



# **Town of Newmarket**

## **Minutes**

### **Committee of the Whole**

Date: Monday, January 13, 2025  
Time: 1:00 PM  
Location: Streamed live from the Municipal Offices  
395 Mulock Drive  
Newmarket, ON L3Y 4X7

Members Present: Mayor Taylor  
Deputy Mayor & Regional Councillor Vegh  
Councillor Simon  
Councillor Woodhouse  
Councillor Twinney (1:07 PM to 1:59 PM)  
Councillor Morrison  
Councillor Kwapis  
Councillor Broome  
Councillor Bisanz

Staff Present: I. McDougall, Chief Administrative Officer  
E. Armchuk, Commissioner of Corporate Services  
P. Noehammer, Commissioner of Development & Infrastructure Services  
J. Payne, Commissioner of Community Services  
L. Lyons, Director of Legislative Services/Town Clerk  
K. Saini, Manager of Legislative Services/Deputy Town Clerk  
J. Unger, Director of Planning & Building Services  
U. Mahmood, Planner Committee of Adjustment and Cultural Heritage  
S. Granat, Legislative Coordinator  
E. Thomas-Hopkins, Legislative Coordinator

For consideration by Council on January 20, 2025  
The meeting was called to order at 1:00 PM.

Mayor Taylor in the Chair

**1. Notice**

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

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

The Clerk provided the following additions to the agenda:

- Deputations from Sebastian Russo and Mark Jules regarding item 7.1 - Final Recommendation Report - Heritage Designation of 48 Properties.

Moved by: Councillor Bisanz

Seconded by: Councillor Woodhouse

1. That the additions to the agenda provided by the Clerk be approved.

**Carried**

**3. Conflict of Interest Declarations**

None.

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

None.

**5. Presentations & Recognitions**

None.

**6. Deputations**

**6.1 Black History Month 2025**

Jerisha Grant-Hall, Founder and Chairperson Newmarket African Caribbean Canadian Association (NACCA) provided a deputation regarding Black History Month 2025 including the annual theme, partnership with the Town of Newmarket, opportunities to deepen impact, and why this matters.

Members of Council thanked the deputant for their presentation and discussed NACCA's partnerships with other organizations, and Black History Month events.

Moved by: Councillor Bisanz

Seconded by: Deputy Mayor & Regional  
Councillor Vegh

1. That the deputation provided by Jerisha Grant-Hall, Founder and Chairperson, Newmarket African Caribbean Canadian Association (NACCA) regarding Black History Month 2025 be received.

**Carried**

## **6.2 Final Recommendation Report – Heritage Designation of 48 Properties – Elaine Adam**

Elaine Adam, Chair of Newmarket Heritage Advisory Committee deputed regarding item 7.1 Final Recommendation Report - Heritage Designation of 48 Properties including consultation with the Heritage Advisory Committee, background regarding changes to Ontario heritage legislation, the Newmarket Heritage Register, consultant's report and recommendations.

Members of Council discussed removing recommendation five (5) in item 7.1 - Final Recommendation Report - Heritage Designation of 48 Properties.

Moved by: Councillor Morrison

Seconded by: Councillor Broome

1. That the deputation provided by Elaine Adam regarding Final Recommendation Report – Heritage Designation of 48 Properties be received.

**Carried**

**6.3 Final Recommendation Report – Heritage Designation of 48 Properties – Mark Jules**

Mark Jules provided a deputation regarding Final Recommendation Report – Heritage Designation of 48 Properties including regarding proper notification and designation for 465 Davis Drive.

Members of Council queried staff regarding the designation of the clocktower, statutory notification deadlines, and notice provided.

Moved by: Councillor Morrison

Seconded by: Councillor Broome

1. That the deputation provided by Mark Jules regarding Final Recommendation Report – Heritage Designation of 48 Properties be received.

**Carried**

**6.4 Final Recommendation Report – Heritage Designation of 48 Properties – Sebastian Russo**

Sebastian Russo provided a deputation regarding Final Recommendation Report – Heritage Designation of 48 Properties including regarding proper notification and designation for 465 Davis Drive.

Moved by: Councillor Morrison

Seconded by: Councillor Broome

1. That the deputation provided by Sebastian Russo regarding Final Recommendation Report – Heritage Designation of 48 Properties be received.

**Carried**

#### **6.5 Final Recommendation Report – Heritage Designation of 48 Properties – Matthew Vittiglio**

Matthew Vittiglio provided a deputation regarding Final Recommendation Report – Heritage Designation of 48 Properties regarding the property at 458-460 Timothy Street, an objection to designation, and notice.

Members of Council discussed further communication with the deputant and next steps in the process.

Moved by: Councillor Woodhouse

Seconded by: Councillor Kwapis

1. That the deputation provided by Matthew Vittiglio regarding Final Recommendation Report – Heritage Designation of 48 Properties be received.

