

THE CORPORATION OF THE TOWN OF GEORGINA

COUNCIL AGENDA ADDENDUM

Wednesday, February 10, 2016
7:00 P.M.

11. PUBLIC MEETINGS

(1) STATUTORY MEETING(S) UNDER THE PLANNING ACT OR MEETINGS PERTAINING TO THE CONTINUATION OF PLANNING MATTERS

- (A) Applications for Draft Plan of Subdivision Approval, Revised Development Area Plan and Amending Zoning By-law 500 DAYCORNET (KESWICK) Inc., c/o Judith Berg
Part Lot 14, Concession 3 (NG), Reg. Comp. Plan 12004, Lot 1, n/s Church Street, Keswick
AGENT: Michael Smith Planning Consultants

Public Comments Received:

Page 1

1. Linda-Rose Rehmund in opposition to the application.

Pages 2-4

2. Howard Friedman of HBR Planning Centre providing comments on behalf of 703616 Ontario Inc. and Deyril Blanchard.

13. DISPOSITIONS/PROLAMATIONS, GENERAL INFORMATION ITEMS AND COMMITTEE OF ADJUSTMENT

(1) Dispositions/Proclamations

Pages 5-6

- (F) Chippewas of Georgina Island First Nation requesting a letter of support regarding an Application to Small Communities Fund, No. 0070, with respect to Phase 2 of the Water Treatment Plan Upgrade (Application File #scf0667)

Linda-Rose Rehmund
95 Church Street
Keswick, Ontario L4P 1J4

January 22, 2016

Georgina Planning Division
Georgina Civic Centre
26557 Civic Centre Road
Keswick, ONX

Re: Town File: 01.142, 03.1085 & 05.249

Dear Maryann Hunt, Planner:

Unfortunately, I am unable to attend the Public Meeting in regards to this Proposal (Part Lot 14, Concession 3 (NG), Church Street (N/S) due to a previously planned vacation. I live at 95 Church Street, pretty much across the street from the proposed subdivision of 247 single family dwellings and opposed to this application.

I have a number of concerns and have ask my neighbors, Rick and Christine Ristich, at 93 Church Street to also be my representatives at this meeting.

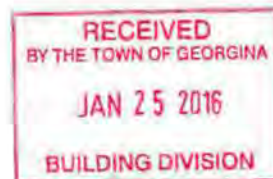
I am opposed to this subdivision for the various reasons:

- Safety – there would not be enough access to and from these home as per the map supplied; roads in the area are not designed to take that type of volume; volume on Church Street and Natanya would become way too busy; getting out of my driveway would become a problem; this volume will cause issues of safety for children from those homes going to and from school
- Noise – with this type of volume and this many homes, noise will be a problem
- View – I do not wish to be looking a number of cookie cutter homes, sitting one top of the other
- Water and Sewage – water pressure in our area already is a problem – this will only add to it

Thank you for taking note of my concerns.

Yours truly,


Linda-Rose Rehmund





HBR PLANNING CENTRE

CONSULTANTS IN URBAN PLANNING AND DEVELOPMENT

66 Prospect Street, Unit A
Newmarket, Ontario L3Y 3S9

Telephone (905) 853-1841
Fax (905) 830-1451

February 8, 2016

Ms. Maryann Hunt,
Planner
Town of Georgina
26557 Civic Centre Road, R.R. # 2
Keswick, ON
L4P 3G1

VIA EMAIL

Dear Ms. Hunt:

Re: Public Meeting Part Lot 14 Concession 3(NG) Church Street (N/S) - Town File #'s 01.142, 03.1085, 05.249.

We are the planning consultants for 703616 Ontario Inc. and Deyril Blanchard the owners of 60 to 78 Church Street. Our client's lands are located on the north side of Church Street adjacent to the lands proposed for the Queensway East Development Area Plan (QEDAP) amendment, and to the east of the lands subject the Plan of Subdivision and Zoning applications (Daycornet (Keswick) Inc. Phase 2).

The following are our comments pertaining to the applications.

