



# Town of Newmarket

## Agenda

### Committee of the Whole

Date: Monday, April 13, 2026  
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](http://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 April 8, 2026. 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

#### 6. Deputations

#### 7. Consent Items

## 7.1 Servicing Allocation – 2026 Annual Review

1. That the report entitled Servicing Allocation – 2026 Annual Review dated April 13, 2026, be received; and,
2. That Council reinstate servicing allocation to the developments identified in Table 1; and,
3. That Council allocate new servicing capacity to the developments identified in Table 2; and,
4. That conditional servicing allocation be granted to the developments identified in Table 3; and,
5. That servicing allocation be rescinded from the developments listed in Table 4; and,
6. That the Small Development Reserve be increased to 150 persons; and,
7. That the Town Clerk forward a copy of this report to York Region, including the Servicing Allocation Working Group; and,
8. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

## 7.2 The Community Safety Camera Program: Implementation, Outcomes, and Closure

1. That the report entitled The Newmarket Community Safety Camera Program: Implementation, Outcomes, and Closure dated April 13, 2026 be received.

## 7.3 Preliminary 2025 Fourth Quarter Financial Summary

1. That the report entitled Preliminary 2025 Fourth Quarter Financial Summary dated April 13, 2026 be received; and,
2. That the 2025 tax-supported operating surplus allocation be approved as outlined in the report; and,
3. That changes to the 2026 capital program, 2027 capital spending authority and the corresponding funding be approved as outlined in the report; and,
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

## 7.4 2025 Status Update to the 2025-2029 Multi-year Accessibility Plan

1. That the report entitled 2025 Status Update to the 2025-2029 Multi-year Accessibility Plan dated April 13, 2026 be received; and,
2. That the 2025 Status Update be approved (Attachment 1); and,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

7.4.1 Multi-Year Accessibility Plan - Draft Accessibility Advisory Committee Meeting Minutes of March 19, 2026

**Note:** At its March 19, 2026 meeting, the Accessibility Advisory Committee endorsed the Multi-Year Accessibility Plan.

7.5 Savage Road and Nelson Circle All-Way Stop Review

1. That the report entitled Savage Road and Nelson Circle All-Way Stop Review dated April 13, 2026 be received; and,
2. That an All-Way Stop Control not be implemented at this intersection; and,
3. That No Stopping signs be installed on both sides of Savage Road, within 9 metres south of the existing school crossing location; and,
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

7.6 York Region Municipal Insurance Pool Program

1. That the report entitled York Region Municipal Insurance Pool Program dated April 13, 2026 be received; and,
2. That Council authorize the staff to negotiate and enter into an Insurance Pool Program with York Region and lower tier York Region municipalities for a term of five years, with the option of two additional five year terms, on business terms and legal terms satisfactory to staff; and,
3. That the Director of Financial Services/Town Treasurer be delegated the authority to sign the finalized Subscriber's Agreement (Insurance Pool Program agreement); and,
4. That Council appoint the Director of Financial Services/Town Treasurer to represent the Town of Newmarket on the Insurance Pool Advisory Board and further appoints the Deputy Treasurer as an alternate representative; and,
5. That the Director of Financial Services/Town Treasurer and the Deputy Treasurer be delegated the authority to make decisions on behalf of the Town of Newmarket as required under the Subscriber's Agreement (Insurance Pool Program agreement); and,
6. That Council authorize:
  - a. Staff to financially contribute, via the levies payable by the Town under the Insurance Pool Program, to the direct purchase service agreement to be entered into by York Region with Axxima Insurance Services, a division of 3303128 Canada Inc. and Axxima Inc. (collectively "Axxima"), for Insurance Pool Administrator services to establish and manage the pool for a two-year term; and,
  - b. the Director of Financial Services/Town Treasurer and the Deputy Treasurer to have the delegated authority to approve any continuing financial contribution via the Town levies should the term of the Subscriber's Agreement (Insurance Pool Program agreement) with

Axxima be extended; and,

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

7.7 Development Charges Deferral Request – 17645 Yonge Street (Redwood)

1. That the report entitled Development Charges Deferral Request – 17645 Yonge Street (Redwood) dated April 13, 2026 be received; and,
2. That the Development Charges associated with the development at 17645 Yonge Street (Redwood) be deferred, as outlined in this report; and,
3. That staff be directed to enter into a tri-party DC Deferral Agreement with the development landowner and the Region, as set out in this report; and,
4. That the Chief Administrative Officer be authorized to execute the DC Deferral Agreement on behalf of the Town; and,
5. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

7.8 Accessibility Advisory Committee meeting minutes of November 20, 2025

1. That the Accessibility Advisory Committee meeting minutes of November 20, 2025 be received.

7.9 Newmarket Library Board meeting minutes of January 21, 2026

1. That the Newmarket Public Library Meeting Minutes of January 21, 2026 be received.

7.10 Elman W. Campbell Museum Board meeting minutes of February 25, 2026

1. That the Elman W. Campbell Museum Board Meeting Minutes of February 25, 2026 be received.

7.11 Main Street District Business Improvement Area Board of Management meeting minutes of March 4, 2026

1. That the Main Street District Business Improvement Area Board of Management meeting minutes of March 4, 2026 be received.

**8. Action Items**

8.1 Carnival Licence Application for Joe Persechini Charity Midway

1. That the report entitled Carnival Licence Application for Joe Persechini Charity Midway dated April 13<sup>th</sup>, 2026, be received; and,

2. That Council approve or deny the Carnival Licence for Joe Persechini Charity Midway; and,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

## 8.2 Carnival Licence Application for the Royal International Circus

1. That the report entitled Carnival Licence Application Royal International Circus dated April 13, 2026 be received; and,
2. That Council approve or deny the Carnival Licence for Royal International Circus; and,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

## 9. Notices of Motion

## 10. Motions Where Notice has Already been Provided

### 10.1 Combatting Antisemitism

**Note:** Councillor Twinney provided a Notice of Motion at the March 30, 2026 Council meeting.

Whereas the Town of Newmarket is a diverse and inclusive community where residents of all faiths, cultures, and backgrounds should feel safe, respected and protected; and

Whereas there has been a documented rise in antisemitic incidents including specific recent multiple attacks on synagogues in York Region, in addition to the spread of hate-motivated acts and inciting violence in the province of Ontario and Canada as a whole; and,

Whereas deeply concerning hate-motivated incidents directed at the Jewish community and other vulnerable communities undermine public safety, community cohesion, and the fundamental values of tolerance and inclusion which the Town of Newmarket strives to embody; and,

Whereas municipal governments rely on strong partnerships with federal, provincial, and regional law enforcement agencies to effectively prevent, investigate, and respond to hate-motivated incidents; and

Whereas the Town of Newmarket is served by the York Regional Police, and benefits from coordination with the provincial and federal partner including the Ontario Provincial Police, Royal Canadian Mounted Police, and Canadian Security Intelligence Service; and,

Whereas municipalities face increasing financial and operational pressures in responding to rising incidents of hate, including the need for enhanced policing coordination, prevention programs, and community safety initiatives; and,

Therefore be it resolved:

1. That the Town of Newmarket Council formally request the Government of Canada and the Province of Ontario to work in partnership with York Region and the Town of Newmarket to establish a combined Federal, Provincial, Regional, and Municipal law enforcement joint task force, composed of but not limited to the Royal Canadian Mounted Police, Canadian Security Intelligence Service, Ontario Provincial Police, and York Regional Police, to coordinate intelligence, prevention, and enforcement efforts to combat and prevent antisemitic hate and violence, and to protect vulnerable communities; and,
2. That Council request the Federal and Provincial Governments to provide dedicated and sustainable funding to support these coordinated enforcement and prevention efforts, and to provide financial assistance to municipalities and regional police services, including York Regional Police, to address the increased operational demands resulting from the rise in hate-motivated incidents; and,
3. That Council request York Region Police force set up dates and times with the Town of Newmarket to provide education and increased communication to the Town at community events through their Mobile Command Bus in order to support an increased sense of public safety; and,
4. That Council calls upon all municipalities in York Region to join the Town of Aurora and the Town of East Gwillimbury in support of this resolution; and,
5. That Council direct that this resolution be forwarded to the Right Honorable Prime Minister of Canada, the Minister of Justice and Attorney General of Canada, the Minister of Public Safety Canada, the Premier of Ontario, the Solicitor General of Ontario & The Attorney General of Ontario, the York Regional Police Services Board, the Local Members of Parliament and Members of Provincial Parliament representing the Town of Newmarket, and all municipalities within York Region.

**11. New Business**

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

**13. Adjournment**



Town of Newmarket  
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## **Servicing Allocation – 2026 Annual Review**

### **Staff Report to Council**

Report Number: 2026-25

Department(s): Building and Planning Services

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

Meeting Date: April 13, 2026

### **Recommendations**

1. That the report entitled Servicing Allocation – 2026 Annual Review dated April 13, 2026, be received; and,
2. That Council reinstate servicing allocation to the developments identified in Table 1; and,
3. That Council allocate new servicing capacity to the developments identified in Table 2; and,
4. That conditional servicing allocation be granted to the developments identified in Table 3; and,
5. That servicing allocation be rescinded from the developments listed in Table 4; and,
6. That the Small Development Reserve be increased to 150 persons; and,
7. That the Town Clerk forward a copy of this report to York Region, including the Servicing Allocation Working Group; and,
8. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

### **Purpose**

The purpose of this report is twofold:

- 1) to provide Council with recommendations for the allocation of servicing capacity to development applications containing a residential component; and
- 2) to update Council on the Town's current servicing capacity status.

## Background

York Region manages servicing capacity allocation to Newmarket as it oversees and maintains the major infrastructure that determines available servicing capacity and delivers the capital projects that expand it. Each year, the Region informs the Town of the total capacity available for new developments. Local Councils then assign capacity to specific developments guided by staff recommendations.

Staff recommendations are based a comprehensive review of servicing allocation requests. Each application is assessed according to its progress in the planning approval process and evaluated against the [Town's Servicing Allocation Policy](#).

This report provides Council with staff's recommended 2026 servicing allocation distribution and an update on the balance of the Town's Servicing Allocation Reserve.

## Discussion

### Servicing Allocation Context

In December 2025, York Region reported that Newmarket's total assigned servicing capacity is 15,547 persons, comprised of:

- 4,622 persons already allocated to developments in the pipeline (i.e. committed capacity)
- 8,692 persons of unallocated capacity carried forward from the end of 2024, and
- 2,233 persons of new capacity assigned to Newmarket in 2025 as part of the York Durham Sewage System (YDSS) expansion.

Some of the Region's capacity assignments are tied to "trigger projects" (Regional infrastructure that must be completed before the full capacity is released). For Newmarket, the Region identifies the North YDSS Expansion Phase 1, including Newmarket-related upgrades, with expected commissioning in 2028. Historically, the Town did not include capacity triggered by Regional projects as available for assignment. With the establishment of a region-wide Working Group and new allocation tracking software, it is now considered appropriate to incorporate these figures. As the Region reports 15,547 persons of allocation, the Town has re-based its calculations on that number.

The Region's analysis relied on Q4 2024 allocation data, which has since changed due to adjustments in development applications and construction activity throughout 2025.

Staff have reviewed the status of all development applications and recommend reinstating 4,398 persons of servicing allocation. Table 1 identifies the applications proposed to retain their allocation.

Staff also recommend assigning allocation to seven new developments in 2026, totaling 1,453 persons. Table 2 identifies the applications recommended to receive new allocation.

Table 3 lists the five applications proposed for conditional allocation. Three of these applications have not previously had allocation. They are granted allocation now to encourage progress on the application. Two applications are recommended to receive a conditional reinstatement of their allocation. If a resubmission of material is not received and progress demonstrated in 2026, their allocation will be rescinded in 2027.

Staff further recommend rescinding allocation from two developments due to inactivity and lack of progress, resulting in 172 persons being returned to the available capacity. Table 4 identifies the applications proposed to have their allocation removed. Details on the evaluation criteria for determining inactivity are provided below.

Appendix 1 lists active applications not yet ready for allocation but expected to require it in the future, representing approximately 5,668 persons.

Staff also recommend transferring 150 persons to the Small Development Reserve, which would reduce available capacity accordingly. In addition, the Region and Marianneville’s I&I program have identified 715 persons of capacity that can be added to the available allocation.

In total, if the recommendations in this report are approved, 9,089 persons of unallocated servicing capacity would remain.

**Table 1 – Applications to be Reinstated Servicing Allocation**

Location	Developer	Units	Allocated Persons
315 Davis Drive	Format Davis Limited	163 apartment units	311
600 Stonehaven Avenue	Marianneville Stonehaven Ltd	199 townhouse and single detached units	558
Glenway West	Marianneville Developments Ltd	189 single and townhouse units	557
849 Gorham Street	Aplin Martin	20 townhouse units	53
16860 and 16920 Leslie Street	City Park Homes (Phase 1)	166 townhouse units	461
17175 Yonge Street	Trinity Coptic Church	208 apartment units	406
17365 and 17369 Yonge Street	Kerbel Group Inc.	331 townhouse and apartment units	664

Location	Developer	Units	Allocated Persons
17645 Yonge Street	Redwood Properties (Phase 2)	188 apartment units	494
201 Davis Drive	Mosaik Davis Inc.	216 apartment units	421
Gault Grove (Western terminus of Silken Laumann Drive)	Grand Homes Canada/Blackthorn	28 townhouse units	74
William Booth Avenue, Delano Way, Solstice Circle	Sundial (Phase 3)	132 semi-detached and townhouse units	349
1041-1051 Davis Drive & 15-23 Hamilton	Fifth Avenue Homes	20 townhouse units	50
		<b>Total</b>	<b>4,398</b>

**Table 2 – Applications to be Newly Allocated Servicing**

Location	Developer	Units	Allocated Persons
Woodspring Avenue	Marianneville Developments Woodspring Limited	122 townhouse units	316
Yonge Street & Bennington Road	Shining Hill Estates Inc. (Phase 4 Draft Plan)	167 singles and townhouses	441
62 Bayview Parkway	York Housing Inc.	227 apartment units	368
17645 Yonge Street	Redwood Properties (Phase 3)	168 apartment units	328
		<b>Total</b>	<b>1,453</b>

The following applications are recommended to be conditionally granted or reinstated servicing allocation. As conditional, each must demonstrate meaningful progress in 2026 or their allocation will be rescinded in 2027. For the purposes of this review, a complete resubmission ready for staff review will be considered evidence of progress.

