

The meeting of the Committee of the Whole was held on Monday, September 28, 2015 in Council Chambers, 395 Mulock Drive, Newmarket.

Members Present: Mayor Van Bynen  
Deputy Mayor & Regional Councillor Taylor (1:30 to 4:35 p.m.)  
Councillor Vegh  
Councillor Kerwin  
Councillor Twinney  
Councillor Hempen  
Councillor Sponga  
Councillor Broome-Plumley  
Councillor Bisanz (1:30 to 3:26 p.m.) (4:54 to 8:54 p.m.)

Staff Present: P. Noehammer, Acting Chief Administrative Officer  
M. Mayes, Acting Commissioner of Corporate Services  
I. McDougall, Commissioner of Community Services  
A. Brouwer, Director of Legislative Services/Town Clerk  
C. Kalimootoo, Director of Public Works Services  
C. Kallio, Economic Development Officer  
L. Long, Supervisor, By-law Enforcement  
L. Lyons, Deputy Clerk  
A. Mollicone, Senior Solicitor  
R. Nethery, Director of Planning and Building Services  
D. Ruggle, Senior Planner  
C. Service, Director of Recreation and Culture  
J. Unger, Assistant Director of Planning  
C. Finnerty, Council/Committee Coordinator

The meeting was called to order at 1:30 p.m.

Mayor Van Bynen in the Chair.

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

The Acting Chief Administrative Officer advised of the addendum items, being the withdrawal of the deputation by Mr. Gary Worters, the inclusion of a PowerPoint presentation related to Item 2 of the Agenda being a deputation by Ms. Debra Scott, the inclusion of the Building Permit Fee Review Report by BMA Management

Consulting Inc. related to Items 3 and 11 of the Agenda, a deputation by Mr. Athol Hart related to Item 10 of the Agenda being Town Crier correspondence, a deputation by Mr. Paul Jolie related to Item 12 of the Agenda regarding Ontario Municipal Cycling Infrastructure, deputations by Ms. Laurie Smith and Mr. Mike Hodge related to Item 14 of the agenda being a By-law with respect to Parking and Storage of Recreational Vehicles in residential zones, a PowerPoint presentation by Ms. Diane Humeniuk and the Bogart Mill Development Committee related to the Public Session matter, Development and Infrastructure Services Report - PWS 2015-55 dated September 18, 2015 regarding Snow Storage Alternative Update and Community Services - Recreation and Culture Report 2015-28 dated September 16, 2015 regarding Hollingsworth Arena Replacement Follow-Up. He further advised that correspondence from Mr. David Nelson in objection to Item 14, being a by-law with respect to Parking and Storage of recreational vehicles in residential zones has been circulated to Members of Council and advised that the agenda includes two Closed Session matters related to potential acquisition or disposition of land.

Moved by: Councillor Vegh  
Seconded by: Councillor Twinney

THAT the items listed on the agenda as addendum items be included for consideration.

**Carried**

## **Declarations of Pecuniary Interest**

None.

## **Presentations & Recognitions**

None.

## **Consent Items**

Moved by: Councillor Bisanz  
Seconded by: Councillor Sponga

THAT the following items be adopted on consent:

1. Correspondence dated September 3, 2015 from Ms. Jo-Anne St. Godard, Executive Director, Recycling Council of Ontario requesting proclamation of October 19 to 25, 2015 as 'Waste Reduction Week'.

a) THAT the correspondence from Ms. Jo-Anne St. Godard, Executive Director, Recycling Council of Ontario be received and the following recommendations be adopted:

i) THAT the Town of Newmarket proclaim October 19 to 25, 2015 as 'Waste Reduction Week';

ii) AND THAT the proclamation be advertised in the Town Page advertisement and on the Town's website [www.newmarket.ca](http://www.newmarket.ca)

2. Correspondence dated September 9, 2015 from Chief Ian Laing, Central York Fire Services requesting proclamation of October 4 to 10, 2015 as 'Fire Prevention Week'.

