



Town of Newmarket

Agenda

Committee of the Whole

Date: Monday, May 4, 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.

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 by end of day on April 29, 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.

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 Planning Administrative Streamlining

1. That the report entitled Planning Administrative Streamlining dated May 4, 2026, be received; and,
2. That Council approve proposed amendments to the Planning Act Processing Fees By-law 2025-93; and,
3. That Council approve proposed amendments to the Delegation By-law 2016-17; and, and,
4. That Council approve the proposed policy governing the administrative closure and reactivation of planning applications; and,
5. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

7.2 Demolition of Building Addressed 95 Main Street South

1. That the report entitled Demolition Request of building addressed 95 Main Street South dated May 4, 2026 be received; and,
2. That Staff be authorized and directed to issue a demolition permit for the building addressed 95 Main Street South; and,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

7.2.1 Item 7.1 Heritage Permit - 95 Main Street South - Draft Heritage Newmarket Advisory Committee Meeting Minutes of January 20, 2026

1. That item 7.1 - Heritage Permit 95 Main Street South from the Heritage Newmarket Advisory Committee Draft Meeting Minutes be received.

7.3 Artificial Turf Sports Field at Huron Heights Secondary School

1. That the report entitled Artificial Turf Sports Field at Huron Heights Secondary School, dated May 4, 2026, be received; and,
2. That Staff be authorized to explore opportunities for the development of an artificial turf sports field at Huron Heights Secondary School; and,
3. That Staff seek alternative funding sources, such as infrastructure grants, Warriors Football Booster Club, sponsorship and partnerships, to address capital costs; and,
4. That Staff explore a joint use agreement to access/program the field for community use with the York Region District School Board; and
5. That Staff report back to Council regarding the development of an artificial

turf sports field at Huron Heights Secondary School as part of the budget process or as necessary; and

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

7.4 Follow-Up: Rushbrook and Seneca Court All-Way Stop Review

1. That the report entitled FollowUp: Rushbrook Drive and Seneca Court AllWay Stop Review dated be received; and,
2. That All-way Stop Control Policy Amendments proposed in Appendix 1 be adopted; and,
3. That subject to approval of All-Way Stop Control Policy Amendments, Traffic By-law Amendments proposed in Appendix 2 be adopted; and,
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

7.5 Resolution from the Town of Georgina - Water Soldier

Note: The Strategic Leadership Team and Operational Leadership Team recommends:

1. That the resolution from the Town of Georgina regarding Water Soldier be received and referred to Staff.

WHEREAS the invasive aquatic plant Water Soldier (*Stratiotes aloides*), a species prohibited under Ontario's Invasive Species Act, has been confirmed in Lake Simcoe; and,

WHEREAS the Lake Simcoe Water Soldier Working Group was formed in 2025 to support water soldier surveillance, monitoring and response in Lake Simcoe, and explore options to reduce its impacts; and,

WHEREAS monitoring efforts in 2025 found approximately 450 hectares of water soldier in Cook's Bay, the largest infestation reported in North America; and,

WHEREAS the impacts to Lake Simcoe are significant including decreasing native plant biodiversity, inhibiting recreational activities such as swimming, boating, angling, and hunting, impacting the Chippewas of Georgina Island First Nation access to drinking water and cultural practices, impacting local farmers irrigation, reducing safe access for waterfront properties, and impacting drinking water intakesfor Georgina residents; and,

WHEREAS the Town of Georgina's Corporate Strategic Plan, Climate Action Plan, and stormwater management initiatives commit the municipality to protecting Lake Simcoe, reducing environmental stressors, and working collaboratively to address emerging environmental risks; and,

WHEREAS the Clean Water Act, 2006, the Lake Simcoe Protection Act, and the Lake Simcoe Protection Plan guide the environmental protection of Lake Simcoe; and,

WHEREAS the Canadian Action Plan to Address the Threat of Aquatic Invasive Species recognizes that the urgency and magnitude of the threat suggest the need for new investment, and notes that the federal, provincial, and territorial governments bear overall the responsibility for putting this plan into action, in partnership with other stakeholders; and,

WHEREAS Ontario's Invasive species strategic plan (2012) states that early detection and containment of Water Soldier have been critically important in the Province's efforts to eradicate this species and that once established, they are extremely difficult and costly to control and eradicate; and,

WHEREAS the Town of Georgina and other watershed advocacy organizations have consistently called for strong municipal, provincial, and federal leadership, sustained funding, and coordinated action to protect Lake Simcoe from emerging environmental threats, including invasive species.

Therefore be it resolved:

1. That Council acknowledges the discovery of 450 hectares of water soldier in Lake Simcoe as a matter of significant concern to lake health, recreational use, and public safety, and requires timely and coordinated action; and,
2. That Council recognizes the need for immediate action to prevent the spread of water soldier, minimize increased pressures on shoreline residents and businesses over time, and maintain the viability of future management options; and,
3. That Council endorses the 2026 Integrated Management Plan Approach proposed by the Lake Simcoe Water Soldier Working Group, to 'draw a line' and initially address the smaller populations to reduce the spread beyond Cook's Bay; and,
4. That Council urges the Province of Ontario (such as Ministry of Natural Resources and/or Ministry of the Environment, Conservation and Parks) and Government of Canada (such as Department of Fisheries and Oceans and/or Canada Water Agency) to provide immediate funding for the 2026 Integrated Management Plan Implementation, estimated at \$750,000 to \$1.5 million; and,
5. That Council supports the approach of using 2026 management results to inform long-term management strategies for larger southern populations in Cook's Bay; and,
6. That Council urges the Province of Ontario (such as Ministry of Natural

Resources and/or Ministry of the Environment, Conservation and Parks) and Government of Canada (such as the Department of Fisheries and Oceans and/or Canada Water Agency) to provide longer term funding to manage the current population of water soldier in Lake Simcoe, estimated at \$5 million over five years (2026-2030); and,

7. That Council reaffirms its support of Town staff participating in the Lake Simcoe Water Soldier Working Group to support implementation and communication to residents; and,
8. That Council urges each municipality in the Lake Simcoe watershed to similarly designate staff representation on the Lake Simcoe Water Soldier Working Group; and,
9. That Council requests that every municipality in the Lake Simcoe watershed designate up to \$10,000 through their 2027 budget toward a lead agency to advocate on behalf of the municipalities in the watershed; and,
10. That Council supports enhanced public education and prevention initiatives, including 'Clean, Drain, Dry' messaging and reporting tools, to reduce the risk of further spread of water soldier through recreational and shoreline activities; and,
11. That Council requests a bi-annual update from the Lake Simcoe Water Soldier Working Group on the status of water soldier monitoring and management in Lake Simcoe; and,
12. That Council requests that this motion be circulated to MP Jacob Mantle and MPP Caroline Mulroney's offices and requests a meeting with them to discuss the issue; and,
13. That Council requests that a joint delegation be requested through the Association of Municipalities of Ontario with the Minister of Natural Resources and the Minister of Environment, Conservation, and Parks to brief them on the issue, in partnership with other local governments around Lake Simcoe; and,
14. That Council requests that this motion be sent to municipalities and First Nations within the Lake Simcoe watershed; and,
15. That Following the delegations from the Invasive Species Centre to each municipality bordering Lake Simcoe, Council encourages each municipality to endorse a similar motion.

7.6 Newmarket Public Library Meeting Minutes of March 18, 2026

1. That the Newmarket Public Library Meeting Minutes of March 18, 2026 be received.

7.7 Elman W. Campbell Museum Board Meeting Minutes of March 25, 2026

1. That the Elman W. Campbell Museum Board meeting minutes of March 25, 2026 be received.

8. Action Items

9. Notices of Motion

10. Motions Where Notice has Already been Provided

11. New Business

12. Closed Session

12.1 Proposed Acquisition of Land – Ward 3

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

13. Adjournment



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

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Planning Administrative Streamlining Staff Report to Council

Report Number: 2026-23

Department(s): Building and Planning Services

Author(s): Kaitlin McKay, Senior Planner and Meghan White, Senior Planner

Meeting Date: May 4, 2026

Recommendations

1. That the report entitled Planning Administrative Streamlining dated May 4, 2026, be received; and,
2. That Council approve proposed amendments to the Planning Act Processing Fees By-law 2025-93; and,
3. That Council approve proposed amendments to the Delegation By-law 2016-17; and, and,
4. That Council approve the proposed policy governing the administrative closure and reactivation of planning applications; 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 recommend various measures to streamline and improve administrative planning processes.

Background

The Town of Newmarket's Development Approvals Process (DAP) was initiated in response to significant provincial legislative changes between 2019 and 2022, which intended to increase the pace and volume of housing construction in the Province. Council endorsed the DAP initiative in June 2023.

The DAP initiative is guided by the principle that development review should be right-sized to the scale and complexity of an application, ensuring appropriate municipal oversight while avoiding unnecessary process or delay. An important part of the DAP framework is continuous improvement; processes will be adapted in response to changing legislation, development patterns, and operational experience.

Through ongoing implementation and review, Planning Services staff have identified targeted opportunities to further improve and streamline current practices:

- 1) Authorize the Chief Planner and Director of Planning and Building Services to reduce or waive planning application fees in defined circumstances in accordance with Section 69(2) of the Planning Act;
- 2) Introduce a new lower site plan application fee for daycares and parking lots, reflecting a condensed site plan process in these two specific instances;
- 3) Amend the Planning Act Processing Fees and Charges By-law to introduce a new fee for site plan exemption requests;
- 4) Establish a new corporate policy outlining the process for the administrative closure and reactivation of development applications made under the Planning Act, and introduce a new fee to reactivate an inactive planning application.

Discussion

Delegated Authority to Reduce or Waive Application Fees

The proposed amendment to the Delegation By-law would authorize the Chief Planner and Director of Planning and Building Services to reduce or waive planning application fees in specific circumstances where it would be unreasonable to require full payment. The intent is to provide the Director with limited discretion to reduce fees for minor Official Plan Amendments (OPA) or minor Zoning By-law Amendments (ZBA) where the scope of the review is modest or largely administrative in nature.

This authority would apply where the OPA and/or ZBA would result in limited or no physical alteration to the property, such as adding a new use within an existing building, where the new use is related to an existing permitted use and is in keeping with the intent of the designation, or making minor revisions the zoning by-law, that are slightly beyond the scope of a minor variance.

