence their animals. Council will have the opportunity to provide direction to Staff on which proactive enforcement measures should be implemented.

The Animal Services Division intends to report back to Council in Q2 of 2025 with an overview of proposed changes to animal licensing for Council consideration.

### **4) Additional Paid Services**

**Q3 2025**

Staff would like to explore the implementation of additional paid services that typically fall outside of the standard services that are provided by a Municipality. These services could provide an enhanced level of service to the community, while also generating revenue. Potential services that Staff would like to consider include:

- wildlife cadaver removal (private property)
- domestic animal cadaver removal
- regular and emergency pet transport
- pet return to owner (before animal is taken to the shelter)
- general officer assistance
- the offering of Animal Services to other municipalities by way of partnership

The Animal Services Division intends to report back to Council in Q3 of 2025 with a detailed overview of proposed additional paid services.

## **5) Off Leash Dog Park Alternatives**

**Q1 2026**

Staff would like to explore the potential for off-leash alternatives to dog parks. Currently the Town has one fenced in dog park located at George Richardson Park. Staff would like to investigate the potential for single-use fetch locations, and utilizing unoccupied sports fields.

The Animal Services Division intends to return to Council in Q1 of 2026 with a wholesome review of options available to provide off leash dog park alternatives. This review will include a jurisdictional scan of solutions implemented in other municipalities, a summary of consultation done with our community, and options for Council consideration.

### **Conclusion**

Regulatory Services has successfully implemented an in-house Animal Services program. An Animal Services Project Plan has been presented to Council in this Report for Council consideration. Should Council choose to adopt Staff's proposed work plan, the Animal Services Division will immediately begin work to ensure proposed timelines are met.

### **Business Plan and Strategic Plan Linkages**

This report aligns with the Town of Newmarket's vision of being Well Beyond the Ordinary

### **Consultation**

None.

### **Human Resource Considerations**

None.

### **Budget Impact**

None.

### **Attachments**

None.

### **Approval**

Lisa Lyons, Director of Legislative Services

Animal Services, One Year Review and Project Plan

Esther Armchuk, Commissioner of Corporate Services

## **Contact**

John Comeau, (Acting) Manager of Regulatory Services  
jcomeau@newmarket.ca



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

Email: [info@newmarket.ca](mailto:info@newmarket.ca) | Website: [newmarket.ca](http://newmarket.ca) | Phone: 905-895-5193

## Third Quarter Update to the Outstanding Matters List 2023 Staff Report to Council

Report Number: 2023-81

Department(s): Legislative Services

Author(s): Simon Granat, Legislative Coordinator

Meeting Date: November 13, 2023

### Recommendations

1. That the report entitled the Third Quarter Update to the Outstanding Matters List 2023 dated November 13, 2023 be received; and,
2. That Council adopt the Outstanding Matters List (**Attachment A**); 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 present Council with the third quarterly update to the Outstanding Matters List in 2023.

### Background

At the February 24, 2020 Committee of the Whole meeting staff presented a report on the Procedure By-law Review for the 2018-2022 Council term and identified that the Outstanding Matters List ("List") would be presented on a quarterly basis. In June 2023, Council adopted the First Quarterly Update to the Outstanding Matters List for 2023. In September Council adopted the Second Quarterly Update to the Outstanding Matters List for 2023. This report presents the third quarterly update of 2023.

### Discussion

An updated List (**Attachment A**) has been provided and is presented to Council for adoption. The items included in the attachment are only items from the List which



require Council decision or consideration. The chart does not depict other projects or work to which staff continue to dedicate resources. The chart does not include the Council-approved action items in Council's Priorities. Items in the attachment are enumerated for ease of reference for specific matters if there are questions about associated timeframes or subject matter.

## **Staff have completed three (3) items on the Outstanding Matters List**

### **(1) Penn Avenue Traffic Review – Update**

#### **Recommendations:**

2. That All-Way stop controls not be implemented at this time at the intersections of Penn Avenue with Vincent Street; and,
3. That All-Way Stop controls be implemented at either the intersections of Penn Avenue with Hillview Drive or Denne Boulevard, and that upon further analysis of the two intersections, staff be directed to present Council with a recommendation on one of them at a future Council meeting; and,

In June 2023, a by-law to amend the relevant traffic by-laws was enacted. Installation and completion of traffic calming and all-way stop installed.

### **(2) All-way stop signs at William Roe Boulevard and Dixon Boulevard Intersection**

#### **Recommendation:**

1. That Council direct staff to install an all-way stop at the William Roe Boulevard and Dixon Boulevard intersection

In June 2023, Council enacted by-law 2023-37 authorizing a four-way stop at William Roe Boulevard and Dixon Boulevard. All-way stop is installed.

### **(3) Housing Targets for Newmarket**

#### **Recommendations:**

1. That Council direct staff to provide a recommended housing target to be provided to the Minister of Municipal Affairs and Housing based upon an analysis that examines data and information related to planning applications, building permits, sewage allocation and housing market trends; and,
2. That Council direct staff to ensure that the target is both ambitious and achievable; and,
3. That Council furthermore direct staff to provide an overall housing target as well as a rental housing target and a subsidized/not for profit housing target; and,

4. That staff be further directed to report to Council for consideration in the next 45 days.

In October 2023, Staff report 2023-70 Town of Newmarket Housing Pledge, as amended was ratified.

## **Conclusion**

Staff will continue to present quarterly to Council with an updated Outstanding Matters List.

## **Business Plan and Strategic Plan Linkages**

As this report highlights an updated Outstanding Matters List for the Corporation, this report aligns with all Council's Priorities.

## **Consultation**

Members of the Strategic Leadership Team (SLT) and Operational Leadership Team (OLT) were consulted.

## **Human Resource Considerations**

There are no human resource considerations specific to this report. However, individual projects within the List may have associated human resource impacts and any such considerations will be noted in individual reports on those matters.

## **Budget Impact**

There are no budget impacts specific to this report. However, individual projects within the List may have associated budget impacts and any such considerations will be noted in individual reports on those matters.

## **Attachments**

**Attachment A** – Outstanding Matters List

## **Approval**

Kiran Saini, Manager of Legislative Services/Deputy Clerk

Lisa Lyons, Director of Legislative Services and Town Clerk

Esther Armchuk, Commissioner, Corporate Services

Peter Noehammer, Commissioner, Development and Infrastructure Services

Jeff Payne, Commissioner, Community Services

Ian McDougall, Chief Administrative Officer

## **Contact**

For information about individual projects in **Attachment A**, please contact the responsible department Director or Commissioner.

Item	Subject Matter	Council Direction from Outstanding Items List	Previous Reporting Timeframe	New Proposed Reporting Timeframe	Additional Comments
Items for Council consideration in Q3 2023					
1.	Skate Park Vandalism	<b>Meeting:</b>  Council –April 3, 2023  <b>Recommendation:</b>  1. That Staff report to Council on installing lighting in the skate park to prevent and reduce vandalism.  <b>Responsible Department:</b>  Parks and Facility Services			Staff are exploring options to reduce or prevent vandalism at the skate park, and will report back to Council accordingly.
2.	Petition – Traffic Study on Carol Avenue for Pedestrians Crossing to Sidewalk and Mailbox	<b>Meeting:</b>  Committee of the Whole – June 19, 2023  <b>Recommendation:</b>  1. That the petition regarding a traffic study on Carol Avenue be received; and,  2. That staff be directed to conduct a speed and traffic calming analysis on Carol Avenue between Park Avenue and Eagle Street  <b>Responsible Department:</b>  Transportation Services		Q4, 2023	All necessary data collection and public input will be undertaken in after summer in third quarter (Q3) 2023.

Item	Subject Matter	Council Direction from Outstanding Items List	Previous Reporting Timeframe	New Proposed Reporting Timeframe	Additional Comments
Items for Council consideration in Q3 2023					
3.	Street Calming Measures for Atkins Drive	<p><b>Meeting:</b></p> <p>Council – September 18, 2023</p> <p><b>Recommendation:</b></p> <p>1. That Council direct staff to install a stop sign at Bob Gapp Drive and Atkins Drive; and,</p> <p>2. That Council direct staff to paint wider lines along Atkins Drive from Stuffles Crescent to Quick Street to narrow and slow down traffic.</p> <p><b>Responsible Department:</b></p> <p>Transportation Services</p>		Q4, 2023	
4.	Proposed Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision – 600 Stonehaven Avenue	<p><b>Meeting:</b></p> <p>Committee of the Whole – September 11, 2023</p> <p><b>Recommendation:</b></p> <p>9. That staff report back to Council on enhanced planting in natural areas that will soon be assumed by the Town and potential partners for program and funding sources.</p> <p><b>Responsible Department:</b></p> <p>Planning and Building Services</p>		Q4 2024	This item and timeline dependent on the applicant submitting the detailed engineering design drawings through the Development Coordination Committee.

Item	Subject Matter	Council Direction from Outstanding Items List	Previous Reporting Timeframe	New Proposed Reporting Timeframe	Additional Comments
Items for Council consideration in Q3 2023					
5.	Lundy's Lane Traffic Operation Review	<p><b>Meeting:</b></p> <p>Committee of the Whole – September 11, 2023</p> <p><b>Recommendation:</b></p> <p>6.That staff be directed to conduct pedestrian counts on Red Deer Street at different times of the year; and,</p> <p>7.That staff be directed to conduct a review in relation to no parking and no stopping on Watson Avenue; and,</p> <p>8.That staff be directed to review additional enhanced enforcement options on Lundy's Lane and report to Council on the same; and,</p> <p><b>Responsible Department:</b></p> <p>Transportation Services</p>		<p>Pedestrian counts on Red Deer Street to occur in Q4, 2023</p> <p>Review in relation to no parking and no stopping on Watson Avenue to occur in Q1 2024</p>	

Item	Subject Matter	Council Direction from Outstanding Items List	Previous Reporting Timeframe	New Proposed Reporting Timeframe	Additional Comments
Items for Council consideration in Q3 2023					
6.	Fairy Lake Catch and Release Pilot Project	<p><b>Meeting:</b></p> <p>Council – September 18, 2023</p> <p><b>Recommendation:</b></p> <p>1.That Council endorse, in principle, a catch and release pilot project in partnership with Aurora Bassmasters at Fairy Lake; and,</p> <p>2.That subject to completing research and securing all necessary approvals, Council direct staff to re-introduce fishing as a catch and release program at Fairy Lake as a pilot project, and to be evaluated after one year; and,</p> <p>3.That subject to completing research and securing all necessary approvals, Council direct staff to construct and install one fishing dock with appropriate signage and safety measures subject to the cost of the docks being covered through successful fundraising by Aurora Bassmasters and other partners.</p> <p><b>Responsible Department:</b></p> <p>Community Services Commission</p>			Staff is undertaking to complete research and to secure the necessary approvals to advance the pilot.

Item	Subject Matter	Council Direction from Outstanding Items List	Previous Reporting Timeframe	New Proposed Reporting Timeframe	Additional Comments
Items for Council consideration in Q3 2023					
7.	Street Parking on Kwapis Boulevard	<p><b>Meeting:</b></p> <p>September 11, 2023 – Committee of the Whole</p> <p><b>Recommendation:</b></p> <p>1.That staff be directed to review and report back to Council on the removal of two or three parking spots on the elbow of Kwapis Boulevard.</p> <p><b>Responsible Department:</b></p> <p>Transportation Services</p>		Q1 2024	Community consultation is ongoing throughout October and November, 2023.
8.	Street Parking on Crossland Gate	<p><b>Meeting:</b></p> <p>September 11, 2023 – Committee of the Whole</p> <p><b>Recommendation:</b></p> <p>1.That staff be directed to review and report to Council on additional parking spaces on Crossland Gate.</p> <p><b>Responsible Department:</b></p> <p>Transportation Services</p>		Q1 - 2024	



Item	Subject Matter	Council Direction from Outstanding Items List	Previous Reporting Timeframe	New Proposed Reporting Timeframe	Additional Comments
Items for Council consideration in Q3 2023					
9.	Bollards on Keith Avenue	<p><b>Meeting:</b></p> <p>September 11, 2023 – Committee of the Whole</p> <p><b>Recommendation:</b></p> <p>1. That staff be directed to review and report to Council on installing bollards on Keith Avenue in the Community Safety Zone Area.</p> <p><b>Responsible Department:</b></p> <p>Transportation Services</p>		Q2 2024	This item will be part of the 2024 bollard program in 2024.
10.	Crossing Guard Kindness Campaign	<p><b>Meeting:</b></p> <p>September 11, 2023 – Committee of the Whole</p> <p><b>Recommendation:</b></p> <p>1. That staff be directed to design a kindness and safety campaign in regards to safety of crossing guards and to report back to Council.</p> <p><b>Responsible Department:</b></p> <p>Corporate Communications and Public Works Services</p>		Q4 2024	An information report is forthcoming on this matter.



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## **Shining Hill Subdivision Traffic and Parking By-laws Staff Report to Council**

Report Number: 2023-76

Department(s): Engineering Services

Author(s): M. Kryzanowski, Manager Transportation Services

Meeting Date: November 13, 2023

### **Recommendations**

1. That the report entitled Shining Hill Subdivision Traffic and Parking By-laws dated November 13, 2023 be received; and,
2. That the contents of **Appendix A** (Traffic By-law) and **Appendix B** (Parking By-laws) be approved; and,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

### **Purpose**

This report is a housekeeping amendment to the Traffic By-law (2011-24) and the Parking By-law (2019-63) to incorporate the recently constructed Shining Hill (Phase 1) subdivision.

### **Background**

With the approval and implementation of the Shining Hill subdivision, the Traffic and the Parking by-laws need to be amended to take into consideration the road by-law requirements for the new streets. The by-law amendments are taken from the approved Traffic Control Plan (February 5, 2021).

### **Discussion**

This is a housekeeping amendment to the Traffic By-law (2011-24) and the Parking By-law (2019-63). Specifically, the Traffic By-law, schedule III, will be amended to

incorporate the six new minor stop controls in the subdivision. The Parking By-law, schedule IV, will be amended to incorporate the No Parking zones for the 4 new streets, a new lane, and the extensions of Kalinda Road and Isaac Phillips Way.

## **Conclusion**

It is recommended that the contents of **Appendix A** and **Appendix B** be approved and that the amendments be made to the Traffic By-law and Parking By-law.

## **Business Plan and Strategic Plan Linkages**

Well-planned and connected...strategically planning for the future to improve information access and enhance travel to, from, and within Newmarket.

## **Consultation**

There was no consultation in the preparation of this report. This is a housekeeping amendment.

## **Human Resource Considerations**

None

## **Budget Impact**

None. All signage should be installed by the subdivision developer.

## **Attachments**

Appendix A – Proposed Traffic Bylaw Amendments

Appendix B – Proposed Parking Bylaw Amendments

## **Approval**

Rachel Prudhomme, Director, Engineering Services

Peter Noehammer, Commissioner, Development & Infrastructure Services

## **Contact**

For more information or questions regarding this report, please contact Mark Kryzanowski, Manager, Transportation Services, at 905-895-5193 extension 2508 or [MKryzanowski@newmarket.ca](mailto:MKryzanowski@newmarket.ca)

## Appendix A: Proposed Traffic Bylaw Amendments

THAT Schedule III (**Stop Signs**) of the Traffic By-law 2011-24, as amended, be further amended by adding the following:

Laplante Street at Connecticut Lane	1 way	westbound on Connecticut Lane
Laplante Street at Vermont Avenue	1 way	westbound on Vermont Avenue
Laplante Street at New England Court	1 way	northbound on Laplante Street
Vermont Avenue at New England Court	1 way	southbound on New England Court
Vermont Avenue at Connecticut Lane	1 way	northbound on Connecticut Lane
Kalinda Road at Sir Issac Phillips Way	1 way	eastbound on Sir Issac Phillips Way



## Appendix B – Parking Bylaw Amendment

THAT Schedule IV (No Parking) of the Parking By-law 2019-63, as amended, be further amended by adding the following:

<b>ROAD</b>	<b>SIDE</b>	<b>BETWEEN</b>	<b>PROHIBITED TIMES</b>
Bennington Road	South	Yonge Street to a point 30 metres west	Anytime
Bennington Road	North	Yonge Street to LaPlante Street	Anytime
LaPlante Street	West	Bennington Road to New England Court	Anytime
LaPlante Street	East	Bennington Road to Connecticut Lane	Anytime
Connecticut Lane	Both	Laplane Street to Vermont Avenue	Anytime
Vermont Avenue	North	LaPlante Street to Kalinda Road	Anytime
New England Court	South	#532 New England Court to the terminus	Anytime
Kalinda Road	West	#106 Kalinda Road to Vermont Avenue	Anytime
Isaac Phillips Way	East	#905 Isaac Phillips Way to a point 50 metres west of Kalinda Road	Anytime
Isaac Phillips Way	South	Kalinda Road to a point 55 metres west	Anytime





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## **2023 Water, Wastewater and Stormwater 10-Year Financial Plans Staff Report to Council**

Report Number: 2023-74

Department(s): Financial Services

Author(s): Andrea Tang, Manager, Finance & Accounting / Deputy Treasurer

Meeting Date: November 13, 2023

### **Recommendations**

1. That the report entitled 2023 Water, Wastewater and Stormwater 10-Year Financial Plans dated November 13, 2023 be received; and,
2. That Council adopt the 10-Year Water, Wastewater and Stormwater Financial Plans; and,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

### **Purpose**

The purpose of the report is to obtain Council adoption of the 2023 Water, Wastewater and Stormwater 10-Year Financial Plans, following Council decision on future rate increases in pursuit of achieving stability and sustainability.

### **Background**

The 2023 financial plans were updated to incorporate capital requirements as identified in the Asset Management Plans and capital inflation supplement to address the 30% increase in construction price index over the years 2021 and 2022.

A report entitled [Water, Wastewater and Stormwater 10-Year Financial Plans](#) was tabled at the June 19 CoW with a recommended blended approach. The recommendation included a one-time transfer of \$25 million from the Wastewater Asset Replacement

2023 Water, Wastewater and Stormwater 10-Year Financial Plans



Fund to the Stormwater ARF, and an annual 7% increase for water and wastewater and an annual 10% increase for stormwater for the next 10 years. This proposed blended approach mitigated the need for an otherwise 25% annual increase for stormwater for the next 10 years. Staff was requested to provide a breakdown of the 10-year forecasted expenditures and revenues, and how much of the proposed rate increase was attributable to the capital inflation supplement. A memo with the requested information was provided at the June 26 Council meeting.

At the Council meeting, Staff was directed to provide additional options for consideration.

The report [2023 Water, Wastewater and Stormwater Financial Plans – Additional Options](#) was tabled at the October 2 CoW. Council decided to adopt a uniform increase of 3.5% for Water and Wastewater and a hybrid approach to phase-in the one-time increase over three years for Stormwater to achieve stability and sustainability.

## **Discussion**

Stability and sustainability are achieved when:

- the Asset Replacement Fund (“ARF”) contributions reach the levels set in Asset Management Plans; and
- the infrastructure funding gap is eliminated.

Stability and sustainability will be achieved and costs will only increase with inflation a blended average of:

- Construction Price Index – projected at 4.0%
- Regional cost increases – currently at 3.3%
- Consumer Price Index – projected at 2.0% to 2.5%

The stable and sustainable rate for water and wastewater is 3.5%, and stormwater is 3.8%. The rates are based on the assumptions that growth continues to pay for grow, and no significant changes in technology or service levels.

## **Water & Wastewater**

With a proposed 2024 rate increase of 3.5% for water and wastewater, the combined 2024 increase is \$48 based on an average consumption of 200m<sup>3</sup>.

### Combined Projected Water & Wastewater Rate Increase

Year	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Rate \$/m <sup>3</sup>	\$4.70	\$4.87	\$5.04	\$5.22	\$5.40	\$5.59	\$5.78	\$5.99	\$6.19	\$6.41
Increase %	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%
Annual Cost \$*	\$1,411	\$1,461	\$1,512	\$1,565	\$1,619	\$1,676	\$1,735	\$1,795	\$1,858	\$1,923
Increase \$	\$48	\$50	\$51	\$53	\$54	\$57	\$59	\$60	\$63	\$65

\*based on annual water consumption of 200m<sup>3</sup>

### **Stormwater**

Based on Council's decision to phase-in the one-time increase to achieve stability and sustainability, the 2024 increase for a 465 square meter lot is \$125.

### Projected Stormwater Rate Increase

Year	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Rate \$/m <sup>3</sup>	\$0.39	\$0.66	\$0.92	\$0.96	\$1.00	\$1.03	\$1.07	\$1.11	\$1.60	\$1.20
Increase %	225.0%	69.0%	41.0%	3.8%	3.8%	3.8%	3.8%	3.8%	3.8%	3.8%
Annual Cost \$*	\$180	\$305	\$430	\$446	\$463	\$481	\$499	\$518	\$538	\$558
Increase \$	\$125	\$125	\$125	\$16	\$17	\$18	\$18	\$19	\$20	\$20

\*based on a 465 meter lot

### **Conclusion**

The projected rate increases will achieve stability and sustainability. The 2023 Water, Wastewater and Stormwater Financial Plans account for:

- asset replacement requirements as outlined in the Asset Management Plan (updated for inflation);
- capital supplement inflation resulted from the total 30% increase in construction prices over the years 2021 and 2022;
- operating requirements at the current service levels; and
- contributions to reserves.

The proposed 2024 rate increases will be incorporated in the report “2024 User Fees and Charges” that will be tabled at the December 4, 2023 Committee of the Whole meeting.

## **Business Plan and Strategic Plan Linkages**

The 2023 Water, Wastewater and Stormwater 10-Year Financial Plans provide a framework in achieving financial stability and sustainability for the next 10 years and beyond. Recommendations from the Fiscal Strategy have been addressed by integrating the asset replacement costs and the desired level of contributions to the respective ARF as outlined in the Asset Management Plans.

## **Consultation**

The Development Infrastructure Commission and the Corporate Asset Management Office were consulted.

## **Human Resource Considerations**

Not applicable.

## **Budget Impact**

The 2024 combined water and wastewater increase is \$48 based on an annual consumption of 200m<sup>3</sup>. The 2024 stormwater increase is \$125 based on a 465 meter lot.