a) THAT the correspondence from Chief Ian Laing, Central York Fire Services be received and the following recommendations be adopted:

i) THAT the Town of Newmarket proclaim October 4 to 10, 2015 as 'Fire Prevention Week';

ii) AND THAT the proclamation be advertised in the Town Page advertisement and on the Town's website [www.newmarket.ca](http://www.newmarket.ca)

3. Correspondence dated September 9, 2015 from Ms. Laura Bradford, Senior Mediator/Parenting Coordinator, Summit Mediation requesting proclamation of November 23 to 27, 2015 as 'Family Dispute Resolution Week'.

a) THAT the correspondence from Ms. Laura Bradford, Summit Mediation be received and the following recommendations be adopted:

i) THAT the Town of Newmarket proclaim November 23 to 27, 2015 as 'Family Dispute Resolution Week';

ii) AND THAT the proclamation be advertised in the Town Page advertisement and on the Town's website [www.newmarket.ca](http://www.newmarket.ca)

4. Accessibility Advisory Committee Minutes of June 18, 2015.

a) THAT the Accessibility Advisory Committee Minutes of June 18, 2015 be received.

5. Newmarket Downtown Development Sub-Committee Minutes of June 26, 2015.

a) THAT the Newmarket Downtown Development Sub-Committee Minutes of June 26, 2015 be received.

6. Main Street District Business Improvement Area Board of Management Minutes of July 21, 2015.
  - a) THAT the Main Street District Business Improvement Area Board of Management Minutes of July 21, 2015 be received.
7. Development and Infrastructure Services - Planning and Building Services - Planning Report 2015-38 dated September 17, 2015 regarding Public Meeting notification sign requirements.
  - a) THAT Development and Infrastructure Services - Planning and Building Services Report 2015-38 dated September 17, 2015 regarding changing the requirements for Public Meeting notification signs be received and the following recommendation be adopted:
    - i) THAT the requirements for Public Meeting notification signs be changed such that the wording is simpler and a map and/or drawing of the proposed development be included on the sign.
8. Corporate Services - Legislative Services 2015-12 dated September 10, 2015 regarding Public Records Access Improvements.
  - a) THAT Corporate Services - Legislative Services Report 2015-12 dated September 10, 2015 regarding 'Public Records Access Improvements' be received and the following recommendation be adopted:
    - i) THAT the Routine Disclosure of Records Policy CORP.1-09 (attached as Appendix A) be approved.
9. Corporate Services Report - Legislative Services 2015-13 dated September 16, 2015 regarding vivaNext D1 Project (Noise By-law Exemption)
  - a) THAT Corporate Services Report - Legislative Services 2015-13 dated September 16, 2015 regarding vivaNext D1 Project Request for Exemption from the Noise By-law be received and the following recommendations be adopted:
    - i) THAT the request from Kiewit EllisDon for a noise exemption to perform necessary works for the vivaNext D1 project between the hours of 10:00 p.m. to 7:00 a.m. from December 25, 2015 until December 25, 2016 be approved;
    - ii) AND THAT this approval is subject to ongoing staff supervision and community impact assessment and revocation if community impact is deemed excessive by staff or Council.

10. List of Outstanding Matters.

a) THAT the list of Outstanding Matters be received.

**Carried**

**Deputations**

11. Ms. Debra Scott, Newmarket Chamber of Commerce addressed the Committee with a PowerPoint presentation summarizing some of the initiatives of the Newmarket Chamber of Commerce to welcome businesses to Newmarket and encouraged Members of Council to support the business community in order to retain, enable and support future growth in Newmarket.

Moved by: Councillor Broome-Plumley

Seconded by: Councillor Kerwin

THAT the deputation by Ms. Debra Scott, Newmarket Chamber of Commerce regarding Council Strategic Priorities - Economic Development be received.

