

## **Meeting Chair**

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

## **Declarations of Pecuniary Interest**

## **Approval of Minutes**

1. Environmental Advisory Committee Minutes of February 12, 2014. p. 1

## **Correspondence**

## **Items**

2. Natural Heritage Preservation Presentation (20 minutes)
3. Environmental Issues/Requests for Feedback (10 minutes)
4. Council Review Workshop Update/Plan (15 minutes)
5. Environmental Vision Statement and Green Procurement By-law Follow-up (15 minutes)
6. Neighbourhood Community Gardens (15 minutes) p. 5
7. Events Update (15 minutes)
8. Application for Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Condominium and Draft Plan of Subdivision - Silken Laumann Drive - NEAC Comments (5 minutes) p. 8
9. Trail Map Update (5 minutes)
10. Attendance (5 minutes)

## **New Business**

## **Adjournment**



# Town of Newmarket MINUTES

## ENVIRONMENTAL ADVISORY COMMITTEE

Wednesday, February 12, 2014  
at 6:30 p.m.  
Mulock Room, 395 Mulock Drive

A meeting of the Newmarket Environmental Advisory Committee was held on Wednesday, February 12, 2014 at 6:30 p.m. in the Mulock Room at 395 Mulock Drive.

Present: John Birchall  
Philip Breault (Meeting Chair)  
Wes Guldemon  
Doug Jagger  
Jill King (6:40 – 8:33 p.m.)  
Dayna Laxton  
Joanna Parsons (6:47 – 8:33 p.m.)  
Geoff Shore

Absent: Stacey Tidman  
Councillor Twinney

Staff: C. Finnerty, Council/Committee Coordinator  
L. Moor, Council/Committee Coordinator

The meeting was called to order at 6:33 p.m.

Philip Breault in the Chair.

### **ADDITIONS TO THE AGENDA**

None.

### **DECLARATIONS OF INTEREST**

None.

### **1. NEWMARKET EAC MINUTES – FEBRUARY 12, 2014 – ITEM 1 APPROVAL OF MINUTES**

Environmental Advisory Committee Minutes of January 8, 2014.

**Moved by Wes Guldemon  
Seconded by Geoff Shore**

**THAT the Environmental Advisory Committee Minutes of January 8, 2014 be approved.**

**CARRIED**

**2. NEWMARKET EAC MINUTES – FEBRUARY 12, 2014 – ITEM 2  
CORRESPONDENCE**

**Moved by Dayna Laxton  
Seconded by Doug Jagger**

**THAT the correspondence items, previously distributed by e-mail, be received.**

**CARRIED**

**3. NEWMARKET EAC MINUTES – FEBRUARY 12, 2014 – ITEM 3  
NATURAL HERITAGE PRESERVATION PRESENTATION**

Natural Heritage Preservation Presentation deferred to the March 5, 2014 meeting.

**4. NEWMARKET EAC MINUTES – FEBRUARY 12, 2014 – ITEM 4  
APPLICATION FOR OFFICIAL PLAN AMENDMENT, ZONING BY-LAW  
AMENDMENT, DRAFT PLAN OF CONDOMINIUM/DRAFT PLAN OF SUBDIVISION  
WEST SIDE OF SILKEN LAUMANN DRIVE/EAST OF YONGE STREET**

Discussion ensued regarding the development applications. John Birchall provided photos of the subject property. Concerns raised included electromagnetic force (EMF) factor, feasibility of a proposed east-west trail system, protection of natural drainage swales, species at risk in the meadowlands and an updated fisheries assessment. It was suggested that the parkland designation should be swapped to provide for protection of the natural tributary on the site. A comprehensive list of comments to be compiled and referred back to Planning Staff for consideration.

**5. NEWMARKET EAC MINUTES – FEBRUARY 12, 2014 – ITEM 5  
TRAIL MAPS UPDATE**

Joanna Parsons provided a verbal report and advised that the draft maps are awaiting final approval. She advised that the Director of Recreation and Culture has agreed to fund a portion of the printing costs out of the Recreation budget.