## **Attachments**

Attachment A: 2023 Water 10-Year Financial Plan

Attachment B: 2023 Wastewater 10-Year Financial Plan

Attachment C: 2023 Stormwater 10-Year Financial Plan

## **Approval**

Mike Mayes, CPA, CGA, DPA  
Director of Financial Services

Esther Armchuk, LL.B  
Commissioner, Corporate Services

## Contact

Andrea Tang, CPA, CA

Manager, Finance & Accounting, [atang@newmarket.ca](mailto:atang@newmarket.ca) (ext. 2104)



## **Attachment A: 2023 Water 10-Year Financial Plan**

# **The Corporation of the Town of Newmarket**

## **2023 Ten-Year Water Financial Plan**

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**THE CORPORATION OF THE TOWN OF NEWMARKET  
WATER SYSTEM**

**2023 Ten-Year Water Financial Plan  
Statement of Financial Position**

*As at December 31*

	Forecast									
	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
<b>Financial Assets</b>										
Cash and cash equivalents	\$29,432,864	\$25,647,716	\$26,991,533	\$26,384,127	\$21,428,947	\$19,473,750	\$21,183,287	\$7,093,900	\$12,371,974	\$17,137,693
Accounts receivable	4,145,000	4,298,000	4,457,000	4,622,000	4,793,000	4,970,000	5,154,000	5,345,000	5,543,000	5,748,000
Inventory for resale	63,358	63,358	63,358	63,358	63,358	63,358	63,358	63,358	63,358	63,358
<b>Total Financial Assets</b>	<b>33,641,222</b>	<b>30,009,074</b>	<b>31,511,891</b>	<b>31,069,485</b>	<b>26,285,305</b>	<b>24,507,108</b>	<b>26,400,645</b>	<b>12,502,258</b>	<b>17,978,332</b>	<b>22,949,051</b>
<b>Liabilities</b>										
Accounts payable & accrued liabilities	1,671,000	1,665,000	1,720,000	1,776,000	1,835,000	1,896,000	1,958,000	2,023,000	2,090,000	2,159,000
Interest payable on debt	5,807	5,099	5,099	5,099	5,099	5,099	5,099	5,099	5,099	5,099
Deferred revenue	1,019,000	1,039,000	1,060,000	1,081,000	1,103,000	1,125,000	1,148,000	1,171,000	1,194,000	1,218,000
Long-term debt	264,028	228,521	192,303	155,357	117,672	79,225	40,007	-	-	-
<b>Total Liabilities</b>	<b>2,959,835</b>	<b>2,937,619</b>	<b>2,977,402</b>	<b>3,017,456</b>	<b>3,060,771</b>	<b>3,105,324</b>	<b>3,151,105</b>	<b>3,199,099</b>	<b>3,289,099</b>	<b>3,382,099</b>
<b>Net Financial Assets</b>	<b>30,681,387</b>	<b>27,071,455</b>	<b>28,534,489</b>	<b>28,052,029</b>	<b>23,224,534</b>	<b>21,401,785</b>	<b>23,249,540</b>	<b>9,303,159</b>	<b>14,689,233</b>	<b>19,566,953</b>
<b>Non-Financial Assets</b>										
Tangible Capital Assets	77,333,729	88,112,536	94,475,583	101,123,077	112,741,442	121,234,406	126,674,548	148,138,532	150,320,821	153,509,588
<b>Total Non-Financial Assets</b>	<b>77,333,729</b>	<b>88,112,536</b>	<b>94,475,583</b>	<b>101,123,077</b>	<b>112,741,442</b>	<b>121,234,406</b>	<b>126,674,548</b>	<b>148,138,532</b>	<b>150,320,821</b>	<b>153,509,588</b>
<b>Total Net Assets</b>	<b>108,015,116</b>	<b>115,183,991</b>	<b>123,010,072</b>	<b>129,175,105</b>	<b>135,965,976</b>	<b>142,636,191</b>	<b>149,924,088</b>	<b>157,441,691</b>	<b>165,010,054</b>	<b>173,076,540</b>
<b>Accumulated Surplus</b>	<b>\$108,015,116</b>	<b>\$115,183,991</b>	<b>\$123,010,072</b>	<b>\$129,175,105</b>	<b>\$135,965,976</b>	<b>\$142,636,191</b>	<b>\$149,924,088</b>	<b>\$157,441,691</b>	<b>\$165,010,054</b>	<b>\$173,076,540</b>



**THE CORPORATION OF THE TOWN OF NEWMARKET  
WATER SYSTEM**

**2023 Ten-Year Water Financial Plan**

**Statement of Operations**

*For the years ended December 31*

	Forecast									
	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
<b>Revenues</b>										
Rate based revenue	\$21,872,481	\$22,680,745	\$23,519,071	\$24,388,586	\$25,290,456	\$26,225,896	\$27,196,162	\$28,202,560	\$29,246,445	\$30,329,223
Grant	\$2,385,496	\$1,938,997	\$1,793,311	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contributed / Assumed assets	2,668,570	2,668,570	2,668,570	2,668,570	2,668,570	2,668,570	2,668,570	2,668,570	2,668,570	2,668,570
Investment income	548,936	494,668	468,533	488,603	429,030	357,749	352,217	225,650	136,813	234,016
Other revenue	24,970	25,469	25,978	26,498	27,028	27,568	28,120	28,682	29,256	29,841
<b>Total Revenues</b>	<b>27,500,454</b>	<b>27,808,449</b>	<b>28,475,464</b>	<b>27,572,257</b>	<b>28,415,085</b>	<b>29,279,784</b>	<b>30,245,069</b>	<b>31,125,462</b>	<b>32,081,084</b>	<b>33,261,650</b>
<b>Expenditures</b>										
Water purchases	11,098,535	11,464,786	11,843,124	12,233,947	12,637,668	13,054,711	13,485,516	13,930,538	14,390,246	14,865,124
Operating and maintenance	5,336,374	5,443,101	5,551,963	5,663,003	5,776,263	5,891,788	6,009,624	6,129,816	6,252,412	6,377,461
Utility contribution to Stormwater	-	-	-	-	-	-	-	-	-	-
Asset management expenses	1,677,953	1,079,856	426,573	559,788	130,864	390,849	34,478	-	-	-
Allocated overhead (Intercompany)	1,329,587	1,356,179	1,383,303	1,410,969	1,439,188	1,467,972	1,497,331	1,527,278	1,557,823	1,588,980
Interest expense	5,807	5,099	5,099	5,099	5,099	5,099	5,099	5,099	5,099	5,099
Amortization	1,162,164	1,290,554	1,439,321	1,534,419	1,635,133	1,799,151	1,925,124	2,015,129	2,307,141	2,358,501
<b>Total Expenditures</b>	<b>20,610,419</b>	<b>20,639,575</b>	<b>20,649,382</b>	<b>21,407,224</b>	<b>21,624,214</b>	<b>22,609,568</b>	<b>22,957,172</b>	<b>23,607,859</b>	<b>24,512,721</b>	<b>25,195,164</b>
<b>Annual Surplus / (Deficit)</b>	<b>6,890,035</b>	<b>7,168,875</b>	<b>7,826,081</b>	<b>6,165,033</b>	<b>6,790,870</b>	<b>6,670,215</b>	<b>7,287,897</b>	<b>7,517,603</b>	<b>7,568,363</b>	<b>8,066,486</b>
<b>Accumulated Surplus, beginning of year</b>	<b>101,125,081</b>	<b>108,015,116</b>	<b>115,183,991</b>	<b>123,010,072</b>	<b>129,175,105</b>	<b>135,965,976</b>	<b>142,636,191</b>	<b>149,924,088</b>	<b>157,441,691</b>	<b>165,010,054</b>
<b>Accumulated Surplus, end of year</b>	<b>\$108,015,116</b>	<b>\$115,183,991</b>	<b>\$123,010,072</b>	<b>\$129,175,105</b>	<b>\$135,965,976</b>	<b>\$142,636,191</b>	<b>\$149,924,088</b>	<b>\$157,441,691</b>	<b>\$165,010,054</b>	<b>\$173,076,540</b>

**THE CORPORATION OF THE TOWN OF NEWMARKET  
WATER SYSTEM**

**2023 Ten-Year Water Financial Plan**

**Statement of Net Financial Assets**

*For the years ended December 31*

	Forecast									
	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Annual surplus / (Deficit)	\$6,890,035	\$7,168,875	\$7,826,081	\$6,165,033	\$6,790,870	\$6,670,215	\$7,287,897	\$7,517,603	\$7,568,363	\$8,066,486
Less: Acquisition of tangible capital assets	-7,729,332	-9,400,791	-5,133,798	-5,513,343	-10,584,928	-7,623,545	-4,696,696	-20,810,543	-1,820,859	-2,878,698
Less: Contributed tangible capital assets	-2,668,570	-2,668,570	-2,668,570	-2,668,570	-2,668,570	-2,668,570	-2,668,570	-2,668,570	-2,668,570	-2,668,570
Add: Amortization of tangible capital assets	1,162,164	1,290,554	1,439,321	1,534,419	1,635,133	1,799,151	1,925,124	2,015,129	2,307,141	2,358,501
<b>Changes in Net Financial Assets</b>	<b>- 2,345,704</b>	<b>- 3,609,933</b>	<b>1,463,035</b>	<b>- 482,461</b>	<b>- 4,827,494</b>	<b>- 1,822,749</b>	<b>1,847,755</b>	<b>- 13,946,381</b>	<b>5,386,074</b>	<b>4,877,719</b>
<b>Net Financial Assets, beginning of year</b>	<b>33,027,091</b>	<b>30,681,387</b>	<b>27,071,455</b>	<b>28,534,489</b>	<b>28,052,029</b>	<b>23,224,534</b>	<b>21,401,785</b>	<b>23,249,540</b>	<b>9,303,159</b>	<b>14,689,233</b>
<b>Net Financial Assets, end of year</b>	<b>\$ 30,681,387</b>	<b>\$ 27,071,455</b>	<b>\$ 28,534,489</b>	<b>\$ 28,052,029</b>	<b>\$ 23,224,534</b>	<b>\$ 21,401,785</b>	<b>\$ 23,249,540</b>	<b>\$ 9,303,159</b>	<b>\$ 14,689,233</b>	<b>\$ 19,566,953</b>

**THE CORPORATION OF THE TOWN OF NEWMARKET  
WATER SYSTEM**

**2023 Ten-Year Water Financial Plan**

**Statement of Cash Flow**

*For the years ended December 31*

	Forecast									
	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
<b>Cash Provided By (Used in):</b>										
<b>Operating Activities</b>										
Annual surplus/deficit	6,890,035	7,168,875	7,826,081	6,165,033	6,790,870	6,670,215	7,287,897	7,517,603	7,568,363	8,066,486
Add: Amortization	1,162,164	1,290,554	1,439,321	1,534,419	1,635,133	1,799,151	1,925,124	2,015,129	2,307,141	2,358,501
Less: Contributed/assumed assets	-2,668,570	-2,668,570	-2,668,570	-2,668,570	-2,668,570	-2,668,570	-2,668,570	-2,668,570	-2,668,570	-2,668,570
(Increase)/decrease in A/R	-148,000	-153,000	-159,000	-165,000	-171,000	-177,000	-184,000	-191,000	-198,000	-205,000
(Increase)/decrease in inventory for resale	0	0	0	0	0	0	0	0	0	0
Increase/(decrease) in A/P	39,319	-6,708	55,000	56,000	59,000	61,000	62,000	65,000	67,000	69,000
Increase/(decrease) in deferred revenue	20,000	20,000	21,000	21,000	22,000	22,000	23,000	23,000	23,000	24,000
<b>Net change in cash from operating activities</b>	<b>5,294,948</b>	<b>5,651,150</b>	<b>6,513,832</b>	<b>4,942,882</b>	<b>5,667,433</b>	<b>5,706,796</b>	<b>6,445,451</b>	<b>6,761,162</b>	<b>7,098,934</b>	<b>7,644,417</b>
<b>Capital Activities</b>										
Proceeds from sale of tangible capital assets										
Cash used to acquire tangible capital assets	-7,729,332	-9,400,791	-5,133,798	-5,513,343	-10,584,928	-7,623,545	-4,696,696	-20,810,543	-1,820,859	-2,878,698
<b>Net change in cash from capital activities</b>	<b>-7,729,332</b>	<b>-9,400,791</b>	<b>-5,133,798</b>	<b>-5,513,343</b>	<b>-10,584,928</b>	<b>-7,623,545</b>	<b>-4,696,696</b>	<b>-20,810,543</b>	<b>-1,820,859</b>	<b>-2,878,698</b>
<b>Financing Activities</b>										
Proceeds from debt issues										
Principal repayment on long-term debt	-34,800	-35,507	-36,218	-36,946	-37,685	-38,447	-39,218	-40,007	0	0
<b>Net change in cash from financing activities</b>	<b>-34,800</b>	<b>-35,507</b>	<b>-36,218</b>	<b>-36,946</b>	<b>-37,685</b>	<b>-38,447</b>	<b>-39,218</b>	<b>-40,007</b>	<b>0</b>	<b>0</b>
<b>Net Change in Cash</b>	<b>-2,469,185</b>	<b>-3,785,148</b>	<b>1,343,817</b>	<b>-607,406</b>	<b>-4,955,180</b>	<b>-1,955,196</b>	<b>1,709,537</b>	<b>-14,089,388</b>	<b>5,278,074</b>	<b>4,765,719</b>
<b>Cash, beginning of year</b>	<b>31,902,048</b>	<b>29,432,864</b>	<b>25,647,716</b>	<b>26,991,533</b>	<b>26,384,127</b>	<b>21,428,947</b>	<b>19,473,751</b>	<b>21,183,287</b>	<b>7,093,900</b>	<b>12,371,974</b>
<b>Cash, end of year</b>	<b>\$ 29,432,864</b>	<b>\$ 25,647,716</b>	<b>\$ 26,991,533</b>	<b>\$ 26,384,127</b>	<b>\$ 21,428,947</b>	<b>\$ 19,473,751</b>	<b>\$ 21,183,287</b>	<b>\$ 7,093,900</b>	<b>\$ 12,371,974</b>	<b>\$ 17,137,693</b>

## THE CORPORATION OF THE TOWN OF NEWMARKET

### Notes to the Consolidated Water Financial Plan

#### 2023 Ten-Year Water Financial Plan

The Town of Newmarket with a population of approximately 90,000 is located in the Regional Municipality of York, Province of Ontario, Canada. The Town owns and operates its Drinking Water Distribution System that consists of 315 kilometers of distribution watermain and distributes drinking water to approximately 29,000 property owners. The Region of York is responsible for water supply, production, treatment, storage, and trunk distribution.

#### 1. SAFE DRINKING WATER ACT

Under the *Safe Drinking Water Act*, 2002, S.O. 2002, c.32, the Town was issued municipal drinking water licence for its drinking water distribution system on March 7, 2018. As per *Safe Drinking Water Act* regulation O. Reg. 453/07, the Town must provide to the Ministry of the Environment, Conservation and Parks a minimum six year water financial plan within six months after the date the licence issued.

The financial plan must include: Statement of Financial Positions, Statement of Operations, Statement of Net Financial Assets, and Statement of Cash Flow.

The financial plan must be approved by a resolution that indicates that the drinking water system is financially viable and that is passed by the Council of the Municipality.

#### 2. FINANCIAL PLAN ASSUMPTIONS

The development of the projected ten year consolidated financial statements incorporates historic trends and assumptions on consumption volumes, inflationary factors, capital asset replacement forecast, and water rate forecast.

#### 3. FINANCIAL ASSETS

Financial assets consist of cash & cash equivalents, accounts receivables and inventory for resale. Inventory for resale is water meters to be sold to developers. Forecasted accounts receivable and inventory for resale are based on historical trends.

#### 4. LIABILITIES

Liabilities consist of accounts payable and accrued liabilities, interest payable on debt, deferred revenue and long-term debt.

(a) Accounts Payable and Accrued Liabilities

Accounts payable and accrued liabilities represent the costs of goods and services acquired in the period and recognized whether or not payments have been made or invoices received. Forecasted accounts payable and accruals are based on historical trend.

(b) Interest Payable on Debt

Interest payable on debt includes half of the loan balance for the New Operations Centre and accrued interest expense of debenture related to water.

(c) Deferred Revenue

Deferred revenue represents the balance of the area specific development charges related to water. These funds, by their nature, are restricted in their use and, until applied to specific capital works, are recorded as deferred revenue. Amounts applied to qualifying capital projects are recorded as revenue in the fiscal period they are expended.

(d) Long-term Debt

Long-term debt consists of a loan for New Operations Centre which will mature at 2031, and water portion of debt for Harry Walker Parkway extension which will mature at 2024. No additional debentures are projected in this forecast period.

**THE CORPORATION OF THE TOWN OF NEWMARKET**  
**Notes to the Consolidated Water Financial Plan**

**5. TANGIBLE CAPITAL ASSETS (TCA)**

(a) Tangible Capital Assets

Tangible capital assets are physical assets with useful lives extending beyond the current year and are not intended for sale in the ordinary course of operations.

TCA are recorded at cost, which includes all amounts that are directly attributable to acquisition, construction, development or betterment of an asset. The cost, less residual value, of the tangible capital assets are amortized on a straight-line basis over their estimated useful lives as follows:

	<u>Useful Life - Years</u>
Buildings and building components	20 - 40
Vehicles	4 - 10
Machinery and equipment	3 - 10
Linear assets	
- Watermain	80

Annual amortization is charged in the year the asset is available for productive use and in the year of disposal. Assets under construction are not amortized until the asset is available for productive use.

Tangible capital assets are shown on a net basis in the financial statements. Residual value is assumed to be \$0 for all TCA contained within the forecast period. Gains/losses on disposal assumed to be \$0 as well.

(b) Additions and Disposals

Additions are based on the Asset Management Plan and disposals are based on the historical trend.

(c) Contributed / Assumed

These are tangible capital assets contributed by developers or other parties. TCA received as contributions are recorded at their fair value at the date of receipt, and that fair value is also recorded as revenue. Forecasted amount of contributed /assumed assets is based on the historical trend.

(d) Summary of Water System Tangible Capital Assets

As at December 31	Forecast									
	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Opening TCA Balance(Historical Cost)	102,627,590	112,898,828	124,800,175	132,408,051	140,465,209	153,586,655	163,664,462	170,864,855	194,225,832	198,334,637
Additions	10,272,420	11,902,530	7,609,059	8,058,341	13,122,629	10,078,990	7,201,576	23,362,160	4,109,987	5,480,530
Disposals	1,183	1,183	1,183	1,183	1,183	1,183	1,183	1,183	1,183	1,183
<b>Closing TCA Balance(Historical Cost)</b>	<b>\$112,898,828</b>	<b>\$124,800,175</b>	<b>\$132,408,051</b>	<b>\$140,465,209</b>	<b>\$153,586,655</b>	<b>\$163,664,462</b>	<b>\$170,864,855</b>	<b>\$194,225,832</b>	<b>\$198,334,637</b>	<b>\$203,813,984</b>
Opening Accumulated Amortization	36,071,054	37,232,035	38,521,406	39,959,544	41,492,780	43,126,730	44,924,698	46,848,639	48,862,585	51,168,543
Amortization Expense	1,162,164	1,290,554	1,439,321	1,534,419	1,635,133	1,799,151	1,925,124	2,015,129	2,307,141	2,358,501
Accumulated Amortization on Disposals	1,183	1,183	1,183	1,183	1,183	1,183	1,183	1,183	1,183	1,183
<b>Ending Accumulated Amortization</b>	<b>\$37,232,035</b>	<b>\$38,521,406</b>	<b>\$39,959,544</b>	<b>\$41,492,780</b>	<b>\$43,126,730</b>	<b>\$44,924,698</b>	<b>\$46,848,639</b>	<b>\$48,862,585</b>	<b>\$51,168,543</b>	<b>\$53,525,861</b>
<b>Work - in - Progress</b>	<b>1,666,936</b>	<b>1,833,767</b>	<b>2,027,076</b>	<b>2,150,647</b>	<b>2,281,516</b>	<b>2,494,642</b>	<b>2,658,332</b>	<b>2,775,285</b>	<b>3,154,727</b>	<b>3,221,465</b>
<b>Net Book Value</b>	<b>\$77,333,729</b>	<b>\$88,112,536</b>	<b>\$94,475,583</b>	<b>\$101,123,077</b>	<b>\$112,741,442</b>	<b>\$121,234,406</b>	<b>\$126,674,548</b>	<b>\$148,138,532</b>	<b>\$150,320,821</b>	<b>\$153,509,588</b>

**THE CORPORATION OF THE TOWN OF NEWMARKET**  
**Notes to the Consolidated Water Financial Plan**

**6. NET FINANCIAL ASSETS**

Net financial assets as defined is the difference between financial assets and liabilities and is a key indicator in determining the water system financial ability to replace its infrastructure. As reflected in the Statement of Changes in Net Financial Assets, the Town is in a net financial assets position which indicates the Town has sufficient resources to finance current and future activities.