**Carried**

12. Ms. Laurie Smith addressed the Committee regarding parking and storage of recreational vehicles in residential zones and advised that the recommendations in the report simply permit easier enforcement as opposed to relaxing the by-law. She further commented that a number of points in favour of seasonal parking of recreational vehicles have been presented and spoke in favour of that option.
13. Mr. Mike Hodge addressed the Committee regarding parking and storage of recreational vehicles in residential zones and expressed support for either maintaining the existing by-law regulation or a seasonal option. He also suggested removal of the vehicle length restriction and retaining setback requirements in the by-law.

Moved by: Councillor Hempen

Seconded by: Councillor Sponga

THAT the deputations by Ms. Laurie Smith and Mr. Mike Hodge regarding a By-law with respect to Parking and Storage of Recreational Vehicles in Residential Zones be received;

AND THAT the correspondence Mr. David Nelson in objection to amendments to the by-law with respect to Parking and Storage of Recreational Vehicles in residential zones be received.

**Carried**

14. Development and Infrastructure Services - Planning and Building Services - Planning Report 2015-39 dated September 17, 2015 regarding Parking and Storage of Recreational Vehicles in Residential Zones.

An alternate motion was presented and discussion ensued.

Moved by: Councillor Sponga

Seconded by: Deputy Mayor & Regional Councillor Taylor

a) THAT Development and Infrastructure Services - Planning and Building Services Report 2015-39 dated September 17, 2015 regarding parking and storage of recreational vehicles in residential zones be received and the following recommendations be adopted:

i) THAT Council authorize a Zoning By-law Amendment to amend the zoning provisions for the parking and storing of recreational vehicles on a driveway from 72 hours per month to 8 calendar days per month as outlined in the attached draft by-law;

ii) AND THAT the By-law be amended to include an appropriate setback and remove reference to a maximum Recreational Vehicle size;

iii) AND THAT staff bring forward the by-law to the next Council meeting;

iv) AND THAT Laurie Smith of 371 Burford Street, Newmarket, ON L3Y 6P9 be notified by the Clerk of this action;

v) AND THAT Laura and Mike Kyte of 367 Burford Street, Newmarket, ON L3Y 6P9 be notified by the Clerk of this action.

**Carried**

15. Mr. Paul Jolie addressed Committee regarding Ontario Municipal Cycling Infrastructure and spoke in support of a dedicated bike lane on Mulock Drive between Yonge Street and Leslie Street to promote bike to work and bike to school options, similar to that which has been constructed on Wellington Street in Aurora.

Moved by: Deputy Mayor & Regional Councillor Taylor  
Seconded by: Councillor Bisanz

THAT the deputation by Mr. Paul Jolie regarding Ontario Municipal Cycling Infrastructure be received and referred to staff for a report back to Council related to cycling infrastructure on Mulock Drive.

**Carried**

16. Development and Infrastructure Services Commission Report 2015-53 dated September 8, 2015 regarding Ontario Municipal Cycling Infrastructure Program.

Moved by: Councillor Sponga  
Seconded by: Councillor Hempen

a) THAT Development and Infrastructure Services Commission Report 2015-53 dated September 8, 2015 regarding the Ontario Municipal Cycling Infrastructure Program be received and the following recommendations be adopted:

i) THAT Council endorse the proposed cycling infrastructure project as identified in the attached Schedule 'A' - Newmarket East-West Bikeway Map to enable staff to continue with an application for partial funding of the project through the Ontario Municipal Cycling Infrastructure Program (OMCIP);

ii) AND THAT Council preapprove the allocation of \$325,000 from the development charges capital fund over the 2016 and 2017 budgets.

**Carried**

17. Mr. Athol Hart addressed the Committee regarding Town Crier services and provided an overview of his experience as a Town Crier. In addition, he submitted letters of support from members of the Ontario Guild of Town Criers.

Moved by: Councillor Vegh  
Seconded by: Councillor Hempen

THAT the deputation by Mr. Athol Hart regarding Town Crier Services be received.

**Carried**

18. Correspondence received June 25, 2015 from Mr. Athol Hart regarding Town Crier representation.

An alternate motion was presented and discussion ensued.