Recent opportunities where this approach may have been appropriate include applications to permit additional restaurant uses where applicable development and parking standards are met, but site-specific zoning limits a property to a single restaurant. Another example includes applications proposing a narrowly defined new use that is closely related to existing permitted uses but cannot reasonably be interpreted as such under the Official Plan or Zoning By-law.

In these circumstances, while a planning application would still be required for Council approval, the limited scope and complexity of the amendment warrant a reduced application fee, reflecting the relatively minor nature of the request and the lesser amount of staff time required to process it.

Currently, any reduction in planning application fees requires Council approval since Council's authority under Section 69(2) of the Planning Act has not been delegated. Delegating this authority in defined circumstances would streamline administration and support timely decisions on fee reductions or waivers in those defined circumstances. It

is anticipated that the use of this authority would be infrequent. All instances of fee reductions will be reported annually through the Town's reporting on delegated authorities.

Condensed Site Plan Application Process for Daycares and Parking Lot Expansions

Planning Services staff regularly receive site plan applications for parking lot expansions and outdoor play areas associated with new daycare facilities. These proposals are small in scale and impact; however, they are currently subject to the same full site plan review process and fee as more complex developments, resulting in unnecessary costs for applicants and disproportionate demands on staff resources.

A condensed site plan application review process is proposed for these two development types. This streamlined review process recognizes that such proposals require less time and fewer supporting materials and technical studies, while still meeting all applicable Town standards. The objective is to scale the level of review and application fee to the complexity of the proposal, thereby reducing review timelines and associated costs for applicants.

Site Plan Approval Fee for Outdoor Elements of Daycare Facilities and Parking Lot Expansions

A proposed fee of \$2,318.28 is recommended for site plan applications related to outdoor elements of daycare facilities and parking lot expansions. This fee is intended to recover the Town's costs associated with reviewing these specific small-scale, low-impact proposals.

While these applications continue to require coordinated review by Planning, Engineering, Transportation, Parks, and external agencies where applicable, they are narrower in scope, processed under delegated authority, and typically involve fewer technical studies, reduced circulation, and simplified or no site plan agreements.

Comparable York Region municipalities have established reduced, staff-delegated site plan approval categories - often referred to as minor or basic site alteration approvals - with fees generally ranging from \$450 to \$6,000, compared to \$8,000 to \$12,000 for full site plan applications. The proposed fee falls within the low-to-mid range of these comparable fees and strikes an appropriate balance between cost recovery, efficient service delivery, and support for small-scale development. The fee is also consistent with charges for other development review fees, which involve a similar level of staff review.

Site Plan Exemption Fee

The Chief Planner and Director of Planning and Building Services currently has authority to exempt proposals from site plan approval where changes are limited in scope and are

not expected to result in significant impacts related to site design, circulation, built form, or servicing.

Typical exemptions include small-scale alterations such as the installation of accessibility ramps or the addition of outdoor patios. While proposals do not require the same level of review associated with a full site plan application, staff time is still required to review submissions, assess eligibility, and confirm zoning compliance. These requests are documented and kept on file.

The proposed \$250 site plan exemption fee is proposed to recover the administrative costs associated with processing and reviewing exemption requests.

Planning Application Administrative Reactivation and Closure Policy

From time to time, planning applications remain open for extended periods of time without receiving updated submissions from applicants. During these periods, planning policies, regulations, and technical standards may change, and previously submitted information may become outdated.

To address this issue, staff recommend adopting a new corporate policy entitled “The Planning Application Administrative Reactivation and Closure Policy”. The proposed policy is Attachment 3 to this report. This policy establishes clear timelines for application inactivity, closure, and reactivation.

Under this Policy, an application is deemed inactive if the applicant fails to provide a complete response to staff and agency comments within six months of written notice. After six months of inactivity, staff issue a written notice advising that the file may be closed if a complete resubmission is not received. If no resubmission is provided within 6 months, the Director may close the application. Written notice of closure will be provided, advising that a complete resubmission and payment of the reactivation fee are required to reopen the application.

Closed applications are not processed further and may require a new planning application with updated studies and reports, if the proposal is brought forward again in the future.

Overall, the Policy improves transparency, supports effective file management, ensures applications remain current, and provides applicants with clear expectations and timelines.

Reactivation Fee of 10% of the original application fee

The proposed reactivation fee equal to 10% of the original application fee is intended to recover the Town’s costs associated with resuming review of inactive planning applications. The fee encourages applicants to remain actively engaged in the approval process, while ensuring that the cost of reactivating dormant applications is borne by the applicant. Similar approaches are used by other municipalities within York Region to support efficient file management and responsible cost recovery.

Consultation

Financial Services, Legal Services, Legislative Services

Conclusion

The proposed actions described in this report would delegate limited authority to the Chief Planner and Director of Planning and Building Services to reduce or waive planning application fees in defined circumstances; would introduce lower fees for the condensed site plan applications related to daycares and parking lots; would create a new fee for site plan exemption requests; and establish a policy for administrative closure and reactivation of inactive planning applications.

These actions implement the recommendations arising from the Town's Development Application Process (DAP) review, which emphasized aligning fee structures with the level of staff effort required and promoting timely, efficient application processing. Accordingly, it is recommended that Council approve the recommendations in this report.

Council Priority Association

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

Human Resource Considerations

Not applicable.

Budget Impact

Amendments to the Planning Act Processing Fees & Charges By-law are proposed to ensure that application fees more accurately reflect the Town's costs associated with reviewing and processing applications.

Attachments

Attachment 1 – Amendment to Delegation By-law 2016-17

Attachment 2 – Amendment to Planning Act Processing Fees By-law 2025-93

Attachment 3 – Planning Application Administrative Reactivation and Closure Policy

Submitted By

Kaitlin McKay, MCIP, RPP, Senior Planner – Development

Meghan White, MCIP, RPP, Senior Planner – Development

Approval for Submission

Adrian Cammaert, MCIP, RPP, Manager, Planning Services

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

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

Report Contact

For more information on this report, contact info@newmarket.ca.

Corporation of the Town of Newmarket

By-law 2026-XX

A by-law to amend Delegation By-law 2016-17 being a by-law to delegate administrative matters to staff.

Whereas Section 69(2) the *Planning Act*, R.S.O. 1990, c. P.13 allows a Council to reduce the amount of or waive the requirement for the payment of a fee in respect of the processing of applications under the *Planning Act*;

Whereas Council enacted By-law 2016-17 to delegate specific matters to staff;

Whereas it is deemed necessary to amend Schedule D of By-law 2016-17;

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

1. That Schedule “D” of the Delegation By-law 2016-17 be amended as follows:

Type of Authority	Matter to be Approved	Legislative Authority	Terms, Conditions, and Limitations	Commenting Departments	Authority
Planning Application Fees	Reduction / waiver of planning application fees for minor Official Plan Amendments and/or Zoning By-law Amendments	Planning Act	This authority would apply in circumstances where the proposed change in land use is modest in nature or largely administrative, and where there are limited or no physical changes proposed to the property.	Planning Services	Director of Planning and Building Services

Enacted this 11th day of May 2026.

John Taylor, Mayor

Lisa Lyons, Town Clerk

DRAFT

Corporation of the Town of Newmarket

By-law 2026-XX

A by-law to amend By-law 2025-93 being a by-law to establish a tariff of fees for the processing of applications made in respect of planning matters (Planning Act Processing Fees and Charges).

Whereas Section 69(1) the *Planning Act*, R.S.O. 1990, c. P.13 allows a municipality to pass by-laws imposing a tariff of fees for the processing of applications made in respect of planning matters;

Whereas Council enacted By-law 2025-93 to establish a tariff of fees for the processing of applications made in respect of planning matters; and

Whereas it is deemed necessary to amend the Schedule A of By-law 2025-93.

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

1. That the Schedule A to By-law 2025-93 be amended to add the following fees:

Service Provided	Unit of Measure	Subject to HST Yes/No	2026 Fee Before Taxes	HST Amount	Total Fee
Site Plan Approval Fee for Outdoor Elements of Daycares Facilities and Parking Lot Expansions	Each	Yes	\$2,318.28	\$301.38	\$2,619.66
Planning Application Reactivation Fee	Each	Yes	10% of the applicable application fee	To be determined based on the base fee	To be determined based on fee before taxes and tax amount
Site Plan Exemption Fee	Each	Yes	\$250.00	\$32.50	\$282.50

Enacted this 11th day of May 2026.

John Taylor, Mayor

Lisa Lyons, Town Clerk

DRAFT

Planning Application Administrative Reactivation and Closure (PAARC) Policy

Policy Number: PLAN 2-01

Sub-Topic: Planning Act Application reactivation

Topic: Development Applications under the Planning Act

Applies to: All Development Applications

Policy Statement and Strategic Plan Linkages

This policy establishes an administrative framework for managing *Planning Act* applications that have become inactive. The policy outlines procedures for identifying inactive applications, communicating with Applicants and Owners, closing inactive files, and reactivating applications when requested through the submission of a Complete Re-Submission and payment of the applicable reactivation fee.

This policy is administrative in nature and is intended to support the efficient management of development applications. It does not replace, amend or supersede any statutory requirements, timelines, notices, appeal rights, or decision making authorities established under the *Planning Act* or its regulations.

This Policy supports the Town's strategic objectives by promoting timely application processing, effective use of staff resources, transparency, and consistent service delivery.

Purpose

The Planning Application Administrative Reactivation and Closure Policy establishes the administrative procedure governing identification, closure and potential reactivation of inactive *Planning Act* applications by Planning Services.

The Policy provides a clear and consistent approach to:

- Identifying Planning Act Applications that have become inactive due to the absence of a Complete Re-Submission within established timeframes;
- Issuing written notices to Applicants/Owners advising of application inactivity, applicable timelines, potential file closure, and the process to maintain or re-open an application;
- Continuing application processing where a Complete Re-Submission is received within the prescribed timelines;
- Reactivating closed files upon receipt of a Complete Re-Submission and payment of the Reactivation Fee within prescribed timelines; and
- Administering and collecting the Reactivation Fee in accordance with the Town's Planning Processing Fees By-law.

Definitions

For the purposes of this Policy:

Applicant and/or Owner: Means the individual(s) or corporation(s) identified as the Applicant and/or Owner on the Planning Application Form, including the most recent contact information on file with the Town.