**7. ACCUMULATED SURPLUS**

The Accumulated Surplus is comprised of the following:

<i>As at December 31</i>	Forecast									
	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Water Rate Stabilization Reserve	\$3,055,108	\$3,289,818	\$3,621,853	\$3,963,403	\$4,254,116	\$4,436,439	\$4,760,243	\$5,041,795	\$5,132,474	\$5,488,137
Asset Replacement Fund	27,890,307	24,010,157	25,104,939	24,243,983	19,088,090	17,044,571	18,529,304	4,261,364	9,556,760	14,078,816
Investment in tangible capital assets	77,333,729	88,112,536	94,475,583	101,123,077	112,741,442	121,234,406	126,674,548	148,138,532	150,320,821	153,509,588
Debentures	-264,028	-228,521	-192,303	-155,357	-117,672	-79,225	-40,007	0	0	0
<b>Accumulated Surplus</b>	<b>\$108,015,116</b>	<b>\$115,183,991</b>	<b>\$123,010,072</b>	<b>\$129,175,105</b>	<b>\$135,965,976</b>	<b>\$142,636,191</b>	<b>\$149,924,088</b>	<b>\$157,441,691</b>	<b>\$165,010,054</b>	<b>\$173,076,540</b>



## **Attachment B: 2023 Wastewater 10-Year Financial Plan**



**The Corporation of the Town of Newmarket**

**2023 Ten-Year Wastewater Financial Plan**

<b>CONTENT</b>	<b>Page</b>
<b>Statements of Financial Position</b>	<b>1</b>
<b>Statement of Operations</b>	<b>2</b>
<b>Statement of Net Financial Assets</b>	<b>3</b>
<b>Statement of Cash Flow</b>	<b>4</b>
<b>Notes to the Financial Plan</b>	<b>5-7</b>

**THE CORPORATION OF THE TOWN OF NEWMARKET  
WASTEWATER SYSTEM**

**2023 Ten-Year Wastewater Financial Plan**

**Statement of Financial Position**

*As at December 31*

	Forecast									
	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
<b>Financial Assets</b>										
Cash and cash equivalents	\$44,184,342	\$49,331,643	\$51,156,860	\$54,971,797	\$51,950,716	\$45,247,980	\$43,451,168	\$43,977,995	\$48,247,258	\$43,111,252
Accounts receivable	4,506,000	4,673,000	4,846,000	5,025,000	5,211,000	5,404,000	5,603,000	5,811,000	6,026,000	6,249,000
Inventory for resale	-	-	-	-	-	-	-	-	-	-
<b>Total Financial Assets</b>	<b>48,690,342</b>	<b>54,004,643</b>	<b>56,002,860</b>	<b>59,996,797</b>	<b>57,161,716</b>	<b>50,651,980</b>	<b>49,054,168</b>	<b>49,788,995</b>	<b>54,273,258</b>	<b>49,360,252</b>
<b>Liabilities</b>										
Accounts payable & accrued liabilities	2,538,000	2,622,000	2,708,000	2,798,000	2,890,000	2,985,000	3,084,000	3,186,000	3,291,000	3,399,000
Interest payable on debt	5,807	5,099	5,099	5,099	5,099	5,099	5,099	5,099	5,099	5,099
Deferred revenue	1,019,000	1,039,000	1,060,000	1,081,000	1,103,000		1,148,000	1,171,000	1,194,000	1,218,000
Long-term debt	264,028	228,521	192,303	155,357	117,672	79,225	40,007	-	-	-
<b>Total Liabilities</b>	<b>3,826,835</b>	<b>3,894,619</b>	<b>3,965,402</b>	<b>4,039,456</b>	<b>4,115,771</b>	<b>3,069,324</b>	<b>4,277,105</b>	<b>4,362,099</b>	<b>4,490,099</b>	<b>4,622,099</b>
<b>Net Financial Assets</b>	<b>44,863,508</b>	<b>50,110,024</b>	<b>52,037,458</b>	<b>55,957,341</b>	<b>53,045,945</b>	<b>47,582,657</b>	<b>44,777,062</b>	<b>45,426,897</b>	<b>49,783,159</b>	<b>44,738,154</b>
<b>Non-Financial Assets</b>										
Work in progress										
Tangible Capital Assets	86,040,018	89,245,476	95,583,750	101,653,962	111,803,819	123,778,604	137,184,093	147,378,345	154,249,964	170,742,292
<b>Total Non-Financial Assets</b>	<b>86,040,018</b>	<b>89,245,476</b>	<b>95,583,750</b>	<b>101,653,962</b>	<b>111,803,819</b>	<b>123,778,604</b>	<b>137,184,093</b>	<b>147,378,345</b>	<b>154,249,964</b>	<b>170,742,292</b>
<b>Total Net Assets</b>	<b>130,903,526</b>	<b>139,355,500</b>	<b>147,621,208</b>	<b>157,611,303</b>	<b>164,849,765</b>	<b>171,361,261</b>	<b>181,961,155</b>	<b>192,805,242</b>	<b>204,033,123</b>	<b>215,480,445</b>
<b>Accumulated Surplus</b>	<b>\$130,903,526</b>	<b>\$139,355,500</b>	<b>\$147,621,208</b>	<b>\$157,611,303</b>	<b>\$164,849,765</b>	<b>\$171,361,261</b>	<b>\$181,961,155</b>	<b>\$192,805,242</b>	<b>\$204,033,123</b>	<b>\$215,480,445</b>

**THE CORPORATION OF THE TOWN OF NEWMARKET  
WASTEWATER SYSTEM**

**2023 Ten-Year Wastewater Financial Plan**

**Statement of Operations**

*For the years ended December 31*

	Forecast									
	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
<b>Revenues</b>										
Rate based revenue	\$25,810,169	\$26,764,086	\$27,753,488	\$28,779,704	\$29,844,114	\$30,948,148	\$32,093,292	\$33,281,088	34,513,134	35,791,091
Contributed / Assumed assets	4,588,940	4,588,940	4,588,940	4,588,940	4,588,940	4,588,940	4,588,940	4,588,940	4,588,940	4,588,940
Investment income	787,722	874,711	938,498	988,790	990,294	901,154	812,419	781,923	826,702	813,447
Other revenue	24,970	25,469	25,978	26,498	27,028	27,568	28,120	28,682	29,256	29,841
<b>Total Revenues</b>	<b>31,211,801</b>	<b>32,253,206</b>	<b>33,306,904</b>	<b>34,383,932</b>	<b>35,450,375</b>	<b>36,465,810</b>	<b>37,522,771</b>	<b>38,680,633</b>	<b>39,958,032</b>	<b>41,223,319</b>
<b>Expenditures</b>										
Rate based expenditure	16,919,387	17,477,726	18,054,491	18,650,290	19,265,749	19,901,519	20,558,269	21,236,692	21,937,503	22,661,440
Operating and maintenance	2,435,000	2,484,000	2,534,000	2,585,000	2,637,000	2,690,000	2,744,000	2,799,000	2,855,000	2,912,000
Utility contribution	-	-	-	-	-	-	-	-	-	-
Asset management expense	1,438,450	1,038,093	1,532,560	120,992	3,100,482	3,959,087	-	-	-	-
Allocated overhead (Intercompany)	1,222,000	1,246,000	1,271,000	1,296,000	1,322,000	1,348,000	1,375,000	1,403,000	1,431,000	1,460,000
Interest expense	5,807	5,099	5,099	5,099	5,099	5,099	5,099	5,099	5,099	5,099
Amortization	1,496,580	1,550,313	1,644,047	1,736,457	1,881,585	2,050,610	2,240,510	2,392,756	2,501,549	2,737,458
<b>Total Expenditures</b>	<b>23,517,223</b>	<b>23,801,231</b>	<b>25,041,197</b>	<b>24,393,836</b>	<b>28,211,914</b>	<b>29,954,314</b>	<b>26,922,877</b>	<b>27,836,547</b>	<b>28,730,150</b>	<b>29,775,997</b>
<b>Annual Surplus / (Deficit)</b>	<b>7,694,578</b>	<b>8,451,975</b>	<b>8,265,708</b>	<b>9,990,095</b>	<b>7,238,461</b>	<b>6,511,497</b>	<b>10,599,894</b>	<b>10,844,086</b>	<b>11,227,882</b>	<b>11,447,322</b>
<b>Accumulated Surplus, beginning of year</b>	<b>123,208,948</b>	<b>130,903,526</b>	<b>139,355,500</b>	<b>147,621,208</b>	<b>157,611,303</b>	<b>164,849,765</b>	<b>171,361,261</b>	<b>181,961,155</b>	<b>192,805,242</b>	<b>204,033,123</b>
<b>Accumulated Surplus, end of year</b>	<b>\$130,903,526</b>	<b>\$139,355,500</b>	<b>\$147,621,208</b>	<b>\$157,611,303</b>	<b>\$164,849,765</b>	<b>\$171,361,261</b>	<b>\$181,961,155</b>	<b>\$192,805,242</b>	<b>204,033,123</b>	<b>215,480,445</b>

**THE CORPORATION OF THE TOWN OF NEWMARKET**  
**WASTEWATER SYSTEM**  
**2023 Ten-Year Wastewater Financial Plan**  
**Statement of Net Financial Assets**

*For the years ended December 31*

	Forecast									
	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Annual surplus / (Deficit)	\$7,694,578	\$8,451,975	\$8,265,708	\$9,990,095	\$7,238,461	\$6,511,497	\$10,599,894	\$10,844,086	\$11,227,882	\$11,447,322
Less: Acquisition of tangible capital assets	-125,482	-166,831	-3,393,380	-3,217,729	-7,442,502	-9,436,455	-11,057,058	-7,998,068	-4,784,229	-14,640,846
Less: Contributed tangible capital assets	-4,588,940	-4,588,940	-4,588,940	-4,588,940	-4,588,940	-4,588,940	-4,588,940	-4,588,940	-4,588,940	-4,588,940
Add: Amortization of tangible capital assets	1,496,580	1,550,313	1,644,047	1,736,457	1,881,585	2,050,610	2,240,510	2,392,756	2,501,549	2,737,458
<b>Changes in Net Financial Assets</b>	<b>4,476,736</b>	<b>5,246,516</b>	<b>1,927,434</b>	<b>3,919,883</b>	<b>- 2,911,396</b>	<b>- 5,463,288</b>	<b>- 2,805,595</b>	<b>649,834</b>	<b>4,356,262</b>	<b>- 5,045,005</b>
<b>Net Financial Assets, beginning of year</b>	<b>40,386,772</b>	<b>44,863,508</b>	<b>50,110,024</b>	<b>52,037,458</b>	<b>55,957,341</b>	<b>53,045,945</b>	<b>47,582,657</b>	<b>44,777,062</b>	<b>45,426,897</b>	<b>49,783,159</b>
<b>Net Financial Assets, end of year</b>	<b>\$ 44,863,508</b>	<b>\$ 50,110,024</b>	<b>\$ 52,037,458</b>	<b>\$ 55,957,341</b>	<b>\$ 53,045,945</b>	<b>\$ 47,582,657</b>	<b>\$ 44,777,062</b>	<b>\$ 45,426,897</b>	<b>\$ 49,783,159</b>	<b>\$ 44,738,154</b>

**THE CORPORATION OF THE TOWN OF NEWMARKET**  
**WASTEWATER SYSTEM**  
**2023 Ten-Year Wastewater Financial Plan**  
**Statement of Cash Flow**

*For the years ended December 31*

	Forecast									
	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
<b>Cash Provided By (Used in):</b>										
<b>Operating Activities</b>										
Annual surplus/deficit	7,694,578	8,451,975	8,265,708	9,990,095	7,238,461	6,511,497	10,599,894	10,844,086	11,227,882	11,447,322
Add: Amortization	1,496,580	1,550,313	1,644,047	1,736,457	1,881,585	2,050,610	2,240,510	2,392,756	2,501,549	2,737,458
Less: Contributed/assumed assets	-4,588,940	-4,588,940	-4,588,940	-4,588,940	-4,588,940	-4,588,940	-4,588,940	-4,588,940	-4,588,940	-4,588,940
(Increase)/decrease in A/R	-160,000	-167,000	-173,000	-179,000	-186,000	-193,000	-199,000	-208,000	-215,000	-223,000
Increase/(decrease) in A/P	-9,681	83,292	86,000	90,000	92,000	95,000	99,000	102,000	105,000	108,000
Increase/(decrease) in deferred revenue	20,000	20,000	21,000	21,000	22,000	-1,103,000	1,148,000	23,000	23,000	24,000
<b>Net change in cash from operating activities</b>	<b>4,452,537</b>	<b>5,349,640</b>	<b>5,254,814</b>	<b>7,069,612</b>	<b>4,459,106</b>	<b>2,772,166</b>	<b>9,299,464</b>	<b>8,564,903</b>	<b>9,053,491</b>	<b>9,504,841</b>
<b>Capital Activities</b>										
Cash used to acquire tangible capital assets	-125,482	-166,831	-3,393,380	-3,217,729	-7,442,502	-9,436,455	-11,057,058	-7,998,068	-4,784,229	-14,640,846
<b>Net change in cash from capital activities</b>	<b>-125,482</b>	<b>-166,831</b>	<b>-3,393,380</b>	<b>-3,217,729</b>	<b>-7,442,502</b>	<b>-9,436,455</b>	<b>-11,057,058</b>	<b>-7,998,068</b>	<b>-4,784,229</b>	<b>-14,640,846</b>
<b>Financing Activities</b>										
Proceeds from debt issues										
Principal repayment on long-term debt	-34,800	-35,507	-36,218	-36,946	-37,685	-38,447	-39,218	-40,007	0	0
<b>Net change in cash from financing activities</b>	<b>-34,800</b>	<b>-35,507</b>	<b>-36,218</b>	<b>-36,946</b>	<b>-37,685</b>	<b>-38,447</b>	<b>-39,218</b>	<b>-40,007</b>	<b>0</b>	<b>0</b>
<b>Net Change in Cash</b>	<b>4,292,255</b>	<b>5,147,301</b>	<b>1,825,216</b>	<b>3,814,937</b>	<b>-3,021,081</b>	<b>-6,702,735</b>	<b>-1,796,813</b>	<b>526,828</b>	<b>4,269,262</b>	<b>-5,136,005</b>
<b>Cash, beginning of year</b>	<b>39,892,087</b>	<b>44,184,342</b>	<b>49,331,643</b>	<b>51,156,860</b>	<b>54,971,797</b>	<b>51,950,716</b>	<b>45,247,980</b>	<b>43,451,167</b>	<b>43,977,995</b>	<b>48,247,257</b>
<b>Cash, end of year</b>	<b>\$ 44,184,342</b>	<b>\$ 49,331,643</b>	<b>\$ 51,156,860</b>	<b>\$ 54,971,797</b>	<b>\$ 51,950,716</b>	<b>\$ 45,247,980</b>	<b>\$ 43,451,167</b>	<b>\$ 43,977,995</b>	<b>\$ 48,247,257</b>	<b>\$ 43,111,252</b>

## **THE CORPORATION OF THE TOWN OF NEWMARKET**

### **Notes to the Consolidated Wastewater Financial Plan**

#### **2023 Ten-Year Wastewater Financial Plan**

The Town of Newmarket with a population of approximately 90,000 is located in the Regional Municipality of York, Province of Ontario, Canada. The Town owns and operates its Wastewater Collection System servicing approximately 29,000 property owners. The Region of York is responsible for treatment of wastewater.

#### **1. TEN YEAR WASTEWATER FINANCIAL PLAN**

The financial plan includes: Statement of Financial Positions, Statement of Operations, Statement of Net Financial Assets, and Statement of Cash Flow.

The financial plan must be approved by a resolution that indicates that the wastewater system is financially viable and that is passed by the Council of the Municipality.

#### **2. FINANCIAL PLAN ASSUMPTIONS**

The development of the projected ten year consolidated financial statements incorporates historic trends and assumptions on consumption volumes, inflationary factors, capital asset replacement forecast, and wastewater rate forecast.

#### **3. FINANCIAL ASSETS**

Financial assets consist of cash & cash equivalents and accounts receivables. Forecasted accounts receivable is based on historical trends.

#### **4. LIABILITIES**

Liabilities consist of accounts payable and accrued liabilities, interest payable on debt, deferred revenue and long-term debt.

(a) Accounts Payable and Accrued Liabilities

Accounts payable and accrued liabilities represent the costs of goods and services acquired in the period and recognized whether or not payments have been made or invoices received. Forecasted accounts payable and accruals are based on historical trend.

(b) Interest Payable on Debt

Interest payable on debt includes half of the loan balance for the New Operations Centre and accrued interest expense of debenture related to water.

(c) Deferred Revenue

Deferred revenue represents the balance of the area specific development charges related to wastewater. These funds, by their nature, are restricted in their use and, until applied to specific capital works, are recorded as deferred revenue. Amounts applied to qualifying capital projects are recorded as revenue in the fiscal period they are expended.

(d) Long-term Debt

Long-term debt consists of a loan for New Operations Centre which will mature at 2031, and water portion of debt for Harry Walker Parkway extension which will mature at 2024. No additional debentures are projected in this forecast period.

**THE CORPORATION OF THE TOWN OF NEWMARKET**  
**Notes to the Consolidated Wastewater Financial Plan**

**5. TANGIBLE CAPITAL ASSETS (TCA)**

(a) Tangible Capital Assets

Tangible capital assets are physical assets with useful lives extending beyond the current year and are not intended for sale in the ordinary course of operations.

TCA are recorded at cost, which includes all amounts that are directly attributable to acquisition, construction, development or betterment of an asset. The cost, less residual value, of the tangible capital assets are amortized on a straight-line basis over their estimated useful lives as follows:

	<u>Useful Life - Years</u>
Buildings and building components	20 - 40
Vehicles	4 - 10
Machinery and equipment	3 - 10
Linear assets	
- Wastewater	80

Annual amortization is charged in the year the asset is available for productive use and in the year of disposal. Assets under construction are not amortized until the asset is available for productive use.

Tangible capital assets are shown on a net basis in the financial statements. Residual value is assumed to be \$0 for all TCA contained within the forecast period. Gains/losses on disposal assumed to be \$0 as well.

(b) Additions and Disposals

Additions are based on the Asset Management Plan and disposals are based on historic trends.

(c) Contributed / Assumed Assets

These are tangible capital assets contributed by developers or other parties. TCA received as contributions are recorded at their fair value at the date of receipt, and that fair value is also recorded as revenue. Forecasted amount of contributed /assumed assets is based on the historical trend.

**(d) Summary of Wastewater**

<i>As at December 31</i>	<b>Forecast</b>									
	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>	<b>2033</b>
Opening TCA Balance(Historical Cost)	\$128,546,684	\$132,845,317	\$137,143,950	\$144,642,655	\$152,035,445	\$163,645,712	\$177,167,673	\$192,359,675	\$204,539,423	\$213,242,842
Additions	4,588,940	4,588,940	7,789,012	7,683,098	11,900,573	13,812,269	15,482,309	12,470,055	8,993,726	19,163,048
Disposals	290,307	290,307	290,307	290,307	290,307	290,307	290,307	290,307	290,307	290,307
<b>Closing TCA Balance(Historical Cost)</b>	<b>\$132,845,317</b>	<b>\$137,143,950</b>	<b>\$144,642,655</b>	<b>\$152,035,445</b>	<b>\$163,645,712</b>	<b>\$177,167,673</b>	<b>\$192,359,675</b>	<b>\$204,539,423</b>	<b>\$213,242,842</b>	<b>\$232,115,583</b>
Opening Accumulated Amortization	47,265,962	48,472,235	49,732,241	51,085,981	52,532,131	54,123,409	55,883,711	57,833,914	59,936,363	62,147,605
Amortization Expense	1,496,580	1,550,313	1,644,047	1,736,457	1,881,585	2,050,610	2,240,510	2,392,756	2,501,549	2,737,458
Accumulated Amortization on Disposals	290,307	290,307	290,307	290,307	290,307	290,307	290,307	290,307	290,307	290,307
<b>Ending Accumulated Amortization</b>	<b>\$48,472,235</b>	<b>\$49,732,241</b>	<b>\$51,085,981</b>	<b>\$52,532,131</b>	<b>\$54,123,409</b>	<b>\$55,883,711</b>	<b>\$57,833,914</b>	<b>\$59,936,363</b>	<b>\$62,147,605</b>	<b>\$64,594,756</b>
<b>Work - in - Progress</b>	<b>1,666,936</b>	<b>1,833,767</b>	<b>2,027,076</b>	<b>2,150,647</b>	<b>2,281,516</b>	<b>2,494,642</b>	<b>2,658,332</b>	<b>2,775,285</b>	<b>3,154,727</b>	<b>3,221,465</b>
<b>Net Book Value</b>	<b>\$86,040,018</b>	<b>\$89,245,476</b>	<b>\$95,583,750</b>	<b>\$101,653,962</b>	<b>\$111,803,819</b>	<b>\$123,778,604</b>	<b>\$137,184,093</b>	<b>\$147,378,345</b>	<b>\$154,249,964</b>	<b>\$170,742,292</b>

**THE CORPORATION OF THE TOWN OF NEWMARKET**  
**Notes to the Consolidated Wastewater Financial Plan**

**6. NET FINANCIAL ASSETS**

Net financial assets as defined is the difference between financial assets and liabilities and is a key indicator in determining the wastewater system financial ability to replace its infrastructure. As reflected in the Statement of Changes in Net Financial Assets, the Town is in a net financial assets position which indicates the Town has sufficient resources to finance current and future activities.

