

# THE CORPORATION OF THE TOWN OF GEORGINA

## COUNCIL AGENDA ADDENDUM

Wednesday, September 13, 2017  
7:00 PM

### 11. PUBLIC MEETINGS

- (1) STATUTORY MEETING(S) UNDER THE PLANNING ACT OR MEETINGS PERTAINING TO THE CONTINUATION OF PLANNING MATTERS, Section 11(1), Interested Parties Notified

(7:30 p.m.)

- (A) Applications for Revised Draft Plan of Subdivision Approval and Zoning By-law Amendment  
AINSLIE HILL I INC. & AINSLIE 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-2017-0099

Additional Correspondence:

Pages 1-3

- **William L. Shore** of Southlake Simcoe Naturalists requesting that the current plans not be approved until certain steps have been taken
- Page 4
- **Jeannette Schwalm** requesting a happy medium be reached concerning the protection of the environment
- Pages 5-22
- **Paul Harpley**, President of South Lake Simcoe Naturalists, responding to comments issued by the agent for the applicant

(7:30 p.m.)

- (B) Application to Amend Zoning By-law No. 500  
CLOSS, Doug and Penny (D.C. Marine)  
Concession 5, Part Lot 23 (NG); 3449 Baseline Road  
AGENT: HBR Planning Centre Inc.

Report No. DS-2017-0100

Additional Correspondence:

Page 23

- **George Weller**, 3464 Baseline Road, expressing support of his neighbour's application
- Page 24
- **Bob Porter** in support of the continuance of DC Marine in its present capacity.



**Carolyn Lance**

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**Subject:** FW: Ainslie Hill phase one**From:** [wshore](#)**Sent:** September-11-17 12:32 PM**To:** Margaret Quirk <[mquirk@georgina.ca](mailto:mquirk@georgina.ca)>; Frank A. Sebo <[fsebo@georgina.ca](mailto:fsebo@georgina.ca)>; Tolek Makarewicz <[tmakarewicz@georgina.ca](mailto:tmakarewicz@georgina.ca)>; Dan Fellini <[dfellini@georgina.ca](mailto:dfellini@georgina.ca)>; Dave Neeson <[dneeson@georgina.ca](mailto:dneeson@georgina.ca)>; Dave Harding <[dharding@georgina.ca](mailto:dharding@georgina.ca)>; Charlene Biggerstaff <[cbiggerstaff@georgina.ca](mailto:cbiggerstaff@georgina.ca)>; Naomi Davison <[ndavison@georgina.ca](mailto:ndavison@georgina.ca)>; [info@msplanning.ca](mailto:info@msplanning.ca); John Espinosa <[jespinosa@georgina.ca](mailto:jespino@georgina.ca)>**Subject:** Ainslie Hill phase one

LETTER TO TOWN OF GEORGINA re AINSLIE HILL ONE

Monday, September 11, 2017

Author: William L. Shore, for Southlake Simcoe Naturalists

In 1989 Canada Mortgage and Housing Corporation published a report *Passive Solar House Designs for Canada-Tap the Sun*. Experts had discovered an amazing fact : while everybody knows that the sun coming in through a window often makes one room much warmer than the rest, it was possible for houses built anywhere in Canada to get perhaps **50% of the heat needed to keep a whole house warm all year – from the sun coming in through the windows!**

Comparing temperatures and sunshine over many years for cities across Canada, and using different amounts of insulation for different regions, using also the 1983 National Building Code for Energy Conservation Measures, or better, this book showed how the houses must be sited to allow most of the house windows to get full sun. In particular, the streets running east-west, must be much longer than the north-south streets. This gives sun to all houses either to the front, or back, of the house.

Research since 1989 has finally allowed houses to be built that get virtually all their energy from the sun. One built in March 2017, in Edmonton, has been put on sale for \$400,000. This price is very much in line with February's median selling price of \$391,000 for a single family home in Edmonton!

**But we are not asking Georgina to try to make such a large jump at once!** The Town must get some experience in Phase 1, by making a number of changes in current Phase 1 plans, so that we can build much better homes in Phase 2.