Moved by: Councillor Vegh  
Seconded by: Councillor Twinney

a) THAT the correspondence received June 25, 2015 from Mr. Athol Hart regarding Town Crier representation be received:

b) AND THAT staff work with the Ontario Guild of Town Criers to identify an appropriate process for Town Crier selection and report back within 30 days.

**Carried**

19. Mr. Jim Bruzzese, BMA Management Consulting Inc. addressed the Committee with a PowerPoint presentation regarding Building Permit Fee Review and provided background information on the building permit fee process, previous fee updates, comments on the building stabilization reserve fund, summary of his analysis and next steps, including the requirement for a public meeting to address any fee revisions prior to enacting an amended fee structure by-law.

Moved by: Deputy Mayor & Regional Councillor Taylor  
Seconded by: Councillor Broome-Plumley

THAT the deputation by Mr. Jim Bruzzese, BMA Management Consulting Inc. regarding Building Permit Fee Review be received.

**Carried**

20. Development and Infrastructure Services Report - Planning and Building Services 2015-01 dated September 14, 2015 regarding Building Permit Fees Report and Building By-law.

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

a) THAT Development and Infrastructure Services Report - Planning and Building Services 2015-01 dated September 14, 2015 regarding Building Permit Fees Report and Building By-law be received and the following recommendations be adopted:

i) THAT Committee direct staff to hold a public meeting in accordance with the Building Code Act and regulations for proposed changes to Building Permit fees collected under the Act;



ii) AND THAT notice be given to such persons as may be prescribed in the Building Code Act;

iii) AND THAT following the public meeting, the Building By-law and associated permit fee schedule be brought back to Council for adoption with an implementation date in January 2016;

iv) AND THAT the Building Permit Stabilization Reserve target range be established at 150% - 200% of the total operating expenditures which is consistent with industry practice;

v) AND THAT a DAAP Cost Recovery review as recommended by BMA Management Consulting Inc. be undertaken;

vi) AND THAT the cost of the DAAP Cost Recovery review be funded by the Building Permit Reserve.

**Carried**

21. Joint Office of the CAO - Strategic Initiatives and Corporate Services Commission - Legislative Services Report 2015-10 dated September 3, 2015 regarding Corporate Policy Approval Authority Framework.

Moved by: Deputy Mayor & Regional Councillor Taylor  
Seconded by: Councillor Sponga

THAT Joint Office of the CAO - Strategic Initiatives and Corporate Services Commission - Legislative Services Report 2015-10 dated September 3, 2015 regarding Corporate Policy Approval Authority Framework be deferred to the October 20, 2015 Committee of the Whole meeting.

**Carried**

22. Development and Infrastructure Services Report - Engineering Services 2015-47 dated August 6, 2015 regarding Patti McCulloch Way - Parking Restrictions.

An alternate motion was presented and discussion ensued.

Moved by: Councillor Bisanz  
Seconded by: Councillor Sponga

a) THAT Development and Infrastructure Services Report - Engineering Services 2015-47 dated August 6, 2015 regarding Patti McCulloch Way - Parking Restrictions be received and the following recommendation be adopted:

i) THAT Council implement no parking restrictions on the west side of Patti McCulloch Way from the property line between 88 Patti McCulloch Way and 90 Patti McCulloch Way northward to Woodspring Avenue.

ii) AND THAT Schedule X of By-law 1993-62 be amended accordingly.

**Carried**

## **Action Items**

23. Corporate Services Commission Report - Legislative Services 2015-11 dated September 3, 2015 regarding 'Housekeeping Matters: Regular Meeting Schedule, Procedure By-law and Municipal Flag Policy'.

Moved by: Councillor Sponga  
Seconded by: Councillor Kerwin

THAT Corporate Services Commission Report - Legislative Services 2015-11 dated September 3, 2015 regarding 'Housekeeping Matters: Regular Meeting Schedule, Procedure By-law and Municipal Flag Policy' be deferred to the October 20, 2015 Committee of the Whole meeting.

**Carried**

The Committee of the Whole recessed at 3:15 p.m.

