

Good evening Mr. Mayor, Councillors, Mr. Nethery and the Planning Department Personnel

I am Trudy Baker; I live at 218 Old Main Street.

Every time I read the opening sentence of Town of Newmarket website, I am pleased: **“Newmarket is poised for growth.”** The Tertiary Plan builds on that and makes room for **substantial investment in a new infrastructure**, to allow for improved stormwater management facilities, the establishment of new pedestrian connections, gateway features, and **the enhancement of Old Main Street”**. **That is going to cost a lot of money.** Luckily, it also calls for **increased population density** to include meaningful infill of more homes of the types and sizes people need- **That will broaden the town’s tax base, i.e. bring in money.**

Together with 4 of our neighbours we are the landowners **of one of the few remaining empty spaces in Newmarket, approx. 7 or 8 acres** in total. We are co-operating in making our parcels of land **available for future housing for people who, given the opportunity, wish to live walking-distance to public transportation**, the Tom Taylor walking trails and a short cab-ride to the Hospital when necessary. **Two of the 5 of us are definitely interested to buy back into the new builds for our own retirement.**

The Town’s plans for increased population density are in line with our original plans for our property at 218 Main North. While considering our decision to purchase, **before we bought, we also spoke with a Town of Newmarket representative about our plans to develop the lot at or near our retirement and were assured that would O.K.** We are happy to have invested our life-savings in the land and we love living here- For my husband and I the time to live our retirement dream is NOW!

We were **not** prepared that **50% of our land would be designated as future heritage,** with a further 25% restricted to infill as called for in the Tertiary Plan, **effectively reducing our land value by 75%.** My husband and I object to the loss of use of half or more of our life-time savings. **We are not pleased.**

On the other hand, there is hope. There is **precedence! In our favor!**

The 11.6-acre parcel of land known as the Mullock Farm was designated as being part of the Natural Heritage System. **As recent as April 13, 2018, the Newmarket Planning and Building Services Department in Information Report Number: 2018-30 approved the refinement to the Natural Heritage System boundary on a privately-owned parcel of land to increase its marketability as a developable parcel of land.** Approximately **247 healthy trees** with a minimum diameter of 60 mm **were removed** from 1.5 acres of woodland which then became un-designated as heritage land.

In comparison, the combined area of 218 [REDACTED] is just short of 5 acres. **In a Forest Assessment Report done by Kuntz Forestry Consulting Inc, prepared in May 2017,** it shows the presence of **101 significant trees** with a diameter greater than 60 mm. **41 of them are Dead and Diseased Scots Pines.**

Look at the math:

247 healthy trees on 1.5 acres allowed to be removed to increase a part of the existing Natural Heritage System's marketability??

101 diseased trees on 3.0 acres newly allocated as Future Natural Heritage Land and restrict options for desired density??

That makes no sense to me!

Mr. Mayor, Counsellors, Mr. Nethery and the Planning Department: I urge you to review, to re-think, and to tweak the wording of the Tertiary Plan and not allocate an area with diseased trees as future Natural Heritage Land.

Respectfully submitted,

Trudy Baker

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