



Town of Newmarket

Minutes

Committee of the Whole

Date: Monday, March 17, 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 Woodhouse
Councillor Twinney
Councillor Morrison
Councillor Kwapis
Councillor Broome
Councillor Bisanz (1:10 PM to 2:47 PM)

Members Absent: Councillor Simon

Staff Present: I. McDougall, Chief Administrative Officer
E. Armchuk, Commissioner of Corporate Services
J. Payne, Commissioner of Community Services
K. Saini, Manager of Legislative Services/Deputy Town Clerk
M. Agnoletto, Director of Public Works Services
R. Gillis, Manager Water/Wastewater
E. Hawkins, Director of Community and Economic Innovation
S. Granat, Legislative Coordinator
E. Thomas-Hopkins, Legislative Coordinator

For consideration by Council on March 24, 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. 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 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 Deputy Clerk provided the following additions to the agenda:

- Correspondence from Yuvraj Bhardwaj regarding Zoning By-law Amendment Lytham Green Marianneville Developments Limited)
- Material added regarding Closed Session item 12.1 – Land Acquisition Matter.

Moved by: Councillor Woodhouse

Seconded by: Councillor Morrison

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

Carried

3. Conflict of Interest Declarations

None.

4. Public Hearing Matter(s)

The Deputy Clerk welcomed everyone to the public hearing matter and stated the purpose of the public meeting is to hear from anyone who has an interest in the proposed Zoning By-law Amendment at Lytham Green Buildings 10 and 12. She stated the effect of the proposed application is to amend Zoning by-law 2010-40 to add home occupation uses in the live work units on the subject land.

The Deputy Clerk noted that Council will not be making a final decision on the proposed application today but will refer all comments to Planning Staff to

consider and return with a report to a future Committee of the Whole or Council meeting.

The Deputy Clerk stated that if individuals wish to join the discussion to email clerks@newmarket.ca or call 905-953-5300 extension 2210 and that deputants will have 5 minutes to provide your verbal comments.

The Deputy Clerk added that if individuals wish to submit written comments after the public meeting has concluded, be notified of any subsequent meetings regarding this application, or require information about appeal rights to email planning@newmarket.ca.

The Deputy Clerk thanked individuals for their participation and interest in the meeting.

4.1 Zoning By-law Amendment – Lytham Green (Marianneville Developments Limited)

Richard Zelinka provided a presentation regarding Zoning By-law Amendment - Lytham Green (Marianneville Developments Limited) including site context, addition of live/work units, site plan, and the Town's the Zoning By-law Amendment.

The Manager of Planning Services provided next steps.

Moved by: Councillor Bisanz

Seconded by: Councillor Woodhouse

1. That the presentation provided by Richard Zelinka, Zelinka Priamo Limited regarding Zoning By-law Amendment - Lytham Green (Marianneville Developments Limited) be received.

Carried

4.1.1 Correspondence - Yuvraj Bhardwaj - Zoning By-law Amendment Lytham Green (Marianneville Developments Limited)

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

Moved by: Councillor Bisanz

Seconded by: Councillor Twinney

1. That the correspondence provided by Yuvraj Bhardwaj regarding Zoning By-law Amendment Lytham Green (Marianneville Developments Limited) be received; and,
2. **That Town staff be directed to correspond with the correspondent in relation to their questions.**

Carried

5. Presentations & Recognitions

5.1 Achieving Excellence: A Water Story

The Director of Public Works Services provide an introduction. The Manager Water/Wastewater presenting regarding Achieving Excellence: A Water Story including the mission statement, core values, and mission of Newmarket Water/Wastewater, facts and figures, 100% Ministry of the Environment Inspection scores over the last four years, the administrative challenge, the Newmarket water/wastewater team, the extended team, every day resident use of water/wastewater, and quiet diligence.

Members of Council thanked staff for their presentation and efforts.

Members of Council queried the presenter regarding re-accreditation, remediative action regarding a chloroform incident, and the ratio of capital repairs to asset management.

Moved by: Councillor Bisanz

Seconded by: Councillor Broome

1. That the presentation provided by Rob Gillis, Manager, Water/Wastewater regarding Achieving Excellence: A Water Story be received.

Carried

6. Deputations

6.1 Norooz - Persian New Year

Dela Fotoohi, Seniors Iranian Multicultural Association (SIMA) provided a deputation regarding Norooz - Persian New Year, including the story of Norooz, the Haft-Seen Norooz Table, about Shahnameh, and "Norooz-eh-ton Peerooz".

Members of Council queried the deputant regarding the timing of Norooz.

Moved by: Councillor Kwapis

Seconded by: Deputy Mayor & Regional
Councillor Vegh

1. That the deputation provided by Dela Fotoohi, Seniors Iranian Multicultural Association (SIMA) regarding Norooz - Persian New Year be received.