**Moved by John Birchall  
Seconded by Dayna Laxton**

**THAT Recreation and Culture confirm a financial commitment to the trail map printing;**

**AND THAT NEAC contribute \$5,500 carried over for this purpose from the 2013 budget;**

**AND THAT a total of 10,000 trail maps be printed as soon as feasible.**

**CARRIED**

**6. NEWMARKET EAC MINUTES – FEBRUARY 12, 2014 – ITEM 6**  
**DARK SKIES UPDATE**

John Birchall provided a visual with photographs and a verbal report regarding light pollution. He outlined the impacts of inefficient lighting and provided a summary of worldwide initiatives to combat light pollution, more specifically through by-laws enacted in Richmond Hill and the Municipal District of Foothills, Alberta. A suggestion was made to address this issue at the next Council/NEAC workshop.

**7. NEWMARKET EAC MINUTES – FEBRUARY 12, 2014 – ITEM 7**  
**ENVIRONMENTAL ISSUES/REQUESTS FOR FEEDBACK**

Environmental Issues/Requests for Feedback deferred to the March 5, 2014 meeting.

**8. NEWMARKET EAC MINUTES – FEBRUARY 12, 2014 – ITEM 8**  
**RESIDENTIAL GARBAGE BAG REDUCTION**

The Meeting Chair provided a verbal update on the City of Markham's waste reduction strategy. Clear plastic bags, removal of roadside electronics pickup and elimination of bag limits were incorporated into an updated waste diversion strategy. Issues encountered and addressed through the move to clear bags included privacy, retail supply, how to dispose of surplus black bags and additional costs for clear bags. The Meeting Chair advised that he would prepare a memorandum regarding same for consideration by Council.

**9. NEWMARKET EAC – FEBRUARY 12, 2014 – ITEM 9**  
**COUNCIL REVIEW WORKSHOP UPDATE/PLAN**

Council Review Workshop Update/Plan deferred to the March 5, 2014 meeting.

**10. NEWMARKET EAC – FEBRUARY 12, 2014 – ITEM 10**  
**ATTENDANCE**

Attendance deferred to the March 5, 2014 meeting.

**11. NEW BUSINESS**

a) Ian Gray Environmental Award

Geoff Shore advised that the Town of Georgina has proposed an environmental award for Council's consideration by using the Ian Gray Environmental Award model.

b) Community Garage Sale

Those present confirmed that a Community Garage Sale would be held in May, 2014.

c) Mosaik Housing Development

Wes Guldemonnd provided a verbal report. He advised that the homes are Energy Star rated and the developer is introducing a bioswale as opposed to a stormwater retention pond within the development.

**Moved by Wes Guldemonnd**  
**Seconded by Dayna Laxton**

**THAT the meeting adjourn.**

**CARRIED**

There being no further business, the meeting adjourned at 8:33 p.m.

\_\_\_\_\_  
 Date

\_\_\_\_\_  
 Philip Breault, Meeting Chair

Next Meeting Date: Wednesday, March 5, 2014 beginning at 6:30 p.m. in the Mulock Room.  
 Meeting Chair – Doug Jagger



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February 11, 2014

**JOINT - DEVELOPMENT AND INFRASTRUCTURE SERVICES  
& COMMUNITY SERVICES REPORT 2014-07**

TO: Committee of the Whole

SUBJECT: Neighbourhood Community Gardens

ORIGIN: Commissioner Development and Infrastructure Services

**RECOMMENDATIONS**

**THAT Joint Development and Infrastructure Services and Community Services Report 2014-07 dated January 20, 2014, regarding Neighbourhood Community Gardens be received and the following recommendations be adopted:**

- 1. THAT Town of Newmarket Staff seek public input regarding interest in establishing Neighbourhood Community Gardens in additional locations in the municipality**
- 2. AND THAT staff consult with the Newmarket Environmental Advisory Committee and report back to Council regarding the input received in time for the 2015 Budget Considerations.**

**COMMENTS**

Minutes of Newmarket Environmental Advisory Committee of October 3, 2012 recommended that Members of Council explore any areas suitable for garden plots within their respective wards in an effort to increase the community gardening concept Town wide in anticipation of the 2013 growing season. At Committee of the Whole on October 29, 2012 Council referred the matter to staff for a report for consideration in future budget discussions.