**Table 3 – Applications to be given Conditional Allocation**

Location	Developer	Units	Allocated Persons
172-178 Old Main Street	Mackenzie Hall Homes	6 semi-detached units	31
231 Old Main Street	5042216 Ontario Ltd.	16 semi-detached units and a four-plex	49
218-244 Old Main Street	5042216 Ontario Ltd.	92 townhouse, semi-detached and multi-plex units	223
415 Pickering Crescent	2425945 Ontario Inc.	24 townhouse units and 4 single detached	76
281 Main Street North	281 MSN Inc.	19 townhouse units	50
		<b>Total</b>	<b>429</b>

**Table 4 – Applications to be Rescinded Allocation**

Location	Developer	Units	Allocated Persons
99, 103, 105 Main Street South, 454, 462, 466 Queen Street	Streetcar	61 townhouse units	111
1038-1040 Jacarandah Drive	2529437 Ontario Ltd.	21 semi-detached units	61
		<b>Total</b>	<b>172</b>

Recommendations to rescind servicing allocation were made in accordance with Sections 5 and 6 of the Servicing Allocation Policy, based on the following criteria:

1. The application has been inactive for at least one year.

2. The applicant did not respond to the request for a status update or to provide their request and/or required timing for allocation.

Recommendations to grant servicing allocation were based on:

1. The application's priority location as identified in the Policy.
2. The achievement of land use approvals and demonstrated steady progress on site plan approval or detailed design.

Recommendations to not grant servicing allocation were based on:

1. Land use approvals have not yet been achieved.
2. A lack of progress during detailed design, making allocation premature.
3. Significant design changes that materially affect unit counts, without progress on the new design.

## **Small Development Reserve**

Allocations from the Small Development Reserve apply to:

- registered Additional Residential Units (ARUs),
- new lots created by consent, and
- developments of 10 units or fewer that are not subject to site plan approval.

In 2025, the Small Development Reserve carried a balance of 66 persons of allocation. During the year, 33 ARUs were registered, 3 new lots created by consent, and building permits were issued for 4 dwellings not requiring site plan approval. These approvals accounted for 86 persons of allocation, resulting in the Small Development Reserve being overdrawn by 20 persons.

Staff are recommending replenishing the Small Development Reserve to 150 persons this year to respond to anticipated demand.

## **Use of newer 2021 Census PPU in 2026**

The Region updated the persons per unit (PPU) values used in servicing allocation calculations. Previously, allocations were based on PPU values derived from the 2011 Census. Effective January 1, 2026, updated PPU values based on the 2021 Census are now in use. These updated values improve the accuracy of tracking capacity usage in both the local and regional systems, which in turn provides a more reliable understanding of the remaining servicing capacity. Average persons per unit decreased between the 2011 and 2021 Census periods, which has the effect of extending the Town's available servicing allocation.

## Allocation Summary

	2025	2026
Available Capacity	15,547	10,949
Persons Allocated	-4,679	
Persons Reinstated (Table 1)		(4,398)*
Persons Newly Allocated (Table 2)		-1,453
Persons Conditionally Allocated (Table 3)		-429
Persons Rescinded (Table 4)		+172
Capacity found through I&I	+715	
Over commitment of small development reserve	-20	-150
Capacity used (building permit issued)	-614	
Remainder	10,949	9,089

*\*the reinstated allocation is not re-counted in the calculation for 2026 as it was already accounted for in 2025.*

## Conclusion

Staff have completed the annual review of development applications requiring servicing allocation and have provided recommendations in accordance with the Town's Servicing Allocation Policy. This report recommends reinstating 4,398 persons of allocation, assigning 1,453 persons of new allocation, granting 429 persons of conditional allocation, and rescinding 172 persons of allocation.

Given the reserve of 15,547 persons at the start of 2025, the approval of these recommendations would result in a remaining **allocation reserve of 9,089 persons at the end of 2026.**

## Council Priority Association

This report aligns with the following Council Priority: Community and Economic Vibrancy

## Human Resource Considerations

None.

## Budget Impact

None.

## **Attachments**

Attachment 1 – Applications to Require Servicing Allocation in the Future

## **Submitted By**

Meghan White, Senior Planner – Development, Planning & Building Services

## **Approval for Submission**

Adrian Cammaert, MCIP, RPP, Manager, Planning Services

Paul Freeman, MCIP, RPP, Chief Planner and Director, Planning & Building Services

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

## **Report Contact**

For more information on this report, contact [info@newmarket.ca](mailto:info@newmarket.ca).

## Appendix 1 – Applications to Require Servicing Allocation in the Future

Location	Developer	Units	Allocated Persons
1015-1029 Davis Drive and 22 Hamilton Drive	Lulu Holdings Inc.	24 semi-detached and townhouse units	62
16860 and 16920 Leslie Street	City Park Homes (Phase 2)	148 townhouse units	389
741, 745, 747, 753, 757, and 763 Gorham Street & 233 Muriel Street	Muriel Developments Inc. & 2439107 Ontario Inc (Sunny Communities)	62 townhouse units	163
55 Eagle Street	Millford Development Limited	76 townhouse units	200
66 Roxborough Road	Mr. Luciano DiDomizio	8 townhouse units	20
17680 Leslie Street	2401082 Ontario Inc.	88 townhouse units	231
535 Davis Dr W	LIM Developments (Newmarket) Inc.	226 apartment units	441
301 Mulock Drive and 500 Cane Parkway	Algibon Investments Inc.	392 apartment units	764
615, 625, 631 Davis Drive and 29, 33, 39 Bolton Ave	Fernbrook Core (Davis Drive) Construction Ltd.	764 apartment units	1486
17615 Yonge Street	Dymon Capital	215 apartment units	419
113-121 Main St N	Main Street North Inc.	17 townhouse units	43
Yonge St and Bennington Rd	Shining Hill (Phase 4 site plans / condos)	677 townhouse, live work and apartment units	1320
16756 and 16764 Bayview Ave	2570245 Ontario Inc	68 apartment units	130
		<b>Total</b>	<b>5668</b>





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# **The Community Safety Camera Program: Implementation, Outcomes, and Closure**

## **Staff Report to Council**

Report Number: 2026-22

Department(s): Legislative Services

Author(s): Ben Worthington, Manager of ASE & AMPS

Meeting Date: April 13, 2026

### **Recommendations**

1. That the report entitled The Newmarket Community Safety Camera Program: Implementation, Outcomes, and Closure dated April 13, 2026 be received.

### **Purpose**

The purpose of this report is to formally close out the Community Safety Camera Program, which utilized Automated Speed Enforcement (ASE) technology, following provincial legislative change that removed municipal authority to operate such programs. This report provides Council with a concise summary of the program's intent, duration, and conclusion, and confirms that all required administrative and financial wind-down activities have been completed.

### **Background**

On **January 30, 2023**, Town Council received a [presentation and Staff Report 2023-07](#) approved implementation of the Community Safety Camera Program, utilizing ASE technology.

On **September 3, 2024**, The Community Safety Camera Program was launched with a warning notice period.

On **October 18, 2024**, Administrative penalties (speeding tickets) commenced under the Community Safety Camera Program.

On **May 26, 2025**, Town Council received [Staff Report 2025-31](#) confirming the effectiveness of the Community Safety Camera Program, illustrating a 73% reduction in

the number of vehicles travelling above the posted speed limit and a 23% reduction in average vehicle speeds.

On **November 14, 2025**, Municipal authority to operate community safety cameras utilizing ASE technology was repealed following enactment of [Bill 56](#).

## Discussion

The Community Safety Camera Program operated for a limited period and was administered in accordance with all applicable legislative and policy requirements in effect at the time. Enforcement activities were limited to approved locations and supported by public awareness measures. The program focused on high-risk community safety zones in front of schools, with a clear and controlled purpose; to reduce vehicle speeds and improve safety where people are most vulnerable.

## Program Outcomes

During its period of operation, the program demonstrated improved driver compliance within monitored areas, including reductions in speeding behaviour and lower average vehicle speeds. These outcomes were consistent with the program’s primary objective of enhancing road safety.

While the program was active;

- Vehicles travelling above the posted speed limit **declined by 78%**
- Average vehicle speeds and speeds in the 85<sup>th</sup> percentile **dropped by 23%**

Comparative Analysis			
Community Safety Zone	# of Vehicles Above Speed Limit	Avg Vehicle Speed	85th Percentile
Before ASE	7,574,164	46.98 km/h	53.30 km/h
After ASE	1,687,554	36.39 km/h	41.30 km/h
<b>Reduction Counts</b>	<b>-5,886,610</b>	<b>-10.59 km/h</b>	<b>-12.00 km/h</b>
<b>Reduction %ages</b>	<b>-77.72%</b>	<b>-22.54%</b>	<b>-22.52%</b>

Figure 1: (The Summary Table) Comparative Analysis: Aggregate Program Impact

## Ticket Volumes

From October 2024 to November 2025, the Community Safety Camera program issued 30,277 speeding tickets. Nearly two-thirds of these tickets (57.34%) were issued to drivers from outside Newmarket, indicating most traffic issues were caused by non-residents.

## Ticket Appeals

Appeal volumes remained consistent with the initially projected volumes for the program. Out of the 30,277 total tickets issued, 2,719 went to a Screening and 288 tickets went to a Hearing.

Total Tickets	Actual Volume	Actual Percentage	Initial Projection
Issued	30,277	-	-
Screened	2,719	8.98%	10.00%
Heard	288	0.95%	1.00%

Figure 2: Actual vs. Projected Ticket Appeal Volumes

## Program Conclusion

Following provincial legislative changes on November 14, 2025, the Town began winding down the Community Safety Camera Program. This transition included ending enforcement activities on that date, continuing administrative appeal processing for tickets issued prior to that date, and fulfilling all associated legislative, financial, and contractual obligations.

## Financial Overview

The Community Safety Camera Program was municipally funded, with the Town responsible for all capital, operating, administrative, and wind-down costs. Penalty revenues generated during the program were applied toward offsetting eligible program expenses.

The program concluded during its planned investment phase. The unexpected costs of shutting down the program were covered thanks to our conservative budgeting and strong legal contracts.

The Town generated \$2.2 million in revenue from the start of the program which directly offset the \$1.8 million incurred for setup and operational expenses, concluding the Town's local program in a net-revenue financial position. Furthermore, the Joint Processing Centre (JPC), which supported our municipal partners, generated an additional \$0.3 million in revenue, ultimately leaving the municipality with an overall financial surplus.

It is important to note that all initial capital investments in software, hardware, and physical infrastructure have been fully accounted for. Had the program been permitted to operate over its intended multi-year lifespan, it was on a clear trajectory to generate consistent, year-over-year surpluses.

## Consultation

The Town's Finance was consulted during the preparation of this report.

## **Conclusion**

The Community Safety Camera Program was implemented under provincially authorized legislation and in alignment with Council-approved objectives. While the program concluded earlier than anticipated due to legislative change, it demonstrated the role that automated enforcement can play in supporting municipal traffic safety goals. This report confirms the formal close-out of the program.

## **Council Priority Association**

This report aligns with the following Council Priority: Customer-First Way of Life.

The Community Safety Camera Program aligned with Council's Strategic Priorities and the Town's vision to be Well Beyond the Ordinary, supporting Smart City initiatives by advancing traffic safety through technology-enabled service delivery.

## **Human Resource Considerations**

The provincially mandated termination of the program resulted in staffing impacts related to program delivery. These impacts were addressed in accordance with applicable employment legislation, and human resource policies.

## **Budget Impact**

Based on the life to date results as of December 31, 2025, the Town incurred a net surplus of \$0.7 million.

## **Attachments**

None.

## **Approval for Submission**

Lisa Lyons, Director of Legislative Services/Town Clerk

Andrea Tang, Director of Financial Services

Esther Armchuk, LL.B, Commissioner, Corporate Services

Ian McDougall, Chief Administrative Officer

## **Report Contact**

Ben Worthington, Manager of ASE & AMPS, Legislative Services

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## Preliminary 2025 Fourth Quarter Financial Summary Staff Report to Council

Report Number: 2026-21

Department(s): Financial Services

Author(s): Andrea Tang, Director, Financial Services / Treasurer

Meeting Date: April 13, 2026

### Recommendations

1. That the report entitled Preliminary 2025 Fourth Quarter Financial Summary dated April 13, 2026 be received; and,
2. That the 2025 tax-supported operating surplus allocation be approved as outlined in the report; and,
3. That changes to the 2026 capital program, 2027 capital spending authority and the corresponding funding be approved as outlined in the report; and,
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

### Executive Summary

The Town's preliminary financial results for the year ended December 31, 2025 indicate a **favourable tax-supported operating surplus of \$1.7 million, representing a 1.6% deviation from budget**. This surplus reflects higher-than-budgeted revenues offset by higher winter control and parks maintenance expenditures.

It is recommended that the **\$1.7 million tax-supported operating surplus** be allocated as follows:

- **\$0.3 million** to the *Building Services Reserve* to fund Council-approved deferred/waived building fees for eligible charitable and not-for-profit housing projects;
- **\$1.4 million** to support major system implementations planned for 2026, including Human Resources Information System (HRIS) and Enterprise Asset Management (EAM) to the *General Capital Reserve*.

Capital expenditures totalled **\$78.7 million** against a revised 2025 capital budget of **\$101.5 million**, with several 2025 projects continuing into 2026. Council approval is requested to **transfer \$22.2 million** in unspent capital funding to complete these projects in 2026 and 2027.

In addition, amendments to the **2026 capital program** are proposed, including new and adjusted funding for asset condition assessment and Central York Fire Services projects. Subject to Council approval, the **2026 capital budget will increase from \$58.7 million to \$79.3 million**, and the **2027 capital spending authority will increase from \$49.9 million to \$50.6 million**, ensuring continued delivery of priority infrastructure and service needs.

## Purpose

The purpose of the report is to advise Council on the preliminary financial results for the fiscal year ended December 31, 2025.

In addition, to seek Council approval on:

- transfers to reserves and reserve funds outside of the Treasurer’s delegated authority; and
- changes to the 2026 capital program, 2027 capital spending authority, and the corresponding funding as outlined in the report.

## Background

The 2025 budget is \$274.1 million which includes Council approved in-year changes to the 2025 capital budget. Breakdown of the 2025 budget is as follows:

<b>Components</b>	<b>\$ in millions</b>
Tax-supported operating budget	106.9
Rate-supported operating budgets	65.7
Revised Capital Budget	101.5
<b>Total</b>	<b>274.1</b>

## Discussion

This report outlines the financial results on each component of the Town’s budget for the fourth quarter ending December 31, 2025.

## Tax-Supported Operating Budget

For the 2025 fiscal year ended December 31, 2025, the Town incurred a net favourable variance of \$1.7 million. The variance represents a 1.6% deviation from budget (or achieving 98.4% of budget). A generally acceptable percentage of deviation from an approved operating budget is between 5% and 10%.

Revenues were higher than budget by \$7.1 million. Bank interest income revenues were favourable by \$1.0 million due to higher interest rates. Interest and penalty revenues were \$1.3 million above budget, reflecting an increase in accounts in arrears in the current economic climate. Property tax revenues were \$0.8 million higher than budget, driven by additional assessment growth and in-year additions to the tax roll.

Recreation revenues were also higher than budget by \$2.2 million, primarily from increased participation in fitness memberships, summer camps, aquatics, tennis programs and ice rentals, partially offset by additional part-time wages to run the programs.