Carried

7. Consent Items

Moved by: Councillor Twinney

Seconded by: Councillor Broome

1. That items 7.1 to 7.3 and 7.6 to 7.10 be adopted on consent. See items 7.4 and 7.5 for motion.

Carried

7.1 2024 Annual Drinking Water System Reports & Annual Management Review

1. That the report entitled Annual Water Quality and Performance Report (2024), Drinking Water System Summary Report (2024), and DWQMS Annual Management Review Report dated 17 March 2025 be received, including the following attached reports:

- a. *Section 11 – 2024 Drinking Water System Annual Water Quality & Performance Report (Attachment 1); and,*
 - b. *Schedule 22 – 2024 Drinking Water System Summary Report (Attachment 2); and,*
 - c. *DWQMS Element 20 – 2024 Annual Management Review Report (Attachment 3); and,*
2. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

7.2 Preliminary 2024 Fourth Quarter Summary

Moved by: Councillor Kwapis

Seconded by: Councillor Broome

1. That the report entitled 2024 Preliminary Fourth Quarter Financial Summary dated March 17, 2025 be received; and,
2. That the 2024 tax-supported operating surplus allocation be approved as outlined in the report; and,
3. That changes to the 2025 capital spending authority and the corresponding funding be approved as outlined in the report; and,
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

7.3 Journey's End Circle Parking Review

1. That the report entitled Journey's End Circle Parking Review dated March 17, 2025 be received; and,
2. That the Parking Amendments proposed in Appendix 1 be adopted; and,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

7.4 Fitness Centres Update

1. That the report entitled Fitness Centres Update dated March 17, 2025 be received; and,
2. That conversion of the contract Fitness Programmer position to a permanent full time Fitness Programmer position be approved; and,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

7.5 U.S. Tariffs Implications on Procurement and Business Supports

Moved by: Councillor Kwapis

Seconded by: Councillor Woodhouse

1. That the report entitled U.S. Tariffs Implications on Procurement and Business Supports dated March 17th, 2025, be received; and,
2. That staff be directed to modify Procurement By-Law 2014-27 and current procurement practices to prioritize Canadian goods and services by maximizing allowable threshold limits as permitted within the applicable trade treaties and amending any other provisions of the Procurement By-Law as required to reflect the increased thresholds and Councils direction; and,
3. That Community and Economic Innovation work closely with community partners (e.g. Chamber of Commerce, York Region, etc.) and the business community to ensure education and support programs related to tariffs and their implications are in place and actively promoted through the Business Assistance Concierge program and Choose Local campaigns; and,
4. That staff continue to monitor any changes to the tariffs and / or direction from the Federal or Provincial government, and report to Council as necessary; and,
5. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

7.6 Central York Fire Services Joint Council Committee meeting minutes of December 3, 2024

1. That the Central York Fire Services Joint Council Committee meeting minutes of December 3, 2024 be received.

7.7 Newmarket Public Library Meeting Minutes of January 15, 2025

1. That the Newmarket Public Library Meeting Minutes of January 15, 2025 be received.

7.8 Heritage Newmarket Advisory Committee meeting minutes of January 21, 2025

1. That the meeting minutes of the Heritage Newmarket Advisory Committee of January 21, 2025 be received.

7.9 Elman W. Campbell Meeting Minutes of January 22, 2025

1. That the Elman W. Campbell Meeting Minutes of January 22, 2025 be received.

7.10 Main Street District Business Improvement Area Board of Management Meeting Minutes of February 5, 2025

1. That the Main Street District Business Improvement Area Board of Management Meeting Minutes of February 5, 2025 be received.

8. Action Items

None.

9. Notices of Motion

None.

10. Motions Where Notice has Already been Provided

None.

11. New Business

11.1 Newmarket Public Library Updates

Councillor Broome provided Newmarket Public Library Updates including regarding the forthcoming annual report, Susan Hoffman has been awarded Ontario Library Association Child Services Librarian of the Year, about the pixel project, and encouraged residents to get a library card.

11.2 Central York Fire Services Updates

Councillor Broome provided Central York Fire Services updates including regarding the Trailblazers, and community safety programs.

12. Closed Session

Committee of the Whole resolved into Closed Session at 2:17 PM

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

Committee of the Whole resumed into Open Session at 2:46 PM.

Moved by: Councillor Woodhouse

Seconded by: Councillor Kwapis

1. That Committee of the Whole resolve into Closed Session to discuss the following matters:
 - a. Land Acquisition Matter - a proposed or pending acquisition or disposition of land by a municipality or local board as per Section 239(2)(c) of the Municipal Act, 2001.

Carried

12.1 Land Acquisition Matter

13. Adjournment

Moved by: Councillor Broome

Seconded by: Councillor Twinney

1. That the meeting be adjourned at 2:47 PM

Carried

John Taylor, Mayor

Kiran Saini, Deputy Town Clerk