Closed: Means a Planning Application that has been closed by the Director due to inactivity in accordance with this policy.

Complete Re-Submission: Means the submission of all updated and revised materials responding to comments from the Town's and applicable external agencies, and deemed by Planning staff to be suitable for circulation. A Complete Re-Submission is an administrative standard and does not determine whether an application is complete under the *Planning Act*.

Director: Means the Chief Planner and Director, Planning and Building Services, or their designate.

Formal Comment Package: Means the consolidated written comments issued by the Town and applicable external agencies following the review of a complete submission.

Inactive Planning Application and/or File: Means a Planning Application for which a Complete Re-Submission has not been received within six (6) months of the date the Formal Comment Package was issued.

Open Planning Application and/or File: Means an application made under the *Planning Act* that has not been closed by the Director and is actively under review, or has been re-opened through payment of the Reactivation Fee.

Planning Application: Means any development application filed under the *Planning Act*, including Official Plan Amendments, Zoning By-law Amendments, Draft Plans of Subdivision or Condominium, Site Plan Approval, Minor Variance, Consent, Removal of Holding Provision, and Removal of Part Lot Control.

Reactivation Fee: Means the fee payable in accordance with the Town's Planning Processing Fees By-law to re-open or maintain an inactive Planning Application beyond the six (6) month inactivity period following issuance of the Written Notice.

Written Notice: Means a written correspondence issued by the Town advising of application inactivity, applicable timelines, potential file closure, and/or requirements to re-open a closed application.

Procedure

1. Identification of Inactive Applications

A Planning Application shall be considered inactive where a Complete Re-Submission has not been received within six (6) months of the date that the Formal Comment Package was issued. The applicable date shall be the most recent issuance of comments from Planning Services.

Following six (6) months of inactivity, the Town may issue a Written Notice advising that the application may be closed if a Complete Re-Submission is not received within an additional six (6) months.

The Director has final authority to determine application inactivity and to close files in accordance with this Policy.

2. Written Notice

Where an Application has remained inactive for twelve (12) months following issuance of the Formal Comment Package, and six (6) months have elapsed since the issuance of a Written Notice, the application may be Closed by the Director.

The Town shall issue a Written Notice advising the Applicant and/or Owner that the application has been Closed and outlining the requirements to re-open the file, including submission of a Complete Re-Submission and payment of the Reactivation Fee.

3. Outcomes

Where a Complete Re-Submission and the applicable Reactivation Fee are received within the prescribed timeframe, the application shall be reopened and processing shall resume.

Where a Closed application has associated servicing allocation, that servicing allocation may be rescinded through the Town's annual review process.

Notwithstanding the foregoing, where a file has been Closed for at least one (1) year, the Director may require the submission of a new application in accordance with the *Planning Act* and applicable Town requirements.

Reactivation Fee

The Reactivation Fee is payable where an Applicant or Owner wishes to maintain or re-open an inactive Planning Application. The fee is established through the Town's Planning Act Processing Fees By-law and does not waive or modify submission requirements.

Contact

Planning Services at planning@newmarket.ca

Details

Approved by: Chief Administrative Officer

Approval Date: May 2026

Policy Effective Date: May 2026

Last Revision Date: n/a

Revision No: 001



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

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Demolition Request of Building Addressed 95 Main Street South

Staff Report to Council

Report Number: 2026-23

Department(s): Building and Planning Services

Author(s): Umar Mahmood, Planner, Committee of Adjustment and Cultural Heritage

Meeting Date: May 4, 2026

Recommendations

1. That the report entitled Demolition Request of building addressed 95 Main Street South dated May 4, 2026 be received; and,
2. That Staff be authorized and directed to issue a demolition permit for the building addressed 95 Main Street South; and,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Purpose

The purpose of this Staff Report is to provide Council with a recommendation regarding the request to demolish the building at 95 Main Street South.

Background

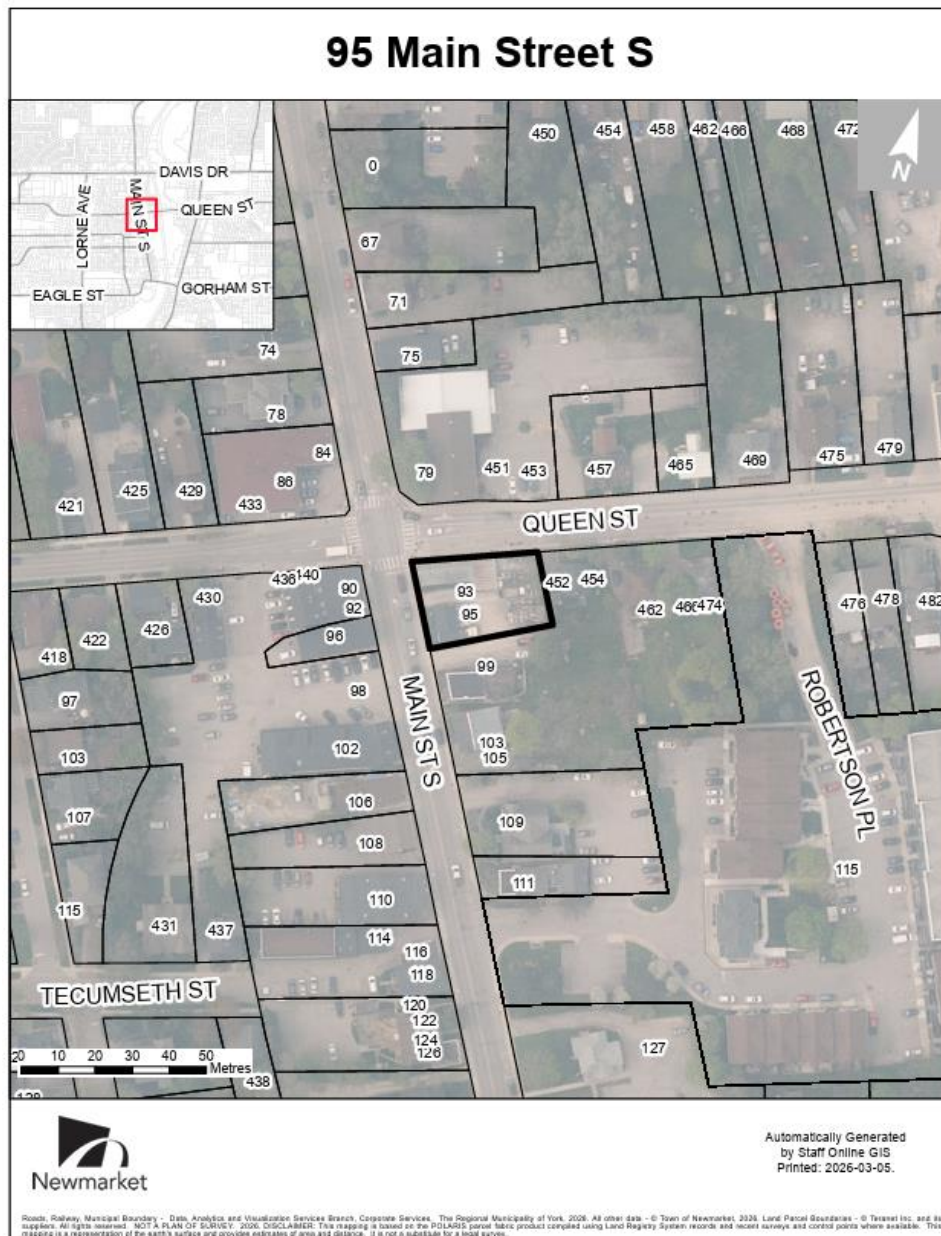
The property owner at 93-95 Main Street South has applied for a Demolition Permit to remove the separate building at 95 Main Street South. The property at 93-95 Main Street South is a designated heritage property under Part V of the Ontario Heritage Act.

The property consists of a single parcel containing two distinct, separately addressed buildings: the Luesby Memorial Building addressed as 93 Main Street South, and a small 1½ storey residence addressed as 95 Main Street South. The subject of the demolition request is the small 1½ storey residence at 95 Main Street South, shown on Attachment 1. For clarity, this demolition request does not apply to the Luesby Memorial Building at 93 Main Street South, which is a 1½ storey steel clad building and remains unaffected by this application. Staff have researched that the building at 95 Main Street Demolition Request of Building Addressed 95 Main Street South

South was used for residential purposes, however in more recent years, the building was used as storage by the previous owner and remains empty today.

The Town's aerial imagery indicates that a detached garage previously existed on the subject property (evident on the survey from 1985 – Attachment 1), however it is no longer extant, having been removed sometime prior to 2002 (pre-dating the property's designation).

At its meeting on January 20, 2026, Heritage Newmarket Advisory Committee reviewed the proposal and raised no objection to the proposed demolition.





Northwest corner of 95 Main Street South



Southwest corner of 95 Main Street South

Demolition Request of Building Addressed 95 Main Street South

Discussion

Designation By-law 2006-95

Designation by-law 2006-95 applies to the entire property municipally known as 93-95 Main Street South and is included as Attachment 2. The cultural heritage attributes identified in this by-law, however, relate specifically to the Cassidy Luesby (Luesby Memorial) Building at 93 Main Street South, and not to the building addressed as 95 Main Street South.

Historical records, including a 1985 survey, indicate that 93 and 95 Main Street South were originally two separate properties that were later merged on title.

As the heritage designation applies to the entire property, Council approval is required for any demolition on the site, including the removal of the building addressed 95 Main Street South.

Staff have reviewed the demolition proposal and have no concerns with the removal of the building at 95 Main Street South. Accordingly, staff recommend that Council support the proposed demolition.

Should a new building be proposed on the site in the future, a Cultural Heritage Impact Assessment would be required to ensure that any new development is compatible with, and respectful of, the heritage attributes of the Luesby Memorial Building at 93 Main Street South.

Heritage Newmarket Advisory Committee

In accordance with the requirements of the Ontario Heritage Act, the Heritage Advisory Committee was consulted on January 20, 2026 regarding the proposed demolition of the building at 95 Main Street South. The Committee raised no objection and supported the applicant's proposal.

Town of Newmarket Official Plan, 2006

The Town of Newmarket Official Plan, 2006 (OP) states,

“Protecting and enhancing Newmarket’s cultural heritage resources is a strategic direction of this Plan. Cultural heritage policies provide a framework for the long-term sustainability of the Town’s cultural heritage resources. Ensuring that present and future generations can share in the unique history and culture of Newmarket contributes to the Town’s sense of place.”

