



DEVELOPMENT & INFRASTRUCTURE SERVICES – PUBLIC WORKS SERVICES  
TOWN OF NEWMARKET  
395 Mulock Drive  
P.O. Box 328  
Newmarket, ON L3Y 4X7  
www.newmarket.ca  
info@newmarket.ca  
905.895.5193

February 25, 2014

**DEVELOPMENT & INFRASTRUCTURE SERVICES REPORT  
PUBLIC WORKS SERVICES 2014-19**

TO: Council  
SUBJECT: Snow Dumping at Ray Twinney Complex  
ORIGIN: Director, Public Works Services

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**RECOMMENDATIONS**

**THAT Development and Infrastructure Services Report Public Works Services – PWS 2014-19, dated February 25, 2014 regarding Snow Dumping at Ray Twinney Complex, be received and the following recommendation(s) be adopted:**

- 1. THAT staff continue to work at the Ray Twinney parking lot site to improve safety measures around the snow piles including additional by-law patrols and;**
- 2. THAT staff continue to look for alternatives for future snow dump sites.**

**BACKGROUND**

This report has been prepared as a follow up to a Council request on February 24<sup>th</sup> with respect to finding alternatives to snow dumping at the Ray Twinney Complex.

The 2013/2014 winter season has been extreme with respect to the amount of accumulation, cold and lack of thaw days, because of this, there is a substantial amount of material on the roads and sidewalks to be cleared. In certain areas and streets in the downtown core; certain parking lots; nearly 400 courts and wide elbows with limited storage area; and most curbface sidewalks, there is no room to push the snow and ice material. Due to this lack of space, staff undertake “lifts” by physically removing the material from the site and taking it to another location where it can be piled and eventually melted in a safe and environmentally conscience manner.

The Ministry of the Environment (MOE) created Guidelines on Snow Disposal Operations in Ontario with a latest revision date of February, 2011. Within those Guidelines (not Regulations) there are six variables to consider when selecting a snow disposal site; these include Accessibility, Noise, Alternative Use of the Site, Visual Considerations, Drainage Factors and Sub-Surface Drainage. Taking these variables into consideration along with other environmental factors such as an on-site oil/grit separator and land ownership, the Ray Twinney Complex was selected as the most suitable site for snow disposal.

There are no other municipally owned sites in Town that can hold the amount of material required and has viable access on an impermeable surface with proper drainage. The snow piles also have trees adjacent to the berm creating a visual barrier from the neighbouring properties of approximately 10-12 homes. The snow is first placed on the outlying area of the parking lot to create a buffer for the neighbouring properties, yet maximizing the amount of useable space in the remainder of the parking lot for visitors to the Complex.

From 2004 until the start of this season there have only been two complaints that have come into Customer Services with respect to snow dumping at Ray Twinney; the first in 2007 with respect to clearing of the parking lot itself and the second in 2009 inquiring about environmental aspects of the site for snow disposal. This does not include any contacts directly with other staff or members of Council.

## **COMMENTS**

Due to the density of Newmarket and the lack of municipally owned land that is suitable for snow dumping, the Ray Twinney Complex has been utilized for over 15 years as a snow dump site without incident. Arena site snow piling is a common practice throughout the Region, Province and Country as these sites are often the most viable due to access, drainage and impermeable surfaces, especially in an urban environment where appropriate land is at a premium. Snow melters are used in some municipalities to reduce the site requirements; however, this equipment is hundreds of thousands of dollars and the operating costs are typically tens of thousands of dollars due to fuel and maintenance costs. A melter is not recommended at this time as this winter is an exception and produced an extreme amount of sustained accumulation not typically experienced. Under normal circumstances the snow piles are not as large and the Complex is utilized on an as needed basis.

Works at the Complex have usually been restricted to working hours; however there are rare occasions when night work was required. Snow lifts are most efficiently done during the night when cars are off the road and traffic disruption is at a minimum. The same work during the day with vehicles and pedestrians can take up to four times as long and is slow, resource intensive work. Staff have been trying to be conscientious of the properties backing onto the Complex parking lot and have tried to limit works to before 4:00 pm, only four nights this season where dumping occurred between 7 pm and 11 pm.

Public Works Services continue to increase the fencing and warning signs around the site and the By-law division has increased patrols in the area and York Regional Police have been notified of the situation. Staff will continue to examine other ways of minimizing disruption and maximizing safety in the area.

Staff have also been in contact with MOE representatives to discuss the site and any improvements or alternatives that may be appropriate.

Over the past two years the Region of York has been inquiring about new cooperative snow dump sites that may be utilized in the future. To date there have been no new sites developed;



however, as opportunities arise Newmarket staff will enquire about possible joint use of appropriate MOE approved sites outside of Town boundaries.

Another option for consideration may also be the use of private land. The Town may have the potential to rent appropriate land for snow storage and disposal. This option would require rental costs, insurance coverage, and agreement for Town staff and equipment to be used on site. A Request for Quotation could be released with the MOE Guidelines as stipulation factors in assessing the most appropriate area for snow disposal. Proper accessibility, noise and visual attenuation and drainage factors would be considered along with MOE approval. Clean up and repair of any damage would also be included as a cost in the RFQ. At this time, it is not recommended to move to this solution as previous years have not been an issue at the Ray Twinney Complex, however if winter seasons continue to produce the amount of accumulation and difficult situations where a large snow dump is often required, this may be a more feasible alternative.

### **PUBLIC CONSULTATION**

Two letters have previously been sent out to neighbouring properties of the Complex explaining the need for use of the parking lot area for snow storage.

Additional fencing and safety signage will be implemented to physically and visually deter anyone from entering the site. Police and By-law patrols will also be increased for additional dissuasion of anyone entering the area.

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

To provide efficient, effective and environmentally sound maintenance services to an appropriate level that achieves Council and/or Provincially mandated services levels, which meet public health and safety requirements and enhances quality of life while ensuring that system capital assets retain their value and are managed and funded according to sustainable, lifecycle based principles and practices.

### **HUMAN RESOURCE CONSIDERATIONS**

No impact to current staffing levels.

### **IMPACT ON BUDGET**

#### **Operating Budget (Current and Future)**


Current costs for the snow dump at the Ray Twinney Complex are included in the 2014 winter maintenance budget.

#### **Capital Budget**

No impact to the Capital Budget.

### **CONTACT**

For more information on this report, please contact Christopher Kalimootoo at extension 2551;  
[ckalimootoo@newmarket.ca](mailto:ckalimootoo@newmarket.ca).

Prepared by:   
C. Kalimootoo, BA, P.Eng, MPA, PMP  
Director, Public Works Services

  
R. Prentice, BA  
Commissioner, Development &  
Infrastructure Services