Because most builders have found that running streets east-west made it difficult to get as many houses per acre as they wanted, this major requirement is usually abandoned. Builders and Town councils say that it is more important to make "efficient use of land", but SLSN maintains that this argument is invalid in the light of humanity's responsibility to get rid of the fossil fuels that are causing Climate Change. In other words, the site of Phase One, is very likely too small to have 185 houses all getting sufficient sun to reduce their heating costs. ( It is also too small because the cedar woods must **not** be cut down as currently planned. This will be addressed by SLSN later)

Georgina is to be commended for the number of specifications which exceed the building code. My reading makes me believe that new versions of the Ontario building code are coming next year. But our Town and builder do not tell us what to expect for home heating costs. Modern, energy efficient houses are now given ratings – numbers that indicate energy consumption per square metre. (See *Further Information*

note 3, below.) As noted above, the potential for big decreases in home heating costs have occurred since 1989 – AND – improvements are coming fast.

Many of us, citizens and governments alike, are concerned that not only is climate change causing world-wide suffering, but also more catastrophic events are coming much faster than we believe. This means that we must change our building techniques much faster than the Code requires. In our opinion it is the Town's job to make sure that all **new** houses in Georgina are built so that they use very little fossil fuel, about 80% less than has been the case in the past.

In other words, efficient use of land is not as important as building houses that use as much free sunshine as possible!

The Town must keep in mind that the planning for Phase Two is coming up, and the need for these next new houses to mitigate the effects of climate change will be even more pressing. It will be a major advantage for the Town to be able to refer to experience gained in Phase 1.

#### Recommendations to our Town:

The current plans must not be approved until the following steps have been /taken:

1. Since the current plans probably provide less than 20 homes with full sunshine, hire a builder, experienced in building low energy housing, to evaluate the possibility of achieving more east-west streets, and more houses with full sun exposure, at a reasonable cost. Ask this independent person to suggest a target that the current builder should aim at for the amount of heating energy to be required for these 185 houses. For example: *Let's try to build all our houses so that they get about 40% of the needed heat from the sun.* This of course reduces the carbon dioxide emissions produced per house.
2. Hire an experienced person to conduct blower door tests on a group of randomly chosen, finished, houses to give the Town & builder some assessment of how airtight the current houses are. (A code-built home might have 2.5 air changes per hour, but the best home would have a rating less than one.)
3. Keeping in mind that there are several companies in Ontario who have had years of experience installing solar hot water systems, ask the current builder to supply as many houses as possible (75%?) with a functioning solar hot water system, including a backup supply for use when the sun is insufficient,
4. Ask the current builder to make certain that houses, whose front or back face close to south, have a design which allows for most of their windows to face south; further, to make certain that these houses have a roof designed to accommodate solar electric (PV) panels; further, that at least three houses actually have a functioning solar electric supply.
5. Ask the current builder to make sure that most of the houses have roof space or ground space, to install solar electric panels.
6. Make certain that an independent expert will evaluate the actual heating performance of a sample of the 185 new houses. Energuide's new rating system actually gives the number of units of energy required by a house. This has now been possible for the last few years.
7. Report back to citizens on the progress made in dealing with the previous 6 recommendations.

#### For further information:

1. Recently, the Ontario Government announced its much anticipated Green Ontario Fund as part of its Climate Change Action Plan. Also known as GreenON, this fund will provide financial incentives for low carbon technologies, giving residences, building operators and industry greater control and choice in making the switch to renewable energy and energy efficiency. This year alone, Ontario is investing \$377 million in proceeds from its carbon market to deliver on its mandate. GreenON is expected to invest a total of \$2.4 billion by 2020.
2. <https://saveonenergy.ca/Consumer/Programs/New-Residential-Construction/Eligibility-Requirements.aspx>. The Ontario government suggests that citizens wanting new houses should ask

their builder which, if any, of the energy efficient building programs their builder is using. (R2000, Energuide, Energy Star, LEED )

3. <http://www.greenenergyfutures.ca/episode/165-energuide>. For years, energy efficiency of a house has been the big missing link in determining the long-term cost of owning a home. When we buy a new car we look at the miles per gallon. Until recently, houses never had such a label, but now they do. Experts can now tell us how many gigajoules of energy any house will need per year.
4. <https://beta.theglobeandmail.com/real-estate/toronto/ontarios-new-energy-efficiency-rules-could-save-you-money-in-long-run/article35729094/?ref=http://www.theglobeandmail.com&>. Globe & Mail: " Ontario's new energy-efficiency rules could save homeowners money in long run. Kesik estimates the new Ontario standards add a few thousand dollars to the upfront construction costs, but represent a small fraction of a typical sale price."