While the subject property at 93-95 Main Street South is a designated heritage property, all cultural heritage value and interests relate to the Luesby Memorial Building at 93 Main Street South. The building at 95 Main Street South does not possess any significant architectural, historical, or contextual value; therefore, the building does not

exhibit cultural heritage value or interest that would warrant conservation or preservation under the Official Plan.

The Heritage Conservation District Plan

The building at 95 Main Street South is not located within the Heritage Conservation District (HCD).

Municipal Register of Designated Heritage Properties

The property at 93-95 Main Street South is included on the Municipal Register of Designated Heritage Properties and was added to the Registry on June 12, 2006.

Consultation

Staff consulted with the Heritage Newmarket Advisory Committee on January 20, 2026. The Committee supported the proposed demolition of the building municipally known as 95 Main Street South.

Conclusion

The property at 93-95 Main Street South is designated under Part V of the Ontario Heritage Act. While the heritage designation applies to the entire property, the cultural heritage attributes identified in Designation By-law 2006-95 relate exclusively to the Luesby Memorial Building at 93 Main Street South and not to the building municipally addressed as 95 Main Street South.

The building at 95 Main Street South does not exhibit cultural heritage value or interest warranting conservation or preservation. The Heritage Newmarket Advisory Committee was consulted and supported the proposed demolition.

Accordingly, staff recommend that Council support the issuance of a demolition permit for the building at 95 Main Street South. Any future redevelopment of the property would be subject to further review to ensure compatibility with the heritage attributes of the designation.

Council Priority Association

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

Human Resource Considerations

None.

Budget Impact

None.

Attachments

1. Attachment 1 – 1985 Survey of the Property
2. Attachment 2 – Designation By-law 2006-95 – 93 Main St Cassidy-Luesby Building

Submitted By

Umar Mahmood, Planner – Planner, Committee of Adjustment and Cultural Heritage, Planning Services

Approval for Submission

Adrian Cammaert, MCIP, RPP, Manager of Planning Services

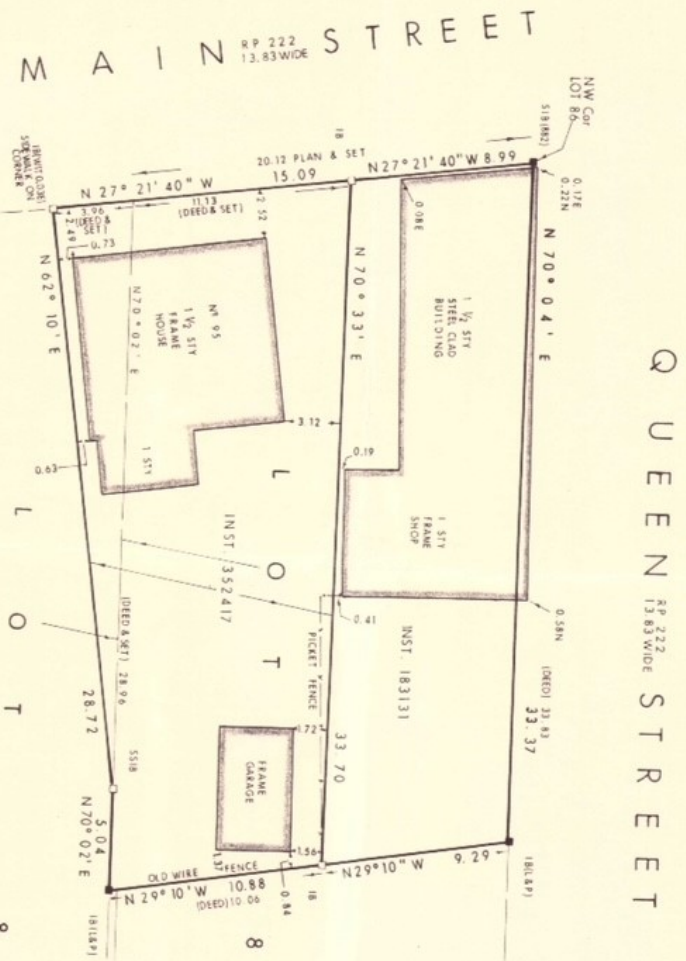
Paul Freeman, MCIP, RPP, PLE, Chief Planner and Director of Planning and Building Services

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

Report Contact

For more information, please contact Umar Mahmood, Planner, Committee of Adjustment and Cultural Heritage, Planning Services

PLAN OF SURVEY OF PART OF
LOTS 86 AND 87, EAST OF MAIN STREET
REGISTERED PLAN N^o 222
 TOWN OF NEWMARKET - REGIONAL MUNICIPALITY OF YORK
 SCALE 1 : 200
 R. A. GARDEN O.L.S.
 1985



SURVEYOR'S CERTIFICATE

- I CERTIFY THAT
1. This survey and plan are correct and in accordance with the Surveyors Act and The Registry Act and the regulations made thereunder.
 2. The survey was completed on the 7th day of MAY 19 85

DATE May 18/85
R. A. Garden
 R. A. Garden O.L.S.

- LEGEND**
- SIB Standard Iron Bar
 - SSIB Short Standard Iron Bar
 - IB Iron Bar
 - Found
 - Planned

METRIC - DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

BEARINGS ARE ASTRONOMIC AND DERIVED FROM PLAN 658-741, GIVING QUEEN ST. A BEARING OF N 70° 04' E

R. A. GARDEN LIMITED
 ONTARIO LAND SURVEYORS
 251 DAVIS DRIVE NEWMARKET L3Y 2N5
 895-5600

file no. d giles c/s
 85-7133



CORPORATION OF THE TOWN OF NEWMARKET

BY-LAW NUMBER 2006-95

A BY-LAW TO DESIGNATE A PROPERTY AS BEING OF ARCHITECTURAL AND HISTORICAL VALUE OR INTEREST.

(Cassidy-Luesby Building – 93 Main Street South)

WHEREAS Section 29 of the *Ontario Heritage Act R.S.O. 1990* authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of architectural or historic value or interest;

AND WHEREAS the Council of the Corporation of the Town of Newmarket has caused to be served on the owner of the lands and premises known as Part of Lots 86 and 87, Plan 222, Town of Newmarket, Regional Municipality of York, municipally known as 93 Main Street South, and upon the Ontario Heritage Foundation, notice of intention to designate the aforesaid real property and has caused such notice of intention to be published in a newspaper having general circulation in the municipality for two consecutive weeks.

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

1. There is designated as being of architectural and historical value or interest the real property described in Schedule "A" attached, comprising the footprint of the building described in Schedule "B" attached.
2. The reasons for designation of Part of Lots 86 and 87, Plan 222, Town of Newmarket, Regional Municipality of York, are described in Schedule "B" hereto.
3. The Municipal Solicitor is hereby authorized to cause a copy of this by-law to be registered against the property described in Schedule "A" hereto in the proper land registry office.
4. The Clerk is hereby authorized to cause a copy of this by-law to be served on the owner of the aforesaid property and on the Ontario Heritage Foundation and to cause notice of the passing of this by-law to be published in a newspaper having general circulation in the municipality for two consecutive weeks.

ENACTED THIS 12TH DAY OF JUNE, 2006.



Tom Taylor, Mayor



Liz Gibson, Deputy Clerk

SCHEDULE "A" TO BY-LAW 2006-95

LEGAL DESCRIPTION

Part of Lots 86 and 87, Plan 222, Town of Newmarket, Regional Municipality of York,
municipally known as 93 Main Street South.

SCHEDULE "B" TO BY-LAW 2006-95

REASONS FOR PROPOSED DESIGNATION

The Cassidy-Luesby Building, located on the southeast corner of Main and Queen Streets is a classic example of the "Boom Town" style of architecture popular for commercial buildings in the mid to late nineteenth century. Originally built of rough cast, the building was subsequently clad with more expensive pressed tin siding, which remains on the building and was more expensive and considered stylish in its day.

Originally established as a marble works in the mid 1860's the establishment, known as the Luesby Monument Works, is likely one of the oldest businesses if not the oldest business in the Town of Newmarket that continues to operate at the same location.



Town of Newmarket Extract
Heritage Newmarket Advisory Committee

Title: Heritage Permit - 95 Main Street S

Date: Tuesday, January 20, 2026

Mover: Julian Antonini
Seconder: Joshua Campbell

1. That the Heritage Newmarket Advisory Committee support the applicant's proposal for 95 Main S Street South as described in the heritage permit application.

Carried



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 or call 905-895-5193.

Artificial Turf Sports Field at Huron Heights Secondary School

Staff Report to Council

Report Number: 2026-25

Department(s): Parks and Facility Services , Recreation and Culture Services , and Community and Economic Innovation

Author(s): Kristi Carlen, Director, Parks & Facility Services, Colin Service, Director, Recreation & Culture, and Elizabeth Hawkins, Director, Community & Economic Innovation

Meeting Date: May 4, 2026

Recommendations

1. That the report entitled Artificial Turf Sports Field at Huron Heights Secondary School, dated May 4, 2026, be received; and,
2. That Staff be authorized to explore opportunities for the development of an artificial turf sports field at Huron Heights Secondary School; and,
3. That Staff seek alternative funding sources, such as infrastructure grants, Warriors Football Booster Club, sponsorship and partnerships, to address capital costs; and,
4. That Staff explore a joint use agreement to access/program the field for community use with the York Region District School Board; and
5. That Staff report back to Council regarding the development of an artificial turf sports field at Huron Heights Secondary School as part of the budget process or as necessary; and
6. 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 authorize staff to explore opportunities with the York Region District School Board (YRDSB) for the development of artificial turf sports fields in the Town of Newmarket at Huron Heights. Ideally any field developed would have multi sport capabilities (football, flag football, soccer, lacrosse, field hockey as well as track and field sports). As part of any agreement the Town would also seek community access to the field.

Artificial Turf Sports Field at Huron Heights Secondary

Background

In the Town of Newmarket there are six (6) secondary schools. Four are with the York Region District School Board (Newmarket High, Denison, Huron Heights, and Sir William Mulock), one is with the York Catholic District School Board (Sacred Heart) and the sixth is a private school (Pickering College). Only secondary school properties are large enough for full-sized sports fields, often including space for a running track. Each secondary school listed above has at least one full sized field.