QEDAP Amendment

The QEDAP plan shows a local stub road connecting to the northern limit of our client's lands. The plan further depicts the southerly extension of this local road beyond the boundaries of the QEDAP through our client's property. We would ask that the stub road and its southerly extension be removed from the Plan for the following reasons.

In the Keswick Secondary Plan (Schedule F3) a collector road is shown connecting Church Street with Old Homestead Road. However policy 9.1.4.2.1 e) provides that *"The precise location of new arterial, collector and local roads shall be established in conjunction with the preparation of Development Area Plans and development applications"*. Through the amendment of the QEDAP being contemplated, the north south collector from Church Street to Old Homestead has been eliminated and been replaced with non-contiguous local streets running north and south all served by an east-west collector road to Woodbine Avenue.

We support these changes to the QEDAP. With 4 other contemplated connections from the QEDAP subdivisions to the Town and Regional road system, an additional connection to Church Street is no longer warranted, particularly since it would be a local road. We support the east-west collector connection to Woodbine and the north-south collector connection to Natanya Boulevard as the optimal configuration to minimize infiltration of traffic into existing and proposed local residential neighbourhoods.

We note that in the Region of York's comments on the applications from the Manager of Development Planning dated January 18, 2016, there is an attachment memo from the Region's Transportation Planning division. This memo comments that the "applicant should consider minimizing the number of accesses on Regional roads..." We do not support this position, because policy 9.1.4.2.3 b) in the KSP indicates that *"Collector roads are intended to collect traffic from local roads and carry it to the arterial roads"*. The main collector road through the Daycornet/Draper lands will serve this function and has already been established and approved in the QEDAP.

Daycornet Phase 2

Our client has no objection to the applications in regard to Daycornet Phase 2. We wish to bring to the attention of Council that our client, following a recent Pre-Consultation meeting with staff, intends to file a planning application relating to its lands. As part of this process, we have had preliminary discussions with the consultants for Daycornet with respect to examining shared servicing options. We look forward to working with Town Staff and Daycornet to work out further details and trust that the appropriate Draft Plan Condition(s) and/or development cost sharing agreement can be worked out in this regard.

We thank you for the opportunity to comment on these applications, and would request to be notified of any further meetings of Council or Committees relating to this matter. Can you please provide us with a written notice of Council's decision on this matter.

Yours very truly,
HBR PLANNING CENTRE INC.

Howard Friedman

Howard Friedman, MCIP RPP

cc John Espinosa, Clerk
cc Harold Lenters
cc Anna Geniole
cc Deyril Blanchard
cc Greg Cook
cc Michael Smith

From: Donna Big Canoe <donna.bigcanoe@georginaisland.com>
Sent: February-09-16 9:47 AM
To: Tammi Roberts
Subject: FW: Town of Georgina Support
Attachments: Town of Georgina Support.pdf

Hi Tammi, thank you for taking my call and taking the time to review the attached letter and hopefully send us another letter of support for Phase 2 of our application file # scf0667. These upgrades to our Water Treatment Plant will get us off our boil water advisory to our community members.

If you could possibly send me a letter today that would be much appreciated, thank you again Tammi.

Chief Donna BigCanoe
Chippewas of Georgina Island First Nation



TOWN OF GEORGINA

28557 Civic Centre Rd., Keswick, Ontario L4P 3G1

December 10, 2014

Chippewas of Georgina Island
Georgina Island Administration Office
R.R. #2, N-13
Sutton West, Ontario
L0E 1R0

Attn: Janice Taylor
Band Manager

Dear Ms. Taylor:

Re: Application to Small Communities Fund, No. 0070
Water Treatment Plant on Georgina Island

Please be advised that Town Council at its meeting held on December 10, 2014, considered your request for support of your project funding application and passed the following motion:

That the Council for the Corporation of the Town of Georgina is in support of the Chippewas of Georgina Island application to the Small Communities Fund, Application No. 0070, for a new water treatment plant upgrade on Georgina Island.

Sincerely,
FOR THE TOWN OF GEORGINA,

Carolyn Lance
Council Services Coordinator