

THE CORPORATION OF THE TOWN OF GEORGINA

COUNCIL ADDENDUM NO. 2

Wednesday, April 19, 2017
7:00 PM

11. PUBLIC MEETINGS

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

(7:30 p.m.)

- (B) Application for Revised Applications for Draft Plan of Subdivision
Approval and Zoning By-law Amendment
AINSLIE HILL I INC. AND AINSLEI HILL II INC.
Part of Lots 21, 22 and 23, Concession 7 (NG); Catering Road e/s and
w/s
AGENT: Michael Smith Planning Consultants

Report No. DS-2017-0028

Additional Correspondence:

- **John Mclean**, 230 Catering Road, Sutton West, Ontario L0E 1R0

Madam Mayor and Members of Council:

I am unable to attend the public meeting tonight re: the Shouldice property development but intend to attend the May 10th meeting.

Along with my neighbors, we are still concerned that many questions remain unanswered with respect to this development and while we realize that development is going to happen on phase 1 and 2 we are concerned about the significant traffic impact it will make on what the Town already identifies as a "substandard" road (Catering). One concern is that virtually all the southbound traffic from Phase 1 will use substandard Catering Road to get to the nearest collector road heading south which is McCowan Road. This will pose a significant risk to residents. The traffic on Catering Road already is dangerous with the speed of vehicles and will only get worse. The crest of the hill presents visual challenges to residents already living here and will only be made worse. The speed limit on the section of Catering Road past the proposed roundabout is 60kmph but many race by at 80 kmph now. A speed limit reduction should be considered as part of the approval process in Phase 1.

The information contained in this report with respect to the public meeting is incomplete leaving out comments made by everyone who spoke at the meeting at the Link and not just a select few. All the questions raised at that meeting made by anyone who spoke should have been reported therein and addressed. I note that the developer apparently has refused to change the alignment of one of their roads which greatly impact Mr. & Mrs. Clark. If that is the case now, then what happens in phase 2 with the same situation opposite our own front windows at 230 Catering? In each case, all the developer had to do was to "aim" their roads where they intersect and interfere with existing residents. With a little bit of "tweaking" those concerns could have been addressed but for whatever reason that has not been done. Don't citizens who have lived here for many decades have any rights to protect us from that kind of intrusion? It appears not, but the

political will of our Council should consider such a minor change in alignment to be in current residents' best interests.

The overall mapping of the lands from an environmental impact is somewhat inaccurate in that a fairly large pond on the retained Shouldice lands doesn't even appear on the mapping provided. While this is not part of the development proposed, it makes us wonder what else may have been forgotten and makes it somewhat suspect in my opinion.

We are now told that Phase 2 discussion with its inherent problems and how it relates to Phase 1 is now "off the table" which again is unfair in my submission. The two phases are still part of one development and should not be considered in isolation of the other. Once Phase 1 is approved without considering resident concerns now may only lead to a rubber stamp for Phase 2 which also has significant "issues" relating thereto.

In summary, we understand development will occur, but insist that our concerns be addressed with respect to both phases simultaneously because the slippery slope starts with the first phase.

Thank you for your consideration.



John Mclean

230 Catering Road Sutton West, Ont.

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