Staff have reviewed the matter and suggest gauging community interest in Neighbourhood Community Gardens as the first step. The proposal to seek locations in every ward neighbourhood is not the recommended approach, as there may be no interest in a proposed location. Community garden specific site considerations and decision making criteria would need to be established along the same lines as the

process followed in the past involving leash free dog park evaluation criteria that was developed a number of years ago.

Staff suggests notifying the public of the opportunity to provide this input via the Town Page in the Era Banner, the Town's website, and social media. Information collected as a result of the public notification will allow staff to determine the areas with sufficient interest as well as the most viable location within a Ward.

Based on the input received from the community staff would consult with the Newmarket Environmental Advisory Committee and compile a budget item for consideration as part of the 2015 Budget.

### **FINANCIAL / BUDGET IMPACT**

#### **Capital Budget**

Depending on the input received from the community staff estimate the preliminary initial costs to establish a small community garden within a single ward would be approximately \$25,000. These capital costs would include the installation of a water service, top soil, fencing for the area, a bench, waste cans, establishing a composting area, a small tool shed, paved paths to the garden area, as well as any signage that would be required.

#### **Operating Budget**

Ongoing maintenance costs would range from \$5,000 to \$8,000 per year. These costs would include water used, soil materials as required and any staff time associated with spring set up and fall close up.

### **BUSINESS PLAN AND STRATEGIC PLAN LINKAGES**

#### **Living Well**

- Emphasis on active lifestyles and recreation opportunities
- Environmental protection and natural heritage preservation

#### **Well Balanced**

- Recreation facilities and services
- Green and open spaces, parks and playing fields

### **HUMAN RESOURCE CONSIDERATIONS**

Staffing levels are not anticipated to be impacted as a result of the recommendations in this report however, this will be reviewed once staff has received input from the community.

### **CONSULTATION**

Public Works will work with Community Services and Communications to determine the best course of action to garner public interest as and to gather the necessary information from the public to determine a future course of action.

**CONCLUSION**

Once staff has gathered the necessary information we will report back with recommendations for consideration as part of the 2015 Budget process.

**CONTACT**

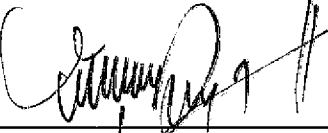
For more information on this report, please contact Robert Prentice at 905-953-5300 extension 2201, or [rprentice@newmarket.ca](mailto:rprentice@newmarket.ca).



Lisa Ellis  
Business Performance Coordinator  
Development and Infrastructure Services



Robert Prentice  
Commissioner Development and Infrastructure Services



Ian McDougall  
Commissioner Community Services



## **NEAC Comments on Planning and Building Services 2013-59 and Application for Official Plan amendment, Zoning Bylaw Amendment, and Draft Plan of Subdivision-292145 Limited**

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### **Overall Comment:**

NEAC believes Council should consider the overall desirability of putting a development within green space currently under Natural Heritage Designation between 2 High Voltage transmission lines and the railway line which is facing increased use by GO transit trains in the future with all day service.

There is an existing path well used at the end of Silken Laumann Drive and neighbourhood children use the area for bicycling in one section. Some residents use the property to cross the rail line and get to the trails on the west side.

### **Official Plan**

In developing the Official Plan, the town has met the population targets as required by the provincial plans and in defending its position on the Official Plan has indicated no further increase is required. If that is the case, there should be no consideration of development here, especially given the existing Natural Heritage designation.

The development is within a Natural Heritage System designation of the Town's official plan. If we allow development within this designation, then what is the purpose of the designation? Does this open the door to more development within this type of designation? Over the years, we have seen the Parkway Belt disappear as well as much of the Oak Ridges Moraine, all areas designated for protection.