The Committee of the Whole resumed at 3:26 p.m.

## **Motions**

24. Councillor Kerwin regarding the demolition of the Old Fire Hall at 140 Main Street South.

An alternate motion was presented and discussion ensued.

Moved by: Councillor Kerwin  
Seconded by: Deputy Mayor & Regional Councillor Taylor

THAT staff be directed to report back within 120 days on the potential of demolishing the Old Fire Hall at 140 Main Street South with the intent to repurpose it as a parking lot that would be in keeping with the downtown area and that the report include any other options for parking enhancements in the downtown core.

**Carried**

## **Closed Session**

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

THAT the meeting convene into Closed Session for the purpose of discussing proposed or pending acquisitions or dispositions of land by the municipality or local board as per Section 239 (2) (c) of the Municipal Act, 2001.

### **Carried**

The Committee resolved into Closed Session at 3:29 p.m.

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

The Committee of the Whole resumed into Public Session at 4:56 p.m.

25. Community Services - Recreation and Culture Report 2015-28 dated September 16, 2015 regarding Hollingsworth Arena Replacement Follow-Up.

Moved by: Councillor Sponga  
Seconded by: Councillor Bisanz

a) THAT Community Services - Recreation and Culture Report 2015-28 dated September 16, 2015 regarding Hollingsworth Arena Replacement Follow-Up be deferred to the October 20, 2015 Committee of the Whole meeting.

### **Carried**

26. Development and Infrastructure Services Report - PWS 2015-55 dated September 18, 2015 regarding Snow Storage Alternative Update.

Moved by: Councillor Bisanz  
Seconded by: Councillor Kerwin

a) THAT Development and Infrastructure Services Report Public Works Services - PWS 2015-55 dated September 18, 2015 regarding Snow Storage Alternative Update be received and the following recommendations be adopted:

i) THAT staff continue to work with the private land owners and York Region to finalize arrangements for snow storage for the 2015/2016 winter season;

ii) AND THAT staff include any estimated additional cost for alternative snow storage in the 2016 draft budget proposal, if required;

iii) AND THAT staff be authorized to execute required agreements for temporary storage of snow for the 2015/2016 and subsequent winter seasons if required, as described.

**Carried**

## **Correspondence & Petitions**

None.

**Carried**

## **Reports by Regional Representatives**

None.

## **Notices of Motion**

None

## **New Business**

- a) Councillor Bisanz advised that parking in the area along Woodspring Avenue has been limited since the construction of bike lanes along the street and suggested that on-street parking be reinstated along Woodspring Avenue.

Moved by: Councillor Bisanz  
Seconded by: Councillor Sponga

THAT staff be directed to report back within 60 days on options to reinstate on street parking on Woodspring Avenue that is complimentary to the existing bicycle lanes.

**Carried**

The Committee of the Whole recessed at 5:06 p.m.

The Committee of the Whole resumed at 7:03 p.m.

## Public Hearing Matters

27. Development and Infrastructure Services Report - Planning and Building Services Report 2015-35 and related Council Extract, Public Meeting Notice regarding a Proposed Official Plan, Zoning By-law Amendment and Proposed Draft Plan of Subdivision - 16920 and 16860 Leslie Street.

The Deputy Clerk welcomed the public to the Committee of the Whole meeting. She advised that the *Planning Act* requires the Town to hold at least one Public Meeting on any proposed Official Plan Amendment, Zoning By-law Amendment and Proposed Draft Plan of Subdivision.

The Deputy Clerk advised that the purpose of the meeting was to hear from anyone who has an interest in the Proposed Official Plan, Zoning By-law Amendment and Proposed Draft Plan of Subdivision for the properties known as 16920 and 16860 Leslie Street.

She further advised that the Committee of the Whole would not be making a decision regarding the proposed amendments, but would refer all written and verbal comments to Planning Staff to consider in a report that will be brought forward to a future Committee of the Whole or Council meeting.

The Deputy Clerk advised that if anyone present wished to be notified of subsequent meetings, or if making a presentation, to please complete a form with your name and address and submit it to the Clerk's staff.