**7. ACCUMULATED SURPLUS**

The Accumulated Surplus is comprised of the following:

As at December 31	Forecast									
	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Wastewater Rate Stabilization Reserve	\$3,372,925	\$3,747,317	\$4,032,667	\$4,441,964	\$4,814,703	\$4,994,229	\$5,430,366	\$5,839,386	\$5,873,733	\$6,489,389
Asset Replacement Fund	41,754,610	46,591,228	48,197,094	51,670,735	48,348,914	42,667,653	39,386,703	39,587,510	43,909,426	38,248,765
Investment in tangible capital assets	86,040,018	89,245,476	95,583,750	101,653,962	111,803,819	123,778,604	137,184,093	147,378,345	154,249,964	170,742,292
Debentures	-264,028	-228,521	-192,303	-155,357	-117,672	-79,225	-40,007	0	0	0
<b>Accumulated Surplus</b>	<b>\$130,903,526</b>	<b>\$139,355,500</b>	<b>\$147,621,208</b>	<b>\$157,611,303</b>	<b>\$164,849,765</b>	<b>\$171,361,261</b>	<b>\$181,961,155</b>	<b>\$192,805,242</b>	<b>\$204,033,123</b>	<b>\$215,480,445</b>





## **Attachment C: 2023 Stormwater 10-Year Financial Plan**

**The Corporation of the Town of Newmarket**  
**2023 Ten Year Stormwater Financial Plan**

<b>CONTENT</b>	<b>Page</b>
<b>Statements of Financial Position</b>	<b>1</b>
<b>Statement of Operations</b>	<b>2</b>
<b>Statement of Net Financial Assets</b>	<b>3</b>
<b>Statement of Cash Flow</b>	<b>4</b>
<b>Notes to the Financial Plan</b>	<b>5-6</b>

**THE CORPORATION OF THE TOWN OF NEWMARKET**  
**STORMWATER SYSTEM**  
**2023 Ten Year Stormwater Financial Plan**  
**Statement of Financial Position**

<i>As at December 31</i>	FORECAST									
	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
<b>Financial Assets</b>										
Cash and cash equivalents	\$10,599,234	\$22,593,362	\$41,572,584	\$62,645,174	\$84,638,008	\$107,855,110	\$122,595,338	\$141,641,021	\$141,950,963	\$141,601,484
<b>Total Financial Assets</b>	<b>10,599,234</b>	<b>22,593,362</b>	<b>41,572,584</b>	<b>62,645,174</b>	<b>84,638,008</b>	<b>107,855,110</b>	<b>122,595,338</b>	<b>141,641,021</b>	<b>141,950,963</b>	<b>141,601,484</b>
<b>Liabilities</b>										
Accounts payable & accrued liabilities	-	-	-	-	-	-	-	-	-	-
<b>Total Liabilities</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Net Financial Assets</b>	<b>10,599,234</b>	<b>22,593,362</b>	<b>41,572,584</b>	<b>62,645,174</b>	<b>84,638,008</b>	<b>107,855,110</b>	<b>122,595,338</b>	<b>141,641,021</b>	<b>141,950,963</b>	<b>141,601,484</b>
<b>Non-Financial Assets</b>										
Tangible Capital Assets	67,744,467	71,344,065	75,043,921	77,818,252	79,860,044	86,420,060	101,546,070	112,412,953	143,035,245	174,946,877
<b>Total Non-Financial Assets</b>	<b>67,744,467</b>	<b>71,344,065</b>	<b>75,043,921</b>	<b>77,818,252</b>	<b>79,860,044</b>	<b>86,420,060</b>	<b>101,546,070</b>	<b>112,412,953</b>	<b>143,035,245</b>	<b>174,946,877</b>
<b>Total Net Assets</b>	<b>78,343,701</b>	<b>93,937,427</b>	<b>116,616,505</b>	<b>140,463,425</b>	<b>164,498,051</b>	<b>194,275,169</b>	<b>224,141,408</b>	<b>254,053,974</b>	<b>284,986,208</b>	<b>316,548,361</b>
<b>Accumulated Surplus</b>	<b>\$78,343,701</b>	<b>\$93,937,427</b>	<b>\$116,616,505</b>	<b>\$140,463,425</b>	<b>\$164,498,051</b>	<b>\$194,275,169</b>	<b>\$224,141,408</b>	<b>\$254,053,974</b>	<b>\$284,986,208</b>	<b>\$316,548,361</b>

**THE CORPORATION OF THE TOWN OF NEWMARKET**  
**STORMWATER SYSTEM**  
**2023 Ten Year Stormwater Financial Plan**  
**Statement of Operations**

<i>For the years ended December 31</i>	FORECAST									
	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
<b>Revenues</b>										
Rate based revenue	\$9,478,690	\$16,018,986	\$22,586,770	\$23,445,068	\$24,335,980	\$25,260,747	\$26,220,656	\$27,217,041	\$28,251,292	\$29,324,844
Other utility contributions										
Grants	\$0	\$614,504	\$1,061,003	\$1,206,689	\$295,284	\$4,877,790	\$3,900,000	\$3,000,000	\$3,000,000	\$3,000,000
Other revenues (from DC funds) \$120k	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,001	\$120,002
Contributed / Assumed assets	1,528,846	1,528,846	1,528,846	1,528,846	1,528,846	1,528,846	1,528,846	1,528,846	1,528,846	1,528,846
Investment income	84,320	242,687	528,137	911,364	1,332,157	1,775,376	2,146,376	2,475,133	2,661,157	2,648,994
<b>Total Revenues</b>	<b>11,211,856</b>	<b>18,525,023</b>	<b>25,824,757</b>	<b>27,211,967</b>	<b>27,612,267</b>	<b>33,562,760</b>	<b>33,915,878</b>	<b>34,341,020</b>	<b>35,561,296</b>	<b>36,622,687</b>
<b>Expenditures</b>										
Operating and maintenance	1,445,824	1,592,012	1,747,437	1,905,972	2,067,677	2,232,616	2,400,854	2,583,871	2,635,549	2,688,260
Allocated overhead	224,870	229,368	233,955	238,634	243,407	248,275	253,240	258,305	263,471	268,741
Amortization	1,070,729	1,109,918	1,164,286	1,220,440	1,266,557	1,304,751	1,395,545	1,586,277	1,730,041	2,103,531
<b>Total Expenditures</b>	<b>2,741,423</b>	<b>2,931,297</b>	<b>3,145,679</b>	<b>3,365,046</b>	<b>3,577,641</b>	<b>3,785,642</b>	<b>4,049,639</b>	<b>4,428,453</b>	<b>4,629,063</b>	<b>5,060,533</b>
<b>Annual Surplus / (Deficit)</b>	<b>8,470,433</b>	<b>15,593,726</b>	<b>22,679,078</b>	<b>23,846,921</b>	<b>24,034,626</b>	<b>29,777,118</b>	<b>29,866,239</b>	<b>29,912,567</b>	<b>30,932,233</b>	<b>31,562,153</b>
<b>Accumulated Surplus, beginning of year</b>	<b>69,873,268</b>	<b>78,343,701</b>	<b>93,937,427</b>	<b>116,616,505</b>	<b>140,463,425</b>	<b>164,498,051</b>	<b>194,275,169</b>	<b>224,141,408</b>	<b>254,053,974</b>	<b>284,986,208</b>
<b>Accumulated Surplus, end of year</b>	<b>\$78,343,701</b>	<b>\$93,937,427</b>	<b>\$116,616,505</b>	<b>\$140,463,425</b>	<b>\$164,498,051</b>	<b>\$194,275,169</b>	<b>\$224,141,408</b>	<b>\$254,053,974</b>	<b>\$284,986,208</b>	<b>\$316,548,361</b>

**THE CORPORATION OF THE TOWN OF NEWMARKET  
STORMWATER SYSTEM**

**2023 Ten Year Stormwater Financial Plan**

**Statement of Changes in Net Financial Assets**

For the years ended December 31	FORECAST									
	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Annual surplus / (Deficit)	8,470,433	15,593,726	22,679,078	23,846,921	24,034,626	29,777,118	29,866,239	29,912,567	30,932,233	31,562,153
Less: Acquisitions of tangible capital assets	-1,865,760	-3,180,670	-3,335,296	-2,465,925	-1,779,503	-6,335,920	-14,992,709	-10,924,314	-30,823,487	-32,486,316
Less: Contributed tangible capital assets	-1,528,846	-1,528,846	-1,528,846	-1,528,846	-1,528,846	-1,528,846	-1,528,846	-1,528,846	-1,528,846	-1,528,846
Add: Amortization of tangible capital assets	1,070,729	1,109,918	1,164,286	1,220,440	1,266,557	1,304,751	1,395,545	1,586,277	1,730,041	2,103,531
<b>Changes in Net Financial Assets</b>	<b>6,146,556</b>	<b>11,994,128</b>	<b>18,979,222</b>	<b>21,072,590</b>	<b>21,992,834</b>	<b>23,217,102</b>	<b>14,740,228</b>	<b>19,045,683</b>	<b>309,941</b>	<b>- 349,478</b>
Net Financial Assets, beginning of year	4,452,679	10,599,234	22,593,362	41,572,584	62,645,174	84,638,008	107,855,110	122,595,338	141,641,021	141,950,963
Net Financial Assets, end of year	\$10,599,234	\$22,593,362	\$41,572,584	\$62,645,174	\$ 84,638,008	\$107,855,110	\$122,595,338	\$141,641,021	\$141,950,963	\$141,601,484

**THE CORPORATION OF THE TOWN OF NEWMARKET  
STORMWATER SYSTEM**

**2023 Ten Year Stormwater Financial Plan**

**Statement of Cash Flows**

<i>For the years ended December 31</i>	FORECAST									
	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
<b>Cash Provided By (Used in):</b>										
<b>Operating Activities</b>										
Annual surplus/deficit	8,470,433	15,593,726	22,679,078	23,846,921	24,034,626	29,777,118	29,866,239	29,912,567	30,932,233	31,562,153
Add: Amortization	1,070,729	1,109,918	1,164,286	1,220,440	1,266,557	1,304,751	1,395,545	1,586,277	1,730,041	2,103,531
Less: Contributed/assumed assets	-1,528,846	-1,528,846	-1,528,846	-1,528,846	-1,528,846	-1,528,846	-1,528,846	-1,528,846	-1,528,846	-1,528,846
<b>Net change in cash from operating activities</b>	<b>8,012,316</b>	<b>15,174,797</b>	<b>22,314,518</b>	<b>23,538,515</b>	<b>23,772,338</b>	<b>29,553,024</b>	<b>29,732,940</b>	<b>29,970,001</b>	<b>31,133,433</b>	<b>32,136,844</b>
<b>Capital Activities</b>										
Proceeds from sale of tangible capital assets										
Cash used to acquire tangible capital assets	-1,865,760	-3,180,670	-3,335,296	-2,465,925	-1,779,504	-6,335,922	-14,992,712	-10,924,318	-30,823,492	-32,486,322
<b>Net change in cash from capital activities</b>	<b>-1,865,760</b>	<b>-3,180,670</b>	<b>-3,335,296</b>	<b>-2,465,925</b>	<b>-1,779,504</b>	<b>-6,335,922</b>	<b>-14,992,712</b>	<b>-10,924,318</b>	<b>-30,823,492</b>	<b>-32,486,322</b>
<b>Financing Activities</b>										
Proceeds from debt issues	-	-	-	-	-	-	-	-	-	-
Principal repayment on long-term debt	-	-	-	-	-	-	-	-	-	-
<b>Net change in cash from financing activities</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Net Change in Cash</b>	<b>6,146,556</b>	<b>11,994,128</b>	<b>18,979,222</b>	<b>21,072,590</b>	<b>21,992,834</b>	<b>23,217,102</b>	<b>14,740,228</b>	<b>19,045,683</b>	<b>309,941</b>	<b>-349,478</b>
<b>Cash, beginning of year</b>	<b>4,452,679</b>	<b>10,599,234</b>	<b>22,593,362</b>	<b>41,572,584</b>	<b>62,645,174</b>	<b>84,638,008</b>	<b>107,855,110</b>	<b>122,595,338</b>	<b>141,641,021</b>	<b>141,950,963</b>
<b>Cash, end of year</b>	<b>\$ 10,599,234</b>	<b>\$ 22,593,362</b>	<b>\$ 41,572,584</b>	<b>\$ 62,645,174</b>	<b>\$ 84,638,008</b>	<b>\$ 107,855,110</b>	<b>\$ 122,595,338</b>	<b>\$ 141,641,021</b>	<b>\$ 141,950,963</b>	<b>\$ 141,601,484</b>

## THE CORPORATION OF THE TOWN OF NEWMARKET

### Notes to the 2023 Ten Year Stormwater Financial Plan

The Town of Newmarket with a population of approximately 90,000 is located in the Regional Municipality of York, Province of Ontario, Canada. The Town owns stormwater infrastructure and operates 73 stormwater management facilities.

#### 1. FINANCIAL PLAN ASSUMPTIONS

The development of the projected ten year consolidated financial statements incorporates inflationary factors, capital asset replacement forecast as per the Asset Management Plan, and the stormwater rate forecast.

#### 2. FINANCIAL ASSETS

Financial assets consist of cash & cash equivalents, accounts receivables and other assets.

#### 3. LIABILITIES

Liabilities consist of accounts payable and accrued liabilities, interest payable on debt, deferred revenue and long-term debt.

(a) Accounts Payable and Accrued Liabilities

Accounts payable and accrued liabilities represent the costs of goods and services acquired in the period and recognized whether or not payments have been made or invoices received.

(b) Interest Payable on Debt

The stormwater system has no debt.

#### 4. TANGIBLE CAPITAL ASSETS (TCA)

(a) Tangible Capital Assets

Tangible capital assets are physical assets with useful lives extending beyond the current year and are not intended for sale in the ordinary course of operations.

TCA are recorded at cost, which includes all amounts that are directly attributable to acquisition, construction, development or betterment of an asset. The cost, less residual value, of the tangible capital assets are amortized on a straight-line basis over their estimated useful lives as follows:

	Useful Life - Years
Buildings and building components	20 - 40
Vehicles	4 - 10
Machinery and equipment	3 - 10
Storm water management pond	25
Linear assets	
- Stormsewer	80

Annual amortization is charged in the year the asset is available for productive use and in the year of disposal. Assets under construction are not amortized until the asset is available for productive use.

Tangible capital assets are shown on a net basis in the financial statements. Residual value is assumed to be \$0 for all TCA contained within the forecast period. Gains/losses on disposal assumed to be \$0 as well.



**THE CORPORATION OF THE TOWN OF NEWMARKET**  
**Notes to the 2023 Ten Year Stormwater Financial Plan**

(b) Additions and Disposals

Additions are based on the Asset Management Plan and disposals are based on the historical trends.

(c) Contributed / Assumed Assets

These are tangible capital assets contributed by developers or other parties. TCA received as contributions are recorded at their fair value at the date of receipt, and that fair value is also recorded as revenue. Forecasted amount of contributed /assumed assets is based on the historical trend.

(d) Summary of Storm Water System

As at December 31	FORECAST									
	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Opening TCA Balance(Historical Cost)	\$107,628,502	\$110,763,606	\$115,113,100	\$119,605,400	\$123,294,789	\$126,350,229	\$133,613,769	\$148,872,325	\$160,373,496	\$190,252,637
Additions and Assumed	3,394,606	4,709,516	4,864,142	3,994,771	3,308,349	7,864,766	16,521,555	12,453,160	32,352,333	34,015,162
Disposals	259,503	360,022	371,842	305,383	252,909	601,227	1,263,000	951,989	2,473,192	2,600,308
<b>Closing TCA Balance(Historical Cost)</b>	<b>\$110,763,606</b>	<b>\$115,113,100</b>	<b>\$119,605,400</b>	<b>\$123,294,789</b>	<b>\$126,350,229</b>	<b>\$133,613,769</b>	<b>\$148,872,325</b>	<b>\$160,373,496</b>	<b>\$190,252,637</b>	<b>\$221,667,491</b>
Opening Accumulated Amortization	42,207,913	43,019,139	43,769,035	44,561,479	45,476,537	46,490,186	47,193,710	47,326,255	47,960,543	47,217,391
Amortization Expense	1,070,729	1,109,918	1,164,286	1,220,440	1,266,557	1,304,751	1,395,545	1,586,277	1,730,041	2,103,531
Accumulated Amortization on Disposals	259,503	360,022	371,842	305,383	252,909	601,227	1,263,000	951,989	2,473,192	2,600,308
<b>Ending Accumulated Amortization</b>	<b>\$43,019,139</b>	<b>\$43,769,035</b>	<b>\$44,561,479</b>	<b>\$45,476,537</b>	<b>\$46,490,186</b>	<b>\$47,193,710</b>	<b>\$47,326,255</b>	<b>\$47,960,543</b>	<b>\$47,217,391</b>	<b>\$46,720,614</b>
<b>Work - in - Progress</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Net Book Value</b>	<b>\$67,744,467</b>	<b>\$71,344,065</b>	<b>\$75,043,921</b>	<b>\$77,818,252</b>	<b>\$79,860,044</b>	<b>\$86,420,060</b>	<b>\$101,546,070</b>	<b>\$112,412,953</b>	<b>\$143,035,245</b>	<b>\$174,946,877</b>

**6. NET FINANCIAL ASSETS**

Net financial assets as defined is the difference between financial assets and liabilities and is a key indicator in determining the storm water system financial ability to replace its infrastructure. As reflected in the Statement of Changes in Net Financial Assets, the Town is in a net financial assets position which indicates the Town has sufficient resources to finance current and future activities.

**7. ACCUMULATED SURPLUS**

The Accumulated Surplus is comprised of the following:

As at December 31	FORECAST									
	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Stormwater Rate Stabilization Reserve	\$3,781,779	\$4,899,386	\$5,924,764	\$6,245,225	\$6,490,122	\$6,689,978	\$6,976,539	\$7,271,403	\$7,543,674	\$7,731,518
Asset Replacement Fund	6,817,455	17,693,976	35,647,820	56,399,948	78,147,886	101,165,132	115,618,799	134,369,618	134,407,288	133,869,966
Investment in tangible capital assets	67,744,467	71,344,065	75,043,921	77,818,252	79,860,044	86,420,060	101,546,070	112,412,953	143,035,245	174,946,877
<b>Accumulated Surplus</b>	<b>\$78,343,701</b>	<b>\$93,937,427</b>	<b>\$116,616,505</b>	<b>\$140,463,425</b>	<b>\$164,498,051</b>	<b>\$194,275,169</b>	<b>\$224,141,408</b>	<b>\$254,053,974</b>	<b>\$284,986,208</b>	<b>\$316,548,361</b>



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## **Third Quarter 2023 Financial Update Staff Report to Council**

Report Number: 2023-75

Department(s): Financial Services

Author(s): Andrea Tang, Manager, Finance and Accounting / Deputy Treasurer

Meeting Date: November 13, 2023

### **Recommendations**

1. That the report entitled Third Quarter 2023 Financial Update dated November 13, 2023 be received; and,
2. That Council approve changes to the 2023 capital budget as outlined 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 a financial status update on the 2023 budget for the third quarter ending September 30, 2023.

### **Background**

Council approved the 2023 Budget totaling \$210.4 million on April 3, 2023 ([Report 2023-21](#)).

<b>Components</b>	<b>\$ in millions</b>
Tax-supported operating budget	\$94.9
Rate-supported operating budgets	\$52.4
Capital Budget	\$63.1
<b>Total</b>	<b>\$210.4</b>

Quarterly Financial Update reports are provided to inform results of the tax-supported operating budget, rate-supported operating budgets and capital budget.

## **Discussion**

This report outlines the financial results on each component of the Town's budget for the third quarter ending September 30, 2023.

### **Tax-Supported Operating Budget**

At the end of the third quarter of 2023, revenues were higher than budget by \$1.5 million, and expenditures were lower than budget by \$3.0 million resulting in a net favourable variance of \$4.5 million.

Revenues were favourable with bank interest income higher than budget by \$1.6 million due to high-interest rates. In 2022, the favourable variance from bank interest was transferred to the Asset Replacement Reserve Fund. Staff may recommend a similar approach in 2023 depending on the final year-end results.

Tax penalty and interest were favourable by \$0.5 million. The favourable variances were offset by lower revenues of \$0.6 million in recreation and culture programs.

Expenditures were favourable in Recreation and Culture programs (offsets the unfavourable in Recreation and Culture revenues), wage gapping from temporary staffing vacancies, road maintenance, sidewalk rehabilitation and general repairs and maintenance.

Based on the year-to-date third quarter results, the year-end forecast remains unchanged, anticipating to be favourable by \$0.4 million mainly due to salary gapping and penalty & interest revenues.

### **Central York Fire Services (CYFS)**

CYFS incurred a net favourable variance of \$0.4 million from lower than budgeted expenditures, mainly from temporary vacancies.

A report on the third quarter results will be tabled to the Joint Council Committee (JCC) on November 7, 2023.

CYFS year-end projection is a surplus of \$0.2 million.

### **Newmarket Public Library**

The Library incurred a net favourable variance of \$0.2 million. The third quarter results will be presented to the Library Board on November 15, 2023.

It is projected that the Library will be close to the budget at year-end.

## **Rate-Supported Operating Budget**

### **Water and Wastewater**

At the end of the third quarter, water and wastewater incurred a net favourable variance of \$0.9 million. This was mainly due to temporary staff vacancies, lower expenditures in the cathodic protection program, and general maintenance and repairs.

It is anticipated that the water and wastewater operating budgets will be achieved as planned.

### **Stormwater**

Stormwater incurred a net favourable variance of \$0.3 million. This was mainly due to lower expenditures on CCTV program, maintenance, and catch basin cleaning.

It is anticipated that the stormwater operating budgets will be achieved as planned.

## **Capital Budget**

Capital expenditures of \$16.7 million were incurred at the end of the third quarter against the approved capital budget of \$63.1 million. The year-to-date capital expenditures at the end of the third quarter may be understated as work have been performed, but awaiting for invoices.

	YTD Q3 Expenditures \$ in millions	Total Budget \$ in millions	Completion Rate %
Standard Program	\$12.4	\$27.6	44.9%
Major Projects	\$4.3	\$34.0	12.6%
Unallocated Provision		\$1.5	
<b>Total</b>	<b>\$16.7</b>	<b>\$63.1</b>	<b>26.4%</b>

Based on the progress at the end of the third quarter, Staff identified some of the 2023 capital projects will not be completed by end of the year. Project delivery timeline changes are not uncommon and some of the reasons are, but not limited to:

- complexity of the project (both known and unknow)
- timing of the Request for Pricing (“RFP”) evaluation

- availability of the vendors / contractors
- supply chain for goods / materials
- timing of work based on business constraints
- seasonality of work
- in-year priorities that result in workplan changes and re-prioritization

The report “[2024 Preliminary Draft Capital and Rate-Supported Operating Budgets](#)” outlines that \$12.4 million capital funding from the 2023 capital budget under the standard program will be transferred to 2024 (\$10.1 million) and 2025 (2.3 million).

Under the major projects for Mulock Park related projects and Automated Metering Infrastructure project (“AMI”), \$20.5 million capital funding from the 2023 capital budget will be transferred to 2024 (\$14.7 million) and 2025 (\$5.8 million)

On the other hand, there is capacity to deliver more under the 2023 Municipal Infrastructure Program. To provide the necessary funding of \$7.0 million for the additional work in 2023, it will require an acceleration of the 2024 CSA to the 2023 capital program.

Based on the above changes, the 2023 Capital Budget will be revised from \$63.1 million to \$37.2 million. Refer to Appendix 4 for further details.

	Standard Program \$ in millions	Major Projects \$ in millions	Unallocated Provision \$ in millions	Total \$ in millions
2023 Approved Capital Budget	\$27.6	\$34.0	\$1.5	\$63.1
2023 projects not completed in 2023, to be continued in 2024 and 2025 (Appendix 4)	\$(12.4)	\$(20.5)	\$0	\$(32.9)
Increase in 2023 Municipal Infrastructure Program	\$7.0	\$0	\$0	\$7.0
<b>Revised 2023 Capital Budget</b>	<b>\$22.2</b>	<b>\$13.5</b>	<b>\$1.5</b>	<b>\$37.2</b>

All changes impacting the 2024 Capital Budget and 2025 CSA are captured accordingly.

## Conclusion

This report provides a summary of the year-to-date third-quarter financial results on the tax-supported operating budget, rate-supported operating budgets, and capital budget. A report on the preliminary fourth quarter results will be tabled to the Committee of the Whole (“CoW”) in Q1 2024.

## **Business Plan and Strategic Plan Linkages**

This report supports the Town's core value of financial sustainability and stewardship.

## **Consultation**

Business units were consulted on the financial results.

## **Human Resource Considerations**

Not applicable.