We note that the western terminus of Silken Laumann Drive as well as the golf course are already within the Natural Heritage System designation. Would this development further exacerbate development "creep" into Natural Heritage lands?

### **Section 9 of the OP says that development within Meadow 2 may be permitted if it is limited.**

We are not clear on how this development is limited. From what we can see there are no limits on the development - they are proposing to build to the maximum size possible on a parcel of land that has no other building sites due to constraints by watercourses, railway and hydro corridor. In addition, the subdivision design is not "limited" in any way

- it is the standard subdivision model with as many tiny lots as possible for the land area.

**Section 9 of the OP also says that development within meadow 2 is permitted if it doesn't impede the function of the meadow.**

The report states that the development will not impede the function of the meadow.

We don't believe removing 2.2 Ha of meadow approximately 50% of the total area does not affect the function of the meadow. The report argues that there are no significant or extraordinary features of the meadow. We are not sure what would be extraordinary about a meadow. We believe that meadows, by definition, within the Natural Heritage designation are significant. The report identifies plants, animals, and birds all present on the lands in question (see biodiversity point below) which are important for the functioning of the natural ecosystem. Removing the meadow area by putting buildings on top of it clearly and unambiguously affects the functioning of the meadow

**The general natural heritage policies 9.2.1 (excluded from the original EIS) - state that meadows (along with woodlots and water courses) shall be protected and enhanced where possible** – We're not clear on how allowing development in the natural heritage area "protects" the natural heritage or enhances it - in fact, the response to the peer reviewer comments about enhancing the remaining meadow are downplayed and challenge the Town to provide evidence that enhancement is required- it seems clear that the developer has no intention of enhancing remaining meadow lands.

**Endangered bird species identification**

The Beacon report states that the meadow under development has "low potential" for the presence of endangered bird species. Low potential is not zero potential. In an area already zoned as a natural heritage system, it seems logical to err on the side of caution when it comes to protection of endangered species that have been noted in the larger land area within which this meadow occurs.

The comment from the MNR Species at Risk biologist indicated that they don't have anything on file, not that significant bird species aren't using the site.

The breeding bird study needs to be done at the appropriate time of the year

Feeding area for endangered bird species i.e. barn swallow - it is clear from the bird counts that the barn swallow does feed in the area and although other areas are available, development of this land will remove this immediate area from feeding potential - the report suggests that there are other areas available to the west - of course, if this logic is followed to its conclusion, no development would ever infringe on a species feeding area since other areas are always available.

**Loss of insect/bird/mammal/plant biodiversity from a Natural Heritage system. -**

The development directly reduces biodiversity of the immediate area significantly i.e. 2.2 Ha of meadow development

**Infringement of drainage swale** - also known as a wetland - the development will impinge on the drainage swale at the north end of the property simply because the developer will not reduce the number of subdivisions on the property by 5 or more - seems like the development is not "limited"

**Development of wetland prohibitions** - according to the LSRCA, development of wetlands is appropriate if (among other things) a need to develop is demonstrated, there is no alternate location, and drainage patterns are maintained - We don't see the need to develop an area that is 30 metres from a railroad and 20 m from a hydro corridor - there are alternate locations that would prevent the disturbance of the wetland to the north of the development i.e. shrinking the land area taken up by buildings - the report indicates that infill of the wetlands to the north will be required – We are not clear on how this will "maintain" current drainage patterns.

**Stream Habitat**-Referring to Table 1 on page 13, we find it concerning that they would base their assessment of the fishery on data from 1974 and 1994. Our member proficient in this area found records of more recent (and probably not the most recent) electro fishing surveys in the area (located just upstream - but considering there are no barriers or significant changes in habitat between the electro fishing site and the site of interest, there is no differentiating them - biologists refer to stream reaches, not stream stations). Since the more recent records show the presence of both mottled sculpin and brook trout, both of which are known cold water species, this stream SHOULD NOT be referred to our assumed as a "warm water" system as suggested in the report on page 16 and 23. Cold, and "coolwater" species are indicators of healthy groundwater-fed aquatic ecosystems that are becoming more and more significant as our streams become more and more impacted by urbanization. As such, our member proficient in this area is not proposing that the consultants conduct electro fishing because if they don't catch the indicator fish species right on site they may argue that there is no significance. However, as mentioned before, the biologist, the LSRCA and certainly the MNR would consider that if fish are found present within the reach, the entire reach is considered **active habitat**, and thus an area to be protected.