The Deputy Clerk noted that in accordance with the *Planning Act*, the Ontario Municipal Board may dismiss an appeal without holding a hearing, if the appellant failed to make either oral submission at the Public Meeting or provide written submissions to Council prior to adoption.

She thanked everyone for their participation and interest in the meeting.

28. Mr. Brad Rogers, Groundswell Urban Planners Inc. and Mr. Gilles Bisnaire, Forest Green Homes provided a PowerPoint presentation regarding the application for a Proposed Official Plan, Zoning By-law Amendment and Proposed Draft Plan of Subdivision for the lands located at 16920 and 16860 Leslie Street. Mr. Rogers provided background information on the applications, including data related to the size of the site, location and site features. He advised that the draft plan proposes 91 freehold townhomes, 27 stacked townhomes, 78 condominium townhomes and 2 mid-rise apartment blocks. Mr. Rogers addressed the landscape plan, sustainable design elements of the

proposal and retention and restoration of the heritage home located on the site.

Moved by: Councillor Kerwin  
Seconded by: Councillor Sponga

THAT the presentation by Mr. Brad Rogers be provided an additional five minutes.

**Carried**

Mayor Van Bynen inquired if anyone in attendance wished to make a deputation.

29. Ms. Pam Jones, 900 Bogart Mill Trail, Suite 217, addressed the Committee with a PowerPoint presentation and expressed thanks to Members of Council, Staff and the applicant for their ongoing communication and discussions with the Bogart Development Committee. She introduced the Bogart Development Committee and provided background information on the Reflections on Bogart Pond development and preliminary comments on the traffic access and egress to the Reflections on Bogart Pond site.
30. Mr. Harold Davidson, 900 Bogart Mill Trail, Suite 219, addressed the Committee with a PowerPoint presentation and summarized the minutes of the Bogart Development Committee meetings. He further addressed some of the concerns of the residents of the area and actions taken with the developer to address said concerns and expressed disappointment over the destruction of coniferous trees that the developer stated would be relocated on the site.
31. Ms. Diane Humeniuk, 900 Bogart Mill Trail, Suite 425, addressed the Committee with a PowerPoint presentation and requested preservation of the existing woodlot area by retaining the existing Environmental Protection – Open Space zoning designation. She further requested that three buffer zones be created to protect existing trees and wildlife and asked that Forest Green Homes apply green building techniques to the proposed development.
32. Ms. Mary Miller, 900 Bogart Mill Trail, Suite 516, addressed the Committee with a PowerPoint presentation and provided information related to the benefits of trees and suggested that the Town ensure maintenance of the biological diversity of the site.
33. Ms. Barbara Mildon, 900 Bogart Mill Trail, Suite 521, addressed the Committee with a PowerPoint presentation and inquired whether Members of Council had been to the proposed development site. She presented several photos from her building and identified how the proposed development could impact the existing development.

34. Ms. Debbie Hutchinson, 900 Bogart Mill Trail, Suite 123, addressed the Committee with a PowerPoint presentation and advised that she enjoys the wildlife around the proposed development site and identified several species of animals that have been observed in the area. She further expressed concern for the resident snapping turtle of Bogart Mill Pond as the species is in decline.
35. Mr. Don Hutchinson, 900 Bogart Mill Trail, Suite 123, addressed the Committee with a PowerPoint presentation regarding the John Bogart Farmhouse (Elliott House). Mr. Hutchinson advised that he is a contractor and member of several restoration and heritage groups and provided background information on the history of the home. He identified that the home is an important piece of Newmarket's history and expressed concern that the home may further deteriorate if not properly maintained.
36. Mr. Bob Arbuckle, 900 Bogart Mill Trail, Suite 423, addressed the Committee with a PowerPoint presentation related to traffic concerns with the increased volume that will be created by the proposed development. There are ingress and egress concerns for the existing development and the proposed development would further add to this problem. He questioned the results of the traffic report submitted by the applicant as the figures differ from those found in the York Region Data Management and York Region Safety Group Traffic Study and identified existing site challenges related to traffic.
37. Mr. John Parkett, 900 Bogart Mill Trail, Suite 308, advised that Bogart Mill Trail and the Bogart Pond are some of the best kept secrets in Newmarket. He expressed concern on where the John Bogart Farmhouse may be moved, and in addition, commented that there is an abandoned well on the site that has not been properly decommissioned.
38. Ms. Joyce Rees, 975 On Bogart Circle, requested assurances that proper control of runoff will be employed to avoid silt and mud contaminating the pond and a further commitment that the pond will be remediated at the expense of the developer should any damage occur to the pond. In addition, she requested that the privacy of the pond area be considered and that measures be taken to avoid trespassers in the area, including the potential construction of a pathway.
39. Ms. Laurie Andrews, 49 William Curtis Circle, inquired how the developer planned to mitigate the impact for residents of William Curtis Circle as there do not currently appear to be any noise or dirt mitigation measures proposed.