## **Budget Impact**

Report on the preliminary fourth quarter results will be tabled in Q1 2024

## **Attachments**

Appendix 1 – 2023 Third Quarter Operating Results

Appendix 2 – 2023 Third Quarter Water, Wastewater and Stormwater Operating Results

Appendix 3 – 2023 Third Quarter Capital Expenditures

Appendix 4 – 2023 Approved Capital Budget Transfers to 2024 and 2025

## **Approval**

Mike Mayes, CPA, CGA, DPA

Director of Financial Services

Esther Armchuk, LL.B

Commissioner, Corporate Services

## **Contact**

Andrea Tang, CPA, CA

Manager, Finance & Accounting / Deputy Treasurer, [atang@newmarket.ca](mailto:atang@newmarket.ca) (ext. 2104)



**Town of Newmarket**  
**2023 Third Quarter**  
**APPENDIX 1 - OPERATING RESULTS**

Departments	Year-to-Date to September 30, 2023			Full Year
	ACTUAL	BUDGET	VARIANCE	Budget
	\$	\$	\$	\$
<b><u>Members of Council</u></b>				
Revenues	-	-	-	-
Expenditures	675,416	671,347	(4,069)	879,445
<b>Net surplus/(deficit)</b>	<b>(675,416)</b>	<b>(671,347)</b>	<b>(4,069)</b>	<b>(879,445)</b>
<b><u>C.A.O. - Office</u></b>				
Revenues	192,066	198,569	(6,503)	264,764
Expenditures	3,714,055	4,246,732	532,677	4,958,039
<b>Net surplus/(deficit)</b>	<b>(3,521,988)</b>	<b>(4,048,163)</b>	<b>526,175</b>	<b>(4,693,275)</b>
<b><u>Corporate Services</u></b>				
Revenues	1,665,629	1,694,086	(28,457)	2,258,809
Expenditures	12,099,773	12,071,845	(27,928)	15,836,114
<b>Net surplus/(deficit)</b>	<b>(10,434,144)</b>	<b>(10,377,759)</b>	<b>(56,385)</b>	<b>(13,577,305)</b>
<b><u>Fire Services</u></b>				
Revenues	177,831	175,680	2,151	234,242
Expenditures	12,103,270	12,548,457	445,187	17,194,998
<b>Net surplus/(deficit)</b>	<b>(11,925,438)</b>	<b>(12,372,777)</b>	<b>447,339</b>	<b>(16,960,756)</b>
<b><u>Community Services</u></b>				
Revenues	6,641,348	7,312,355	(671,007)	9,595,394
Expenditures	23,926,962	24,593,755	666,793	32,027,144
<b>Net surplus/(deficit)</b>	<b>(17,285,614)</b>	<b>(17,281,400)</b>	<b>(4,214)</b>	<b>(22,431,750)</b>
<b><u>Development &amp; Infra. Services</u></b>				
Revenues	4,135,899	4,403,499	(267,600)	6,022,215
Expenditures	12,297,044	14,115,811	1,818,767	19,056,013
<b>Net surplus/(deficit)</b>	<b>(8,161,145)</b>	<b>(9,712,312)</b>	<b>1,551,167</b>	<b>(13,033,798)</b>
<b><u>Library Services</u></b>				
Revenues	38,279	97,578	(59,299)	194,508
Expenditures	2,708,685	2,955,483	246,798	3,864,412
<b>Net surplus/(deficit)</b>	<b>(2,670,406)</b>	<b>(2,857,905)</b>	<b>187,499</b>	<b>(3,669,904)</b>
<b><u>General Government</u></b>				
Revenues	4,611,953	2,048,500	2,563,453	2,836,000
Expenditures	2,354,747	1,697,389	(657,359)	2,277,347
<b>Net surplus/(deficit)</b>	<b>2,257,206</b>	<b>351,111</b>	<b>1,906,095</b>	<b>558,653</b>
<b><u>Debt Servicing</u></b>				
Revenues	1,815,560	1,815,560	-	2,420,745
Expenditures	4,175,403	4,175,403	-	5,172,394
<b>Net surplus/(deficit)</b>	<b>(2,359,842)</b>	<b>(2,359,843)</b>	<b>-</b>	<b>(2,751,649)</b>
<b><u>Property Taxes</u></b>				
Revenues	74,189,965	74,189,965	-	74,189,965
Expenditures	-	-	-	-
<b>Net surplus/(deficit)</b>	<b>74,189,965</b>	<b>74,189,965</b>	<b>-</b>	<b>74,189,965</b>
<b><u>Allocations</u></b>				
Revenues	-	-	-	-
Expenditures	(2,437,155)	(2,437,155)	-	(3,249,263)
<b>Net surplus/(deficit)</b>	<b>2,437,155</b>	<b>2,437,155</b>	<b>-</b>	<b>3,249,263</b>
<b><u>GRAND-TOTAL</u></b>				
Revenues	93,468,531	91,935,792	1,532,739	98,016,642
Expenditures	71,618,199	74,639,066	3,020,868	98,016,642
<b>Net surplus/(deficit)</b>	<b>21,850,332</b>	<b>17,296,726</b>	<b>4,553,607</b>	<b>(0)</b>





Town of Newmarket

2023 Third Quarter

**APPENDIX 2 - Water, Wastewater & Stormwater Operating Results**

Area	Year-to-date (September 30, 2023)				Full Year Budget
	Actual	Budget	Variance		
	\$	\$	\$	%	
<b><u>Water Rate Group</u></b>					
Revenues	16,219,699	16,226,240	(6,541)	0.0%	21,319,674
Internal Allocations	977,634	977,634	-	0.0%	1,303,517
Expenditures	14,368,584	15,223,005	854,421	5.6%	19,971,564
Net	873,481	25,601	847,880		44,593
<b><u>Wastewater Rate Group</u></b>					
Revenues	18,947,676	18,964,925	(17,249)	-0.1%	24,914,938
Internal Allocations	898,495	898,495	-	0.0%	1,198,000
Expenditures	16,270,945	16,384,026	113,081	0.7%	21,482,729
Net	1,778,237	1,682,404	95,833		2,234,209
<b><u>Storm Water Rate Group</u></b>					
Revenues	2,258,345	2,258,345	-	0.0%	3,036,520
Internal Allocations	165,341	165,341	-	0.0%	220,461
Expenditures	1,356,227	1,697,656	341,429	20.1%	2,234,386
Net	736,777	395,348	341,429		581,673
<b><u>GRAND-TOTAL</u></b>					
Revenues	37,425,720	37,449,510	(23,790)	-0.1%	49,271,132
Expenditures	34,037,226	35,346,157	1,308,931	3.7%	49,271,132
Net	3,388,494	2,103,353	1,285,141		-



# Town of Newmarket

## 2023 Third Quarter

### APPENDIX 3 - CAPITAL EXPENDITURES

Commission / Department / Area	Actual 2023 (\$)	Budget 2023 (\$)	% of Spending
<b><u>Corporate Services</u></b>			
Information Technology	882,839	2,035,000	43.4%
Legislative Services	-	450,000	0.0%
Asset Mgmt	26,950	-	0.0%
<b>Total</b>	<b>909,789</b>	<b>2,485,000</b>	<b>36.6%</b>
<b><u>Community Services</u></b>			
Recreation & Culture Services	-	65,000	0.0%
Facilities	1,600,464	4,005,000	40.0%
Parks	157,219	883,000	17.8%
Trails	394,296	247,000	159.6%
<b>Total</b>	<b>2,151,979</b>	<b>5,200,000</b>	<b>41.4%</b>
<b><u>Development &amp; Infrastructure Services</u></b>			
Planning & Building	240,658	581,000	41.4%
Roads	8,056,426	12,944,700	62.2%
Water	1,298,981	7,349,000	17.7%
Wastewater	35,981	375,000	9.6%
Storm Water	175,373	2,105,000	8.3%
Engineering	2,690,070	28,650,000	9.4%
<b>Total</b>	<b>12,497,489</b>	<b>52,004,700</b>	<b>24.0%</b>
<b><u>Library Services</u></b>			
	101,563	378,000	26.9%
<b>Total</b>	<b>101,563</b>	<b>378,000</b>	<b>26.9%</b>
<b><u>Central York Fire Services</u></b>			
	1,010,104	1,493,000	67.7%
<b>Total</b>	<b>1,010,104</b>	<b>1,493,000</b>	<b>67.7%</b>
Capital Provision		1,518,000	
<b>GRAND TOTAL</b>	<b>16,670,924</b>	<b>63,078,700</b>	<b>26.4%</b>

#### **SUMMARY**

<b>Total Standard Program</b>	<b>12,363,647</b>	<b>27,592,700</b>	<b>44.8%</b>
<b>Total Major Projects</b>	<b>4,307,277</b>	<b>33,968,000</b>	<b>12.7%</b>
<b>Capital Provision</b>		<b>1,518,000</b>	
<b>Total</b>	<b>16,670,924</b>	<b>63,078,700</b>	<b>26.4%</b>



Appendix 4 - 2023 Approved Capital Budget Transfers to 2024 and 2025				
Department	Project Name	TOTAL	Transfer to 2024	Transfer to 2025 & Future Years
<b>Standard Program</b>				
Parks	5223002 Sports Field Lighting Study	\$50,000	\$50,000	\$0
Parks	5223003 Trail Guideline/Expand Consult	\$200,000	\$200,000	\$0
Parks	5223006 Tree Risk Assessment Program	\$75,000	\$75,000	\$0
Parks	5223007 Main St Furn/Amenities Replace	\$60,000	\$60,000	\$0
Parks	5223001 Forestry Equipment Realignment	\$200,000	\$200,000	\$0
Facilities	5399001 Facility Asset Replacement	\$1,400,000	\$1,400,000	\$0
Planning	6821001 Official Plan Review & Update	\$250,000	\$250,000	\$0
Planning	6823001 Residential Parking Study	\$35,000	\$35,000	\$0
Planning	6822001 DAAP Review & Implementation	\$50,000	\$50,000	\$0
IT	Tax Billing	\$100,000	\$100,000	\$0
IT	Enhance Technology needs of new workplace model	\$400,000	\$400,000	\$0
IT	Website Refresh	\$200,000	\$200,000	\$0
IT	ERP	\$424,000	\$424,000	\$0
Engineering	5222002 NW Quadrant Trails	\$3,600,000	\$3,600,000	\$0
Engineering	4023001 Stackhouse Stormwater Mgmt.	\$215,000	\$215,000	\$0
Engineering	4099001 Stormwater Management Pond Cleanout Program	\$82,000	\$82,000	\$0
Engineering	3221001 Mulock Dr. Multi Use Path (MUP	\$830,000	\$0	\$830,000
Engineering	3223006 MainSt. Walkway Revitalization	\$150,000	\$150,000	\$0
Engineering	3299004 Bridges and Culverts Program	\$1,200,000	\$0	\$1,200,000
Engineering	5222003 Parkette & Sports Pad	\$330,000	\$330,000	\$0
Fleet	3223002 Fleet Garage Hoists Replace	\$300,000	\$300,000	\$0
Fleet	3223005 Fleet Greening Strategy	\$30,000	\$30,000	\$0
Fleet	3299002 Fleet Replacements	\$1,676,000	\$1,676,000	\$0
Fleet	3223003 Fleet Management Software FMIS	\$250,000	\$0	\$250,000
Wastewater	4422001 Sewage Pump Station Maint.	\$250,000	\$250,000	\$0
<b>Total Standard Program</b>		<b>\$12,357,000</b>	<b>\$10,077,000</b>	<b>\$2,280,000</b>
<b>Major Projects</b>				
	Mulock Park	\$11,266,700	\$6,500,000	\$4,766,700
	Mulock Parking Lot	\$1,600,000	\$1,600,000	\$0
	Mulock House Adaptive Re-Use	\$2,180,000	\$1,100,000	\$1,080,000
	AMI Project	\$5,500,000	\$5,500,000	\$0
<b>Total Major Projects</b>		<b>\$20,546,700</b>	<b>\$14,700,000</b>	<b>\$5,846,700</b>
<b>Total 2023 Approved Capital Budget Transfers to 2024 and 2025</b>		<b>\$32,903,700</b>	<b>\$24,777,000</b>	<b>\$8,126,700</b>





Town of Newmarket  
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## **Tow Truck Licensing Regime Staff Report to Council**

Report Number: 2023-80

Department(s): Legislative Services

Author(s): John Comeau, Acting Manager of Regulatory Services

Meeting Date: November 13, 2023

### **Recommendations**

1. That the report entitled Tow Truck Licensing Regime dated November 13, 2023 be received; and,
2. That Section 8.6 Tow Truck Companies of the Mobile Business Licence By-law 2020-07 be repealed as of January 1<sup>st</sup>, 2024; and,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

### **Purpose**

The purpose of this Staff Report is to update Council on the new provincial licensing regime for Tow Trucks and to repeal section 8.6 of the Town's Mobile Business Licence By-law effective January 1, 2023 as required by new amendments to the Municipal Act.

### **Background**

In February of 2020, [Staff Report 2020-06](#) presented a Mobile Business Licensing regime which led to the adoption of a newly adopted [Mobile Business License By-law 2020-07](#). These regulations remain in place today and regulate a variety of mobile businesses including Tow Truck Companies.

In June of 2020, the Province of Ontario formed the Towing Task Force in a multi-organization initiative with the goal of improving provincial oversight of the towing industry.



In Spring of 2021, new legislation was passed by the province titled the “[Towing and Storage Safety and Enforcement Act](#)” (TSSEA). This Act regulates Tow Truck Operators, Tow Truck Drivers and Vehicle Storage Operators, and requires them to obtain a TSSEA Certificate in order to operate in Ontario. With the passing of the new Act, the Province initiated a multiphase roll out plan to transition the regulation of the tow industry from lower tier municipalities to the Province.

The first phase began in January of 2023 when additional CVOR exemptions were removed for all Tow Truck Operators and Drivers. The second phase began in July of 2023 when the TSSEA Certificate application window opened for Tow Truck Operators, Tow Truck Drivers and Vehicle Storage Operators. The third phase begins on January 1, 2024 when all of the TSSEA comes into effect, removing the authority for municipalities to regulate the tow industry through the Municipal Act, and transferring full responsibly of regulating the tow truck industry to the Province.

## Discussion

In February of 2020, Town Council adopted a Mobile Business Licensing By-law that regulates Tow Truck Companies within Newmarket. This By-law requires that all Tow Truck Companies operating in Newmarket obtain a yearly Business Licence and comply with a number of regulations including but not limited to:

1. Minimum insurance requirements
2. Criminal record checks for all drivers
3. Tow Truck vehicle requirements
4. Towing rate caps

Following the adoption of the Mobile Business Licensing By-law, the Town’s Licensing Division implemented the licensing regime. Below is a summary of the amount of Tow Truck Companies that have been licenced with the Town since the adoption of the By-law:

	2020	2021	2022	2023
<b>Companies Licensed</b>	7	11	10	9
<b>Licensing Fees Collected</b>	\$18,000	\$15,802	\$14,715.5	\$14,520.99

With the adoption of TSSEA, the Town’s Licensing Division has participated in a number of consultation workshops with the Province. The TSSEA amends the Municipal Act to remove a municipalities authority to regulate the Tow Industry through a licensing

regime as of January 1, 2024. In preparation for the third phase of implementation of the TSSEA, the Town will be required to repeal our Business Licensing Regime. Beginning in 2024 the regulation of the Tow Truck industry will be fully overseen by the Province.

Once oversight has been turned over to the province, any complaints or concerns that residents have regarding a tow truck company will be investigated by the Province. The Town's Licensing Website will be update to provide residents with directions on how to escalate concerns.

The Town's Licensing Division will also provide all licensed Tow Truck companies with correspondence updating them about the transition from municipal to provincial oversight. Educational information on the TSSEA and application process will be provided in this correspondence as well.

The Town will continue to enforce all Tow Truck regulations until the end of 2023.

## **Conclusion**

Beginning in 2024 the Tow Truck industry will be fully regulated by the province, requiring Town Council to repeal Section 8.6 (Tow Truck Companies) of the Mobile Business Licence By-law 2020-07.

## **Business Plan and Strategic Plan Linkages**

This report aligns with the strategic vision of the Town of Newmarket; Well Beyond the Ordinary

## **Consultation**

The Ministry of Transportation was consulted in the preparation of this report.

## **Human Resource Considerations**

None.

## **Budget Impact**

The Town's Tow Truck Company licensing regime generates approximately \$15,750 in revenue yearly that we will no longer be receiving once oversight is transitioned to the Province.

Staff administration and enforcement related to Tow Truck licensing and enforcement will be realigned to help support the new Automated Speed Enforcement program in 2024

## **Attachments**

None.

## **Approval**

Lisa Lyons, Director, Legislative Services/Town Clerk  
Esther Armchuk, Commissioner of Corporate Services

## **Contact**

John Comeau - Acting Manager, Regulatory Services  
[jcomeau@newmarket.ca](mailto:jcomeau@newmarket.ca)  
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## **2022 Municipal Election Review and Future Municipal Election Model Staff Report to Council**

Report Number: 2023-72

Department(s): Legislative Services

Author(s): Kiran Saini, Manager of Legislative Services/Deputy Clerk  
Sarah Niezen, Records and Projects Coordinator

Meeting Date: November 13, 2023

### **Recommendations**

1. That the report entitled 2022 Municipal Election Review and Future Municipal Election Model dated November 13, 2023 be received; and,
2. That Council adopt the Alternative Vote Methods By-law (**Attachment 1**); 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:

1. Provide Council with an update on the 2022 municipal election; and,
2. Seek Council approval of an Alternative Vote Methods By-law to facilitate advance planning for elections.

### **Background**

#### **2022 Municipal Election Review**

This report provides a review of the 2022 Municipal Election and highlights the survey responses. Overall, the survey indicated that Newmarket voters were satisfied with both internet and paper voting.

## Future Municipal Election Model and the 2026 Municipal Election

Looking ahead to the next regular election, this report presents a By-law that provides the Clerk the flexibility to adopt any method of voting in an election. This removes the requirement for the Clerk to seek Council approval prior to each regular election or by-election. It allows the Clerk to begin preparing for the election in advance and removes Council from the awkward discussion of selecting the voting method, especially when re-election is being sought. This is a practice adopted by the cities of Toronto and Markham.

## Discussion

### 2022 Municipal Election Review

In 2022, voters were provided two options to cast their ballots: by internet or by paper. Internet voting served as the primary method for voters to use. Paper ballots was offered as a supplementary method.

Between October 15 and October 24, a total of 15,221 people voted in the 2022 Newmarket municipal election, representing 24.8% of eligible voters. Of those who voted, 15,007 cast their ballot by internet, representing 98.6% of all voters. 214 voters cast their ballot by paper, representing 1.4% of all voters.

**Table of Newmarket Voter Turnout from 2003 to 2022**

Year	Voter Turnout
2003	31.3%
2006	34.6%
2010	32.6%
2014	36.8%
2018	34.7%
2022	24.8%

**Based on election data reported through the Association of Municipalities of Ontario (AMO), the overall voter turnout in 2022 across all municipalities was down from 2018.**

The overall voter turnout across all Ontario municipalities was 38% in 2018, compared to 36.3% in 2022.

As with the 2018 municipal election, Newmarket took part in a research study by Dr. Nicole Goodman of municipalities that used internet voting. The survey was offered to voters regardless of whether they cast their ballot online or by paper.

3,324 surveys were completed out of 15,007 online voters. 9 surveys were completed out of 221 paper voters. This translates into a 22.15% response rate, and according to Dr. Goodman, anything above 15% is considered a great response rate.

The survey measured voters' overall experience, satisfaction levels, and rationale for using internet voting.

**When it came to satisfaction levels, Newmarket voters had overall strong satisfaction levels related to internet voting.**

In Newmarket, a majority of internet voters cited online voting to be easy to use, accessible and convenient. Voters agreed that the instructions were clear and easy to follow, and even older voters responded in this way. Newmarket voters appreciated the option to vote using the internet, which was a shared sentiment from internet and paper voters.

With respect to areas for improvement, the comments were grouped into two categories: 1) candidate information; and, 2) technical comments and concerns.

In both 2018 and 2022, staff requested all candidates share information on their platform and a short biography. This information was shared via printed posters in Town facilities and communicated on the Town's election website, [newmarketvotes.ca](http://newmarketvotes.ca). The goal of providing this neutral space to registered candidates was to provide both the candidates and voters with information on the registered candidates.

The Town will continue to use its election website as a primary source of information, and will be looking for different ways to make this candidate information known to the general electorate in 2026. For example, through this survey staff learned that the Voter Instruction Letter remains the number one source of information for voters. Staff will explore the opportunity to better utilize the space on this Letter to direct voters to the Town's election website to learn more about the registered candidates.

With respect to technical comments and concerns as another opportunity for improvement, Dr. Goodman advised that voters reported that they experienced issues accessing or locating the voting webpage, browser or service interruption, issues logging in, completing the captcha, and issues voting on particular devices.

Dr. Goodman reported that access to candidate information, and technical comments and concerns were the same two areas for improvement identified by voters in many other mid-sized to larger municipalities. She also suggested that in 2026, continuing with both internet and paper voting is recommended in order to accommodate all Newmarket voters.

## **Future Municipal Election Model and the 2026 Municipal Election**

The Municipal Elections Act requires the local Council to adopt a by-law to permit the use of any alternative voting method or vote counting.

In Newmarket, traditionally the Clerk has sought Council direction on the method in which voting will take place for each subsequent regular election or by-election. Instead, staff recommended that Council pass a by-law to permit the use of internet, at home voting and vote counting equipment (such as tabulators) and permit the Clerk to select the mode in which voting and vote counting shall occur for all regular elections and by-elections. Going forward, this will help to de-politicize the electoral process.

The cities of Toronto and Markham have adopted the same practice. It further removes Council from any real or perceived conflicts associated with an electoral process. This practice also supports the Clerk's statutory obligation under the Municipal Elections Act to prepare for the election in a way they deem appropriate. **Attachment 1** provides for a by-law that authorizes methods of voting and vote counting equipment including by internet, at home visits and using tabulators to count votes on paper ballots. This by-law will provide the Clerk the flexibility to choose and prepare for the election in the best way for the community.

As with past elections, staff prepare robust communication strategies to share and educate the community on the election process. Going forward, staff will continue to broadly communicate to the public (including Council) how and when voters will be able to cast their ballot prior to an election.

Further, following the conclusion of an election, the Clerk will continue to prepare a report on accessibility in the election and provide that report to Council and the public.