The Newmarket Automated Speed Enforcement (ASE) program generated net revenues of \$0.7 million since program inception in 2024. Surplus beyond operational costs was transferred to a reserve to support community safety initiatives. The Town also provided participating Municipal Partners with ticket processing services for their ASE programs, as well as Screening and Hearing Review services. A comprehensive report on ASE program is tabled at the April 13, 2026 Committee of the Whole (COW) meeting.

Expenditures were higher than budgeted by \$5.4 million. Winter control expenditures exceeded budget by \$1.0 million due to higher-than-anticipated snow activity volumes.

Parks maintenance and forestry expenditures were also above budget, primarily due to continued efforts to address deferred annual programs, including sports surface improvements, and the tree removal and planting program. Implementation delays during the pandemic created a backlog of work.

Spending on special events surpassed the budget. In addition to the Town's regular event programming, Ice Lounge, Stanley Cup viewing parties, and Summer Fest were hosted during the year. These events were well received by the community, generating strong attendance and local engagement.

Higher expenditures were incurred in facility maintenance and software licensing fees.

There were favourable expenditure variances where transfers to operating reserves were made within delegated authority in accordance with the budget:

- insurance premium – favourable variance of \$0.2 million (transfer to reserve);
- playground maintenance – favourable variance of \$0.2 million (transfer to reserve)

Unfavourable variances in winter control and parks maintenance were absorbed through additional one-time revenues from bank interest income, and interest and penalty revenues, avoiding the need for reserve draws.

In summary, the Town incurred a favourable variance of \$1.7 million and it is recommended to allocate the surplus as follows:

- \$0.3 million to the Building Services Reserve to fund Council approved deferred/waived building fees related to housing development projects by charity and not-for-profit organizations
- \$1.4 million to the General Capital Reserve to fund system implementations for HRIS and EAM

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

Newmarket's portion of the CYFS operating budget incurred a favourable variance of \$0.3 million.

A report on the fourth quarter preliminary results was tabled at the March 10, 2026 Joint Council Committee (JCC) meeting.

### **Newmarket Public Library**

The Library incurred a deficit of \$0.1 million of which there was a draw from the Library reserve to fund the deficit. The deficit was mainly from the purchase of book vending machines, and it was approved by the Library Board to fund the purchase from the Library Reserve.

The Newmarket Public Library audited 2025 Financial Statement will be tabled to the Library Board in June 2026.

## **Rate-Supported Operating Budgets**

### **Water and Wastewater**

At the end of the fourth quarter, the water and wastewater programs reported a combined surplus of \$1.5 million, compared to a budgeted surplus of \$1.9 million. The lower-than-budgeted surplus was primarily attributable to higher repairs and maintenance costs. Net surpluses were transferred to the respective water and wastewater reserves.

### **Stormwater**

Stormwater reported a surplus of \$0.5 million compared to a budgeted surplus of \$0.1 million. The higher-than-budgeted surplus was primarily due to lower expenditures related to the CCTV program, maintenance activities, and catch basin cleaning. The net surplus was transferred to the stormwater reserve.

## **Development Services**

A softer development market had an adverse impact on development-related services, particularly Building Services and Planning. This lower level of development activity is expected to continue into 2026.

The Building Division reported a net deficit of \$1.5 million, compared to a budgeted deficit of \$0.8 million. Planning reported a net deficit of \$0.6 million, compared to a budgeted deficit of \$0.4 million. Development Engineering reported a nominal deficit of \$37 thousand, compared to a budgeted surplus of \$0.2 million.

## **Capital Budget**

Capital expenditures of \$78.7 million (\$39.7 million in standard program and \$39.0 million in major projects) were incurred at the end of the 2025 against the revised capital budget of \$101.5 million.

Major projects included multi-year projects such as the construction of Mulock Park and the continuous roll-out of the Advanced Metering project.

Appendix 4 provides a summary of 2025 capital projects that remain underway and require Council approval to carry forward \$22.2 million of total available capital budget into 2026 and 2027 to support project completion.

## **Additional 2026 Capital and Funding Requests**

Staff identified the following amendments to the 2026 capital program for consideration:

**Fairy Lake Dam Condition Assessment and Engineering Study** - \$0.3 million – proposed funding from Asset Management Fund (AMF)

Project Scope: A request is being made as the Town recently reached an agreement with LSRCA that included transfer of ownership for the Fairy Lake Dam, a new asset for the Town to manage. The Condition Assessment & Engineering Study will engage a professional engineering firm experienced in dam structures to collect and analyze information about the dam. The engineer will provide detailed recommendations about future capital works, operations and maintenance programs, management strategies, and ownership requirements to meet provincial legislation.

**Station 4-5 Remediation – CYFS** – proposed additional funding from CYFS AMF: Additional budget of \$15,000 is being requested to complete the project. This project includes reinforcing the upper slab for the training room exit, installing a crane, and adding a bail-out window.

**Replacement of SUV (CH45) – CYFS** – proposed additional funding from CYFS AMF: Additional budget of \$23,000 is being requested to account for the enhanced emergency lighting system and the associated installation costs. Product pricing and installation labour costs have risen significantly since the budget was requested.

**Training Building / Burn Tower - CYFS:** A request is being made to transfer the remaining budget of \$198,000 from the completed capital project “Training Building and Fence” to capital project “Training Building/Burn Tower”.

The capital requests from CYFS outlined above were presented and endorsed by JCC on March 10, 2026.

### **Capital Project Overspend**

There were several projects where actual spending was higher than the approved budgets by more than \$0.25 million.

**Roof Replacements** – Actual \$3.2 million against budget \$2.1 million – overspend due to higher costs and additional roof replacements. The overspend can be funded from remaining budgets from 2025 completed projects with the same funding source

**Municipal Infrastructure Project** – Actual \$10.5 million against budget \$9.2 million – overspend due to excess capacity to complete more work in 2025. This is an annual program with approved capital spending authority in 2026 and 2027. The additional spending will be accelerated from the 2027 capital spending authority; therefore the 2027 capital spending authority will be reduced by \$1.3 million.

**Hasket Breathing Space & Trail** – Actual \$2.9 million against budget \$2.4 million – this is a multi-year project, and additional work was accelerated to 2025. The additional funds of \$0.5 million will be funded from Development Charges. The 2026 capital spending authority was reduced during the 2026 budget process.

### **Capital Summary**

Upon Council approval of the proposed capital changes, the 2026 capital program will be increased from \$58.7 million to \$79.3 million, and the 2027 capital spending authority will be increased from \$49.9 million to \$50.6 million.

### **Consultation**

Strategic Leadership Team (SLT) and various Business Units have been consulted.

### **Conclusion**

This report provides a summary on the preliminary 2025 financial results. Audited 2025 financial statements will be tabled to Committee of the Whole (CoW) in June 2026.

## **Council Priority Association**

This report aligns with the following Council Priority: Community and Economic Vibrancy

## **Human Resource Considerations**

Not applicable.

## **Budget Impact**

The 2025 tax-supported operating budget surplus will be transferred to the reserve and reserve funds as outlined in the report.

Upon approval of the changes to the capital programs, the 2026 capital budget will be amended to \$79.3 million (based on the 2026 approved budget of \$58.7 million, carry forward requests of \$20.2 million and additional requests totaling \$0.4 million as outlined in this report).

## **Attachments**

Appendix 1 – 2025 Fourth Quarter Operating Results

Appendix 2 – 2025 Fourth Quarter Water, Wastewater and Stormwater Operating Results

Appendix 3 – 2025 Fourth Quarter Capital Expenditures

Appendix 4 - 2025 Approved Capital Budget Transfers to 2026

## **Approval for Submission**

Esther Armchuk, LL.B

Commissioner, Corporate Services

Ian McDougall

Chief Administrative Officer, Office of the CAO

## **Report Contact**

For more information on this report, contact [info@newmarket.ca](mailto:info@newmarket.ca).



**2025 Fourth Quarter**  
**APPENDIX 1 - OPERATING RESULTS**

Departments	Year-to-Date to December 31, 2025			Full Year
	ACTUAL	BUDGET	VARIANCE	Budget
	\$	\$	\$	\$
<b>Members of Council</b>				
<i>Revenues</i>	-	-	-	-
<i>Expenditures</i>	960,514	936,295	(24,220)	936,295
<b>Net surplus/(deficit)</b>	<b>(960,514)</b>	<b>(936,295)</b>	<b>(24,220)</b>	<b>(936,295)</b>
<b>C.A.O. - Office</b>				
<i>Revenues</i>	490,118	295,308	194,810	295,308
<i>Expenditures</i>	3,842,552	4,219,843	377,291	4,219,843
<b>Net surplus/(deficit)</b>	<b>(3,352,434)</b>	<b>(3,924,535)</b>	<b>572,100</b>	<b>(3,924,535)</b>
<b>Corporate Services</b>				
<i>Revenues</i>	10,957,245	9,084,803	1,872,442	9,084,803
<i>Expenditures</i>	25,860,859	25,302,924	(557,935)	25,302,924
<b>Net surplus/(deficit)</b>	<b>(14,903,614)</b>	<b>(16,218,121)</b>	<b>1,314,507</b>	<b>(16,218,121)</b>
<b>Fire Services</b>				
<i>Revenues</i>	483,725	394,503	89,222	394,503
<i>Expenditures</i>	17,509,012	17,762,879	253,867	17,762,879
<b>Net surplus/(deficit)</b>	<b>(17,025,287)</b>	<b>(17,368,376)</b>	<b>343,089</b>	<b>(17,368,376)</b>
<b>Community Services</b>				
<i>Revenues</i>	13,144,013	10,599,006	2,545,007	10,599,006
<i>Expenditures</i>	41,676,303	35,671,139	(6,005,164)	35,671,139
<b>Net surplus/(deficit)</b>	<b>(28,532,290)</b>	<b>(25,072,133)</b>	<b>(3,460,157)</b>	<b>(25,072,133)</b>
<b>Development &amp; Infra. Services</b>				
<i>Revenues</i>	7,198,619	7,557,624	(359,005)	7,557,624
<i>Expenditures</i>	21,726,434	22,097,209	370,775	22,097,209
<b>Net surplus/(deficit)</b>	<b>(14,527,815)</b>	<b>(14,539,584)</b>	<b>11,769</b>	<b>(14,539,584)</b>
<b>Library Services</b>				
<i>Revenues</i>	272,404	162,660	109,744	162,660
<i>Expenditures</i>	4,051,563	3,941,819	(109,744)	3,941,819
<b>Net surplus/(deficit)</b>	<b>(3,779,159)</b>	<b>(3,779,159)</b>	<b>0</b>	<b>(3,779,159)</b>
<b>General Government</b>				
<i>Revenues</i>	5,386,907	3,536,000	1,850,907	3,536,000
<i>Expenditures</i>	3,050,031	3,306,392	256,361	3,306,392
<b>Net surplus/(deficit)</b>	<b>2,336,876</b>	<b>229,608</b>	<b>2,107,268</b>	<b>229,608</b>
<b>Debt Servicing</b>				
<i>Revenues</i>	786,087	786,087	-	786,087
<i>Expenditures</i>	2,552,341	2,573,367	21,026	2,573,367
<b>Net surplus/(deficit)</b>	<b>(1,766,254)</b>	<b>(1,787,280)</b>	<b>21,026</b>	<b>(1,787,280)</b>
<b>Property Taxes</b>				
<i>Revenues</i>	81,398,290	80,549,477	848,813	80,549,477
<i>Expenditures</i>	-	-	-	-
<b>Net surplus/(deficit)</b>	<b>81,398,290</b>	<b>80,549,477</b>	<b>848,813</b>	<b>80,549,477</b>
<b>Allocations</b>				
<i>Revenues</i>	-	-	-	-
<i>Expenditures</i>	(2,846,398)	(2,846,398)	0	(2,846,398)
<b>Net surplus/(deficit)</b>	<b>2,846,398</b>	<b>2,846,398</b>	<b>0</b>	<b>2,846,398</b>
<b>GRAND-TOTAL</b>				
<i>Revenues</i>	120,117,409	112,965,469	7,151,940	112,965,469
<i>Expenditures</i>	118,383,212	112,965,469	(5,417,743)	112,965,469
<b>Net surplus/(deficit)</b>	<b>1,734,197</b>	<b>-</b>	<b>1,734,197</b>	<b>-</b>



**Town of Newmarket  
2025 Fourth Quarter  
APPENDIX 2 - Water, Wastewater & Stormwater Operating Results**

Area	Year-to-date (December 31, 2025)				Full Year Budget \$
	Actual	Budget	Variance		
	\$	\$	\$	%	
<b>Water Rate Group</b>					
<i>Revenues</i>	22,579,280	22,908,214	(328,934)	-1.4%	22,908,214
<i>Internal Allocations</i>	1,356,179	1,356,179	0.04	0.0%	1,356,179
<i>Expenditures</i>	20,963,374	21,009,458	46,084	0.2%	21,009,458
<b>Net</b>	<b>259,727</b>	<b>542,577</b>	<b>(282,850)</b>		<b>542,577</b>
<b>Wastewater Rate Group</b>					
<i>Revenues</i>	26,267,969	26,789,555	(521,586)	-1.9%	26,789,555
<i>Internal Allocations</i>	1,246,000	1,246,000	(0.04)	0.0%	1,246,000
<i>Expenditures</i>	23,799,786	24,192,711	392,925	1.6%	24,192,711
<b>Net</b>	<b>1,222,183</b>	<b>1,350,844</b>	<b>(128,661)</b>		<b>1,350,844</b>
<b>Storm Water Rate Group</b>					
<i>Revenues</i>	9,888,069	9,958,880	(70,811)	-0.7%	9,958,880
<i>Internal Allocations</i>	229,368	229,368	-	0.0%	229,368
<i>Expenditures</i>	9,149,964	9,592,711	442,747	4.6%	9,592,711
<b>Net</b>	<b>508,737</b>	<b>136,801</b>	<b>371,936</b>		<b>136,801</b>
<b>GRAND-TOTAL</b>					
<i>Revenues</i>	58,735,318	59,656,649	(921,331)	-1.5%	59,656,649
<i>Expenditures</i>	56,744,671	57,626,427	881,756	1.5%	59,656,649
<b>Net</b>	<b>1,990,647</b>	<b>2,030,222</b>	<b>(39,576)</b>		<b>-</b>



