

**THE CORPORATION OF THE
TOWN OF GEORGINA**

COUNCIL ADDENDUM

Wednesday, May 10, 2017
7:00 PM

11. PUBLIC MEETINGS

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

Pages 1-49

(7:30 p.m.)

- (A) Revised Application to Amend Zoning By-law No. 500
YASH18 LIMITED
Part Lot 32 and Lot 33, Plan 248, 20993 and 20997 Dalton Road,
Jackson's Point
AGENT: Cantam Group Limited

Report No. DS-2017-0049

Additional Correspondence:

- Susan McAfee in opposition to the application

Pages 50-108

(7:30 p.m.)

- (B) Application to Amend the Official Plan and Zoning By-law No. 500
NATHANAEL ANDOSEH
Part Lot 21, Concession 6 (G), Part 1, Plan 65R-31959; 17 Memory
Lane, Pefferlaw
AGENT: Michael Smith Planning Consultants

Report No. DS-2017-0050

Additional Correspondence:

- Bill and Danielle Hutchinson outlining their concerns with the application
- Madi Rabagari outlining his concerns with the application

Subject:

FW: Town Web Submission Form

From: Town of Georgina <no-reply@georgina.ca>

Sent: Tuesday, May 9, 2017 22:22

To: *Information Technology Services Division (Support)

Reply To: web-noreply@georgina.ca

Subject: Town Web Submission Form

Hello Mayor Margaret. This message concerns the business proposal for a gas station to be built at Dalton and Grew and which is being discussed at the town meeting on May 10th, 2017. I am greatly opposed to this plan. When we (residents of Georgina) vote for the people in our town office, we do so knowing these counsel members will make the right decisions that will not negatively affect our lives. Approval of a gas station a couple hundred feet from our family homes is downright horrible. Our neighborhood is peaceful and gasoline fume free. It is extremely upsetting to think our township would approve this plan which is not beneficial at all to anyone at this location. There are two full size gas stations one kilometre away. A third one along a two kilometre road is a ridiculous idea. Even if the building codes are met it does not mean it is the right choice to approve a plan that does not make sense for this location and would bring such sadness to the people who have lived here for decades. A gas station has a gas that would be permeating our air at all times. We do not deserve this. I know that you or any counsel member would never approve a gas station (unneeded) to be built next door to you and your families. You and counsel members are welcome to visit us and "walk a mile in our shoes". Then you would be better equipped emotionally to envision the horrible impact this plan would have in our lives, in our peaceful neighbourhood. I think it might be very difficult to make such an important impactful decision for our lives, for the rest of our lives, about so many people you have not yet had the pleasure of meeting. Then you will be able to understand the profound and sad effect this proposed plan is having on all of us here. I hope we are considered first over a multi-million dollar gas conglomerate. The town could still have monetary benefits from this kind of business at another site that makes more sense. This one does not. Thank you.

Sincerely,

Mrs. Susan McAfee

Bill Hutchinson
Danielle Hutchinson
438 Pefferlaw Road
Property owner(s) of Memory lane

The following list outlines our concerns regarding the proposal for:

17 Memory Lane, Pefferlaw
Part Lot 21, Concession 6 (G)
Part 1, Plan 65R-31959

1. Added traffic to Memory Lane will require more upkeep to that road.
2. During construction it will be difficult to access properties due to construction vehicles blocking the road.
3. Hydro right of way – placement of any pole(s) must be on applicant's property.
4. Natural gas – legal document required for any issues regarding natural gas.
5. Legal description of right of way – applicant must fix legal description prior to starting any work. It will be the applicant's responsibility to obtain a new survey if required by the ministry.
6. Damages to our property – any damages to our property or road are required to be fixed at the cost of the applicant. This includes clean up of garbage and building materials.
7. The applicant must maintain and repair any and all damages to Memory Lane during construction and fix any issues once construction is complete.
8. The removal of trees from our property – approval must be obtained prior to any tree removals on our property.
9. Insurance – all parties working on the proposed property must have insurance. If any issues arise and said parties do not have insurance the applicant must take responsibility and will be held liable.
10. A legal document, agreed to by both parties is required between the applicant and the owners of Memory Lane prior to any construction.