**Based on the survey data and recommendations from Dr. Goodman, at present, the Clerk plans for internet voting to be the primary method of voting, and paper voting to be the supplementary method of voting for the 2026 Municipal Election.**

Internet and paper voting seemed to provide the greatest access and convenience in the 2022 municipal election. The electorate was satisfied with the options provided, and even those who voted by paper appreciated the option to vote using the internet.

## **Conclusion**

Following Council adoption of the Alternative Vote Methods By-law (**Attachment 1**), staff will proceed with adopting a model for 2026, and communicate that to the public prior to the next regularly scheduled election in October 2026.

## **Business Plan and Strategic Plan Linkages**

This report aligns with the Town's mission of making Newmarket even better.

## **Consultation**

None.

## **Human Resource Considerations**

None.

## **Budget Impact**

None.

## **Attachments**

**Attachment 1** – Alternative Vote Methods By-law

## **Approval**

Lisa Lyons, Director of Legislative Services/Town Clerk

Esther Armchuk, Commissioner of Corporate Services

## **Contact**

Kiran Saini, Manager of Legislative Services / Deputy Clerk [ksaini@newmarket.ca](mailto:ksaini@newmarket.ca) or  
Sarah Niezen Records and Project Coordinator [sniezen@newmaket.ca](mailto:sniezen@newmaket.ca)







# Corporation of the Town of Newmarket

## By-law 2023-XX

A By-law to authorize the use of internet voting, home visit voting, voting machines, voting recorders and optical scanning vote tabulators as an Alternative Voting Method in the Town of Newmarket.

Whereas Section 42 of the Municipal Elections Act, 1996, provides that a municipal Council may enact a by-law authorizing the use of alternative voting methods that do not require electors to attend at a physical voting place in order to vote; and,

Whereas Section 42 of the Municipal Elections Act, 1996, provides that a municipal council may enact a by-law authorizing the use of voting and vote counting equipment such as voting machines, voting recorders or optical scanning vote tabulators; and,

Therefore be it enacted by the Council of the Corporation of the Town of Newmarket as follows:

1. That the use of internet voting, and home visit voting is hereby authorized for the purposes of voting in municipal elections in the Town of Newmarket; and,
2. That the use of of voting and vote counting equipment such as voting machines, voting recorders and optical scanning vote tabulators is hereby authorized for the purposes of voting in municipal elections in the Town of Newmarket; and,
3. That By-laws 2021-16 and, 2017-17 be repealed.

Enacted this 20<sup>th</sup> day of November, 2023.

John Taylor, Mayor

Lisa Lyons, Town Clerk





# **Town of Newmarket**

## **Minutes**

### **Audit Committee**

Date: Tuesday, June 20, 2023  
Time: 9:00 AM  
Location: Streamed live from the Municipal Offices  
395 Mulock Drive  
Newmarket, ON L3Y 4X7

Members Present: Councillor Woodhouse  
Scott Fitzpatrick  
Councillor Simon  
Councillor Twinney

Members Absent: Dennis Dai  
Rebecca Matthewson

Staff Present: L. Lyons, Acting Commissioner of Corporate Services  
M. Mayes, Director of Financial Services/Treasurer  
A. Tang, Manager of Finance & Accounting/Deputy Treasurer  
Kiran Saini, Deputy Clerk

Guests: Kevin Travers, Partner, KPMG

Meeting was called to order at 9:07 AM by Kiran Saini, Deputy Town Clerk and Manager of Legislative Services.

Councillor Woodhouse in the Chair

#### **1. Notice**

The Manager of Legislative Services/Deputy Clerk advised that members of the public were able to join via the live stream or attend the meeting in person at the Council Chambers at 395 Mulock Drive.

#### **2. Additions & Corrections to the Agenda**

The Manager of Legislative Services/Deputy Clerk advised that there were no additions or corrections to the agenda.

**3. Conflict of Interest Declarations**

None.

**4. Presentations**

**4.1 Committee Orientation and Appointment of Chair and Vice Chair**

The Manager of Legislative Services/Deputy Clerk provided a committee orientation presentation which included an overview of the Town's Committee related policies and by-laws, such as the Committee Administration Policy, the Procedure By-law, Accessibility legislation and the Code of Conduct.

The Deputy Clerk requested names for appointment of Chair and Vice-Chair; it was determined that this item would be an item for discussion and decision at the next meeting. Committee Members agreed, on consent, that Councillor Woodhouse would Chair this meeting.

Councillor Woodhouse assumed the Chair.

Moved by: Councillor Simon

Seconded by: Councillor Twinney

1. That the committee orientation provided by Kiran Saini, Manager of Legislative Services/Deputy Clerk be received.

**Carried**

**4.2 Financial Services Orientation**

The Director of Financial Services/Treasurer and Manager of Finance and Accounting provided a presentation to the Committee outlining an overview of the Town of Newmarket, with an overview of the Finance Department, service delivery, applicable legislation, initiatives of interest, partners, and governing policies and procedures.

Moved by: Councillor Twinney

Seconded by: Scott Fitzpatrick

1. That the Financial Services orientation provided by Mike Mayes, Director of Financial Services/Treasurer and Andrea Tang, Manager of Finance & Accounting be received.

**Carried**

#### **4.3 Review of 2022 Financial Statements**

The Manager of Finance and Accounting provided a presentation on the 2022 consolidated Financial Statements for the Town. She summarized a Statement of Financial Position, Statement of Operations and Accumulated Surplus, Reserve and Reserve Funds, and Upcoming Changes.

The Manager of Finance and Accounting made corrections to presentation regarding references to the pages in the Financial Statements.

Moved by: Scott Fitzpatrick

Seconded by: Councillor Simon

1. That the presentation regarding Review of 2022 Financial Statements be received.

**Carried**

#### **4.4 Report to the Audit Committee by External Auditors, KPMG**

Kevin Travers, Partner, KPMG, external auditor for the Town provided a high level overview of the audited Financial Statements. He advised that there were no uncorrected audit misstatements. He further advised the Committee that there were no matters to report as it relates to significant risks or ongoing concerns regarding the audit risks and results.

Moved by: Councillor Twinney

Seconded by: Councillor Simon

1. That the presentation and report to the Audit Committee provided by Kevin Travers, Partner, KPMG be received.

**Carried**

**5. Approval of Minutes**

**5.1 Audit Committee Minutes - December 14, 2022**

Moved by: Councillor Simon

Seconded by: Councillor Twinney

1. That the Audit Committee Meeting Minutes of December 14, 2022 be approved.

**Carried**

**6. Items**

**6.1 Town of Newmarket 2022 Consolidated Financial Statements**

**6.1.1 Town of Newmarket 2022 Consolidated Financial Statements**

Moved by: Councillor Twinney

Seconded by: Councillor Simon

The Audit Committee recommends to Council:

1. That the Town of Newmarket Consolidated Financial Statements year ended December 31, 2022, be approved.

**Carried**

**6.1.2 Town of Newmarket 2022 Main Street District Business Improvement Area Financial Statements**

Moved by: Councillor Twinney

Seconded by: Councillor Simon

The Audit Committee recommends to Council:

1. That the Town of Newmarket Main Street District Business Improvement Area Financial Statements year ended December 31, 2022, be approved.

**Carried**

#### 6.1.3 2022 Financial Statement Discussion and Analysis (FSD&A)

Moved by: Councillor Twinney

Seconded by: Councillor Simon

1. That the 2022 Financial Statement Discussion and Analysis be received.

**Carried**

### 6.2 Ministry of Municipal Affairs and Housing Municipal Finances Audit

The Director of Financial Services/Treasurer provided an update to the Committee. He advised that the Province has not yet appointed an auditor for the Audit. He shared that the Province expected the Audit to begin in mid-July 2023, with a final report anticipated by the end of the year. He advised that he was unsure whether the report would be made public, and has not yet received any details regarding an audit plan.

Moved by: Scott Fitzpatrick

Seconded by: Councillor Twinney

1. That the verbal update regarding the Ministry of Municipal Affairs and Housing Municipal Finances Audit be received.

**Carried**

### 6.3 Selection of Fall Meeting Date

The Committee discussed meeting dates and consented to the Fall meeting being held on Thursday, November 2, 2023 from 9 AM to 12 PM.

## 7. New Business

There was no New Business.

## 8. Closed Session (if required)



The Chair advised that there was no requirement for Closed Session.

**9. Adjournment**

Moved by: Scott Fitzpatrick

Seconded by: Councillor Twinney

1. That the Audit Committee be adjourned at 10:42 AM.

**Carried**

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Michael Tambosso, Chair

---

Date



# **Town of Newmarket**

## **Minutes**

### **Accessibility Advisory Committee**

Date: Thursday, August 17, 2023  
Time: 10:30 AM  
Location: Streamed live from the Municipal Offices  
395 Mulock Drive  
Newmarket, ON L3Y 4X7

Members Present: Steve Foglia, Chair  
Jeffrey Fabian  
Huma Tahir  
Steve King  
Kathleen Kedzierski  
Bev Moffatt  
Mitsy Jones-Bailey

Members Absent: Kelly Broome

Staff Present: K. Carlen, Director, Parks and Facility Services  
V. Kendra, Acting Supervisor, Programs, Recreation and Culture Services  
S. Granat, Legislative Coordinator  
E. Thomas-Hopkins, Legislative Coordinator

The meeting was called to order at 10:34 AM. Steve Foglia in the Chair.

#### **1. Notice**

Chair advised that members of the public may view this meeting through the live stream available at [newmarket.ca/meetings](https://newmarket.ca/meetings).

#### **2. Additions & Corrections to the Agenda**

None.

### **3. Conflict of Interest Declarations**

None.

### **4. Presentations & Deputations**

#### **4.1 Site Planning Process Overview**

Staff discussed site plan approval process overview including the role of the Accessibility Advisory Committee, the review process, types of developments for review, and how the committee will review plans and developments.

Members of the Committee discussed that the Accessibility check-list hasn't been reviewed in some time.

Moved by: Huma Tahir

Seconded by: Steve King

1. That the presentation given by Meghan White, Senior Planner, be received.

**Carried**

### **5. Approval of Minutes**

#### **5.1 Accessibility Advisory Committee meeting minutes of June 15, 2023**

Moved by: Kathleen Kedzierski

Seconded by: Huma Tahir

1. That the Accessibility Advisory Committee meeting minutes of June 15, 2023 be approved.

**Carried**

### **6. Items**

#### **6.1 Accessibility Standards at Ray Twinney Arena**

Committee Members discussed accessibility concerns at Ray Twinney Community Centre and previous audits to public buildings in Newmarket.

Concerns included ramps to the restroom that are not accessible and lack of signage. Members queried staff on possibility of addressing these items.

Staff discussed previous work to the facility, and will come back to the committee with an update on addressing accessibility concerns.

## **6.2 Accessibility Barriers on Main Street**

Steve Foglia discussed several locations along Main Street that pose accessibility concerns.

## **7. New Business**

### **7.1 Curb Barriers on Main Street**

Steve Foglia discussed two locations by the Lions Hall Community Centre and behind Main Street that are not accessible. Staff will report back on locations identified.

### **7.2 TD Music Festival**

Members of the Committee discussed how to make the TD Music Festival more accessible. Suggestions included having the Culture and Recreation Department present to the Committee prior to the next festival to discuss accessible solutions.

### **7.3 Honorarium**

The Legislative Coordinator advised that members will receive an honorarium of \$100 per meeting, after the policy was ratified by Council.

### **7.4 Multi-Year Plan Update**

The Legislative Coordinator provided an update regarding the Multi-year accessibility plan including Provincial Accessibility for Ontarians with Disabilities Act beyond 2025, and the time span of the report, and progress.

### **7.5 Accessible Parking Spot Riverwalk Commons**

Members queried staff on the accessible parking spot at Riverwalk Commons.

## **8. Adjournment**

Moved by: Huma Tahir

Seconded by:        Bev Moffatt

1. That the meeting be adjourned at 11:43 am

**Carried**

---

Steven Foglia, Chair

---

Date



# **Newmarket Public Library Board**

## **Minutes**

Date: Wednesday, September 27, 2023  
Time: 5:30 PM  
Location: Newmarket Public Library Boardroom  
Newmarket Public Library  
438 Park Avenue  
Newmarket ON L3Y 1W1

Members Present: Darryl Gray, Chair  
Kelly Broome, Vice Chair  
Victor Woodhouse  
Councillor Morrison  
Beth Stevenson  
Rex Taylor

Members Absent: Neila Poscente

Staff Present: Tracy Munusami, CEO  
Lianne Bond, Administrative Coordinator

Guests: Kathryn Richardson, Unit Chair, CUPE Local 905 (left at 5:45 pm)  
Lynn Georgeff, Human Resources Consultant, Town of Newmarket  
Jennifer Leveridge, Manager, Library Services

### **1. Call to Order**

The Chair called the meeting to order at 5:30 pm.

### **2. Adoption of Agenda Items**

2.1 Adoption of the Regular Agenda

2.2 Adoption of the Closed Session Agenda

2.3 Adoption of the Consent Agenda Items

**3. Declarations**

None were declared.

**4. Deputation - Kathryn Richardson, Unit Chair, CUPE Local 905**

The Unit Chair spoke to the Board about the impasse that has been reached in negotiations between the union and management regarding wages. The Unit Chair asked the Library Board to reconsider their position on wage increases as both sides are very close to reaching an agreement.

**Motion 23-09-31**

**Moved by** Victor Woodhouse

**Seconded by** Beth Stevenson

**That** the Library Board receive the deputation from the Unit Chair, CUPE Local 905.

**Carried**

**5. Presentation - Introduction to Library Collection**

The Manager, Library Services provided a short introduction to the Library Collections to share the ways that the Library collection is customer focused and responsive to the community. The Library has five aims to have a collection that is accessible, responsive, timely, attractive, relevant, inclusive and that are proactively promoted by Library staff.

**Motion 23-09-32**

**Moved by** Rex Taylor

**Seconded by** Beth Stevenson

**That** the Library Board receive the presentation on Introduction to Library Collection.

**Carried**

**6. Consent Agenda Items**

6.1 Adoption of the Regular Board meeting minutes for Wednesday, June 21, 2023

- 6.2 Adoption of the Special Board meeting minutes for Thursday, July 27, 2023
- 6.3 Summer 2023 Strategic Operations Report
- 6.4 Second Quarter Financial Statements for 2023

**Motion 23-09-33**

**Moved by** Rex Taylor

**Seconded by** Beth Stevenson

**That** items 6.1 to 6.4 be approved and adopted as presented.

**Carried**

**7. Policies**

**7.1 Health and Safety Policies**

Legislation requires that the Library Board review annually the Health and Safety, Workplace Violence and Workplace Harassment policies. A slight amendment was made to the Health and Safety policy to make the wording more inclusive.

**Motion 23-09-34**

**Moved by** Beth Stevenson

**Seconded by** Rex Taylor

**That** the Library Board approved the Health and Safety Policy as revised and the Workplace Violence and Workplace Harassment Policy without changes.

**Carried**

**8. Reports**

There were no reports.

**9. Business Arising**

**9.1 Library Board Action List**

The Library Board reviewed the Action List.



**Motion 23-09-35**

**Moved by** Trevor Morrison

**Seconded by** Beth Stevenson

**That** the Library Board receive the Action List as presented.

**Carried**

**10. New Business**

There was no new business.

**11. Closed Session**

**11.1 Labour Relations**

**Motion 23-09-36**

**Moved by** Trevor Morrison

**Seconded by** Rex Taylor

**That** the Library Board move into Closed Session at 5:43 pm to discuss matters pertaining to Labour Relations or employee negotiations.

**Carried**

**Motion 23-09-37**

**Moved by** Beth Stevenson

**Seconded by** Rex Taylor

**That** the Library Board move out of Closed Session at 6:54 pm.

**Carried**

**Motion 23-09-38**

**Moved by** Victor Woodhouse

**Seconded by** Beth Stevenson

**Motions Arising from Closed Session:**

**That** the Closed Session Minutes for Wednesday, June 21, 2023 and Thursday, July 27, 2023 be approved and adopted as presented.

**Carried**

**Motion 23-09-39**

**Moved by** Victor Woodhouse

**Seconded by** Beth Stevenson

**That** the Library Board receive the update on Labour relations.

**Carried**

**12. Dates of Future Meetings**

12.1 The next regular Library Board meeting is scheduled for Wednesday, October 18, 2023 at 5:30 pm in the Library Board room

**13. Adjournment**

**Motion 23-09-40**

**Moved by** Beth Stevenson

**Seconded by** Victor Woodhouse

**That** there being no further business the meeting adjourn at 7:23 pm.

**Carried**

---

Darryl Gray, Chair

---

Tracy Munusami, Secretary/Treasurer





# **Town of Newmarket**

## **Minutes**

### **Main Street District Business Improvement Area Board of Management**

Date: Wednesday, October 4, 2023  
Time: 8:30 AM  
Location: Streamed live from the Municipal Offices  
395 Mulock Drive  
Newmarket, ON L3Y 4X7

Members Present: Tom Hempen, Chair  
Ken Sparks  
Dominic Pede  
Sheila Stewart  
Norm Pereira  
Councillor Kwapis

Members Absent: Allan Cockburn, Vice Chair  
Patricia Carmichael  
Grant Buckley  
Avi Wulfand

Staff Present: S. Granat, Legislative Coordinator  
E. Thomas-Hopkins, Legislative Coordinator  
B. Morrow, Grant Coordinator

The meeting was called to order at 8:34 AM. Tom Hempen in the Chair.

#### **1. Notice**

Tom Hempen advised that members of the public were encouraged to attend an Advisory Committee or Board Meeting by viewing the live stream available at

[newmarket.ca/meetings](http://newmarket.ca/meetings), or attending in person at the Council Chambers at 395 Mulock Drive.

**2. Additions and Corrections to the Agenda**

None.

**3. Conflict of Interest Declarations**

None.

**4. Presentations & Recognitions**

None.

**5. Deputations**

None.

**6. Approval of Minutes**

**6.1 Main Street District Business Improvement Area Board of Management Meeting Minutes of September 14, 2023**

Moved by: Norm Pereira

Seconded by: Ken Sparks

Main Street District Business Improvement Area Board of Management Meeting Minutes of September 14, 2023 Item 8.1 - Short Term Parking on Church Street was amended and is noted below in bold:

1. **That Council direct staff review the feasibility of additional short-term parking on Church Street between Eagle Street and Timothy Street;** and,
2. That the Main Street District Business Improvement Area Board of Management Meeting Minutes of September 14, 2023 be approved as amended.

**Carried**

**7. Items**

**7.1 Trick or Treat on Main Street - November 1, 2023: Budget**

Sheila Stewart provided a verbal update regarding the Trick or Treat on Main Street event on November 1, 2023 regarding event plans and budget requirements.

Moved by: Sheila Stewart

Seconded by: Norm Pereira

1. That the Main Street District Business Improvement Area Board of Management approve and authorize \$300 budget for the Trick or Treat event on Main Street on November 1, 2023.

**Carried**

## **7.2 Sub-Committee Reports**

### **7.2.1 Marketing**

No updates provided.

### **7.2.2 Working Group**

No updates provided.

### **7.2.3 Fall Events**

Members of the Committee discussed Fall Events including ideas and budgets for upcoming events, the Tree Lighting Ceremony and Santa Clause Parade, and 2022 budgets.

Moved by: Ken Sparks

Seconded by: Norm Pereira

1. That the Main Street District Business Improvement Area Board of Management approve \$5,000 for the 2023 Tree Lighting event.

**Carried**

## **7.3 Parking Update**

Councillor Kwapis provided a verbal Parking update regarding motion to Council to direct staff to complete a parking feasibility study on Church Street from Eagle Street to Timothy Street.

#### **7.4 Staff Update**

##### **7.4.1 Financial Update**

No update provided.

##### **7.4.2 Financial Incentive Program Staff Working Group Update**

No update provided.

#### **8. New Business**

##### **8.1 Sponsorship Invoice Processes**

Dominic Pede provided a verbal update regarding Sponsorship Invoice Processes including the invoicing process.

##### **8.2 Santa Clause Parade**

Councillor Kwapis provided a verbal update regarding the Santa Clause Parade. Members of the Board discussed past involvement of the Business Improvement Area in the parade and funding.

Moved by: Norm Pereira

Seconded by: Dominic Pede

1. That the Main Street District Business Improvement Area Board of Management approve and authorize \$100 in sponsorship annually for the remainder of this term of Council, 2023 to 2026 inclusive.

**Carried**

#### **9. Closed Session (if required)**

The Board did not resolve into Closed Session.

#### **10. Adjournment**

Moved by: Norm Pereira

Seconded by: Ken Sparks

1. That the meeting be adjourned at 8:58 AM.

**Carried**

---

Tom Hempen, Chair

---

Date







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

Email: [info@newmarket.ca](mailto:info@newmarket.ca) | Website: [newmarket.ca](http://newmarket.ca) | Phone: 905-895-5193

## **2024 Preliminary Draft Tax-Supported Operating Budget Staff Report to Council**

Report Number: 2023-77

Department(s): Financial Services

Author(s): Andrea Tang, Manager, Finance & Accounting / Deputy Treasurer

Meeting Date: November 13, 2023

### **Recommendations**

1. That the report entitled 2024 Preliminary Draft Tax-supported Operating Budget dated November 13, 2023 be received; and,
2. That subject to any additional direction from Committee, that the proposed budgets be incorporated into the Draft Budgets to be presented to Committee of the Whole on December 4, 2023, and,
3. That the Treasurer be authorized and directed to do all things necessary to give effect to these recommendations.

### **Executive Summary**

This report outlines a balanced 2024 tax-supported operating budget with a proposed tax levy increase of 2.99%. Based on an average residential home assessed at \$709,000, the annual increase for the Town's portion is \$72.

### **Purpose**

The purpose of this report is to obtain Council's direction on the Tax-Supported Operating Budget. The report also outlines details of the budget.

### **Background**

A report on [2024 Budget Target and Process](#) was tabled on May 29, 2023 outlining the guiding principles and target for the tax-supported operating budget. At the meeting,

2024 Preliminary Draft Tax-Supported Operating Budget

Council directed staff to proceed with preparation of the 2024 budget with a target tax levy increase below 3.0%.

Report entitled ["Preliminary 2024 Draft Budgets"](#) was tabled at the October 2, 2023 Committee of the Whole ("CoW"), a starting point for community consultation and Council consideration. The report outlined Staff were working towards a balanced tax-supported operating budget with a 2.99% tax levy target.