**Town of Newmarket**  
**2025 Fourth Quarter**  
**APPENDIX 3 - CAPITAL EXPENDITURES**

Commission / Department / Area	Actual 2025 (\$)	Revised Annual Budget 2025 (\$)	% of Spending
<b><u>Corporate Services</u></b>			
Information Technology	1,984,096	5,070,000	39.1%
Legislative Services	-	-	0.0%
General Government	-	250,000	0.0%
<b>Total</b>	<b>1,984,096</b>	<b>5,320,000</b>	<b>37.3%</b>
<b><u>Community Services</u></b>			
Recreation & Culture Services	-	-	0.0%
Facilities	7,333,347	7,700,000	95.2%
Parks	5,056,902	6,413,000	78.9%
<b>Total</b>	<b>12,390,249</b>	<b>14,113,000</b>	<b>87.8%</b>
<b><u>Development &amp; Infrastructure Services</u></b>			
Planning & Building	321,938	592,000	54.4%
Public Works (Fleet, Roads, Water, Wastewater)	4,586,377	8,564,900	53.5%
Engineering	58,292,054	65,158,606	89.5%
<b>Total</b>	<b>63,200,369</b>	<b>74,315,506</b>	<b>85.0%</b>
<b><u>Library Services</u></b>			
	17,947	140,000	12.8%
<b>Total</b>	<b>17,947</b>	<b>140,000</b>	<b>12.8%</b>
<b><u>Central York Fire Services</u></b>			
	1,060,771	7,573,200	14.0%
<b>Total</b>	<b>1,060,771</b>	<b>7,573,200</b>	<b>14.0%</b>
Capital Provision	-	-	
<b>GRAND TOTAL</b>	<b>78,653,432</b>	<b>101,461,706</b>	<b>77.5%</b>

**SUMMARY**

<b>Total Standard Program</b>	<b>39,683,322</b>	<b>56,354,100</b>	<b>70.4%</b>
<b>Total Major Projects</b>	<b>38,970,110</b>	<b>45,107,606</b>	<b>86.4%</b>
<b>Total</b>	<b>78,653,432</b>	<b>101,461,706</b>	<b>77.5%</b>



**Appendix 4 - 2025 Approved Capital Budget Transfers to 2026**

Department	Project Name	2025 Remaining Budget	Transfer to 2026	Transfer to 2027
<b>Standard Program</b>				
CYFS	Station 4-5 Remediation Costs	\$52,000	\$52,000	
CYFS	Replacement of Firefighting Equipment	\$383,000	\$383,000	
CYFS	Portable Radios and Equipment	\$73,000	\$73,000	
CYFS	Traffic Minding/Controls Upgrades	\$121,000	\$121,000	
CYFS	Renovations Station 4-1	\$588,000	\$588,000	
CYFS	Bunker Gear and PPE	\$6,000	\$6,000	
CYFS	Training Props	\$5,000	\$5,000	
CYFS	Training Building/Burn Tower	\$1,998,000	\$1,998,000	
CYFS	Station Furniture 4-2, 4-3, 4-4	\$3,000	\$3,000	
CYFS	Replacement of SUV (CH45)	\$119,000	\$119,000	
CYFS	Replacement – Education Van	\$42,000	\$42,000	
CYFS	Replacement Aerial 427	\$3,000,000	\$3,000,000	
CYFS	Deputy Fire Trucks	\$12,000	\$12,000	
Engineering	Mulock Dr. Multi Use Path (MUP	\$903,082		\$900,000
Engineering	MainSt. Walkway Revitalization	\$15,464	\$15,464	
Engineering	Bathurst-Davis MUP&Davis Sidew	\$2,099,971	\$1,400,000	
Engineering	Fleet Safety Prog Development	\$70,000	\$70,000	
Engineering	Growth Vehicle-RoadsSupervisor	\$80,000	\$80,000	
Engineering	Engineering Design &Criteria	\$168,039	\$168,039	
Engineering	Bridges and Culverts Program	\$145,014	\$145,000	
Engineering	Stormwater Comprehensive Plan	\$170,361	\$170,361	
Engineering	Watermain and Sanitary Service	\$523,867	\$523,867	
Public Works	Water Quality Technology	\$100,000	\$100,000	
Public Works	Vactor Drying Pad at Ops.Centr	\$26,207	\$26,000	
Engineering	Outdoor Rink - Ray Twinney	\$748,100		\$748,100
Engineering	NW Quadrant Trails	\$268,742	\$268,742	
Engineering	Parkette & Sports Pad	\$297,049		\$297,049
Parks	Forestry Equipment Realignment	\$80,000	\$80,000	
Parks	Quaker Pickleball Court Repl	\$150,850	\$150,850	

**Appendix 4 - 2025 Approved Capital Budget Transfers to 2026**

Department	Project Name	2025 Remaining Budget	Transfer to 2026	Transfer to 2027
Parks	Tree Canopy Strategy	\$399,900	\$399,900	
Parks	Pickleball Courts	\$1,168,785	\$1,168,785	
Parks	Lighting Strategy Riverwalk	\$60,000	\$60,000	
Parks	Parking Lot Replacements	\$200,725	\$200,000	
Parks	WilliamDunn Parkette and Trail	\$28,050	\$28,050	
Facilities	Charging Stations for EV	\$274,554	\$270,000	
Facilities	Phase 2 - Space at Ops.Centre	\$79,764	\$79,000	
Planning	Community Energy Plan Implemn.	\$95,252	\$95,252	
Planning	Official Plan Review/Housing	\$90,105	\$90,105	
Planning	Residential Parking Study	\$84,705	\$84,705	
IT	Enhance Technology Needs	\$779,349	\$779,349	
IT	Website Refresh	\$35,208	\$35,208	
IT	Replace/Upgrade ERP Systems	\$572,410	\$572,410	
IT	HRIS Implementation	\$196,018	\$196,018	
IT	EAM Tools	\$1,123,502	\$1,123,502	
IT	Budgeting Software	\$100,000	\$100,000	
IT	Network Infrastructure Replace	\$58,929	\$58,929	
IT	Digital Presence Enhancements	\$250,000	\$250,000	
Library	Computer Hardware & Software	\$120,000	\$120,000	
CAO	Main St Parking Wayfinding/Pay	\$150,000	\$140,000	
<b>Total Standard Program</b>		<b>\$18,116,002</b>	<b>\$15,451,536</b>	<b>\$1,945,149</b>
<b>Major Projects</b>				
Engineering	1021003 Mulock Est- Design & Construct	\$990,165	\$990,165	
Engineering	1022001 Mulock Park Parking Lot	\$879,781	\$879,781	
Engineering	1022002 Mulock House Adaptive Re-Use	\$1,457,104	\$1,457,104	
Public Works	4417024 Advanced Metering	\$1,464,868	\$1,464,868	
<b>Total Major Projects</b>		<b>\$4,791,918</b>	<b>\$4,791,918</b>	<b>\$0</b>
<b>Total 2025 Approved Capital Budget Transfers to 2026 and 2027</b>		<b>\$22,907,920</b>	<b>\$20,243,454</b>	<b>\$1,945,149</b>



Town of Newmarket  
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## **2025 Status Update to the 2025-2029 Multi-year Accessibility Plan Staff Report to Council**

Report Number: 2026-23

Department(s): Legislative Services

Author(s): Emily Thomas-Hopkins, Legislative Coordinator

Meeting Date: April 13, 2026

### **Recommendations**

1. That the report entitled 2025 Status Update to the 2025-2029 Multi-year Accessibility Plan dated April 13, 2026 be received; and,
2. That the 2025 Status Update be approved (**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 seek Council approval and provide the 2025 Status Update to the 2025-2029 Multi-year Accessibility Plan.

### **Background**

Ontario municipalities are required to establish, implement, and maintain a Multi-year Accessibility Plan while providing annual updates on the Plan's progress through the Integrated Accessibility Standards Regulation (IASR) standard. Council approved the current 2025-2029 Multi-year Accessibility Plan at the [April 14, 2025 Council meeting](#) and this report serves to provide the 2025 annual status update to the current Plan.

### **Discussion**

The Town of Newmarket is committed to creating an accessible environment by removing barriers for people of all abilities in our community. This includes Town staff, community and business partners, residents, and visitors.

Town staff from all departments were consulted in the development of the 2025 status update (Attachment 1).

The Newmarket Accessibility Advisory Committee (AAC) reviewed the status update at their March 19, 2026 meeting and passed the following motion: That the Accessibility Advisory Committee recommend that Council approve the 2025 Status Update to the 2025-2029 Multi-Year Accessibility Plan.

The status update continues to be segmented by department to highlight the work each team in the Town completed in 2025. The report also features a section on the annual accomplishments of the AAC.

As required by the Provincial Integrated Accessibility Standards Regulation, staff will publish the approved 2025 status update to the Town's website.

## **Consultation**

Staff from all departments and the Accessibility Advisory Committee were consulted.

## **Conclusion**

Following approval of the 2025 Status Update to the 2025 to 2029 Multi-year Accessibility Plan, the update will be shared on the [dedicated page](#) on the Town's website.

## **Council Priority Association**

This report aligns with the following Council Priority: Diverse, Welcoming, and Inclusive Community

## **Human Resource Considerations**

None.

## **Budget Impact**

Costs to implement projects identified in the Multi-year Accessibility Plan will continue to be addressed by the respective department.

## **Attachments**

**Attachment 1** – 2025 Status Update

## **Approval for Submission**

Kiran Saini, Manager, Legislative Services

Lisa Lyons, Director, Legislative Services

Esther Armchuk, Commissioner, Corporate Services

Jeff Payne, Commissioner, Community Services

Peter Noehammer, Commissioner, Development & Infrastructure Services

Ian McDougall, Chief Administrative Officer

## **Report Contact**

For more information on this report, contact [info@newmarket.ca](mailto:info@newmarket.ca).



# Multi-Year Accessibility Plan

Equal Opportunity

Integration

Independence

Dignity



2025 Annual Status Update

This document is available in an accessible alternate format by request.

# **Attachment 1 – 2025 Accessibility Status Update**

## **A Message from Newmarket Council**

Council is pleased to present the 2025 Accessibility Status Report, an update to the 2025 to 2029 Multi-Year Accessibility Plan. The Town of Newmarket continues its efforts to improve its services, facilities, and programs to encourage accessibility and inclusivity for everyone that lives in and visits Newmarket. Council has made it a priority to strive to meet the accessibility needs of the community and envisions Newmarket to be one of the most inclusive and welcoming communities in Canada.

We remain committed to working with Newmarket's Accessibility Advisory Committee, staff, and other community partners as we enhance and foster an inclusive community that meets the needs of people with disabilities in the Town of Newmarket and supports the vision of the Town being a community 'Well Beyond the Ordinary'. This was re-established with the Town's current Strategic Pillar: Extraordinary Places and Spaces which seeks to create the environment for an engaged, accessible, inclusive community.

## **A Message from the Newmarket Accessibility Advisory Committee**

The Town of Newmarket's Accessibility Advisory Committee's mandate is to encourage and facilitate accessibility for all persons with disabilities in the Town of Newmarket. The Advisory Committee does this by providing advice, recommendations and assistance to Council and staff to develop and facilitate strategies for the identification and elimination of barriers for citizens with disabilities. We are pleased to have the opportunity to act on the community's behalf by advising Council on a number of key initiatives that support achieving an accessible Newmarket. The 2025 Accessibility Status Report demonstrates the work that has been completed to identify and remove barriers in accordance with the Accessibility for Ontarians with Disabilities Act (AODA).

The Newmarket Accessibility Advisory Committee is honoured to continue to support the Town of Newmarket in implementing and achieving the goals of the Multi-Year Plan and the vision of a community that we all can be proud of, and that is 'Well Beyond the Ordinary.'

The Committee remains dedicated to encouraging and facilitating accessibility for all persons with disabilities visible and invisible within our community. Achieving a fully accessible Newmarket is a significant endeavor, and we are committed to this important undertaking.

We invite residents to review this Status Report to learn more about how the Town of Newmarket is working to create an accessible community, and value their comments, participation and commitment to assist in achieving a fully accessible community.

### **Accessibility Advisory Committee Members**

Steve Foglia, Chair

Jeff Fabian, Vice Chair

## **Attachment 1 – 2025 Accessibility Status Update**

Bev Moffatt  
Huma Tahir  
Kathleen Kedzierski  
Mark Stewart  
Mitsy Jones-Bailey  
Councillor Kelly Broome

### **Accessibility Advisory Committee Staff Support**

Emily Thomas-Hopkins, Legislative Coordinator, Legislative Services  
Kiran Saini, Deputy Clerk, Legislative Services  
Jason Malone, Supervisor, Programs

### **Accessibility Advisory Committee Update**

The Newmarket Accessibility Advisory Committee continues to provide valuable advice and feedback to Council and staff, in addition to participating in various accessibility related activities. In 2025, the Accessibility Advisory Committee has:

- Consulted with Staff regarding parking on Main Street.
- Recommended to Council that the time limit for on-street parking along Main Street be increased to three (3) hours.
- Provided feedback to Staff and recommended that Council approve the addition of sideloading van signage in the Downtown.
- Recommended that Council approve the addition of an accessible parking space on Main Street.
- Consulted with Staff regarding the new P3/P4 construction and addition of accessible parking spaces and other design features.
- Received updates from Staff regarding newly designed Pedestrian Crossovers on Gorham Street.
- Represented the municipality at the 2025 National AccessAbility Week event hosted by York Region.
- Provided feedback on the Town of Newmarket's Multi-Year Accessibility Plan Update and annual accessibility status update for 2023 and 2024.
- Consulted Staff regarding Newmarket's summer TD Music Series and ensuring accessibility is considered in planning.
- Consulted Staff and suggested the creation of an accessible location at the TD Music Series which was implemented.
  - This resulted in ease of entering and leaving the location with the least number of barriers and was near accessible washrooms.
- Consulted with Staff regarding playground enhancements at George Richardson Park and Willowick Park and provided feedback on accessibility.
- Consulted Staff regarding collaboration between Parks Operations Staff and the Committee going forward.
- Provided ongoing public awareness of accessibility.

# Attachment 1 – 2025 Accessibility Status Update

## Barrier Identification Update

Initiatives have taken place in the Town of Newmarket to identify, remove and prevent barriers to persons with disabilities. These actions are identified in past Accessibility Plans which are available on the Town of Newmarket website, [newmarket.ca/accessibility](https://newmarket.ca/accessibility).

## Actions Completed in 2025

### Central York Fire Services

- With the assistance of Infrastructure Technology Services, implemented a new Central York Fire Services website designed to streamline ease of use and ensure full Accessibility for Ontarians with Disabilities Act (AODA) compliance.
- Through 2026 will continue with renovations at Station 4-1 to create an accessible washroom facility on the first floor and a new customer-facing service counter that meets accessible standards.

### Corporate Communications

- Worked on launching a new corporate website, which will comply with AODA and Web Content Accessibility Guidelines (WCAG) 2.0 Level AA legislation including but not limited to, use of proper headings, colour contrast, font size, alternative text on images and links and accessible pdfs. The new website also has technology to ensure WCAG 2.0 features are included on the content created.
- As part of the website refresh project, worked with Infrastructure Technology Services to convert most PDF forms (where possible) into online forms using the new website accessible forms program.
- Including appropriate font size and colour contrast in the design and review process when creating signage and communication pieces, while this is not a new practice, Communications is more deeply involved in the process.
- Worked with the Accessibility Advisory Committee on further developing and showcasing the work that has been done to improve accessibility in the community.
- For documents that have multiple pages (50+) and are required to be posted on the website, the Communications department continues to recommend outsourcing the file to be made accessible to ensure compliance with AODA legislation.
- Continue to participate in AODA related training to better understand what other municipalities are implementing and what new technologies exist to better service the community from an accessible standpoint.
- Continue to advocate with departments on their responsibility around AODA legislation as it relates to reports and documents that are required to be uploaded onto the website and communication pieces created by the department. This may include but not limited to annual reports for specific departments, plans and strategies.