40. Mr. Enrico Bonatti, President, Doak Lane Condominium Board and Mr. Robert Hume requested that the existing woodlot be maintained, potentially with a walking path and expressed concern over traffic volumes into and out of the proposed development site.
41. Mr. David Puttock, 913 Southwind Court, advised that he is generally supportive of the proposed use and commented that there is a small forested area adjacent to the mature woodlot and requested a further study of that area to determine if it would meet the Town's standards to be deemed as a woodlot.
42. Ms. Helen Murray, Bogart Mill Trail, Suite 405, requested clarification on the height of the proposed buildings and commented that the speed limit on Leslie Street is not yet slow enough to accommodate people turning into the existing development.
43. Mr. Brian Feherty, Riddell Court, advised that he trusts that staff will ensure that the emergency access is gated and locked appropriately and commented that the Town is responsible to ensure the woodlot lands remain protected as an environmental zone.
44. Ms. Deborah Castelane, 77 William Curtis Circle, commented that the proposed development highly impacts the residents of her street who purchased their homes because of the open greenspace and expressed concern that there will be no mitigation measures implemented between the development and her street. She further expressed concern that the woodlot could be sold for a further future development.
45. Mr. Athol Hart, on behalf of Heritage Newmarket, expressed concern related to the Bogart House as it has been scavenged in the past and there is concern for the stewardship of the home. Demolition by neglect remains an abiding concern. The home is currently designated under the Ontario Heritage Act and is extremely important to the history of the Town.
46. Mr. Bismaire addressed questions posed by the deputants. The private well at the Bogart House has been properly decommissioned. He apologized for the demolition of the trees on the site and the lack of communication related to their removal. He advised of the mitigation measures being implemented for residents of William Curtis Circle, setbacks from existing residential and addressed concerns related to the snapping turtle habitat. He further advised that the property around the Bogart House has been cleaned and a fence would be installed to deter access and that he would request further involvement by the Heritage Advisory Committee to provide stewardship for the home. The intersection at the proposed development is being designed for a traffic light and aligns with the existing car dealership entrance.



Mayor Van Bynen invited questions from Members of Council.

The Director of Planning and Building Services advised of the next steps associated with the proposal. A further report is not anticipated to be presented to Council before November, 2015.

Moved by: Councillor Sponga  
Seconded by: Councillor Kerwin

THAT Development and Infrastructure Services Report - Planning and Building Services Report 2015-35 and related Council Extract, Public Meeting Notice regarding a Proposed Official Plan, Zoning By-law Amendment and Proposed Draft Plan of Subdivision - 16920 and 16860 Leslie Street, PowerPoint presentation, deputations and all correspondence be received.

**Carried**

## **Adjournment**

Moved by: Councillor Sponga  
Seconded by: Councillor Bisanz

THAT the meeting adjourn.

**Carried**

There being no further business, the meeting adjourned at 8:54 p.m.

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Tony Van Bynen, Mayor

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Lisa Lyons, Deputy Clerk