From the list of above noted school fields, currently there are two artificial turf sports fields in Newmarket, one is located at Dr. J.M. Denison Secondary School, York Region District School Board (YRDSB) and there is a joint use agreement with the Town for access to this field. The other artificial turf sports field is located at Pickering College, and the Town does not have an agreement with Pickering College for ongoing access to their facilities. It is also important to note that the Newmarket Soccer club has an indoor artificial turf sports field, but it is exclusively for soccer club use.

With the Town only having formal access to one artificial turf sports field, this per capita level of access is below many of our municipal comparators.

In 2025 there was a joint community/YRDSB effort, with support from the Town, to apply for provincial funding through the Ontario Community Sport and Recreation Infrastructure Fund (CSRIF), for the development of an artificial turf sports field and Huron Heights Secondary School. Ultimately this effort was deemed ineligible by the province and the application was unsuccessful.

The Town, of note, currently has a joint use agreement with YRDSB for the grass/earth turf field and Sir William Mulock. The Town made capital investments in this field and maintains it in exchange for community programming time during the evening, on weekends and over the summer months when not in use by the school.

Discussion

The addition of an artificial turf sports field at Huron Heights Secondary School would support the Warriors football teams and provide them with a field that is reflective of their regional, provincial and international successes. The field would also be advantageous for other school sport programs, broader community use and would contribute to sport tourism in the Town. Staff would like to engage with YRDSB, the Warriors Football Booster Club and other interested parties to advance the development of an artificial turf sports field.

Current levels for the booking of premier sports fields in the Town is nearing capacity and it would be prudent for the Town to continue to plan for future needs and growth of various sports in the community. The addition of another field in Newmarket would be valuable to the Warriors teams, school sports programs, YRDSB and the residents of Newmarket.

Newmarket is nearly fully built out and as such looking to enhance and improve existing opportunities is a natural next step in community growth. Joint use agreements for fields that are located at secondary schools in the community is a proven model for success.

Artificial turf sports fields have several advantages over a grass/earth turf field, these include: a longer playing season, reduced frequency of maintenance (grass fields need to be maintained weekly or more frequently based on use), some evidence that suggests a reduced rate of sports related injuries and consistent quality of play conditions. It is for these reasons that artificial turf sports fields are desirable to higher performing sports teams and support the development of high-performing and elite athletes.

Consultation

Staff will engage with YRDSB, the Warriors Football Booster Club and other interested parties to explore the development of additional artificial turf sports field(s) at Huron Heights Secondary School in Newmarket.

Conclusion

Newmarket has a strong tradition of sports including the local success of many secondary school teams at the regional, provincial, national and international level. The Warriors Football teams are an incredible success story that has earned a home field to be proud of. Investing in this ongoing success supports the development of our youth, community wellbeing and contributes to sport tourism in our community. Newmarket on a per capita basis, when compared to other municipalities, has less access to artificial turf sports fields.

Council Priority Association

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

Human Resource Considerations

N/A

Budget Impact

Staff will bring any opportunity for the development of an artificial turf sports field at Huron Heights to Council as part of the annual budget process (both capital and operating), or directly to Council as necessary, before advancing a project. Staff will also seek out alternative funding sources such as infrastructure grants, Warriors Football Booster Club, sponsorship and partnerships to support the development of artificial turf sports field at Huron Heights Secondary School in Newmarket.

Attachments

N/A

Approval for Submission

Jeff Payne, Commissioner, Community Services

Ian McDougall, CAO

Report Contact

For more information on this report, contact 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 or call 905-895-5193.

Follow-Up: Rushbrook Drive and Seneca Court All-Way Stop Review Staff Report to Council

Report Number: 2026-23

Department(s): Public Works Services

Author(s): Paul Choi, Transportation Specialist

Meeting Date: May 4, 2026

Recommendations

1. That the report entitled Follow-Up: Rushbrook Drive and Seneca Court All-Way Stop Review dated May 4, 2026 be received; and,
2. That All-way Stop Control Policy Amendments proposed in Appendix 1 be adopted; and,
3. That subject to approval of All-Way Stop Control Policy Amendments, Traffic By-law Amendments proposed in Appendix 2 be adopted; and,
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Executive Summary

This report responds to Council's direction to revisit the installation of All-Way Stop Control at the intersection of Rushbrook Drive and Seneca Court, with a focus on visibility constraints associated with roadway geometry and driveway parking conditions. While vehicles parked on private driveways are inherently temporary and do not, on their own, warrant all-way stop control, the review confirms that when combined with legacy intersection geometry, horizontal curvature, and frequent lawful driveway parking beyond municipal control, minimum sight distance cannot be reliably achieved under common conditions.

Under the Town's current All-Way Stop Control Policy, intersections with visibility concerns are not eligible for all-way stop control in the absence of sufficient reported collision history, and the subject intersection is therefore not warranted under the existing policy. However, the Ontario Traffic Manual (OTM) states that where all reasonable efforts to improve sight distance have been exhausted and minimum sight

distance cannot be achieved, conversion of a two-way stop-controlled intersection to all-way stop operation may be considered. Consistent with this guidance, staff recommend amending the Town's All-Way Stop Control Policy to address constrained sight-distance scenarios.

Staff evaluated reasonable mitigation measures and determined that achieving minimum sight distance through geometric modification alone would require disproportionate and operationally problematic changes. Accordingly, subject to Council approval of the proposed policy and Traffic By-law amendments, staff recommend proceeding with the installation of an all-way stop at the subject intersection, supported by advance warning signage, enhanced pedestrian markings, and centreline pavement markings to reinforce driver awareness and compliance.

Purpose

The purpose of this report is to review visibility conditions at the subject intersection and summarize applicable Town policy and provincial guidance related to all-way stop control and sight distance.

Background

At its [meeting of March 23, 2026](#), Town Council referred a request to revisit the installation of an all-way stop at the intersection of Rushbrook Drive and Seneca Court to staff, with the following direction:

- 1. That the report titled Rushbrook Drive and Seneca Court All-way Stop Review dated March 23, 2026 be referred to staff to review sight-line issues related to visibility and driveway parking related to the intersection; and,**
- 2. That staff report to Council in 45 days**

Following publication of the initial staff report, the Town received seven (7) written submissions from residents of Seneca Court, generally citing concerns related to visibility, pedestrian safety, and neighbourhood traffic conditions. In addition, one (1) written submission was received from a resident of Rushbrook Drive opposing the installation of an all-way stop, citing concerns related to reduced stop sign compliance and the unintended consequences of unwarranted stop control.

Discussion

The subject intersection is located on a horizontal curve along Rushbrook Drive, and adjacent residential properties include private driveways near the intersection.

Existing Policy Framework

The Town's current All-Way Stop Control Policy requires that visibility related warrants be supported by documented collision history. A review of collision records indicates zero (0) reported collisions over the past ten (10) years at this intersection. As a result,

the intersection does not meet the criteria for an all-way stop control under the existing policy framework.

While this approach supports consistency and defensibility, it limits the Town's ability to address locations where permanent geometric constraints result in persistent visibility limitations that cannot reasonably be mitigated.

Ontario Traffic Manual Guidance

Ontario Traffic Manual (OTM) Book 5 – Regulatory Signs acknowledges that, in certain circumstances, adequate sight distance may not be available for vehicles exiting minor stop-controlled approaches due to geometric design constraints. The OTM states that where all reasonable efforts to improve sight distance have been exhausted and minimum sight distance cannot be achieved, conversion of a two-way stop controlled intersection to all-way stop operation may be considered.

In such cases, the OTM emphasizes the application of engineering judgement and site specific assessment, rather than reliance on collision history.

Proposed Policy Amendment

In response to provincial guidance, staff recommend amending the Town's All-Way Stop Control Policy to introduce an additional warrant addressing constrained sight distance (Appendix 1).

The proposed amendment would:

- Maintain consistency with existing policies and procedures, including the continued consideration of collision history under traditional visibility related warrants;
- Provide a structured and transparent pathway to evaluate locations with unresolved sight distance deficiencies caused by permanent geometric constraints; and
- Introduce an added level of technical review, such as independent consultant involvement, for complex or potentially controversial locations.

This amendment strengthens policy clarity while maintaining transparency, consistency, and defensibility.

Legacy Design Considerations

The surrounding neighbourhood was developed in the late 1980s to early 1990s, during a period when sight-distance criteria placed comparatively less emphasis on constrained urban intersection conditions and recurring visibility limitations associated with adjacent land uses than is understood under current Transportation Association of Canada (TAC) and Ontario Traffic Manual (OTM) guidance.

Visibility Review

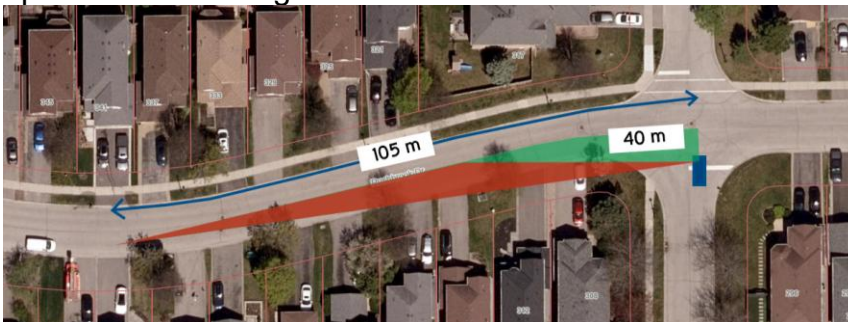
For a roadway with a design speed of 50 km/h, the TAC Geometric Design Guide for Canadian Roads recommends a minimum sight distance of 105 metres along the major roadway.

A site-specific review indicates:

- Without vehicles parked on adjacent private driveways, available sight distance along Rushbrook Drive is approximately 110 metres, meeting TAC guidelines;



- With vehicles parked on adjacent private driveways, available sight distance is significantly reduced, ranging from approximately 26 to 40 metres, as measured from the stop bar and near edge of curb.



As the vehicles affecting sight distance are parked on private residential driveways up to the curb line and do not encroach into the roadway, and as the routine use of private driveways for vehicle parking is not subject to regulation under the Town's Parking By-law, the resulting sight-distance limitations cannot be mitigated through parking restrictions. This condition appears to occur frequently beyond municipal control.