**Carried**

#### **7. Consent Items**

Moved by: Councillor Twinney

Seconded by: Councillor Broome

1. That items 7.2 to 7.7 be adopted on consent. See item 7.1 for motion.

**Carried**

### **7.1 Final Recommendation Report – Heritage Designation of 48 Properties**

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

Moved by: Councillor Kwapis

Seconded by: Councillor Bisanz

- 1. That the report entitled Final Recommendation Report – Heritage Designation of 48 Properties dated January 13, 2025 be received; and,**
- 2. That Town Council consider all objections to the Notice of Intention to Designate (NOID) received within the Notice of Objection Period; and,**
- 3. That the designation of 48 properties be approved; and,**
- 4. That staff prepare a draft designation By-law for each property meeting designation criteria; and,**
- 5. That Staff be authorized and directed to do all things necessary to give effect to this resolution.**

**Carried**

### **7.2 Final Update for 2024 to the Outstanding Matters List**

1. That the report entitled Final Update for 2024 to the Outstanding Matters List dated January 13, 2025 be received; and,
2. That Council adopt the Outstanding Matters List (Attachment 1); and,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

### **7.3 Main Street District Business Improvement Area Board of Management Annual General Meeting minutes of November 29, 2023 and Meeting Minutes of November 6, 2024**

1. That the Main Street District Business Improvement Area Board of Management Annual General Meeting Meeting Minutes of November 29, 2023 and Meeting Minutes of November 6, 2024 be received.

**7.4 Dismantling Anti-Black Racism Advisory Committee meeting minutes of September 11, 2024**

1. That the Dismantling Anti-Black Racism Advisory Committee meeting minutes of September 11, 2024 be received.

**7.5 Central York Fire Services Joint Council Committee meeting minutes of October 1, 2024**

1. That the Central York Fire Services Joint Council Committee meeting minutes be received.

**7.6 Newmarket Library Board meeting minutes of October 16 and November 20, 2024**

1. That the Newmarket Library Board meeting minutes of October 16 and November 20, 2024 be received.

**7.7 Elman W. Campbell Museum Board Meeting Minutes of October 30, 2024**

1. That the Elman W. Campbell Museum Board Meeting Minutes of October 30, 2024 be received.

**8. Action Items**

None.

**9. Notices of Motion**

**9.1 Request the Redistribution of the Provincial Land Transfer Tax and GST to Municipalities for Sustainable Infrastructure Funding**

Councillor Simon provided notice of motion regarding Request the Redistribution of the Provincial Land Transfer Tax and GST to Municipalities for Sustainable Infrastructure Funding.

Whereas municipalities face growing infrastructure needs, including roads, bridges, public transit, water systems, and other critical services, which are essential to community well-being and economic development; and,

Whereas the current sources of municipal revenue, including property taxes and user fees, are insufficient to meet these increasing demands for infrastructure investment;  
and,

Whereas the Province of Ontario currently collects the Land Transfer Tax (LTT) on property transactions in municipalities across the province, generating significant revenue that is not directly shared with municipalities; and,

Whereas the Federal Government collects the Goods and Services Tax (GST) on property transactions, a portion of which could be directed to municipalities to address local infrastructure needs; and,

Whereas redistributing a portion of the Provincial Land Transfer Tax and GST to municipalities would provide a predictable and sustainable source of funding for local infrastructure projects without creating a new tax burden on residents or homebuyers;  
and,

Whereas a redistribution of a portion of the existing Land Transfer Tax and GST would allow municipalities to better plan and invest in long-term infrastructure initiatives, supporting local economic growth and improving the quality of life for residents

Now Therefore Be It Hereby Resolved:

1. That Newmarket Town Council formally requests the Provincial Government to consider redistributing a portion of the Land Transfer Tax collected on property transactions to municipalities;  
and,
2. That Newmarket Town Council calls on the Federal Government to allocate a percentage of the GST collected on property sales to municipalities; and,



3. That this redistribution of the Land Transfer Tax and GST should be structured to provide predictable and sustainable funding to municipalities, allowing for better long-term planning and investment in infrastructure projects that benefit local communities, thus ensuring that local governments receive a fair share of the revenue to address critical infrastructure needs; and,
4. That copies of this resolution be forwarded to Prime Minister Justin Trudeau, Premier Doug Ford, the Ontario Minister of Finance, the Minister of Municipal Affairs and Housing, local Members of Parliament (MPs) and Members of Provincial Parliament (MPPs); and,
5. That copies of this resolution be forwarded to all 444 Municipalities in Ontario, the Federation of Canadian Municipalities (FCM), and the Association of Municipalities of Ontario (AMO) for their endorsement and advocacy.

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

### **10.1 Heritage Month Motion**

Moved by: Councillor Simon

Seconded by: Councillor Broome

1. That April be proclaimed Sikh Heritage Month in the Town of Newmarket; and,
2. That May be proclaimed Jewish Heritage Month in the Town of Newmarket; and,
3. That October be proclaimed Islamic Heritage Month in the Town of Newmarket; and,
4. That November be proclaimed Hindu Heritage Month in the Town of Newmarket; and,
5. That December be proclaimed Christian Heritage Month in the Town of Newmarket; and,
6. That staff be authorized and directed to do all things necessary to give effect to this motion.

**Carried**

10.1.1 Correspondence - Melanie Duckett-Wilson regarding Heritage Month Motion

Moved by: Deputy Mayor & Regional Councillor Vegh

Seconded by: Councillor Bisanz

1. That the Correspondence from Melanie Duckett-Wilson regarding Heritage Month Motion be received.

**Carried**

**11. New Business**

None.

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

Committee of the Whole did not resolve into Closed Session.

**13. Adjournment**

Moved by: Councillor Morrison

Seconded by: Councillor Simon

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

**Carried**

---

John Taylor, Mayor

---

Lisa Lyons, Town Clerk