Central York Fire Services (CYFS) Joint Council Committee (JCC) was held on October 3, 2023 where CYFS budgets were endorsed. The 2024 CYFS proposed budget will be tabled at the Town of Aurora November 20, 2023 Council meeting for comments.

Newmarket Library Board reviewed and recommended the operating decision packages at their board meeting held on June 21, 2023.

## **Discussion**

The Town continues to face significant budget pressures including inflation and continued increase to contribution to Asset Replacement Fund ("ARF") as outlined in the Asset Management Plan and the Reserve and Reserve Fund review. The goal of the 2024 budget is to continue to find the balance between keeping municipal taxes as low as possible, while investing in our assets, planning for the future and maintaining the high level of services.

The tax-supported operating budget supports the day-to-day operations with property taxes as the primary funding source. The tax-supported operating budget includes budgetary requirements for Central York Fire Services (CYFS), Newmarket Public Library (Library) and Downtown Business Improvement Area (BIA).

The 2024 tax-supported operating budget has been developed based upon Council's core values on service excellence, affordability and financial sustainability. Staff aligned the preliminary draft budget with the following goals:

- maintaining service levels;
- achieving a balanced intergenerational equity;
- ensuring Newmarket is one of Canada's best places to live, work and thrive;
- funding growth with growth dollars so we can maintain service levels as our population increases; and
- building budget on the foundation of the Fiscal Strategy.

For the 2024 tax-supported operating budget, every 1% tax rate increase will generate an additional \$700,000 in property tax revenues.

2024 is anticipated to be another year with low assessment growth. 2024 assessment growth is assumed to be 0.65%.

The target tax levy of 2.99% is comprised of:

<b>Component</b>	<b>Tax Levy Increase %</b>
Base (day-to-day operations)	1.49%
Contribution to Asset Replacement Fund (ARF)	1.50%
<b>Total Tax Levy Increase</b>	<b>2.99%</b>

Incremental changes to the tax-supported operating budget are outlined below which corresponds to the target of a 2.99% tax levy increase (excluding growth – growth has no impact to the tax levy):

<b>Components</b>	<b>Base \$</b>	<b>Growth \$</b>	<b>ARF \$</b>	<b>Total \$</b>
Town	503,645	181,200	1,028,565	1,713,410
CYFS*	451,255	0	21,435	472,690
Library	88,100	23,800	0	111,900
BIA (net)	0	0	0	0
Mulock Park	0	250,000	0	250,000
<b>Total</b>	<b>1,043,000</b>	<b>455,000</b>	<b>1,050,000</b>	<b>2,548,000</b>

\*Newmarket portion only

Incremental changes account for growth expenditures, increased costs for insurance premium, inflationary increases, Council approved contract position for Diversity, Equity and Inclusion, capital inflation supplement and increased contribution to ARF.

#### **A. Base**

The Base Budget is defined to be the net cost to maintain the Town's service levels for a stable population. Increases in the base budget include consideration for annual inflation. Based on the September Consumer Price Index (Toronto), inflation year-over-year increase is 4.1%. Current forecast on 2024 CPI is 2.4%, higher than the historic inflationary increases of 2.0%.

Council has previously provided delegated authority to Staff to increase annual user fees and charges by the Consumer Price Index ("CPI") up to a maximum of 2.5% in order to keep up with inflation.

To achieve the target tax levy of 2.99%, Staff proposes the 2024 user fees and charges be increased on average by 3.4% which is 1.0% higher than the current forecast on 2024 CPI increase at 2.4%. The proposed increase is based on the fact that user fee and charges were waived by Council in 2020 and 2021 during the pandemic years. This has

resulted in a greater portion of the full cost of a service being put on the tax base. The proposed higher than CPI increase in 2024 is a way to catch up with recent years' inflationary increases, and moving towards bringing the full cost of a service in better balance between the tax base and the service users. A report on the proposed 2024 User Fee and Charges will be tabled at the December 4, 2023 CoW meeting.

### **B. Asset Replacement Fund (ARF)**

The 1.5% tax levy increase aligns to the recommendation from the Fiscal Strategy which suggested to increase contributions to ARF to build the reserve to more appropriate level in order to fund current and future asset replacements. This is further confirmed by the Asset Management Plan and the Reserve and Reserve Fund Review.

As part of the 2023 budget process, it was identified that a 3.33% tax levy increase was required in order to address the 30% construction price increases over the years 2021 and 2022. The 1.5% tax levy increase addresses the capital inflation supplement.

### **C. Growth**

The tax-supported operating budget also considers the financial impact from a growing population. Growth results in additional property tax revenues from new properties being added to the assessment roll. Assessment growth of 0.65% in 2024 appears to be reasonable, generating additional property tax revenues of \$455,000. In addition, there is an unallocated growth of \$114,000 from the 2023 Budget that will be applied in the 2024 Budget that brings the total available growth dollars to \$569,000.

Growth expenses are the incremental expenses necessary to maintain service levels for a growing population. The Town continues to use the sustainable practice of applying growth revenues to support growth expenditures only. There is no requirement for a tax levy on growth.

An update to the Fire Master Plan is underway. As such, the 2024 CYFS growth components will be deferred until it is fully costed and analyzed by the two Treasurers, further review by the two CAOs, then review by the two Mayors. Following that, the Master Plan Update is to be reviewed and endorsed by JCC and both Councils (Newmarket and Aurora). This approach is consistent with past budgets.

<b>Growth Operating Expenses</b>	<b>\$</b>
Mulock Park Operating Expenses	250,000
Incremental growth – Parks	123,000
Incremental growth – Support costs	74,000
Incremental growth – Public Works	36,000
Library	24,000
Operating growth from capital	60,000
Other provisions	2,000
<b>Total growth allocations</b>	<b>\$569,000</b>

The Corporate Asset Management Office (“CAMO”) has been working with the service delivery departments such as Public Works, Parks and Engineering to identify the in-service growth infrastructure that require incremental growth operating budgets to maintain these new assets. Similarly, starting with the 2024 budget, incremental growth budget for support costs is being allocated.

Reserve transfers are net of transfers to and from reserves and reserve funds. The largest component of these transfers is contributions to ARF at \$6,567,800. This includes the suggested 1.5% tax levy for an additional contribution of \$1,050,000 to ARF in 2024.

## Conclusion

It has been challenging to achieve the target of 2.99% tax levy. The 2024 tax-supported operating budget is a status quo budget with no enhancement and no request for additional resources. Staff are exploring alternate ways to maximize budgeted resources to deliver the day-to-day operations and the proposed 2024 capital program.

### Upcoming dates:

- December 4 – CoW - Presentation of the Draft Budgets and Fees & Charges for approval
- December 11 – this is the target date for approval of the 2024 budget and Fees & Charges

Council may choose to extend this time for further deliberations.

There will also be opportunities for Councillors to meet with or to obtain additional information from the Treasurer or other Members of Staff.

## **Business Plan and Strategic Plan Linkages**

The 2024 tax-supported operating budget has been developed based upon Council's core values on service excellence, affordability and financial sustainability. Staff aligned the preliminary draft budget with the following goals:

- maintaining service levels;
- achieving a balanced intergenerational equity;
- ensuring Newmarket is one of Canada's best places to live, work and thrive;
- funding growth with growth dollars so we can maintain service levels as our population increases; and
- building budget on the foundation of the Fiscal Strategy.

## **Consultation**

All members of the Strategic Leadership Team ("SLT") and Operational Leadership Team ("OLT") and their staff participated in the preparation of the preliminary draft tax-supported operating budget.

The Corporate Communications department was consulted in the development and implementation of community engagement throughout the budget process.

JCC endorsed the CYFS 2024 Draft Preliminary Budget at the JCC meeting on October 3, 2023. The 2024 CYFS proposed budget will be tabled at the Town of Aurora November 20, 2023 Council meeting for comments.

The Library Board endorsed the Library 2024 Draft Preliminary Budget at their June 21, 2023 Board meeting.

## **Human Resource Considerations**

Incremental changes include Council approved contract position for Diversity, Equity and Inclusion.

## **Budget Impact**

The Town's preliminary draft budget proposes a 2.99% tax levy increase for the average household assessed at approximately \$709,000. This equals to an additional \$72 per year for the average household.

## **Attachments**

None.

## **Approval**

Mike Mayes, CPA, CGA, DPA

2024 Preliminary Draft Tax-Supported Operating Budget

Director of Financial Services / Treasurer

Esther Armchuk, LL.B  
Commissioner, Corporate Services

Ian McDougall  
Chief Administrative Officer, Office of the CAO

## **Contact**

Andrea Tang, CPA, CA  
Manager, Finance & Accounting / Deputy Treasurer, [atang@newmarket.ca](mailto:atang@newmarket.ca) (ext. 2104)







# Corporation of the Town of Newmarket

## By-law 2023-61

A By-law to adopt Amendment Number 39 to the Town of Newmarket Official Plan, Amending Official Plan Amendment Number 10, the Urban Centres Secondary Plan (315 Davis Drive – Format GP Davis Inc.).

The Council of the Corporation of the Town of Newmarket, in accordance with the provisions of Section 17(22) and 21 of the Planning Act, RSO 1990, c.P.13, hereby enacts as follows:

1. That Amendment Number 39 to the Town of Newmarket Official Plan, consisting of the following explanatory text, is hereby adopted.
2. And that this By-law shall come into force and take effect on the day of the final passing thereof.

Enacted this 20<sup>th</sup> day of November, 2023.

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John Taylor, Mayor

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Lisa Lyons, Town Clerk

**Amendment No. 39  
to the  
Town of Newmarket Official Plan**

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## **PART A THE PREAMBLE**

The Preamble provides an explanation of the amendment, including the location and purpose of the proposed amendment, basis of the amendment and a summary of the changes to the Town of Newmarket Official Plan, but does not form part of this amendment.

### **1. Purpose of the Amendment**

The purpose of this amendment is to amend policies and schedules of Section II of the Town of Newmarket Official Plan (OPA No. 10), also known as the Newmarket Urban Centres Secondary Plan (Secondary Plan) to facilitate the development of a mid-rise apartment building that exceeds the permitted maximum height and density.

### **2. Location**

The proposed amendments are made to the text and schedules of the Secondary Plan and are applied to 315 Davis Drive as shown on Map 1 to this amendment.

The subject lands are located on the north side of Davis Drive, at the terminus of Lorne Avenue. The subject lands are multiple lots known as 299 to 315 Davis Drive. Legally they are described Part Lot 3 Part Maple Street and RP 65R-31773 Parts 585962 to 64 and 69 RP R753736 Part 3 on Registered Plan 112, Town of Newmarket, Regional Municipality of York. The subject lands have an area of 0.29 hectares (0.7 acres), with approximately 81 metres of frontage along Davis Drive. The site is currently vacant, and surrounding uses include low density residential neighbourhood to the north with institutional and commercial uses to the east and west. Across Davis Dr, to the south, are apartment buildings.

### **3. Basis**

The decision to amend the maximum height and density permitted in Schedule 4 and the angular plane policies of the Secondary Plan is based on the following considerations:

1. The amendment provides an appropriate level of intensification on an underutilized property in the Newmarket Urban Centres that is well served by existing transit and infrastructure. The subject lands are located with immediate access to a Bus Rapid Transit station (Viva Davis Drive). The amendment provides intensified, transit supportive development in support of Provincial, Regional and local policy.
2. The Provincial Policy Statement 2020 ("PPS") sets out the overall direction on matters of provincial interest related to land use planning and development, and includes policies that encourage new growth within existing settlement areas and areas served by existing and planning infrastructure. The PPS promotes

efficient, cost effective development and land use patterns that are based on densities which:

- a. Efficiently use land, resources, infrastructure, and public service facilities;
- b. Are appropriate for, and efficiently use, the infrastructure and public facilities which are planned or available;
- c. Minimize the length and number of vehicle trips by supporting active transportation and public transportation;
- d. Provide a mix of land uses.

The proposed Amendment is consistent with the PPS.

3. A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2020 (“Growth Plan”) is intended to guide decisions on a wide range of issues including economic development, land use planning, urban form, and housing. The Growth Plan supports transit-supportive intensification within built-up areas. The Amendment provides appropriate development in an area that is proposed to accommodate significant intensification and will assist the Region of York and Town of Newmarket to meet their intensification targets and minimum density requirements, as outlined in the Growth Plan. The proposed Amendment will provide for the redevelopment of an underutilized site, in an area that is well-served by existing transit and will make use of existing infrastructure. The amendment conforms with the Growth Plan.
4. The York Region Official Plan (“YROP”) identifies the Amendment area as being within an Urban Area, it is also located along a Regional Corridor. The YROP directs and encourages growth to be accommodated within the existing Urban Area and within Regional Corridors. The proposed Amendment is consistent with the YROP.
5. The Urban Centres Secondary Plan, as amended designates the subject lands Mixed Use. The Mixed Use designation permits the proposed residential use, however, the maximum floor space index (FSI) is 2.0, whereas the proposed FSI is up to 4.23. Therefore, an amendment is required.
6. The maximum permitted height is 6-storeys, an 8-storey building is proposed, therefore an amendment is required.
7. The subject lands are subject to the Urban Centres Secondary Plan. The Plan includes the centres and corridors in Newmarket which are to be a focus for intensification. The intent of this amendment is to conform with provincial, regional and local policies regarding intensification, and transit-supportive compact development. The proposed development builds upon the planning regime that was implemented through the adoption of the Secondary Plan.

8. The proposed development meets the intent of the Official Plan and Secondary Plan.

Item 1 Section 15.0 Exceptions

- Adding permission for a site specific maximum permitted density and height.
- Amending the angular plane policies to allow for a 60-degree angular plane instead of 45-degrees.
- Granting permission for balconies on the 2<sup>nd</sup> and 3<sup>rd</sup> storeys of the front façade.

Item 2 Schedule 4: Height and Density

- Indicating that the subject lands are subject to Section 15.0 exceptions.

## **PART B      THE AMENDMENT**

The Amendment describes the additions, deletions and/or modifications to Section II of the Town of Newmarket Official Plan and constitutes Official Plan Amendment No. 39.

### **1. Format of the Amendment**

Official Plan Amendment No. 39 consists of the following proposed modifications to the text and Schedules to Section II of the Town of Newmarket Official Plan, also known as Newmarket Urban Centres Secondary Plan (Secondary Plan). Sections and Schedules of the Secondary Plan proposed for modifications are identified as “**Items**”.

Where additions to the existing text are proposed, they are identified in “**bold**”. Where the text is proposed to be deleted, it is shown in “~~strikethrough~~”. Where appropriate, unchanged text has been included for context and does not constitute part of Official Plan Amendment No. 39.

### **2. Details of the Amendment**

#### **Item 1    Section 15.0 Exceptions**

- a) Adding the following to Section 15:

##### **8. 299 to 315 Davis Drive**

**Notwithstanding any provision of this Plan to the contrary, the property municipally known as 299-315 Davis shall be permitted to have a maximum FSI of 4.23 and a maximum permitted height of eight (8) storeys.**

**Notwithstanding any provision of this Plan to the contrary, the property municipally known as 299-315 Davis shall be subject to a 60-degree angular plane in place of the 45-degree angular plane required by Section 7.3.3.1.**

**Notwithstanding Section 7.3.5 i.v. balconies are permitted on the 2<sup>nd</sup> and 3<sup>rd</sup> storeys of the front façade.**

**All other requirements of the Secondary Plan remain in place.**

**Item 2    Schedule 4: Height and Density**

Amending Schedule 4: Height and Density to note that the subject lands are subject to Section 15.0 Exceptions as shown in Schedule A to this amendment.

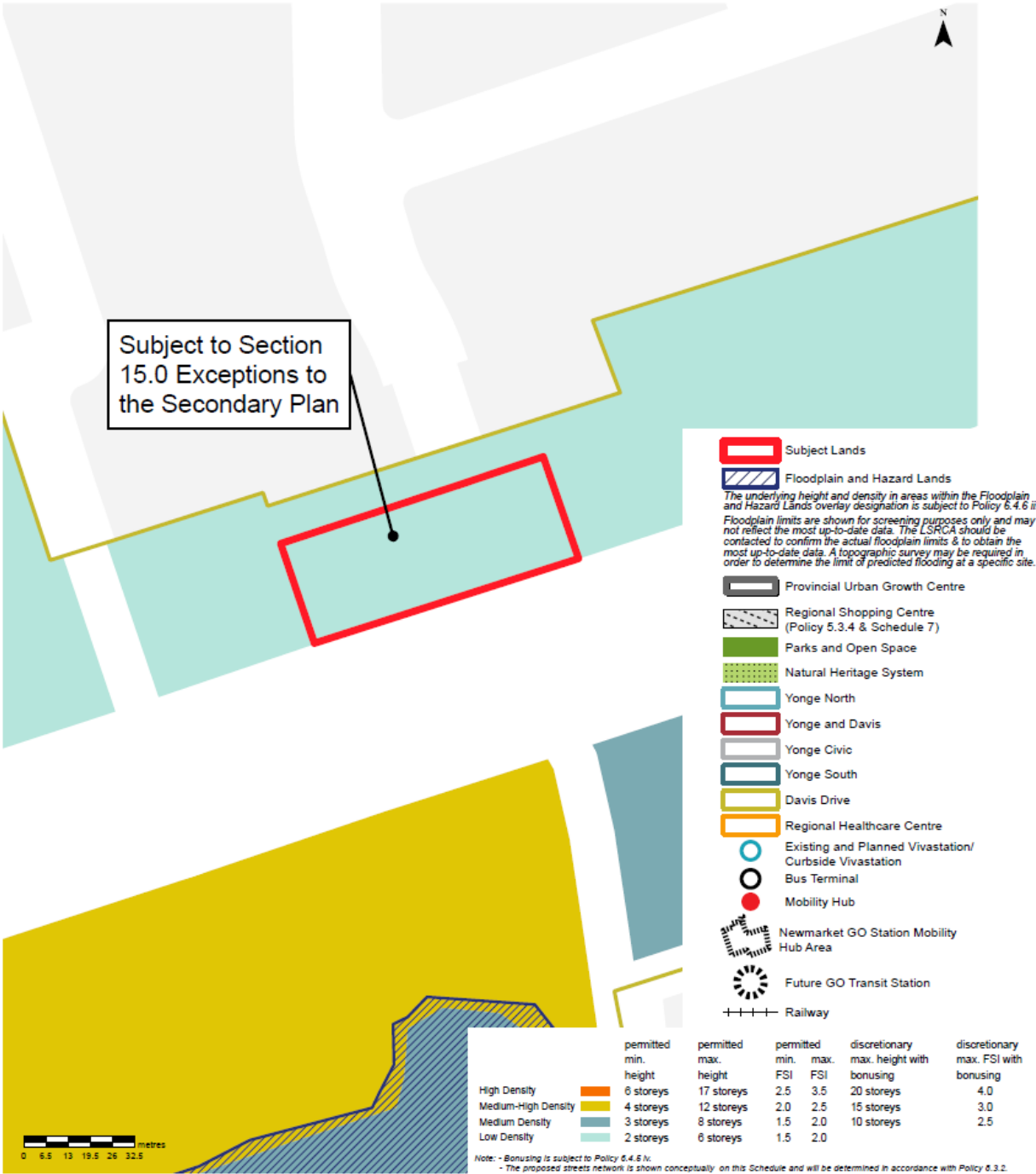


3. Schedules

Schedule A – Schedule 4: Height and Density



SCHEDULE 4:  
HEIGHT AND DENSITY



#### **4. Implementation and Interpretation**

This Amendment to the Official Plan will be implemented as follows:

a)       Zoning By-law

It is Council's intent to implement this Amendment by enacting an appropriate zoning by-law pursuant to the provisions of the Planning Act R.S.O. 1990, C.P. 13, on the lands affected by this amendment.

b)       Site Plan Approval

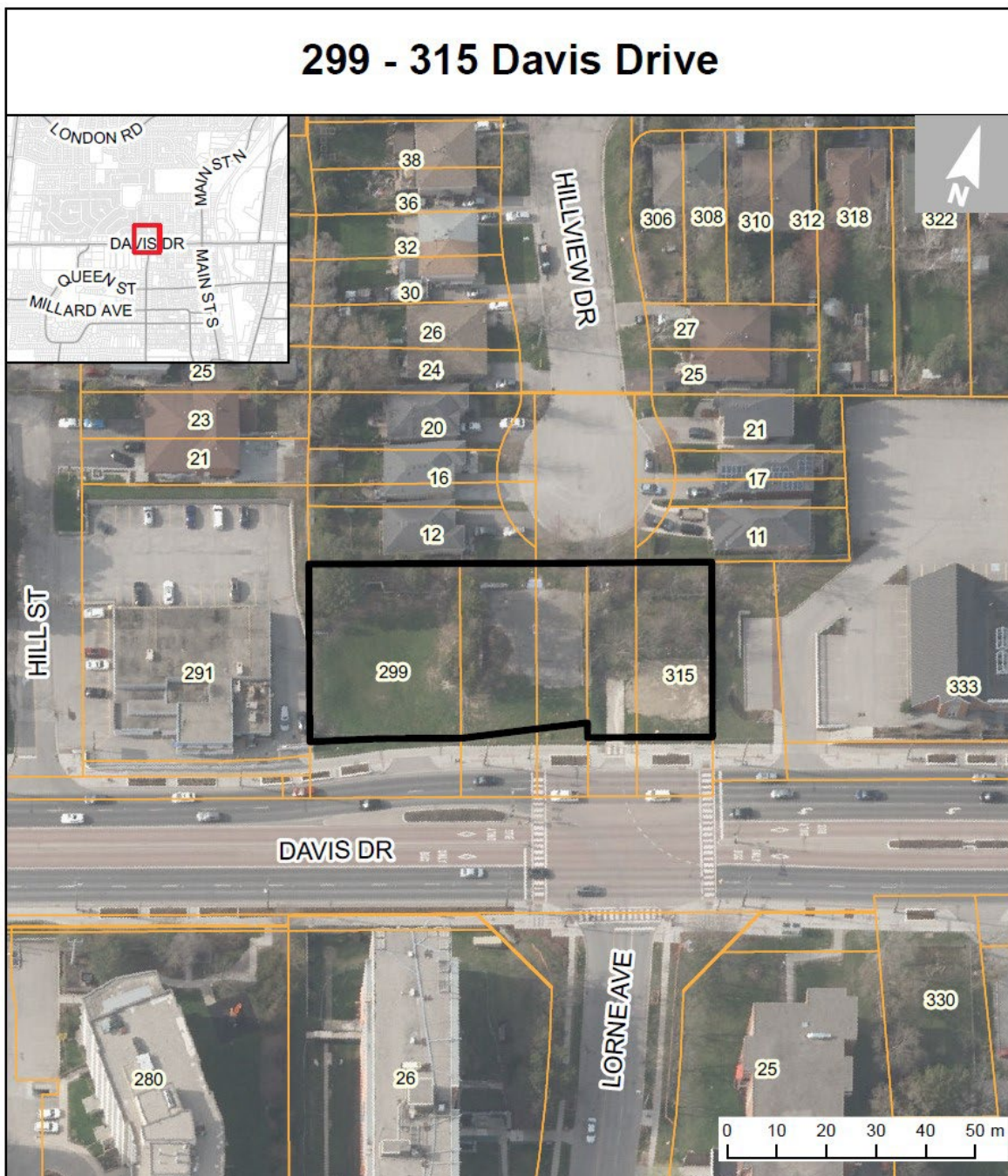
It is Council's intent to implement this Amendment, the land use designations and policies of this Plan, and a high standard of site layout and design by requiring site plan approval pursuant to the provisions of the Planning Act, on the Lands affected by this Amendment.