**Wildlife Connectivity** - the report states that connectivity in the area is low, but since the meadow area is adjacent to a large area of meadow and forested land in the Bailey Eco park area, one could argue that connectivity for birdlife is large. They use both areas regardless of the railroad corridor (the birding study confirms this). The loss of this area represents further encroachment by urban development on wildlife and will therefore have a cumulative effect

**Tree removal** has been noted as not an issue as the trees provided to the homes would be sufficient. We disagree.

Trees planted on new home lots take many years to mature and replace trees removed. It would also impact the performance of the meadow.

### **The largest contiguous natural heritage area in central Newmarket**

The area in question is part of a very significant natural heritage area, some of the last remaining. We question the need to develop this green space.

This development within Natural Heritage designation represents unnecessary urban sprawl. We need to be protecting and enhancing our natural heritage not building on it with unnecessary subdivisions.

### **Hydro Transmission Lines and EMF**

There has been significant debate over the connection between major hydro transmission lines and health hazards, particularly with children. We are not experts in this field but believe there is significant enough concern that actual site studies need to be conducted to determine actual emf levels and determine possible concerns with human health, particularly children.

The expert in the field of emf and high voltage transmission lines is Magda Havas of Trent University, but we did not have the resources to explore this with her.

<http://www.trentu.ca/academic/ihs/mhavas.html>

We believe she should be consulted if the town considers this proposal further.

At the time of writing this report, we have not seen comments from Hydro One.

Overall, we are concerned particularly with the proximity of these lines, the distance to the turning point where EMF's tend to be higher and the age of the current lines and that impact on EMF/ELF...

We also notice the current homes at the end of Silken Laumann Drive appear to be closer to the hydro transmission lines than in other areas near Clearmeadow and Yonge.

This concern also speaks to the Town's vision statement and the quality of life for our residents.



### Summary Recommendations:

***In summary NEAC believes strongly the lands identified in this report must remain under Natural Heritage designation as specified in the current Official Plan and the natural areas be enhanced and preserved.***

We thank the Town Planning department for their help in providing materials and data we requested

Should Council, disagree and not wish to preserve this designation and proceed with the development, we recommend:

1. The plan switches the location of the proposed park and green space. As the proposal stands, the proposed park space (encouraged public use and disturbance) be located to the south of the housing development (adjacent to the stream), and the "open" green space located to the north of the development (adjacent to the drainage swale). With the locations/designations of these areas switched, the open space will be adjacent to the stream and the entire area- as big as possible- be left as natural as possible, and the park space that will be mowed and maintained by the Town be located next to the drainage swale, where the lands are already disturbed. Consideration should be given to making the park a more natural like area something like the Environmental Park in the NW quadrant of Town.
2. Bird Study  
We propose that they breeding bird study be conducted at the appropriate time of year that was missed during the first field season (for whatever reason).
3. LSRCA should be made aware of the true designation of the stream and be asked to provide their input
4. Do actual on site EMF measurements and confirm there is no health hazard for children in this proposal
5. Ensure the northern area by the drainage swale is small and does not affect the swale.
6. Trails: Currently many residents of this area dangerously cross the railway tracks here to get to the NS trails on the west side of the rail line, and we are deficient on trails running east/west. To address these issues, if the proposal should include a significant dollar contribution to allow a pedestrian underpass of the rail line.
7. Sales materials and presentations need to clearly state the proximity to the rail line, possible noise and emf issues as well as proximity to hydro lines.

February 20, 2014.