## Attachment 1 – 2025 Accessibility Status Update

- With the launch of the new corporate website, a new governance guide was created and includes an accessibility requirement section was added to ensure continued compliance from departments as it relates to the website.
- Supporting new signage for Type A parking spaces and educating the community through social media about prioritizing these spaces for side loading vans.
- Engaging the Accessibility Advisory Committee for feedback on signage for large capital projects related to Accessibility.

Plans for the removal of accessibility barriers in 2025 and onwards:

- Continue to advise portfolio departments to ensure all communication materials meet AODA standards from the size of the font, colours used in designs and accessible formats for PDFs posted on the website
- Continue to use assistive technologies like site improve and built-in features on the website to conduct audits on webpages to ensure accessibility requirements are met.

### Customer Service

- Continues to ensure compliance with AODA by serving as the main point of contact for customers to provide feedback regarding accessibility of goods or services. Staff ensure that feedback is appropriately documented, reviewed with relevant departments, actioned appropriately, and responded to within a reasonable timeline.
- Provides documents and information in an accessible format incorporating the communication needs of the customer.
- Ensures that the Design of Public Spaces Standard requirements were followed when re-designing the Customer Service Centre. Considerations included a moveable queuing system and accessible counter height and waiting area to accommodate mobility aids.
- Plans for the removal of accessibility barriers in 2025 and onwards include:
  - Training all Customer Services Staff by the end of 2026 on non-violent crisis prevention and intervention management to respond effectively to challenging behaviors.

### Engineering Services

- Requires design consultants to incorporate AODA requirements into other designs and comply with the applicable standards for capital projects.
  - For land development applications, also verifying AODA compliance during in-house review and checking with the consultant to confirm compliance.

### Capital Delivery – Community Spaces

## Attachment 1 – 2025 Accessibility Status Update

- Request for Proposals require consultants to consider accessibility and to meet AODA standards.
- Examples of accessible design solutions in current construction projects include the addition of ramps, an elevator, braille signage and other details to Mulock House, as part of a major adaptive re-use renovation.
- Another example includes the use of sloped sidewalks (<5% grade) instead of ramps throughout Mulock Park, to exceed AODA requirements.
- Consult the Accessibility Advisory Committee regarding each park, property, or facilities project to verify compliance and identify best practices
  - For example: staff presented the proposed Stackhouse Pond Recreation Trail to the Accessibility Advisory Committee in November 2025.

### Capital Delivery, Infrastructure Renewals

Accessible improvements made throughout 2025:

- Reconstruction of Millard Avenue, Church Street, and Elm Street which included upgrading the sidewalk widths to meet accessible guideline requirements.
- Reconstruction of Hillview Avenue which included the addition of AODA compliance sidewalks.
- Addition of AODA compliant sidewalk on the south side of Penn Avenue between Hillview Street and Denne Boulevard.
- Reconstruction of the Queen Street Bridge which included replacement of non-standard sidewalks with AODA compliant sidewalks on both sides.
- Extended the Downtown P3 Parking area which included accessible upgrades to the existing P3 Parking Lot. These upgrades included:
  - New accessible pedestrian walkways and lighting to increase safety for parking lot users.
  - Addition and installation of tactile plates at dedicated pedestrian crossings within the parking lot
  - Accessible parking spaces were strategically distributed throughout the parking lot and number of accessible spaces met accessible guidelines.
- The town upgraded 19 intersections to meet AODA requirements which included:
  - Savage Road / Shanahan Boulevard
  - Savage Road / Nelson Circle / Sanford Street
  - Savage Road / Nelson Circle
  - Savage Road / Goldsmith Crescent
  - Savage Road / Keffer Circle
  - Savage Road / Ballard Crescent / Kensit Avenue
  - Savage Road / Jelley Avenue
  - Savage Road / Foxtail Ridge

## **Attachment 1 – 2025 Accessibility Status Update**

- Savage Road / Cassie Road
- Savage Road / Ballard Crescent
- Gorham Road/Nicholson
- Penn Avenue/Amilia Street
- Millard Avenue/Raglan Street
- Millard Avenue/Church Street
- Millard Avenue/Niagara Street
- Millard Avenue/Victoria Street
- Millard Avenue/Joseph Street
- Millard Avenue/Elm Street
- Millard Avenue/Arden Street

### **Financial Services**

- Ensure that information reports posted to the Town Website continue to be AODA compliant.

### **Human Resources**

- Trained two (2) staff to be CPI (Nonviolent Crisis Intervention Training) trainers to provide training to Full Time and Part Time staff to safety recognize and respond to everyday crisis situations that may involve more challenging behaviours and have added two (2) more staff to complete this training in summer 2026.
- Provided input into the updated Commitment Statement for the Multi-Year Accessibility Plan 2025-2029.
- Continued to provide Accessibility for Ontarians with Disabilities Act and Integrated Accessibility Standards Regulation training for every new employee.

### **Legal and Procurement Services**

- Comply with corporate standards of making sure content and materials posted to the Town website are compliant with AODA legislation and converting documents to comply if necessary.
- Legal and Procurement Services' pre-bid form, which initiates a procurement process with the Procurement Services department requires that the department business leader consider AODA requirements in their procurements and prompts responses to AODA related requests.
- The Town's Request for Proposals documents state that all deliverables to be provided by selected suppliers are to comply with AODA requirements.

# Attachment 1 – 2025 Accessibility Status Update

## Legislative Services

- Continued to support hybrid meeting options for all of Council's Advisory Committees and Board Meetings.
- Continued to conduct online screenings and hearings for ticket appeals.
- Continued to review accessibility of Temporary Patio applications to inform staff's decision-making process for permit approval or denial.

## Automated Speed Enforcement and Administrative Monetary Penalty System

- Offered flexible screenings that could be conducted entirely by email, phone or in-person.
- Offered accessible hearings available either in-person or virtually.
- Provided barrier-free documentation including online evidence submission for all appeals.
- Equitable reviews included formal undue and financial hardship considerations during appeals.
- Provided accessible forms integrated into online payment and dispute portals.
- Physical accommodations were incorporated into the accessible service counter installed at the Community Safety Camera Office.

## Newmarket Public Library

- Completed fire panel upgrades including
  - Lowered pull stations
  - Installation of strobe lighting
- Repaired ramp and refinished steps with waterproof, anti-slip coating; painted stair surfaces.
- Refreshed lobby and removed barriers that could impeded accessibility.
- Installed new customer information desk with an accessible height table.
- Improved wayfinding through updated accessible signage.
- Replaced and repositioned furniture to enhance accessibility and remove physical barriers.
- Plans for the removal of barriers in 2025 and onwards include:
  - 2027: replacing main floor shelving to meet accessible height and to reach standards.
  - 2028: washroom upgrades to improve accessibility.

## Parks & Facility Services

### Parks

- Presented upcoming projects to the Accessibility Advisory Committee for feedback to incorporate best practices and improve accessibility.

## Attachment 1 – 2025 Accessibility Status Update

- Received, evaluated and implemented where possible suggestions from the public relative to accessibility in parks or added to future capital projects.
- Developed a Request for Proposal for trail guidelines that includes ensuring trail design standards and signage/wayfinding are AODA compliant.
- Projects and initiatives that have been completed in 2025:
  - Two (2) playground replacements (Willowick and George Richardson) with engineered mulch, adding access ramps and accessible features (including an accessible swing at each site), added an accessible feature at Labyrinth Park and provided continual mulch top-ups to ensure safety and navigability at all playgrounds.
  - Added accessible washroom trailer at Keith Davis Tennis Facility while waiting for the clubhouse construction to be completed.
  - Ensured all sports fields are equipped with an accessible portable toilet onsite.
  - Added a few accessible platforms at lookout areas along the trail network.
- Ongoing projects:
  - Fairy Lake Boardwalk Replacement Design: ensuring that the design is AODA compliant, proposed timeline includes design in 2026 and construction in 2027.
  - Consultant is working on Trail Design Maintenance Guides which will include AODA compliance design standards, AODA compliant wayfinding and signage standards. Timeline includes having the guideline completed in 2026 with implementation in 2027 and onwards.
  - Playground replacements annually.

### Facilities

- Continued to review current accessibility features in buildings.
- Identified, through conducting regular building walk-throughs of the various buildings within the Parks & Facilities portfolio, areas for improvement to increase accessibility such as providing barrier-free paths of travel and accessibility in washrooms (fixtures, push buttons, accessories) where possible.
- Conducted monthly checks of working condition of automatic door operators and other motorized accessibility features.
- Presented upcoming projects for feedback to the Accessibility Advisory Committee in the early stages of projects as an opportunity to improve accessibility and incorporate best practices.
- Received, evaluated and implemented where possible, suggestions from the public relative to accessibility in buildings.
- Provided support to Engineering Services for the Fair Lake washroom replacement that will incorporate accessibility design standards.
- Projects and initiatives that were completed in 2025 include:

## Attachment 1 – 2025 Accessibility Status Update

- Municipal Offices – renovations to the customer service area that incorporated barrier-free design.
- Old Town Hall – improvements undertaken to the washrooms that incorporated barrier-free design.
- Library – replacement of the fire alarm system that incorporated accessibility design standards.
- Projects that are ongoing in 2026 and onwards:
  - Magna Centre – renovate pool change rooms that will include accessibility upgrades (proposed timeline: design in 2025-27 and construction in 2027-28 pending budget approval). Due to the extent of the work and impact to the facility, this project will be multi-year.
  - Ray Twinney Complex – improve accessible seating in Area #1 (proposed timeline: design in 2026-27, construction in 2028 pending budget approval).
  - Ray Twinney Complex – install wayfinding signs that will incorporate accessibility design standards (proposed timeline: design and construction in 2026-27).
  - Community Centre – Renovate kitchens that will include barrier-free design (proposed timeline: design in 2026, construction in 2027 pending budget approval and facility availability). Due to the extent of the work and impact to the facility, this project will be multi-year.
  - Youth Centre – renovate washrooms that will include accessible upgrades (proposed timeline: design in 2026 and construction in 2027) pending budget approval and facility availability. Due to the extent of the work and impact to the facility, this project will be multi-year.
  - Library – renovate washrooms that will include accessible upgrades (proposed timeline: design in 2026-27 and construction in 2028-29) pending budget approval. Due to the extent of work and impact to the facility, this project will be multi-year.

### Planning and Building Services

- Continued to participate in accessibility training as part of the professional certifications.
- Continued to review the Town's zoning by-laws to ensure that AODA standards are integrated and that non-complying standards are replaced.

### Public Works Services

#### Transportation

- A Type B Pedestrian Crossover (PXO) was installed at Gorham Street and Muriel Street. The PXO includes accessibility features such as a pedestrian-activated audible push button with directional arrow, curb

## Attachment 1 – 2025 Accessibility Status Update

ramps, tactile walking surface indicators, and rectangular rapid flashing beacons to improve pedestrian safety, visibility, and usability for a wide range of users.

- "Side Loading Accessible Van Parking Only" information signs were installed at four locations. These non-regulatory signs provide informational guidance only but support accessibility through larger sign formats, clearer and more descriptive language, and the use of iconography to improve visibility and understanding for a wide range of road users.
- One new accessible parking space was added in the downtown area on Main Street South in consultation with the Accessibility Advisory Committee.

### Utilities

- Installed a total of 87 tactile plates in sidewalks at various intersections, this effort was aimed at enhancing accessibility and safety throughout the community.
- Whenever sidewalk bays at intersections are scheduled for replacement, AODA compliant tactile plates are now routinely installed. This ensures that our sidewalks meet accessibility standards and offer greater support for individuals with disabilities.

### Recreation & Culture

- Continue to train all new Staff on AODA and Integrated Accessibility Standards Regulation as part of their orientation and all staff within the Recreation and Culture department (both full-time, casual and part-time) have an annual refresher training on AODA and IASR.
- All programs, services and events delivered are reviewed through a lens of accessibility and efforts are taken to remove barriers (i.e. creation of an accessible sitting area and improved walkways during major concert events held at Riverwalk Commons).
- Provides a Staff liaison to the Accessibility Advisory Committee who serves as a department champion to ensure ongoing requirements are met.
- Two Staff members within the Recreation and Culture Department have been certified as NCII (Non-Violent Crisis Intervention trained) and provide training to all full-time Staff within the Recreation & Culture department (they have delivered training to over 50% of all casual and part-time Staff to ensure at least one person who is trained is present in each environment).

As outlined in this Status Report, many initiatives are underway with more anticipated to be completed in the future. The Town of Newmarket will continue to identify and remove barriers in order to create accessible spaces and services that everyone can use. Newmarket is committed to moving forward and ensuring that the town continues with its commitment to being a community '**Well Beyond the Ordinary**'.





**Town of Newmarket Extract  
Accessibility Advisory Committee**

**Title:** 2025 Update to the Multi-Year Accessibility Plan

**Date:** Thursday, March 19, 2026

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**Mover:** Councillor Broome

**Seconder:** Beverly Moffatt

1. That the Accessibility Advisory Committee endorse the 2025 Annual Accessibility Status Update to the 2025-2029 Multi-Year Accessibility Plan.

**Carried**





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

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## **Savage Road and Nelson Circle All-Way Stop Review Staff Report to Council**

Report Number: 2026-18

Department(s): Public Works Services

Author(s): Paul Choi, Transportation Specialist

Meeting Date: April 13, 2026

### **Recommendations**

1. That the report entitled Savage Road and Nelson Circle All-Way Stop Review dated April 13, 2026 be received; and,
2. That an All-Way Stop Control not be implemented at this intersection; and,
3. That No Stopping signs be installed on both sides of Savage Road, within 9 metres south of the existing school crossing location; and,
4. 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 summarize the findings and recommendations of the All-Way Stop review for the Savage Road and Nelson Circle (south leg) intersection.

### **Background**

At its meeting of December 8, 2025, Town Council referred a request to install an All-Way Stop Control at the intersection of Savage Road and Nelson Circle to staff, with the following direction:

#### *12.1 Stop Sign Request at the Intersection of Savage Road and Nelson Circle*

*Whereas, Residents living in the area of Savage Road have submitted a formal request to the Ward 6 Councillor regarding concerns over traffic flow and safety at the intersection of Savage Road and Nelson Circle: (Armitage Village Public School).*

*Whereas, the Town of Newmarket's process for considering stop sign requests requires a study of the intersection, consultation with affected households, and a review of engineering and safety considerations; and*

*Therefore be it resolved that: 1. Council direct staff to investigate and report back with findings and recommendations for consideration at a future Committee of the Whole.*

## **Discussion**

Savage Road is a residential collector road that forms a loop and connects to Yonge Street at both its north and south ends. Nelson Circle is a local road that also forms a loop, connecting to Savage Road and Sandford Street at its north end and reconnecting with Savage Road at its south end.

Armitage Village Public School is located east of the intersection under review. According to the school's website, the school entry bell time is 8:45 a.m., with dismissal occurring at 3:05 p.m.