Intersection Modification as a Mitigation Measure

Staff evaluated potential intersection modifications to improve visibility. These measures represent reasonable efforts to mitigate the condition and include pavement markings, curb extensions, and signage.

However, analysis indicates that achieving minimum sight distance through physical modification would require disproportionately aggressive and unbalanced geometric changes applied to the south leg only, as illustrated in the draft drawing below.



The required level of modification presents the following limitations:

- Disproportionate changes to one approach may introduce driver confusion and inconsistent expectations; and
- The resulting geometry would create awkward and constrained left turn movements, particularly for northbound vehicles turning left from Seneca Court and southbound vehicles turning left from Narinia Court.

Exhaustion of Reasonable Efforts and All-Way Stop Consideration

Based on the above, staff are of the opinion that all reasonable efforts to improve sight distance within municipal control have been exhausted. While vehicles parked on private driveways are inherently temporary, the remaining limitation arises from a combination of legacy roadway design, permanent roadway geometry, and lawful private driveway use.

Accordingly, and subject to Council approval of the proposed policy amendment, staff recommend the installation of an all-way stop control at the subject intersection.

Supporting Measures

To enhance safety and driver awareness associated with the proposed all-way stop control, staff recommend:

- Installation of ladder style pedestrian crossing markings to improve crosswalk visibility and pedestrian conspicuity; and
- Installation of a “Stop Ahead” warning sign approximately 100 metres in advance of the intersection, as the all-way stop would be located beyond a horizontal curve; and
- Installation of a new centreline pavement marking on Rushbrook Drive, extending from Caruthers Avenue to Clearmeadow Boulevard, to reinforce proper lane discipline, support traffic calming objectives, and improve roadway definition.

Consultation

In preparing this report, staff considered applicable provincial and national guidance, including the OTM Book 5, and the TAC Geometric Design Guide for Canadian Roads.

Staff also reviewed written correspondence received from residents following the release of the initial staff report. This included submissions from residents of Seneca Court expressing concerns related to visibility, pedestrian safety, and neighbourhood traffic conditions, as well as correspondence from a Rushbrook Drive resident expressing concerns regarding stop-sign compliance and the potential unintended impacts of an unwarranted all-way stop. All correspondence was considered as part of the technical review and informed the recommendations contained in this report.

Conclusion

The subject intersection is affected by permanent geometric constraints associated with legacy neighbourhood design, resulting in inadequate sight distance under common and lawful conditions that cannot be reasonably mitigated. While staff acknowledge concerns regarding stop-sign compliance, OTM Book 5 supports consideration of an all-way stop where reasonable efforts to improve sight distance have been exhausted. Accordingly, staff recommend amending the All-Way Stop Control Policy and, subject to Council approval, proceeding with an all-way stop control supported by advance warning signage and complementary safety measures.

Council Priority Association

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

Human Resource Considerations

None

Budget Impact

There is sufficient funding within the approved operating budget to accommodate the installation of the required regulatory and warning signage, as well as the associated pavement markings identified in this report.

Attachments

Attachment 1 – Appendix 1. Proposed All-way Stop Control Policy Amendments

Attachment 2 – Appendix 2. Proposed Traffic By-law Amendments

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.

Appendix 1. Proposed All-way Stop Control Policy Amendments

THAT Appendix C, Right- of- Way Control, of the Transportation Management Policy be further amended by adding the following bolded points (shown in blue):

Right-of-way Control

C.14 The turning movement count results are applied to the All-way Stop Control Policy as follows:

.....

- Warrant #4A Visibility – Must be a minor stop-controlled intersection where sufficient sight distance is not available based on the Geometric Design Guide by the Transportation Association of Canada (TAC)
- Warrant #4B Collisions – The number of right-angle or turning collisions must be more than 6 during a 24-month period.
- **Warrant #4C Constrained Sight Distance – Where all reasonable efforts to improve sight distance have been exhausted and minimum sight distance cannot be achieved (Difficult locations may require a safety audit by the consultant).**

C.15 For all-way stop controls to be considered, 100% of one of the following warrants must be achieved:

- Warrant #1
- Warrant #2
- Warrant #3 A, B, and C
- Warrant #4 A and B
- **Warrant #4 A and C**

Appendix 2. Proposed Traffic By-law Amendments

THAT Schedule III (STOP SIGNS) of the Traffic By-law 2011-24, as amended, be further amended by deleting the following:

Narinia Crescent/Seneca Court at Rushbrook Drive	2 way	southbound on Narinia Crescent
Seneca Court/Narinia Cres at Rushbrook Drive	2 way	northbound on Seneca Court

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

Seneca Court/Narinia Cres at Rushbrook Drive	4 way	eastbound on Rushbrook Drive
Seneca Court/Narinia Cres at Rushbrook Drive	4 way	westbound on Rushbrook Drive
Seneca Court/Narinia Cres at Rushbrook Drive	4 way	southbound on Narinia Crescent
Seneca Court/Narinia Cres at Rushbrook Drive	4 way	northbound on Seneca Court



GEORGINA

Corporate Services Department, Clerk's Division

March 26, 2026

Sent via email; premier@ontario.ca

Province of Ontario,
Legislative Building,
Queen's Park,
TORONTO, Ontario M7A 1A1

RE: Town of Georgina Council Resolution, Mitigation of Water Soldier in Lake Simcoe

Please be advised that Council for the Town of Georgina received a presentation during its February 25th meeting from the Invasive Species Centre on behalf of the Lake Simcoe Water Soldier Working Group highlighting the growing concern of Water Soldier, an invasive aquatic plant most recently reported in Lake Simcoe, and the immediate need for a coordinated, long-term approach focusing on prevention, monitoring, community involvement and collaboration in required mitigation methods.

Subsequently, during its March 4th meeting, Council considered and adopted the following resolution:

RESOLUTION NO. C-2026-0059

Moved by Councillor Biggerstaff

Seconded by Regional Councillor Davison

WHEREAS the invasive aquatic plant Water Soldier (*Stratiotes aloides*), a species prohibited under Ontario's Invasive Species Act, has been confirmed in Lake Simcoe;

AND WHEREAS the Lake Simcoe Water Soldier Working Group was formed in 2025 to support water soldier surveillance, monitoring and response in Lake Simcoe, and explore options to reduce its impacts;

AND WHEREAS monitoring efforts in 2025 found approximately 450 hectares of water soldier in Cook's Bay, the largest infestation reported in North America;

AND WHEREAS the impacts to Lake Simcoe are significant including decreasing native plant biodiversity, inhibiting recreational activities such as swimming, boating, angling, and hunting, impacting the Chippewas of Georgina Island First Nation access to drinking water and cultural practices, impacting local farmers irrigation, reducing safe access for waterfront properties, and impacting drinking water intakes for Georgina residents;

AND WHEREAS the Town of Georgina's Corporate Strategic Plan, Climate Action Plan, and stormwater management initiatives commit the municipality to protecting Lake Simcoe, reducing environmental stressors, and working collaboratively to address emerging environmental risks;

AND WHEREAS the Clean Water Act, 2006, the Lake Simcoe Protection Act, and the Lake Simcoe Protection Plan guide the environmental protection of Lake Simcoe;

AND WHEREAS the Canadian Action Plan to Address the Threat of Aquatic Invasive Species recognizes that the urgency and magnitude of the threat suggest the need for new investment, and notes that the federal, provincial, and territorial governments bear overall the responsibility for putting this plan into action, in partnership with other stakeholders;

AND WHEREAS Ontario's Invasive species strategic plan (2012) states that early detection and containment of Water Soldier have been critically important in the Province's efforts to eradicate this species and that once established, they are extremely difficult and costly to control and eradicate;

AND WHEREAS the Town of Georgina and other watershed advocacy organizations have consistently called for strong municipal, provincial, and federal leadership, sustained funding, and coordinated action to protect Lake Simcoe from emerging environmental threats, including invasive species;

THEREFORE be it resolved that:

1. Council acknowledges the discovery of 450 hectares of water soldier in Lake Simcoe as a matter of significant concern to lake health, recreational use, and public safety, and requires timely and coordinated action.
2. Council recognizes the need for immediate action to prevent the spread of water soldier, minimize increased pressures on shoreline residents and businesses over time, and maintain the viability of future management options.
3. Council endorses the 2026 Integrated Management Plan Approach proposed by the Lake Simcoe Water Soldier Working Group, to 'draw a line' and initially address the smaller populations to reduce the spread beyond Cook's Bay.
4. Council urges the Province of Ontario (such as Ministry of Natural Resources and/or Ministry of the Environment, Conservation and Parks) and Government of Canada (such as Department of Fisheries and Oceans and/or Canada Water Agency) to provide immediate funding for the 2026 Integrated Management Plan Implementation, estimated at \$750,000 to \$1.5 million.
5. Council supports the approach of using 2026 management results to inform long-term management strategies for larger southern populations in Cook's Bay.
6. Council urges the Province of Ontario (such as Ministry of Natural Resources and/or Ministry of the Environment, Conservation and Parks) and Government of Canada (such as the Department of Fisheries and Oceans and/or Canada Water Agency) to provide longer term funding to manage the current population of water soldier in Lake Simcoe, estimated at \$5 million over five years (2026-2030).
7. Council reaffirms its support of Town staff participating in the Lake Simcoe Water Soldier Working Group to support implementation and communication to residents.

8. Council urges each municipality in the Lake Simcoe watershed to similarly designate staff representation on the Lake Simcoe Water Soldier Working Group.
9. Council requests that every municipality in the Lake Simcoe watershed designate up to \$10,000 through their 2027 budget toward a lead agency to advocate on behalf of the municipalities in the watershed.
10. Council supports enhanced public education and prevention initiatives, including 'Clean, Drain, Dry' messaging and reporting tools, to reduce the risk of further spread of water soldier through recreational and shoreline activities.
11. Council requests a bi-annual update from the Lake Simcoe Water Soldier Working Group on the status of water soldier monitoring and management in Lake Simcoe.
12. Council requests that this motion be circulated to MP Jacob Mantle and MPP Caroline Mulroney's offices and requests a meeting with them to discuss the issue.
13. Council requests that a joint delegation be requested through the Association of Municipalities of Ontario with the Minister of Natural Resources and the Minister of Environment, Conservation, and Parks to brief them on the issue, in partnership with other local governments around Lake Simcoe.
14. Council requests that this motion be sent to municipalities and First Nations within the Lake Simcoe watershed.
15. Following the delegations from the Invasive Species Centre to each municipality bordering Lake Simcoe, Council encourages each municipality to endorse a similar motion.