Subject:

FW: Owners of 21 Memory Lane re: concerns about 17 Memory Lane rezoning and building proposal

From: madi tabagari

Sent: May-10-17 1:28 AM

To: Tolek Makarewicz <tmakarewicz@georgina.ca>

Subject: Owners of 21 Memory Lane re: concerns about 17 Memory Lane rezoning and building proposal

Dear Mr. Makarewicz,

Being the owners of 21 Memory Lane, listed below are our concerns regarding 17 Memory Lane applications to amend the official plan and zoning by-law #500.

1. With that small of a property, we are very concerned about our water well being contaminated by 17 Memory Lane sewage. Being that our well is located very close to our mutual property line, being at the front of our property and close to the proposed septic system at the front of 17 Memory Lane. A copy of the town's onsite sewage system inspector's report was not included in the online documents. We would like to see proof that our well water won't be contaminated.
2. Damage to the private gravel road during construction and the removal of the trees. Trucks getting in and turning around.
3. The proposal is for a three bedroom house and a garage all in a 7.3 m by 8.5 m box, as well as a boat house and a dock on the protected water front (as stated on page 11 of the report DS-2017-0050). I see no place at all to park a car as the septic system will cover the front of the property. Page 16 of the report suggests in many respects that Memory Lane is no different than a long rural drive way which suggests that the owner may treat it as his parking area. As it stands now, that is exactly where any visitors to 17 Memory Lane have parked over the past three years. It is stated numerous times in the report DS-2017-0050 that the lot is clearly undersized.
4. Development Services Department is asking all three benefiting land owners to sign a binding agreement to share cost of maintaining Memory Lane. We have no interest in sharing in any costs to maintain the private gravel road as we are there only one or two days a week at most.
5. Page three of the report DS-2017-0050 states that property fronts on the West side of the Memory Lane which is incorrect and needs to be corrected.
6. The Fire Department report clearly states that in addition to a sprinkler system an adequate access is to be provided to the property to facilitate year round access for the Fire Department in the event of an emergency, also repeated on page 14 of the report under development on an Assumed Public Highway (Section 5.1.4). Page 15 and 16 of the report is conflicting with the report from Georgina Fire Department (Attachment #10).

7. We would like to see the copy of LSRCA's response to the applicant's response regarding their natural heritage comments. (Page 7 of the report # DS-2017-0050).
8. Current zoning by-law # 500 requires a minimum lot frontage of 180 meters in a minimum lot area of 20 hectares and requires the lot to front on a public street which all seems very far from the realities of this particular lot.
9. Every contractor, cutting trees, building the house or doing any other work on 17 Memory Lane and the road at Memory Lane should be insured. The owners of 21 Memory Lane are not responsible for any injuries.
10. Any legal fees associated with any work done on the road or in relation to 17 Memory Lane or caused by the construction on 17 Memory Lane and on the road at Memory Lane should be paid by the owner of 17 Memory Lane.
11. The owner of 17 Memory Lane is responsible for all the legal issues incurred because of the build.
12. Any fees incurred for the damages to the property at 21 Memory Lane caused by any work or the construction done at 17 Memory Lane and Memory Lane road repairs/upgrade should be paid by the owner of 17 Memory Lane.
13. The owner of 17 Memory Lane should fix and maintain the road on Memory Lane during any construction, excavation, building and any other work.
14. Enjoyment of our property on weekends, long week-ends, vacation. Accessibility by vehicles and emergency services, privacy, dust and noise.
15. Debris of the construction on 17 Memory Lane, the road on Memory Lane and on our property.
16. The size of 17 Memory Lane lot does not support a house. It's too small and may look bad which may bring down the value of property on Memory Lane.

Regards,

Madi Tabagari