## **All-Way Stop Warrant Assessment**

In accordance with the Town's Transportation Management Policy, staff conducted a traffic count to evaluate whether an All-Way Stop Control is warranted. The count was completed following the prescribed methodology, which includes the collection of vehicle turning movement and pedestrian activity data during weekday peak periods. Data was collected between 7:00 a.m. and 9:00 a.m., 11:00 a.m. and 2:00 p.m., and 3:00 p.m. and 6:00 p.m. to capture the busiest operating conditions at the intersection.

The All-Way Stop warrant criteria consists of three components. The first component relates to intersections identified for future signalization, which does not apply to this location. The second component reviews the frequency of reported collisions over the previous 36 months. A review of available collision records indicated that no collisions have occurred at the intersection within the past 10 years.

The third component examines total traffic volumes, minor street volumes (including pedestrian crossings), and the percentage volume split between the major and minor approaches. At Savage Road and Nelson Circle (south leg), staff observed the following:

- Total intersection traffic volumes reached approximately 57% of the minimum threshold required to warrant an all-way stop.
- Minor street volumes reached only 14% of the minimum threshold, while the major street carried a dominant volume split ranging between 91% and 99%, exceeding allowable limits.
- The nearest existing All-Way Stop Control at Savage Road and Sandford Street is located approximately 130 metres from the subject intersection, which does not meet the minimum 250-metre spacing requirement between traffic control devices regulating right-of-way.

Based on the above, the intersection does not meet the technical criteria for the installation of an All-Way Stop Control.

It is important to note that extensive transportation engineering research consistently concludes that installing All-Way Stops at unwarranted locations can produce unintended negative outcomes. These may include:

- Reduced stop sign compliance
- A false sense of security for pedestrians
- An increase in rear-end collisions
- Additional noise and air pollution
- Higher vehicle acceleration and speeding between intersections as drivers attempt to make up for perceived delays
- Potential impacts on emergency response times

## Public Consultation

As part of the review process, staff distributed letters on January 28 to 12 households directly affected by the potential installation of an All-Way Stop, with a request for feedback by February 20.

- One respondent supported the installation of an all-way stop.
- Two respondents opposed an All-Way Stop, but raised concerns related to on-street parking during school drop-off and pick-up periods at Armitage Village Public School.

## Parking Restrictions

Public feedback indicates that the primary concern relates to on-street parking activity associated with school operations rather than intersection right-of-way control.

Currently, there are no parking restrictions on both sides of Nelson Circle and on the west side of Savage Road south of the intersection. Introducing time restricted No Stopping regulations, together with targeted parking enforcement could assist in improving traffic flow and operational safety during peak school periods.

Appendix 1 outlines the Town's formal process for requesting new or amended parking restrictions and is provided for information only. Residents who wish to pursue additional parking controls in the area may do so through this established process.

As an interim measure, staff recommends the installation of No Stopping signs on both sides of Savage Road, within 9 metres south of the school crossing guard location, consistent with the Parking By-law 2019-63, Section 8(1)(c): *No person shall stop a motor vehicle within 9 metres (30 feet) of a school crossing guard location.*

## Consultation

As indicated above, feedback was requested from 12 households that may be affected by the potential installation of an All-Way Stop at this location. On January 28, 2026, letters were mailed individually to these homes to solicit input. Respondents were provided four options to submit feedback: mail, email, phone, or in-person drop-off.

To further communicate the findings and invite additional feedback, all households within the study area will receive a copy of this report. A separate notice will follow, advising residents of the date and time of the Committee of the Whole meeting at which this matter will be considered.

Residents wishing to address the Committee will have the opportunity to do so either in writing or by attending the Committee meeting to provide a deputation.

## **Conclusion**

The intersection of Savage Road and Nelson Circle does not meet the technical warrants for an All-Way Stop Control and received limited public support through the consultation process. Public feedback indicates that the primary concern relates to on-street parking activity associated with school operations rather than intersection right-of-way control. Accordingly, the installation of an All-Way Stop at this location is not recommended.

## **Council Priority Association**

This report aligns with the following Council Priority: Extraordinary Places and Spaces

## **Human Resource Considerations**

None.

## **Budget Impact**

The cost associated with installing No Stopping regulatory signage can be accommodated within the existing operating budget.

## **Attachments**

**Attachment 1** – Appendix 1. Parking Restriction Request Process (For Information)

## **Approval for Submission**

Mark Agnoletto, Director, Public Works Services

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

## **Report Contact**

For more information on this report, contact [info@newmarket.ca](mailto:info@newmarket.ca).

## Appendix 1. Parking Restriction Request Process

Residents can make a request for Parking Restrictions. See below for more information on making a specific request. Please note that decisions on transportation-related issues may be re-evaluated after a two-year period.



**Making a request:** Residents submit a petition to their Ward Councillor, Regional Councillor or Mayor to present at a Committee of the Whole meeting. Petition must have 25% support or more of the households on that street or section of the street.

### **After the request is made:**

If directed by Council:

- A survey is distributed to the affected households (50% or more must respond to this survey for process to continue and 60% or more of responses should be positive). The process ends if there is not enough support.
- Review engineering concerns or safety factors if there is enough support for the changes.

**Decision Process:** Staff submit recommendations at a Committee of the Whole meeting. Council decides whether the request should be approved.





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

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## **York Region Municipal Insurance Pool Program Staff Report to Council**

Report Number: 2026-26

Department(s): Legislative Services , Legal and Procurement Services , Financial Services

Author(s): Kiran Saini, Manager, Legislative Services/Deputy Clerk  
Paul Voorn, Senior Solicitor, Litigation and Tribunals  
Andrea Tang, Director, Financial Services/Town Treasurer

Meeting Date: April 13, 2026

### **Recommendations**

1. That the report entitled York Region Municipal Insurance Pool Program dated April 13, 2026 be received; and,
2. That Council authorize the staff to negotiate and enter into an Insurance Pool Program with York Region and lower tier York Region municipalities for a term of five years, with the option of two additional five year terms, on business terms and legal terms satisfactory to staff; and,
3. That the Director of Financial Services/Town Treasurer be delegated the authority to sign the finalized Subscriber's Agreement (Insurance Pool Program agreement); and,
4. That Council appoint the Director of Financial Services/Town Treasurer to represent the Town of Newmarket on the Insurance Pool Advisory Board and further appoints the Deputy Treasurer as an alternate representative; and,
5. That the Director of Financial Services/Town Treasurer and the Deputy Treasurer be delegated the authority to make decisions on behalf of the Town of Newmarket as required under the Subscriber's Agreement (Insurance Pool Program agreement); and,
6. That Council authorize:

- a. Staff to financially contribute, via the levies payable by the Town under the Insurance Pool Program, to the direct purchase service agreement to be entered into by York Region with Axxima Insurance Services, a division of 3303128 Canada Inc. and Axxima Inc. (collectively “Axxima”), for Insurance Pool Administrator services to establish and manage the pool for a two-year term; and,
  - b. the Director of Financial Services/Town Treasurer and the Deputy Treasurer to have the delegated authority to approve any continuing financial contribution via the Town levies should the term of the Subscriber’s Agreement (Insurance Pool Program agreement) with Axxima be extended; and,
7. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

## **Executive Summary**

This report provides Council with an overview of an inter-municipal initiative within York Region to establish a Municipal Insurance Pool (MIP). The report provides an overview of what a MIP is, and how they differ from conventionally procured insurance through a broker.

The report seeks Council’s approval to enter into an Agreement to join the MIP by noting opportunities for cost savings to the Town, enhanced resource sharing and potential for shared risk management strategies within the Region.

## **Purpose**

The purpose of this report is to seek Council approval to participate in a joint municipal insurance pool with York Region municipalities.

## **Background**

All municipalities use insurance as a risk financing tool which provide financial protection from the volatility associated with losses. Insurance is a form of risk management that transfers the risk to a third party, supporting municipal asset protection and liability exposure. In addition to the friction costs and business-driven nature of insurance, the insurance market is inherently subject to global market volatility; this is true for insured individuals and organizations. These market fluctuations impact policy premiums, causing them to adjust in response to changing conditions and also influence insurers’ willingness to take on more risk. There are times when the market hardens and this means there are fewer insurers willing to take on the municipal risks and as a result premiums tend to increase more during those policy periods. The reverse is also true. Not transferring all the risk to an insurer (i.e., retaining the risk) generally results in lower premiums for a policy term because the municipality is “self-insuring” itself to a greater

amount (i.e., increasing the deductible), but retaining risk means accepting additional financial volatility.

Over the last several years, staff have been working collectively at a regional technical working group with an insurance and actuarial consulting firm to analyze the viability of a York Region Municipal Insurance Pool (MIP). By enabling municipalities to retain additional risk as a group, MIPs have proven to be an effective vehicle to reduce costs and provide increased stability by minimizing the cyclical nature of the insurance marketplace, while at the same time reducing the financial volatility experienced by members.

MIPs are a way to collectively build a larger pool of self-retained insurance (i.e., deductible).

MIPs have existed for decades, and they are not new to the public sector. In fact, Waterloo Regional municipalities established a MIP in 1998, and Durham Region's was established in 2000. Most recently, Simcoe County municipalities created their MIP in June 2025.

On January 29, 2026, [York Region Council](#) approved Regional staff to enter into agreements with lower tier municipalities in York Region and to develop a York Region MIP. Over the last 6 months, municipalities have been reporting to their respective Councils to advise of this Program, and to seek council's direction, as appropriate. At the time this report was authored, Aurora, Markham and Vaughan were the three municipalities that have chosen not to participate in this Program. There may be options for joining the MIP post-implementation, but they will come with additional costs and ultimately must be approved by the MIP's Advisory Board. This report seeks Newmarket Council's approval for Town staff to join the York Region MIP Program as of July 1, 2026.

## **Discussion**

A York Region MIP offers opportunities to share best practices, communications, risk management strategies and resources to strengthen Newmarket's insurance and risk management posture.

In order to operationalize a MIP, dedicated staff will need to be retained for the purposes of claims and risk management for all participating municipalities. The Region will 'host' the MIP administrative staff, as such that they will be responsible for all the employment-related matters, and the MIP staff will be governed by the Advisory Board made up of representatives of all the participating municipalities.

For the first two years of the MIPs operations, the MIP Administrator will be provided by Axxima Insurance Services, who will be retained by the Region as 'host', as noted above. In addition to financial, risk management, and other management functions, the Administrator will be involved in claim management. In collaboration with the participating municipalities and the MIP's insurer (above the retention), they will provide

oversight and management of claims above each participating municipality's own deductible up to the Insurance Pool's limit of \$500,000. The Administrator will also assist the MIP with securing insurance coverage claims in excess of the \$500,000 Insurance Pool limit.

The fees payable for the administrative functions performed by the Region (as the host) and Axxima are incorporated into the annual levies payable by each municipality to participate in the MIP. The total levies payable by each municipality will vary, as they are based on an actuarial analysis of a municipality's risk factor that includes population size, the insurable value of its assets, the chosen deductible limit and the municipality's past claims history.

**There are several factors that contribute to each municipality's levy into the MIP.**

At inception, some of the main considerations that impact a municipality's contribution into the pool include:

- A municipality's expiring commercial insurance premium
- The levies need to be equitable and reflect the risk profile of each municipality
- Adjustments for inflation and the general increases in exposures and claims costs
- Reflective of the pool's experience while maintaining self-insurance stability

For the Town of Newmarket, this means that Town staff will continue to manage and settle claims under its respective deductibles (under \$50,000 for liability and property claims, and under \$25,000 for automobile claims).

**The Town will still be the first point of contact for all claims made against the Town.**

Individuals submitting a claim to the Town of Newmarket will continue to receive exceptional customer service. Further, with Newmarket staff continuing to manage under deductible claims as noted in the thresholds above, staff will maintain the flexibility to manage claims aligned with the Town's values.

**An analysis of the data indicates a 20% savings during the start-up period and could grow to almost 26% savings at maturity.**

An actuarial analysis was conducted using the data from all municipalities, and concluded a conservative 20% savings under the MIP over status quo. The expected savings grow to 25.6% once maturity is achieved (sufficient surplus is accumulated). This amounts to approximately \$5.5 million annually during the start-up phase and \$7 million annually at the maturity phase in aggregate for the participating municipalities.

The pool levy, which replaces each municipalities 'premium' is inclusive of discounted losses retained by the pool, risk margin, operating expenses, excess insurance premiums, and surplus contributions.

**Table 1** below provides the analysis of Newmarket’s projected costs under the current model of procuring insurance (status quo) versus the MIP levies over 5 years. The data used in the financial modeling analysis was based on the 2024 renewal period. Status Quo data for 2025 and 2026 are fairly accurate projections when compared to the actuals. The table therefore provides a useful forecasted projection for the upcoming insurance renewal cycles.

**Table 1 – Town of Newmarket Insurance Pool costs vs. Status Quo Insurance (Projected)**

	2025	2026	2027	2028	2029	Total 5-Years
<b>Status Quo</b>	\$2,043,469	\$2,145,643	\$2,252,925	\$2,165,650	\$2,208,173	\$10,815,859
<b>Pool Levy</b>	\$1,489,732	\$1,564,219	\$1,642,430	\$1,517,473	\$1,547,269	\$7,761,122
<b>Projected Savings for Newmarket</b>	\$553,737	\$581,424*	\$610,495	\$648,177	\$660,904	\$3,054,737

\* This savings projection would reduce to \$474,000 due to the early cancellation of the current policies.

**There will be one representative from each participating municipality to form a MIP Advisory Board.**

Advisory Board members are required to be the treasurer, deputy treasurer or such other employee of a municipality with a finance and insurance background. The Advisory Board will oversee the management of the MIP and set the fees payable by the municipalities to participate in the MIP.

**The MIP will currently cover three core insurance types: 1) liability; 2) property; and 3) automobile insurance.**

The Town will continue to obtain certain specialized insurance through its own broker. Additional policy lines could be added to the York Region MIP as the program matures.

**Key Dates and Timelines**

**July 1, 2026**

Based on the time required to establish the MIP, coupled with a desire to maximize savings, July 1, 2026 was identified as the target start date for coverage under the MIP. While ambitious, it will serve as a goal post to have a program established. In Newmarket, insurance coverage is from January 1 to December 31. Early cancellation and the associated penalty has been factored into the financial considerations below, resulting in a reduced overall savings for the Town in year one of the Program.

As mentioned earlier in this report, the Town will still maintain a relationship with its broker to procure specialized insurance.

## **The earliest date that a municipality can exit the MIP is July 1, 2031.**

In order to develop stability with the Program, the Agreement requires a 5 year commitment from each municipality, and after which time the option to leave the MIP is made available.

### **Consultation**

Legal staff across the Region have been providing input and feedback on the Subscriber's Agreement. The group has also retained external legal counsel to assist with the due diligence of building the Program for the municipalities of York Region.