We respectfully request your careful consideration of this motion.

If you have any questions, please contact Alex Demoe, Executive Assistant to the Mayor and Council, at 905-476-4301, extension 2261 or ademoe@georgina.ca.

Sincerely,



Rachel Dillabough
Town Clerk
The Corporation of the Town of Georgina
Email: rdillabough@georgina.ca

cc: Honourable Tom Hodgson, Minister of Natural Resources, tim.hodgson@parl.gc.ca
Honourable Todd McCarthy, Minister of Environment, Conservation and Parks, minister.mecp@ontario.ca
Honourable Joanne Thompson, Minister of Fisheries and Oceans, DFO.Minister-Ministre.MPO@dfo-mpo.gc.ca
Mark Fisher, President, Canada Water Agency, president@cwa-aec.gc.ca
Association of Municipalities of Ontario, amo@amo.on.ca
Jacob Mantle, MP, Jacob.mantle@parl.gc.ca

Honourable Caroline Mulroney, MPP, caroline.mulroneyco@pc.ola.org

Lake Simcoe Watershed municipalities

Chippewas of Georgina Island First Nation; kelsey.trivett@georginaisland.com

Chippewas of Rama First Nation communications@ramafirstnation.ca

Georgina Environmental Advisory Committee



Responding to Water Soldier in Lake Simcoe

February 25, 2026

Invasive Species Centre on behalf of the Lake Simcoe
Water Soldier Working Group

Water Soldier Detection in Lake Simcoe

- Water soldier is an aquatic invasive species native to Europe and Northwest Asia
- First detected in North America in the Trent-Severn Waterway in Trent Hills (2008)
- In 2024, ~40 floating plants were detected in outside Young's Harbour
- Initial shoreline surveying in 2024 determined:
 - Large well-established infestation
 - Spatially limited to Cook's Bay between Holland River and Keswick (6 kms)



Lake Simcoe Water Soldier Working Group

Purpose: a collaborative effort to support water soldier surveillance, monitoring and response in Lake Simcoe, and explore options to reduce impacts of this new plant.

Focuses:

- Communications and outreach
- Monitoring plan development & implementation
- Control plan development & partnership identification



**OFAH
FOUNDATION**



**Invasive
Species
Centre**



**GEORGINA
ISLAND**



**Chippewas of RAMA
First Nation**



**Ducks Unlimited
Canada**



Canada



GEORGINA



**Lake Simcoe Region
conservation authority**



Innisfil



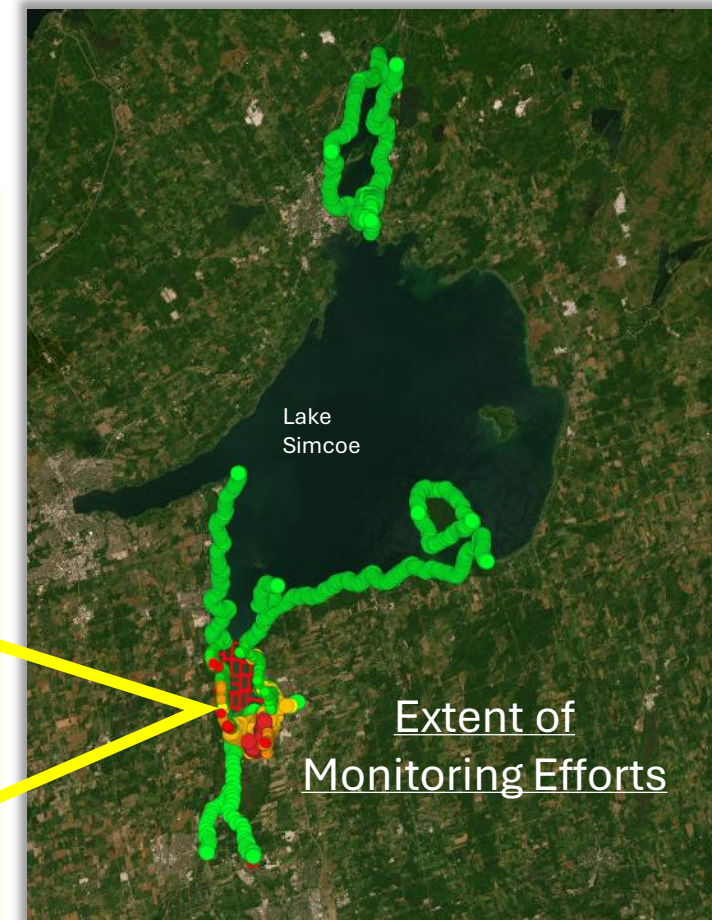
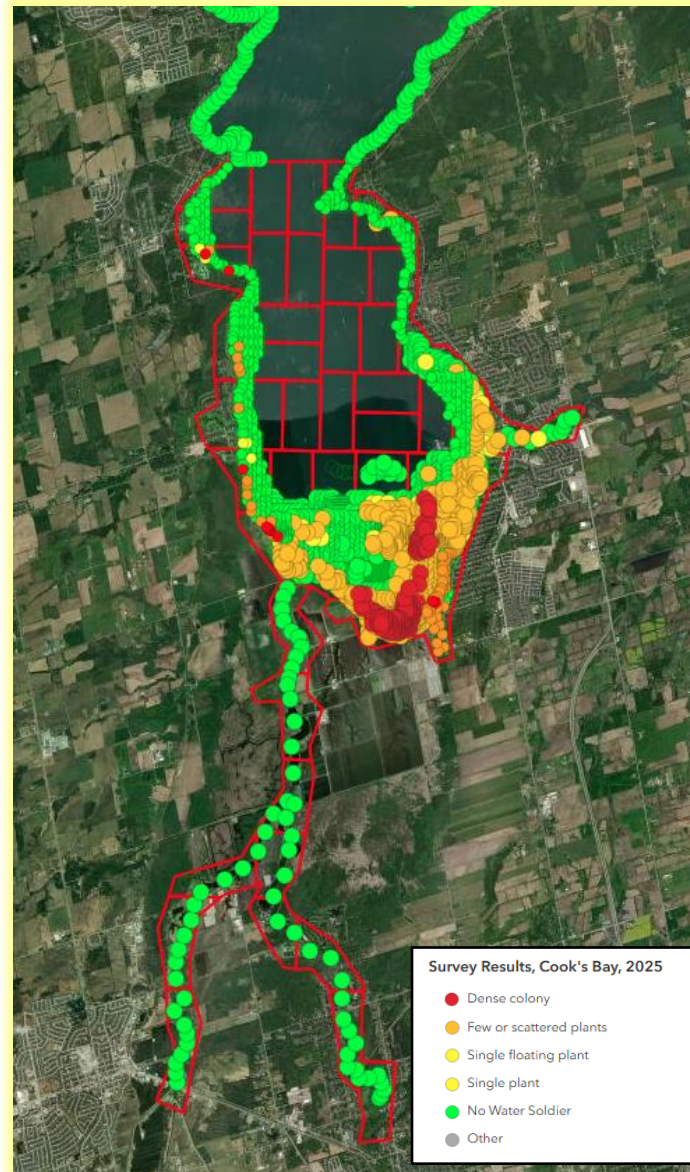
York Region

Ontario



Monitoring 2025 Findings

- Inter-agency monitoring team made up of various organizations:
 - Chippewas of Rama First Nation
 - Chippewas of Georgina Island First Nation
 - OFAH Foundation
- Monitored over 5,000 ha of Lake Simcoe
- Completed over 3,000-point intercepts
- No plants found in the Holland River
- **~450 ha** of water soldier was found in Cook's Bay



Water Soldier Lake Simcoe Photos



Dense Water soldier colony emergent and submergent form Lake Simcoe, 2025



Dense Water soldier colony emergent and submergent form drone photo Ducks Unlimited Lake Simcoe, 2025

Water Soldier Impacts to Lake Simcoe



Impacts to Lake Simcoe's Health

Disrupting progress that has been done to improve the lake health

Increase stagnant water which lead to algae blooms

Decrease native plant biodiversity



Impacts to Lake Simcoe's Recreation

Dense mats inhibits recreational activities such as

- Swimming
- Boating
- Angling
- Water skiing
- Waterfowl hunting
- Sharp serrated leaves make it hard to handle WS plants



Impacts to local landowners and users of the lake

Local farmers irrigation (Holland Marsh Famers)

Township water intakes

Waterfront properties access

Recreational access

We are at a critical juncture ...

- Plants are contained to Cook's Bay (2025) for now, but spread risk is increasing
- Action is essential to prevent further expansion
- No single agency can manage this alone – cross-agency coordination is required
- The working group's combined expertise and shared response capacity are key to success



An aerial photograph of a lake with a large, dense green algal bloom covering a significant portion of the water. In the foreground, a large motorboat with several people on board is visible. Further back, there are two smaller kayaks and a canoe. The background shows a shoreline with tall reeds and a clear blue sky.