## PART C THE APPENDIX

The following appendix does not constitute part of this Amendment and is included for information purposes only.

### 1. Map 1

Map 1, which shows the location of the subject lands is attached hereto for information purposes only.



# Corporation of the Town of Newmarket

## By-law 2023-62

A By-law to amend By-law Number 2019-06 being a zoning by-law for the Urban Centres Secondary Plan area (315 Davis Drive – Format GP Davis Inc.).

Whereas the Council of the Town of Newmarket has the authority pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, to pass this By-law;

And whereas it is deemed advisable to amend By-law 2019-06;

Therefore be it enacted by the Council of the Corporation of the Town of Newmarket as follows:

1. That lands subject to this amendment are illustrated on Schedules 1, 2 & 3 attached hereto
2. And that By-law 2019-06 is hereby amended by:
  - a. Deleting from Schedule A Map No. 5 the Mixed-Use 1 (MU-1) Zone on the subject lands and substituting therefore the Mixed-Use 1 Site Specific Exception 14 (MU-1(14)) Zone as shown on Schedule 1.
  - b. Deleting from Schedule B Map 11 the maximum permitted height and replacing it with 25m as shown on Schedule 2.
  - c. Adding to Schedule C Map 17 the subject lands with the label (H) as shown on Schedule 3 of By-law.
  - d. Amending Section 6.2.5 to add MU-1(14) as a site specific exception as follows:

MU-1(14) – 315 Davis Dr

Notwithstanding subsection 4.10.2.ii) the landscaped buffers adjacent to the properties on Hillview can include a pedestrian walkway, outdoor amenity space and access to the underground garage.

A 2.4m high opaque and/or board fence shall be provided on the north property line, adjacent to Hillview Drive.

Section 5.2.2.1 relating to Obstructions to parking spaces shall not apply.

Notwithstanding Section 5.6.1 only one loading space is required. Section 5.6.2 does not apply.

Notwithstanding subsection 6.2.4.2.i) the maximum building height shall be 25m.

Notwithstanding subsection 6.2.4.3 the maximum permitted Floor Space Index shall be 4.3.

Notwithstanding subsection 6.2.4.5 the minimum setbacks shall be:

To a lot line that does not face a street shall be 3.0m, for a building wall with windows;  
To Davis Drive 0.0m  
To the rear lot line shall be 5m

Notwithstanding Section 6.2.2.3, commercial, residential or institutional uses are not required along the Above Grade Parking Garage that faces Davis Drive. The screening will be provided by a green wall.

Notwithstanding section 6.2.4.4., the outdoor amenity space per unit shall be 1.65m<sup>2</sup>.

Notwithstanding subsection 6.2.4.6 the minimum angular plane from a height of 1.7 metres above the established grade at lot line of the adjacent residential zone shall be 60 degrees.

There is no vehicular access to Hillview Drive, therefore Sections 6.2.4.9 (i) and 6.2.4.10 (ii) do not apply.

Notwithstanding Section 45 (1.3) of the Planning Act, the Owner does not require a resolution from Council, as per Section 45 (1.4), to apply for a minor variance before the second anniversary of the day on which this by-law is passed.

All other aspects of the Zoning By-law remain applicable.

- e. Adding Section 8.2.6 Requirement to Remove the (H) Holding Provision from 315 Davis Drive (as shown on Schedule C Map 17).

No person within these lands shall erect, alter or use any land, buildings or structures for any purpose except for those uses which existed on the date of passing of By-law 2023-62.

Furthermore, no changes, extension or enlargement of the uses which existed on the date of passing of By-law 2023-62 shall occur unless an amendment to this By-law or removal of the '(H)' prefix, as per the Conditions of Removal listed below, is approved by Town Council and the By-law comes into full force and effect.

However, the Holding provision will not prevent any remediation or testing, or any testing related to Source Water Protection and/or construction of in-ground and above ground services, if deemed appropriate and desirable by the Town. Any grading, filling or works necessary to fulfill the requirements of testing for and/or site remediation required to obtain approval for Record of Site Condition and/or to provide approved servicing, shall be permitted. Furthermore the Holding provision will not prevent any work associated with fulfillment of the conditions in Section 8.2.6.i below.

Granting of Site Plan Control Approval, with conditions, by either the Director of Planning & Building Services or the Development Coordination Committee, will indicate that the development design is sufficiently advanced to allow for a concurrent application for a Conditional Building Permit. A Holding provision will not prevent the issuance of a Conditional Building Permit. The Conditional Building Permit (along with a separately executed agreement) may be granted for any stage of construction, that is deemed appropriate, at the sole discretion of the Chief Building Official.

Section 8.2.6.i Conditions for Removal of the Holding Provision

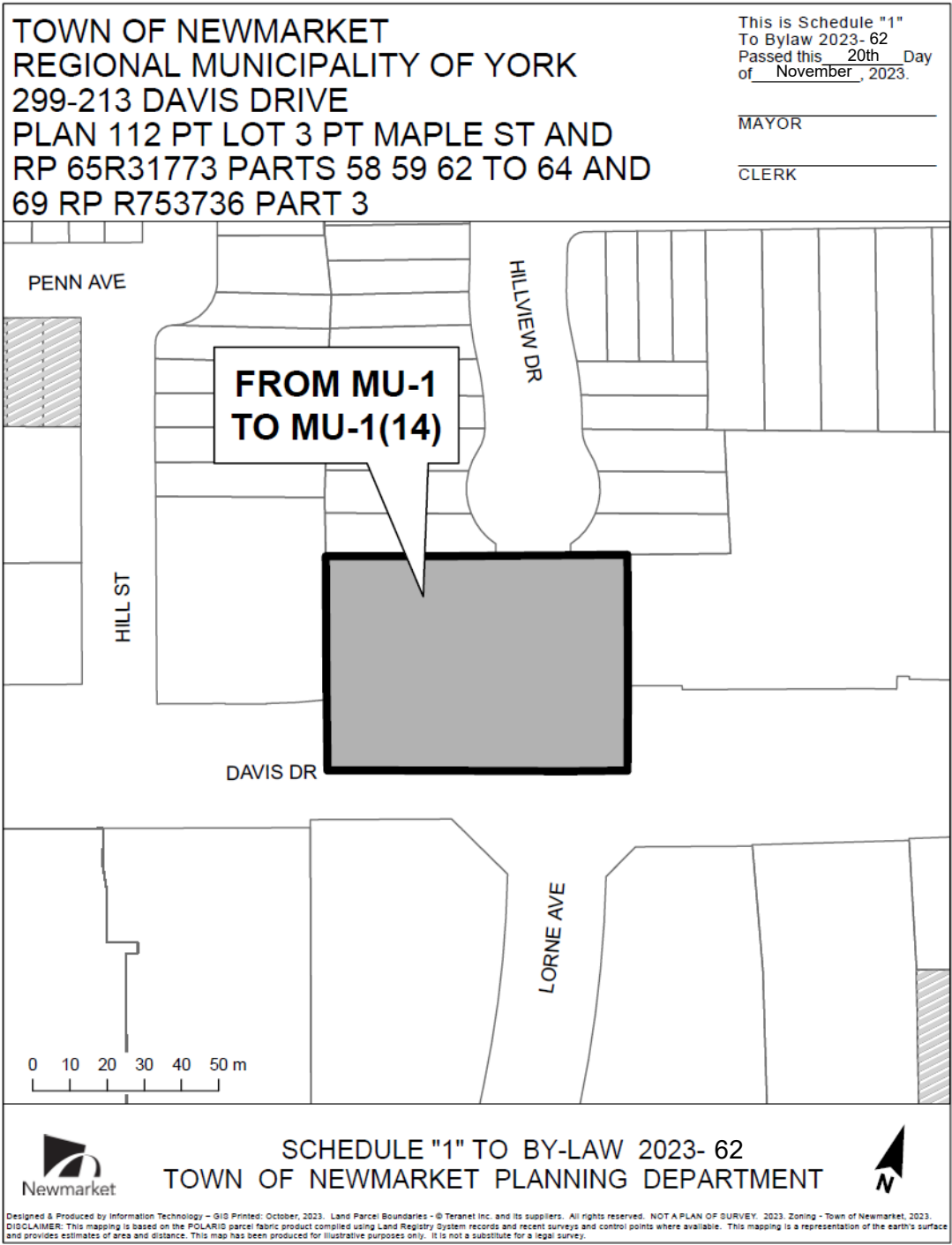
1. That Servicing Allocation has been granted in accordance with the Town’s Servicing Allocation Policy.
  2. A Site Plan Agreement to permit the development as proposed has been entered into between the Town and the property owner.
  3. That the Site Plan Agreement documents the appropriate tree compensation to be provided, and any cash-in-lieu compensation is provided prior to the execution of the Site Plan Agreement.
  4. A Noise and Vibration Study and a Zone of Vibration Influence Report be completed to the satisfaction of the Town and shall be carried out including the requirement of pre-condition surveys, effective monitoring and data reporting, resident and owner notifications and a process for complaint handling, to the satisfaction of the Town.
  5. That the Owner agree in the Site Plan Agreement that 17 units will meet the Region-wide affordable ownership or rental threshold in the year that the units are marketed and/or sold.
  6. All necessary requirements of the Town have been satisfied.
  7. All necessary approvals have been received by other commenting agencies and authorities, to the satisfaction of the Town.
3. That Schedules 1, 2 & 3 attached hereto shall form part of By-law 2023-62

Enacted this 20<sup>th</sup> day of November, 2023.

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John Taylor, Mayor

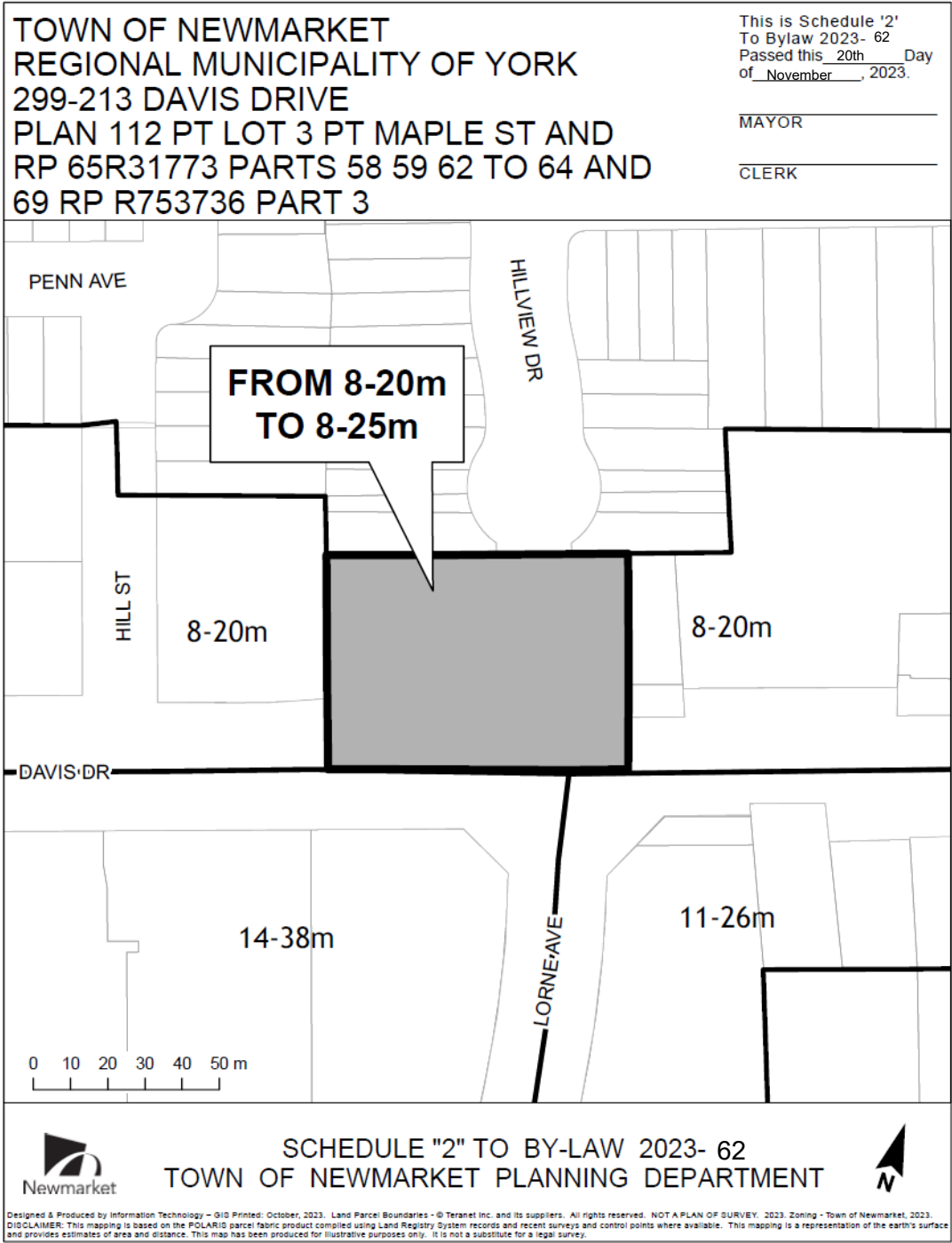
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Lisa Lyons, Town Clerk

Schedule 1



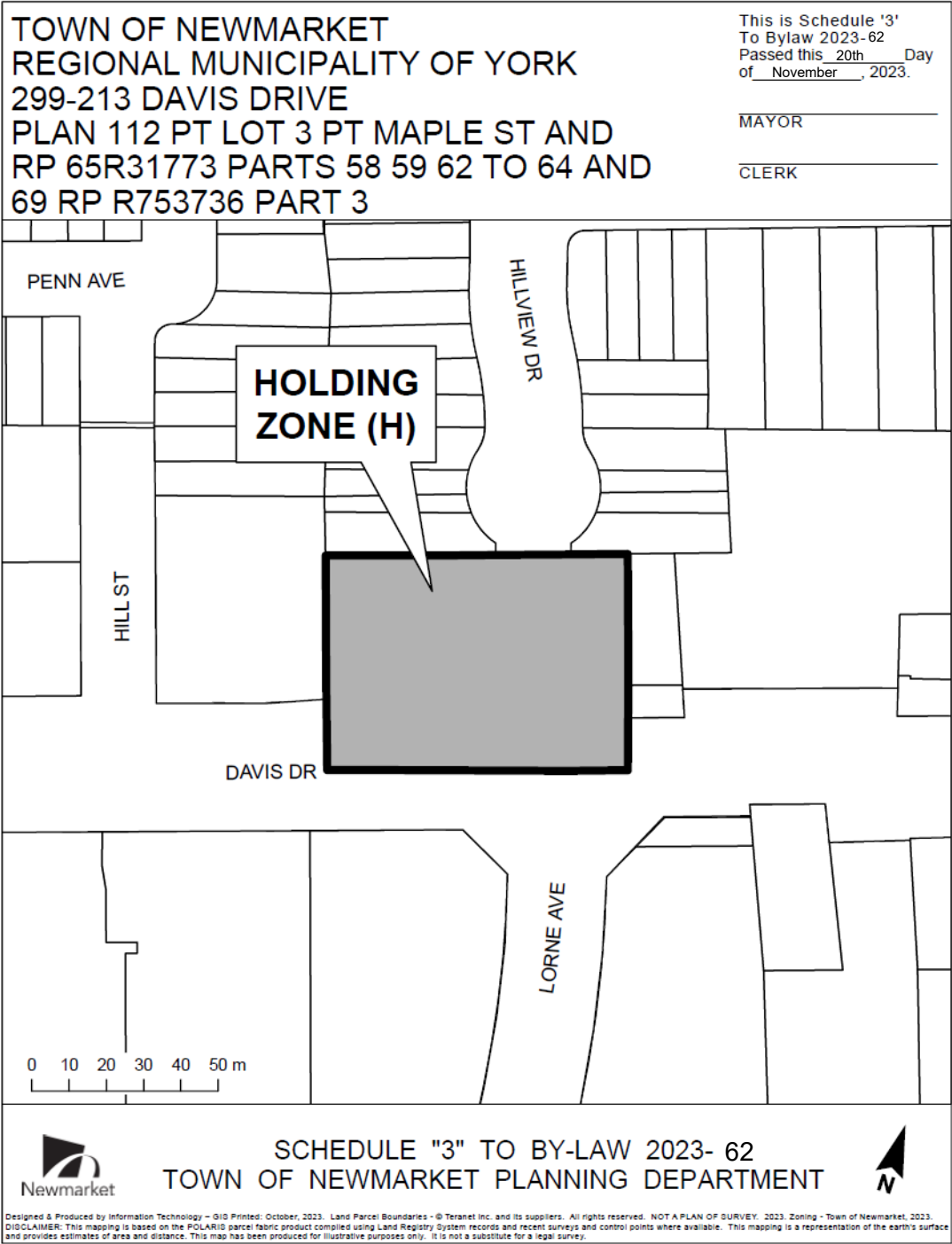


Schedule 2





Schedule 3





**Corporation of the Town of Newmarket**

**By-law 2023-63**

A By-law to amend By-law 2011-24, as amended, to regulate traffic within the Town of Newmarket (Schedule III Stop Signs).

Whereas it is deemed necessary to amend By-law 2011-24, as amended, a By-law to Regulate Traffic within the Town of Newmarket.

Therefore be it enacted by the Council of the Corporation of the Town of Newmarket as follows:

1. THAT Schedule III (Stop Signs) of the Traffic By-law 2011-24, as amended, be further amended by adding the following:

Laplante Street at Connecticut Lane	1 way	westbound on Connecticut Lane
Laplante Street at Vermont Avenue	1 way	westbound on Vermont Avenue
Laplante Street at New England Court	1 way	northbound on Laplante Street
Vermont Avenue at New England Court	1 way	southbound on New England Court
Vermont Avenue at Connecticut Lane	1 way	northbound on Connecticut Lane
Kalinda Road at Sir Issac Phillips Way	1 way	eastbound on Sir Issac Phillips Way

Enacted this 20<sup>th</sup> day of November, 2023.

\_\_\_\_\_  
John Taylor, Mayor

\_\_\_\_\_  
Lisa Lyons, Town Clerk





**Corporation of the Town of Newmarket**

**By-law 2023-64**

A By-law to amend By-law 2019-63, as amended, to regulate parking within the Town of Newmarket (Schedule IV No Parking).

Whereas it is deemed necessary to amend By-law 2019-63, as amended, a By-law to regulate parking within the Town of Newmarket.

Therefore be it enacted by the Council of the Corporation of the Town of Newmarket as follows:

1. THAT Schedule IV (No Parking) of the Parking By-law 2019-63, as amended, be further amended by adding the following:

ROAD	SIDE	BETWEEN	PROHIBITED TIMES
Bennington Road	South	Yonge Street to a point 30 metres west	Anytime
Bennington Road	North	Yonge Street to LaPlante Street	Anytime
LaPlante Street	West	Bennington Road to New England Court	Anytime
LaPlante Street	East	Bennington Road to Connecticut Lane	Anytime
Connecticut Lane	Both	Laplante Street to Vermont Avenue	Anytime
Vermont Avenue	North	LaPlante Street to Kalinda Road	Anytime
New England Court	South	#532 New England Court to the terminus	Anytime
Kalinda Road	West	#106 Kalinda Road to Vermont Avenue	Anytime
Isaac Phillips Way	East	#905 Isaac Phillips Way to a point 50 metres west of Kalinda Road	Anytime
Isaac Phillips Way	South	Kalinda Road to a point 55 metres west	Anytime

Enacted this 20th day of November, 2023.

John Taylor, Mayor

Lisa Lyons, Town Clerk





# Corporation of the Town of Newmarket

## By-law 2023-65

A By-law to authorize the use of internet voting, home visit voting, voting machines, voting recorders and optical scanning vote tabulators as an Alternative Voting Method in the Town of Newmarket.

Whereas Section 42 of the Municipal Elections Act, 1996, provides that a municipal Council may enact a by-law authorizing the use of alternative voting methods that do not require electors to attend at a physical voting place in order to vote; and,

Whereas Section 42 of the Municipal Elections Act, 1996, provides that a municipal council may enact a by-law authorizing the use of voting and vote counting equipment such as voting machines, voting recorders or optical scanning vote tabulators; and,

Therefore be it enacted by the Council of the Corporation of the Town of Newmarket as follows:

1. That the use of internet voting, and home visit voting is hereby authorized for the purposes of voting in municipal elections in the Town of Newmarket; and,
2. That the use of of voting and vote counting equipment such as voting machines, voting recorders and optical scanning vote tabulators is hereby authorized for the purposes of voting in municipal elections in the Town of Newmarket; and,
3. That By-laws 2021-16 and, 2017-17 be repealed.

Enacted this 20<sup>th</sup> day of November, 2023.

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John Taylor, Mayor

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Lisa Lyons, Town Clerk



# Corporation of the Town of Newmarket

## By-law 2023-66

A By-law to confirm the proceedings of a meeting of Council – November 20, 2023.

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 20<sup>th</sup> day of November 2023.

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John Taylor, Mayor

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Lisa Lyons, Town Clerk