As part of staff's due diligence in understanding this opportunity to join the MIP, staff consulted with its current Broker. The Town's Broker has been a trusted partner and exceptional resource to the Town for the last 14 years. Town staff value the risk management advice and resources the Broker has made available to staff. Beyond the excellent customer service the Broker provides to the Town, staff inquired about further cost savings that could be offered. In order to save approximately \$291,000 in premium savings alone, the Town would need to double its deductible to \$100,000 for liability insurance to realize these savings. Under the MIP, the Town's deductible will remain the same at \$50,000 and the cost saving projections are at approximately \$474,000 for the first year of implementation in 2026 (this factors in the early cancellation of the three lines of insurance).

### **Conclusion**

Following Council's decision on participation in a York Region MIP, staff will execute next steps as necessary.

### **Council Priority Association**

This report aligns with the following Council Priority: Community and Economic Vibrancy

### **Human Resource Considerations**

The Region has received Regional Council approval to source Axxima for a two-year period to start up the MIP.

The pool levies ensure the MIP has sufficient funds to pay claims, purchase excess insurance, and cover its operational expenses (including hiring MIP administration staff).

### **Budget Impact**

[York Region's report](#) provides all the participating municipalities' levies into the MIP. For the purposes of this report and as noted in **Table 1**, Newmarket's first year levy in 2026 would be approximately \$1,564,000 and factors in that Vaughan chose to not participate in the MIP after release of the York Region report. This number would be subject to

change based on updated insured property values, fleet and population; however Newmarket would experience commensurate changes from its current insurer for those same adjustments.

**There are additional factors that will contribute to Newmarket's overall savings for the first year.**

Newmarket's insured property values will increase as the Town is currently completing property appraisals. These are expected to impact the Town's pool levy and status quo premiums increasing the overall savings potential within the Pool.

With the start-up expected as of July 1, 2026, there may be a cancellation penalty as the Town's current insurance renewal is from January 1 to December 31. The Town has consulted with its existing Broker and they have advised that a 10% early cancellation penalty will apply, and that is estimated to be \$107,282. However, should the Town's existing Broker be the successful proponent to provide broker services to the MIP, the cancellation penalty may be waived.

**Attachments**

None.

**Approval for Submission**

Lisa Lyons, Director, Legislative Services/Town Clerk

Andrea Tang, Acting Commissioner, Corporate Services

Ian McDougall, Chief Administrative Officer

**Report Contact**

For more information on this report, contact [info@newmarket.ca](mailto:info@newmarket.ca).





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

If you require this document in an alternative format email at [clerks@newmarket.ca](mailto:clerks@newmarket.ca) or call 905-895-5193.

## **Development Charges Deferral Request – 17645 Yonge Street (Redwood)**

### **Staff Report to Council**

Report Number: 2026-24

Department(s): Financial Services , Building and Planning Services

Author(s): Meghan White, Senior Planner, Michael Longato, Financial Analyst

Meeting Date: April 13, 2026

### **Recommendations**

1. That the report entitled Development Charges Deferral Request – 17645 Yonge Street (Redwood) dated April 13, 2026 be received; and,
2. That the Development Charges associated with the development at 17645 Yonge Street (Redwood) be deferred, as outlined in this report; and,
3. That staff be directed to enter into a tri-party DC Deferral Agreement with the development landowner and the Region, as set out in this report; and,
4. That the Chief Administrative Officer be authorized to execute the DC Deferral Agreement on behalf of the Town; and,
5. 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 seek Council's direction to defer the payment of development charges for the development of a rental building at 17645 Yonge Street, and to authorize staff to execute a related tri-party development charges deferral agreement with the Region and the property owner.

### **Background**

The proposed project (the "**Development**") is comprised of three residential apartment buildings of 22, 19 and 17 storeys respectively. The Development lands, municipally Development Charges Deferral Request – 17645 Yonge Street (Redwood)

known as 17645 Yonge Street, are located just north of the intersection of Yonge Street and Davis Drive. The development is planned to occur in three phases: Phase 1 is currently under construction, containing 212 units.

Once completed, the Development will contain a total of 568 units within the 3 buildings. A Zoning By-law Amendment was approved in 2018, and Site Plan Approval has been granted and the agreement executed.

The Development is eligible for a deferral of development charges (“**DCs**”) under both the Town’s Deferral of Development Charges in Urban Centres Policy (the “**Town’s Policy**”) and the Region’s Deferral of Development Charges Policy for Rental Buildings (the “**Region’s Policy**”). The Town’s Policy provides that any deferral of payment of DCs is to be implemented in conjunction with the Region’s Policy. The intention of the Town’s Policy is to support and align with the Region’s development charge deferral option for purpose built rental housing (Staff Report 2018-27).

Historically, DCs were collected at the building permit stage, however, recent changes to the Development Charges Act specify the timing of payment for rental development as six equal installments commencing at occupancy and continuing on the following five anniversaries of that date. The Development Charges Act also authorizes a municipality to enter into agreements permitting development charges to be paid after the time they would otherwise be payable.

## **Discussion**

The applicant is requesting a deferral of Development Charges (DCs) in accordance with the Town’s Policy and Region’s Policy. The Development meets the criteria for both policies. Approval of the requested deferral would support the shared rental housing objectives of both the Town of Newmarket and York Region.

Should Council approve staff’s recommendation to defer the payment of DCs, the Town will enter into a tri-party DC Deferral Agreement with the Region and the development landowner. The agreement will set out the terms and conditions of the deferral, including the following:

- Payment of DCs will be deferred for a period of three (3) years;
- A Letter of Credit, or other security, will secure the deferred payment;
- The Development must be operated as rental housing for a period of 20 years.

Interest on the deferred amounts will be waived provided that the DCs are paid in full when due and all conditions of the deferral agreement are satisfied.

The Town has previously entered into similar development charge deferral arrangements to support the construction of rental residential buildings in the Urban Centres.

## **Consultation**

Legal Services and Financial Services were consulted in the writing of this report.

## **Conclusion**

The proposed deferral of Development Charges for the Redwood development supports the shared objective of the Town and the Region to provide housing within the Urban Centres. The DC Deferral Agreement will set out the terms and conditions for the deferral of DCs for three (3) years, and for the development to operate as a rental building for twenty (20) years.

## **Council Priority Association**

This report aligns with the following Council Priority: Community and Economic Vibrancy

## **Human Resource Considerations**

N/A

## **Budget Impact**

Deferring development charges will require the Town to temporarily advance funding to cover growth related infrastructure costs associated with development until DCs are collected.

DC calculations are based on the applicable rates in effect at the time of building permit issuance.

## **Attachments**

N/A

## **Approval for Submission**

Adrian Cammaert, Manager Planning Services, Planning & Building Services

Paul Freeman, Chief Planner and Director of Planning & Building Services

Peter Noehammer, Commissioner Development Infrastructure Services

Andrea Tang, CPA, CA, Director, Financial Services/Treasurer

Esther Armchuk, LL.B, Commissioner, Corporate Services

## **Report Contact**

Meghan White, Planning & Building Services, [mwhite@newmarket.ca](mailto:mwhite@newmarket.ca)

Development Charges Deferral Request – 17645 Yonge Street (Redwood)

Michael Longato, Financial Services, [mlongato@newmarket.ca](mailto:mlongato@newmarket.ca)



# Town of Newmarket

## Minutes

### Accessibility Advisory Committee

Date: Thursday, November 20, 2025  
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  
Kelly Broome  
Kathleen Kedzierski  
Bev Moffatt  
Mitsy Jones-Bailey  
Mark Stewart

Staff Present: E. Thomas-Hopkins, Legislative Coordinator  
B. White, Manager, Capital Delivery  
M. Ashworth - Senior Capital Project Manager

The meeting was called to order at 10:30 AM.  
Steve Foglia in the Chair.

#### 1. Notice

Steve Foglia advised that members of the public may view this meeting through the live stream available at [newmarket.ca/meetings](http://newmarket.ca/meetings), or attend in person at the Council Chambers at 395 Mulock Drive.

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

The Legislative Coordinator advised of the following addition:

- Item 4.3 - Deputation - Ian Sharpe

Moved by: Kelly Broome

Seconded by: Bev Moffatt

1. That the addition to the agenda be approved.

**Carried**

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

None.

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

#### **4.1 Welcome of New Committee Member**

Steve Foglia introduced new Committee Member Mark Stewart.

#### **4.2 Elvidge Trail Parkette Project Update**

This item was withdrawn for consideration and was not discussed.

#### **4.3 Stackhouse Pond Trail Project Update**

The Senior Capital Project Manager, Manager, Capital Delivery and Capital Project Manager provided a presentation regarding Stackhouse Pond Trail Project Update including purpose of the project, design considerations, an overview of the context map, site images, concept plan, and future timeline.

Committee Members queried Staff regarding types of materials used, connectivity to near trails systems, berm details and features, grading, boardwalk materials, local business involvement, recreation amenities, upcoming Public Information Centre, garbage collection, Mulock Trail features, parking, use of e-scooters and bicycles, collaboration with by-law, clarification of the meaning of granular, design phase, and feasibility study.

Moved by: Kelly Broome

Seconded by: Kathleen Kedzierski

1. That the presentation provided by Michael Ashworth, Senior Capital Project Manager regarding Stackhouse Pond Trail Project Update be received.

**Carried**

#### **4.4 Parking**

Ian Sharpe provided a deputation regarding Parking including non-accessible vehicles using accessible parking spaces.

Committee Members queried Staff regarding enforcement, fines, related by-law, towing vehicles, response time from by-law officers, and cost of ticket.

Staff clarified enforcement on public versus private property.

Moved by: Kelly Broome

Seconded by: Bev Moffatt

1. That the deputation provided by Ian Sharpe regarding Parking be received.

**Carried**

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

#### **5.1 Accessibility Advisory Committee Meeting Minutes of June 19, 2025**

Moved by: Mitsy Jones-Bailey

Seconded by: Huma Tahir

1. That the Accessibility Advisory Committee Meeting Minutes of June 19, 2025 be approved.

**Carried**

### **6. Items**

None.

### **7. New Business**

#### **7.1 Accessible Washroom**

Steve Foglia discussed the use of the accessible washroom at Upper Canada Mall, and discussion of a different name for the washroom.

## **7.2 New Recycling Bins**

Steve Foglia discussed new recycling bins being introduced as a result of changes to provincial legislation. Committee Members discussed the request for additional sizing options of bins and accessibility-related challenges.

Moved by: Kelly Broome

Seconded by: Kathleen Kedzierski

Whereas Circular Materials is assuming responsibility from municipalities to carry-out recycling services.

Therefore be it resolved:

1. That the Accessibility Advisory Committee endorses the ability for residents to choose the recycling bin size that best suits their needs.

**Carried**

## **7.3 2026 Meeting Schedule**

The Legislative Coordinator provided a verbal update regarding 2026 Meeting Schedule including meetings up until the 2026 Municipal Election.

## **8. Adjournment**

Moved by: Kathleen Kedzierski

Seconded by: Kelly Broome

1. That the meeting be adjourned at 11:30 AM.

**Carried**

Steve Foglia, Chair

---

Date





# Newmarket Public Library Board

## Minutes

Date: Wednesday, January 21, 2026  
Time: 5:30 PM  
Location: Newmarket Public Library Boardroom  
Newmarket Public Library  
438 Park Avenue  
Newmarket ON L3Y 1W1

Members Present: Darryl Gray  
Kelly Broome  
Councillor Morrison  
Neila Poscente  
Beth Stevenson  
Rex Taylor

Members Absent: Victor Woodhouse

Staff Present: Tracy Munusami, CEO  
David di Giovanni, Manager, Programs and Community Engagement  
Biagio Rachiele, Manager, Library Operations  
Lianne Bond, Administrative Coordinator

### 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

**Motion 26-01-197**

**Moved by** Rex Taylor

**Seconded by** Trevor Morrison

**That** 2.1 to 2.3 be adopted as presented.

**Carried**

**3. Declarations**

There were no declarations.

**4. Consent Agenda Items**

4.1 Adoption of the regular Library Board meeting minutes for Wednesday, December 17, 2025

4.2 Strategic Operations Report for December, 2025

4.3 Library Bank Transfer

**Motion 26-01-198**

**Moved by** Neila Poscente

**Seconded by** Trevor Morrison

**That** items 4.1 to 4.3 be approved and adopted as presented.

**Carried**

**5. Reports**

There were no reports.

**6. Business Arising**

6.1 Library Board Action List

The Library Board reviewed the Action List.

**Motion 26-01-199**

**Moved by** Beth Stevenson

**Seconded by** Rex Taylor

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

**Carried**

**7. New Business**

7.1 Library Metrics Working Group

Library Board members participating in the Metrics Working Group presented a recommended approach for the reporting of Library performance measurements.

**Motion 26-01-200**

**Moved by** Trevor Morrison

**Seconded by** Beth Stevenson

**That** the Library Board receive the presentation from the Metrics Working Group on the recommended approach for reporting library statistics including the framework and timelines presented.

**Carried**

**8. Closed Session**

8.1 Adoption of Library Closed Session Minutes for Wednesday, December 17, 2025

8.2 Labour Relations Update

**Motion 26-01-201**

**Moved by** Rex Taylor

**Seconded by** Beth Stevenson

**That** the Library Board move into a Closed Session at 6:18 pm to discuss matters pertaining to Labour relations.

**Carried**

**Motion 26-01-201**

**Moved by** Beth Stevenson

**Seconded by** Rex Taylor

**That** the Library Board move out of Closed Session at 6:30 pm.

**Carried**

**Motion 26-01-03**

**Moved by** Kelly Broome

**Seconded by** Trevor Morrison

**Motion Arising from Closed Session:**

**That** the Closed Session minutes for Wednesday, December 17, 2025 be approved and adopted as presented.

**And That** the Library Board receive the report on Non-union Personnel Policy updates;

**And That** the Board approve the additional update to the Non-union Personnel policy as presented.

**Carried**

**9. Dates of Future Meetings**

The next regular Library Board meeting is scheduled for Wednesday, February 18, 2026 at 5:30 pm, Library Board room.

**10. Adjournment**

**Motion 26-01-04**

**Moved by** Kelly Broome

**Seconded by** Trevor Morrison

**That** there being no further business the meeting adjourn at 6:32 pm.

**Carried**

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Darryl Gray, Chair

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Tracy Munusami, Secretary/Treasurer



# Town of Newmarket

## Minutes

### Elman W. Campbell Museum Board of Management

Date: Wednesday, February 25, 2026

Time: 7:00 PM

Location: Elman W. Campbell Museum  
134 Main Street South  
Newmarket, ON

Members Present: Jackie Playter, Chair  
Billie Locke  
Nancy Fish  
Councillor Woodhouse  
Krista Rauchenstein

Members Absent: Ron Atkins  
Alexis Gada  
Elaine Adam

Staff Present: S. Granat, Legislative Coordinator  
N. Joinville, Cultural Programmer - History and Heritage

The meeting was called to order at 7:00 PM.

Jackie Playter in the Chair

#### 1. Notice

Jackie Playter advised that members of the public can attend the meeting in person only at the Elman W. Campbell Museum (134 Main Street South, Newmarket).