Risk of Doing Nothing

- High probability of subsequent spread within and outside Lake Simcoe
- Increased pressures on shoreline residents and businesses over time
- Inhibits viability of alternative future management options

Proposed Plan Water Soldier in 2026

- **Integrated Management Plan in progress:** data gathering, knowledge review, and management options being developed (anticipated DRAFT April 2026)
- **Engage with Municipalities:** (ongoing)
- **Funding:** secure consistent funding (*estimated treatment cost ~ \$5M over 5 years*) establish clear timelines, goals and milestones (ongoing)
- **Detection and Monitoring:** increase surveillance and monitoring (summer 2026)
- **Proposed Management Implementation:** Collective agency support, phase 1 of management plan (summer 2026)
- **Monitor results of management :** Establish coordinated action for the coming years and finalize phase 2 of management plan (Fall – Winter 2026)



A Path to Success: Collaborative Action



Strong Provincial and Federal Interest: partnerships and direct support

Supporting monitoring key management activities

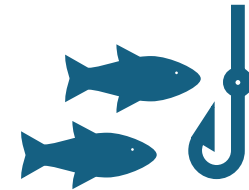


Local Municipal Involvement

Participation in Working Group

Endorse Management Plan

Communications Support



Lake Simcoe Region Conservation Authority Expertise

Data, monitoring and technical support

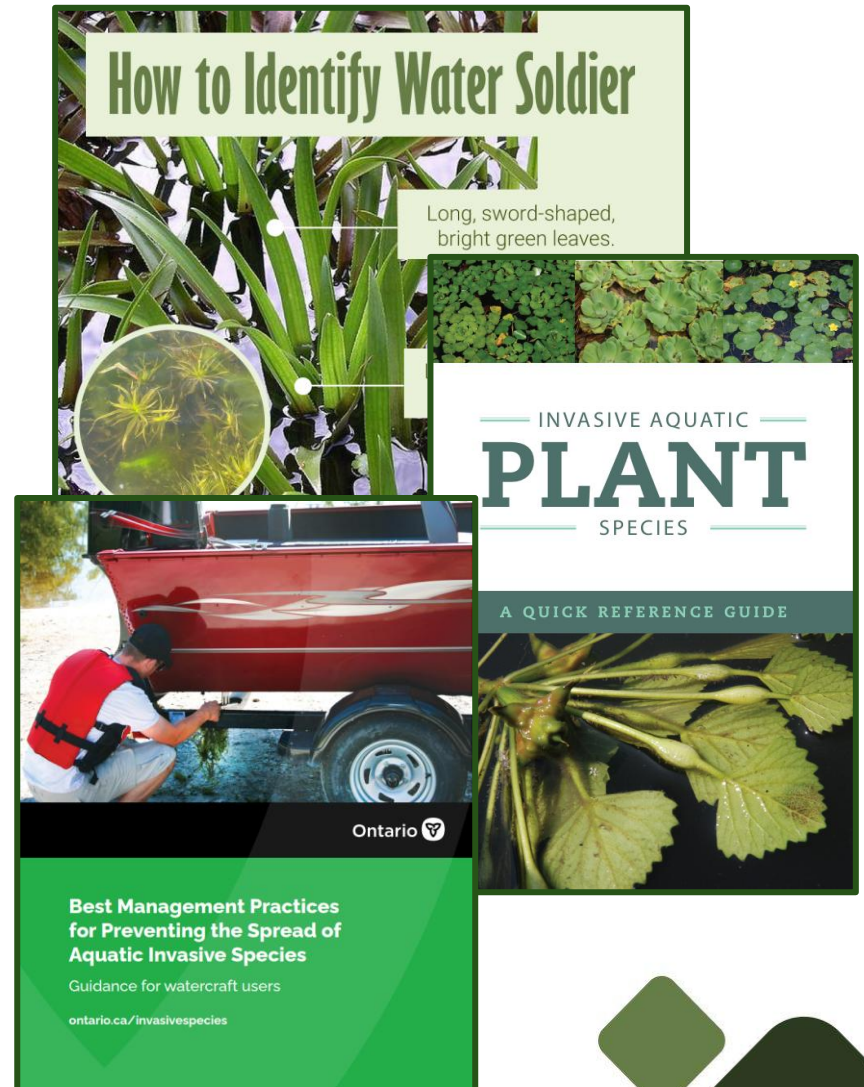
Communication and Outreach

Communications Overview - Possible Tactics

Sharing this message is a collective effort. With support from partner organizations, we can increase awareness, encourage responsible action, and prevent the further spread of water soldier on Lake Simcoe.

Opportunities for Town of Georgina support:

- Signage at marinas, boat launches, and other key watercraft spots
- Social media posts with key messages and calls to action
- Information on website with links to central water soldier page (in development!)
- Article in the quarterly newsletter
- Resources available at local events
- Connections to tourism bureaus, private marinas, boat rentals, bait and tackle shops, and other in the target audience list



Future Direction

Winter 2026

- Continue Lake Simcoe Water Soldier Working Group - recruit new members
- Continue communication and outreach with the public and key stakeholders and rightsholders

Winter/Spring 2026

- Integrated Management Plan – development continues: collecting data, reviewing current knowledge
- Evaluate risks and benefits – ecological, operational, and social considerations
- Seeking feedback – from working group members, stakeholders, rights holders and experts
- Establish coordinated action for the coming years

Summer/Fall 2026

- Increase monitoring and surveillance
- Propose Implementation of phase one management plan
- Monitor results of management and finalize phase 2 of management plan



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Executive Director

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Newmarket Public Library Board

Minutes

Date: Wednesday, March 18, 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
Victor Woodhouse
Councillor Morrison
Neila Poscente
Beth Stevenson
Rex Taylor

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

1. Call to Order

The Chair called the meeting to order at 6:02 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

One agenda item was added under New Business.

Motion 26-03-05

Moved by Rex Taylor

Seconded by Neila Poscente

That items 2.1 to 2.3 be adopted as amended.

Carried

3. Declarations

None were declared.

4. Presentation: 2025 Library Project Highlights - Manager, Planning and Library Operations

The Manager, Planning and Library Operations presented highlights of projects completed in 2025 that enhanced the library's functionality, appearance, and overall user experience. Improvements included painting the second floor, installing study pods on the lower level to support quiet and collaborative work, and adding a new information desk on the upper level to improve service delivery and staff interaction. Proposed projects for 2026 were also presented, continuing the strategic direction of creating welcoming and accessible spaces.

Board members thanked the Manager of Planning and Operations for the successful completion of these projects.

Motion 26-03-06

Moved by Rex Taylor

Seconded by Kelly Broome

That the Library Board receive the presentation on 2025 Library Project Highlights;

And that the Library Board supports the 2026 Projects presented funded from Operating Reserves up to \$110,000.

Carried

5. Consent Agenda Items

5.1 Adoption of the regular Library Board meeting minutes for Wednesday, January 21, 2026

5.2 Adoption of the Closed Session minutes for Wednesday, January 21, 2026

5.3 Strategic Operations Report for January and February, 2026

Motion 26-03-07

Moved by Beth Stevenson

Seconded by Neila Poscente

That items 5.1 to 5.3 be approved and adopted as presented.

Carried

6. Reports

6.1 2025 Draft Community Report

The Library Board reviewed the draft 2025 Community Report. The report provided highlights of the Library's achievements in 2025 and impact of its programs and services has had in strengthening community connection and engagement.

Motion 26-03-08

Moved by Rex Taylor

Seconded by Trevor Morrison

That the Library Board receive the draft 2025 Community Report as presented.

Carried

7. Business Arising

7.1 Library Metrics Working Group Update

The Chair of the Metrics Working Group provided an update on the group's progress in identifying benchmarks and key data sources to support the development of the Balanced Scorecard for reporting on the Library's performance.

Motion 26-03-09

Moved by Victor Woodhouse

Seconded by Beth Stevenson

That the Library Board receive the verbal update from the Library Metrics Working Group.

Carried

7.2 Library Board Action List

The Library Board reviewed the Action List.

Motion 26-03-11

Moved by Rex Taylor

Seconded by Kelly Broome

That the Library Board receive the Action List as presented.

Carried

8. New Business

8.1 Library Outreach Vehicle

The Library Board discussed a proposal to expand services through the operation of an Outreach Vehicle and agreed to form a small working group to explore options.

Motion 26-03-12

Moved by Kelly Broome

Seconded by Trevor Morrison

That the Library Board create a small working group consisting of two board members and Library Staff explore options for an outreach vehicle;

And That the working group report back to the Board with a plan and recommendations at a future meeting.

Carried

9. Closed Session

There were no Closed Session items.

10. Dates of Future Meetings

The next regular Library Board meeting is scheduled for Wednesday, April 15, 2026 at 5:30 pm, Library Board room.

11. Adjournment

Motion 26-03-13

Moved by Rex Taylor

Seconded by Beth Stevenson

That there being no further business the meeting adjourn at 6:52 pm.

Carried

Darryl Gray, Chair

Tracy Munusami, Secretary/Treasurer



Town of Newmarket

Minutes

Elman W. Campbell Museum Board of Management

Date: Wednesday, March 25, 2026

Time: 7:00 PM

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

Members Present: Jackie Playter, Chair
Ron Atkins
Billie Locke
Councillor Woodhouse
Elaine Adam

Members Absent: Alexis Gada
Nancy Fish
Krista Rauchenstein

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

Meeting was called to order at 7:00 PM.

Jackie Playter in the Chair

1. Notice

Jackie Playter advised that members of the public could attend the Elman W. Campbell Museum Board meeting in person only at 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 of Management meeting minutes of February 25, 2026

Moved by: Councillor Woodhouse

Seconded by: Billie Locke

1. That the Elman W. Campbell Museum Board of Management meeting minutes of February 25, 2026 be approved.

Carried

5. Items

5.1 Elman W. Campbell Museum Monthly Report

Board Members queried staff regarding book club attendance including turnout and ages.

Moved by: Elaine Adam

Seconded by: Ron Atkins

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

Carried

5.2 Museum Reserve and Elman Campbell Reserve Accounts

Moved by: Ron Atkins

Seconded by: Billie Locke

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

Carried

5.3 High Tea Progress

Elaine Adam provided an update regarding High Tea Progress including the date, time, location, set-up date and time, catering delivery, volunteer timing and assignments, clean-up, seating arrangements, tea pot numbers and selection, Museum display, information table, accepting payment, food and beverages, flatware and cutlery arrangements, pianist, decor, donations, expenses, and financial processing.

Board Members queried staff regarding Harmonized Sales Tax, financial processing and reimbursement, waiving the rental charge, and tech support.

Board Members discussed the ticket surcharge.

Moved by: Councillor Woodhouse

Seconded by: Ron Atkins

1. That the High Tea Progress update be received.

Carried

6. Outstanding Matters

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

Jackie Playter provided an update regarding meeting the Chair of the Accessibility Advisory Committee.

7. New Business

7.1 Building Maintenance

Ron Atkins queried staff regarding Building Maintenance including brick repointing. Maintenance at the Building - repointing the brick work,

7.2 Children's Programming

Elaine Adam provided an update regarding Children's Programming including positive feedback from a recent event.

7.3 Donation Display

Elaine Adam provided an update regarding the display of donations including recent feedback.

7.4 Front Door

Councillor Woodhouse queried staff regarding the front door including the timeline for opening, signage, and visibility from Main Street South.

8. Adjournment

Moved by: Elaine Adam

Seconded by: Billie Locke

1. That the meeting be adjourned at 7:21 PM.

Carried

Jackie Playter, Chair

Date