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

None.

#### 3. Conflict of Interest Declarations

None.

**4. Approval of Minutes**

**4.1 Elman W. Campbell Museum Board meeting minutes of January 28, 2026**

Moved by: Krista Rauchenstein

Seconded by: Nancy Fish

1. That the Elman W. Campbell Museum Board meeting minutes of January 28, 2026 be approved.

**Carried**

**5. Items**

**5.1 Elman W. Campbell Museum Monthly Report**

The Cultural Programmer, History and Heritage provided a summary of the Elman W. Campbell Museum Monthly report including spring programming, the Black History Month exhibit, and Little Museum Time.

Board Members queried regarding advertising and the book club.

Moved by: Billie Locke

Seconded by: Nancy Fish

1. That the report entitled Museum Monthly Report dated February 25, 2026 and January 2026, be received for the Museum Board's information.

**Carried**

**5.2 Museum Reserve and Elman Campbell Reserve Accounts**

Jackie Playter read the Museum Reserve and Elman Campbell Reserve Accounts.

Moved by: Councillor Woodhouse

Seconded by: Billie Locke

1. That the Museum Reserve and Elman Campbell Reserve Accounts be received.

**Carried**

### **5.3 Year-end Glance**

The Cultural Programmer, History and Heritage provided a summary regarding the Year-end Glance including educational bookings, Black History Month, public attendance, programming, seasonal attendance, volunteers, and collaborations with local organizations.

Board Members discussed collaborations with local organizations.

Moved by: Nancy Fish

Seconded by: Councillor Woodhouse

1. That the Year-end Glance be received.

**Carried**

### **5.4 High Tea Event Planning**

Nancy Fish provided an update regarding High Tea Event Planning including the event date, attendance goal, estimated ticket price, seating, catering, volunteer tasks, a speech by the Cultural Programmer, History and Heritage; accessing the venue the day before, when to arrive the day-of the event, an anonymous donation of \$1,000, fundraising goal, reason for fundraising, advertising on the Town's social media, connecting with York Region Police, and Newmarket Today, a media release, and attendees.

Board Members queried regarding charitable status, tax receipts, requesting a Recreation Pass from the Mayor, marketing on Facebook, and using the Friends of the Museum Facebook account.

Board Members discussed the fundraising cause, social media advertising, and incorporating a tea pot exhibit.

**6. Outstanding Matters**

**6.1 Accessible Parking Space**

The Legislative Coordinator provided an update regarding the Accessible Parking Space including the status.

**7. New Business**

**7.1 Indigenous Mural**

Nancy Fish discussed the Indigenous Mural including a recent tour, and Gloria Hope.

**7.2 Ladies Supper Club**

Nancy Fish provided an update regarding the recent Ladies Supper Club event including congratulations to Alexis Gada.

Board Members discussed the response from attendees on the event's museum tour.

**8. Adjournment**

Moved by: Nancy Fish

Seconded by: Councillor Woodhouse

1. That the meeting be adjourned at 7:26 PM.

**Carried**

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Jackie Playter, Chair

---

Date



# Town of Newmarket

## Minutes

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

Date: Wednesday, March 4, 2026  
Time: 8:30 AM  
Location: Streamed live from the Municipal Offices  
395 Mulock Drive  
Newmarket, ON L3Y 4X7

Members Present: Tom Hemen, Chair  
Norm Pereira  
Dominic Pede, Treasurer  
Allan Cockburn  
Ken Sparks  
Patricia Carmichael  
Sheila Stewart  
Riley Krieger-Mercer  
Councillor Kwapis

Members Absent: Mike D'Angela

Staff Present: C. Emanuel, Economic Development Officer  
E. Thomas-Hopkins, Legislative Coordinator

The meeting was called to order at 8:31 AM. Tom Hemen in the Chair.

#### 1. Notice

Tom Hemen 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 February 4, 2026**

Moved by: Norm Pereira

Seconded by: Ken Sparks

1. That the Main Street District Business Improvement Area Board of Management Meeting Minutes of February 4, 2026 be approved.

**Carried**

**7. Items**

**7.1 Sub-Committee Reports**

**7.1.1 Marketing**

Tom Hempen provided a verbal update regarding the Marketing Sub-Committee Report and advised that the group discussed website updates and will provide further details at an upcoming meeting.

Board Members discussed incorporating a section on new businesses, community, and business engagement.

**7.1.2 Working Group**

None.

**7.1.3 Events**

Tom Hempen provided a verbal update regarding Events Sub-Committee Report including meeting to discuss a New Year's event and the upcoming Easter event.

Moved by: Norm Pereira

Seconded by: Allan Cockburn

1. That the Main Street District Business Improvement Area Board of Management approve and authorize a budget of \$3,000 for the 2026 Easter event.

**Carried**

#### **7.1.3.1 New Year's Event**

This item was discussed as part of item 7.1.3.

#### **7.1.4 Budget**

None.

#### **7.2 Parking Update**

None.

#### **7.3 Financial Update**

None.

#### **7.4 Staff Update**

The Economic Development Officer provided a verbal update regarding Staff Update including the recent Ice Lounge on Main event.

Board Members thanked town Staff for their work in organizing and coordinating the event.

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

None.

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

None.

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

The Main Street District Business Improvement Area Board of Management did not resolve into Closed Session.

**10. Adjournment**

Moved by: Norm Pereira

Seconded by: Patricia Carmichael

1. That the meeting be adjourned at 8:38 AM.

**Carried**

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Tom Hempten, Chair

---

Date



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

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## **Carnival Licence Application for Joe Persechini Charity Midway**

### **Staff Report to Council**

Report Number: 2026-19

Department(s): Legislative Services

Author(s): Nathan Irvine, Supervisor of Licensing & Permits,  
Emily Ratcliffe, Licensing Officer

Meeting Date: April 13, 2026

### **Recommendations**

1. That the report entitled Carnival Licence Application for Joe Persechini Charity Midway dated April 13<sup>th</sup>, 2026, be received; and,
2. That Council approve or deny the Carnival Licence for Joe Persechini Charity Midway; 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 obtain Council decision on a Carnival Licence Application for Campbell Amusements to host the Joe Persechini Charity Midway Carnival from May 4<sup>th</sup> – May 10<sup>th</sup>, 2026, at Upper Canada Mall, located at 17600 Yonge Street.

### **Background**

The Town of Newmarket's [Carnival By-law 2009-78](#) regulates the operation of Carnivals within the Town of Newmarket and requires that any person seeking to operate a Carnival within Town obtain a licence. Section 2.1 of the By-law requires any Carnival be authorized by Council prior to the issuance of a Carnival Licence.

## **Discussion**

The Town's Licensing Division is in receipt of a Carnival Licence Application for Campbell Amusement to host the Joe Persechini Charity Midway from May 4<sup>th</sup>-May 10<sup>th</sup>, 2026, at Upper Canada Mall. The proposed Carnival will be in the southwest parking lot area of the mall (**see Attachment 1**). The Carnival rides and vendors will be set up and erected from May 4<sup>th</sup>-May 6<sup>th</sup>, with the Carnival being operational from May 7<sup>th</sup> -May 10<sup>th</sup>. Hours of operation for the Carnival are being proposed as follows:

- May 4<sup>th</sup>-6<sup>th</sup> 8am-5pm (Setup)
- May 7<sup>th</sup> 4pm-6pm (Easter Seals Only), 6pm-10pm (Operational – Open to public)
- May 8<sup>th</sup> 4pm-10pm (Operational)
- May 9<sup>th</sup> 12pm-10pm (Operational)
- May 10<sup>th</sup> 11am-5pm (Operational)
- May 10<sup>th</sup> 5pm-10pm (Teardown)

The charitable organization that will be sponsoring this event is the Easter Seals Society of Ontario. Proceeds from the event will go to the Easter Seals Society of Ontario and Southlake Regional Health Centre.

This applicant has a history of operating licensed Carnivals in the Town of Newmarket, and most recently in 2025, made the decision to return to Upper Canada Mall 17600 Yonge St.

The Carnival applicant has assured that all rides will be positioned away from the nearest residences in the Southwest parking lot of Upper Canada Mall and has committed to controlling and minimizing the overall volume of the Carnival activities.

No noise complaints were reported through the Town's Customer Service Department regarding the Carnival in 2025. While over the years, numerous parking complaints were raised by residents due to overcrowding lots at Town recreational facilities; however, with the event relocating to the mall, these parking concerns are eliminated.

Should Council approve the Carnival licence, the Town's Licensing Division will carry out regular patrols to ensure compliance with the Town's Noise By-law and promptly address any concern raised by residents.

## **Consultation**

The Town's Customer Service Department were consulted in the process of reviewing this application.

## **Conclusion**

Town Staff have reviewed the application and confirmed that all required documents have been submitted. Should Council approve this application, the Town's Licensing

Division will work closely with the applicant to finalize key details and ensure compliance with all applicable Town By-laws.

Licensing Officers will be present and available throughout the Carnival's operating hours to address any community concerns and to proactively monitor noise levels.

## **Council Priority Association**

This report aligns with the following Council Priority: Community and Economic Vibrancy

## **Human Resource Considerations**

None

## **Budget Impact**

The 2026 fee for a Carnival Licence is \$322.42

## **Attachments**

**Attachment 1** – Upper Canada Mall Map

## **Approval for Submission**

John Comeau, Manager, Regulatory Services

Lisa Lyons, Director, Legislative Services

Esther Armchuk, LL.B, Commissioner, Corporate Services

## **Report Contact**

Nathan Irvine, Supervisor of Licensing & Permits

905-953-5300 extension 2221

[nirvine@newmarket.ca](mailto:nirvine@newmarket.ca)









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## **Carnival Licence Application for Royal Canadian International Circus Staff Report to Council**

Report Number: 2026-20

Department(s): Legislative Services

Author(s): Nathan Irvine, Supervisor of Licensing & Permits  
Emily Ratcliffe, Licensing Officer

Meeting Date: April 13, 2026

### **Recommendations**

1. That the report entitled Carnival Licence Application Royal International Circus dated April 13, 2026 be received; and,
2. That Council approve or deny the Carnival Licence for Royal International Circus; 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 obtain Council decision on a Carnival Licence Application for Royal International Circus to host the event from July 23<sup>rd</sup>-July 26th, 2026, at the Upper Canada Mall 17600 Yonge St.

### **Background**

The Town of Newmarket's [Carnival By-law 2009-78](#) regulates the operation of Carnivals within the Town of Newmarket and requires that any person seeking to operate a Carnival within Town obtain a licence. Section 2.1 of the By-law requires any Carnival to be authorized by Council prior to the issuance of a Carnival Licence.

### **Discussion**

The Town's Licensing Division is in receipt of a Carnival Licence Application for Royal Canadian International Circus to host the event from July 23<sup>rd</sup>-July 26th, 2026, at the

Upper Canada Mall 17600 Yonge St. The proposed Circus will be in the southwest parking lot area (**see Attachment 1**).

If approved the Circus tent and vendors will be set up and erected from July 20<sup>th</sup> – July 27<sup>th</sup>, with the Circus being operational from July 23<sup>rd</sup>- July 26<sup>th</sup>. Hours of operation for the Carnival are being proposed as follows:

- July 20<sup>th</sup>-July 22<sup>nd</sup> (Setup)
- July 23<sup>rd</sup> 7:30pm (1 show)
- July 24<sup>th</sup> 4pm & 7:30pm (2 shows)
- July 25<sup>th</sup> 12pm, 4pm & 7:30pm (3 shows)
- July 26<sup>th</sup> 1pm & 5pm (2 shows)
- July 27<sup>th</sup> (Teardown)

The Royal Canadian International Circus event is returning for a 2<sup>nd</sup> year to the Town of Newmarket and is seeking Council's approval to operate under a Carnival licence. The event does not sponsor a local charitable or non-profit organization.

The shows will run for approximately two hours, including a half-hour intermission. The performances feature only trained circus artists no animals are involved. The event will not include carnival rides or midway attractions. Music will be limited to the performances inside the circus tent.

The applicant has committed to minimizing and controlling noise levels throughout the duration of the event. Staff consulted the Customer Services department and verified no noise complaints were received for the event in 2025.

The circus tent will be set up in the southwest parking lot of Upper Canada Mall. This area is secluded and naturally contained by landscaped features, with curbs and boulevards serving as physical barriers to deter vehicle access. Safety and security are further enhanced through the installation of fencing around the event area.

If Council grants the Carnival licence, the Town's Licensing Division will conduct regular site inspections to ensure compliance with the Town's Noise By-law and respond promptly to any resident concerns.

## **Consultation**

The Town's Customer Service Department were consulted in the process of reviewing this application.

## **Conclusion**

Town Staff have reviewed the application and confirmed that all required documents have been submitted. Should Council approve this application, the Town's Licensing Division will work closely with the applicant to finalize key details and ensure compliance with all applicable Town By-laws.

Licensing Officers will be present and available throughout the Circus' operating hours to address any community concerns and to proactively monitor noise levels.

## **Council Priority Association**

This report aligns with the following Council Priority: Community and Economic Vibrancy

## **Human Resource Considerations**

None

## **Budget Impact**

The 2026 fee for a Carnival Licence is \$322.42.

## **Attachments**

**Attachment 1** – Upper Canada Mall Map

## **Approval for Submission**

John Comeau, Manager Regulatory Services

Lisa Lyons, Director Legislative Services

Esther Armchuk, LL.B, Commissioner, Corporate Services

## **Report Contact**

Nathan Irvine, Supervisor of Licensing & Permits

905-953-5300 extension 2221







[nirvine@newmarket.ca](mailto:nirvine@newmarket.ca)



**ROYAL CANADIAN**  
International  
**CIRCUS**  
UNDER THE BIG TOP

Newmarket, ON  
Upper Canada Mall

**LEGEND**

-  EMERGENCY LANES  
- LANE IS 30 FEET WIDE, AND A TURNING RADIUS OF 45 FEET WITHOUT OBSTACLES  
- NO PARKING ALLOWED AT ALL TIMES.
-  MANNED EMERGENCY ENTRANCE.
-  MOBILE FENCES ALL AROUND, EASY TO OPEN IN AN EMERGENCY.
-  PARKING TRUCKS & 2 BIG RV'S AND 6 CAMPER STYLE RV'S - FOR STAFF, PERFORMERS & CREW.
-  FIRE HYDRANT - 125 FEET FROM BIG TOP CENTER AND 80 FEET FROM CONCESSION TENT CENTER.
-  ALL EMERGENCY EXITS WILL BE MANNED BY A PERSON CARRYING A FIRE EXTINGUISHER.
-  LIGHT POLES

**PERFORMANCE TENT SIZE:**  
56m = 183.7 diagonal  
3136m<sup>2</sup>=33745.69 ft<sup>2</sup>

**CONNECTION TENT SIZE:**  
35x30m = 1050m<sup>2</sup>  
114.8'x98' = 11302.48 ft<sup>2</sup>



[royalcanadiancircus.com](http://royalcanadiancircus.com)