**Carolyn Lance**

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**From:** Jeannette Schwalm  
**Sent:** September-05-17 10:02 AM  
**To:** Carolyn Lance  
**Subject:** Ainsley Hill Development  
**Attachments:** clerks\_requestspeakform\_0.pdf; ATT00001.htm

Regarding Ainsley Hill Development  
For the record.

Dear Madam Mayor and Council members,

I love living in Georgina. We raised our family here.  
We moved from Toronto 30 years ago to enjoy these peaceful natural surroundings.  
As a member of this community, I am concerned about the development. I do not oppose it but would like to see it constructed in balance with nature.

I am not a professional and leave the studies, data, and results to them.  
Hopefully we are all in agreement that our water must be preserved and as humans with any amount of compassion, we must do what we can to protect the flora and fauna that we are fortunate enough to have in this area.

Progress and protection can work with the knowledge and expertise from both developers and environmentalists.

I trust that a happy medium will be reached.  
Thank you.

Sincerely,  
Jeannette Schwalm

105 Catering Road, RR1  
Sutton West, Ontario  
L0E 1R0



## **SOUTH LAKE SIMCOE NATURALISTS**

*SLSN is a Not-for-profit Member of Ontario Nature.*

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*Research Partner with The Zephyr Society of Lake Simcoe ([www.zephyrsociety.ca](http://www.zephyrsociety.ca))*

*Member: Rescue Lake Simcoe Coalition*

*Member: Ontario Greenbelt Alliance*

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2017-09-03

Tolek Makarewicz, MCIP, RPP  
Area Planner, Planning Division  
Development Services Department Town of Georgina,  
26557 Civic Centre Road, RR#2  
Keswick, ON., L4P 3G1

Re: Response to Comments Issued by Michael Smith Planning Consultants; Development Coordinators. Regarding Proposed Ainslie Hill Development, Catering Road, Sutton (dated June 12, 2017).

**Paul Harpley** BSc. (Hons.) M.A., Doctoral Candidate Researcher, York University  
**President, South Lake Simcoe Naturalists, Ontario Nature, [www.slsnc.ca](http://www.slsnc.ca)**

**Bill Shore** B.A. (Hons.) Physics, Geology  
**Member, SLSN**

**Gord Zwaigenbaum** P.Eng.  
**Vice-President, SLSN**

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Resource Contributors:

**Rob Milne** PhD. Wilfrid Laurier University  
**Director, The Zephyr Society of Lake Simcoe**

**Connor Hawey** BSc.  
**Associate, The Zephyr Society of Lake Simcoe**

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c.c. M. Smith, Planning Consultants: Development Coordinators Ltd.  
 B. MacKenzie-Wynia, Ontario Nature  
 L. Purves, Bird Studies Canada  
 The Zephyr Society of Lake Simcoe  
 Melanie Shapiera, MNRF, Aurora  
 Carolyn Hann, Lake Simcoe Biologist MNRF, Aurora  
 Paul Heeney, District Manager, MNRF, Aurora  
 W. Wegman, MNRF, Aurora  
 Melinda Bessey, LSRCA  
 M. Walters, LSRCA  
 A. Masotti, Source Protection Program Coordinator, Water Resources Group, York Region  
 I. Buchanan, Natural Heritage and Forestry Services, York Region  
 K. Reese, Natural Heritage and Forestry Services, York Region  
 Chief Donna Big Canoe, The Chippewa's of Georgina Island  
 John Espinosa, Clerk, Town of Georgina

Dear Mr. Makarewicz:

The South Lake Simcoe Naturalists (SLSN) have now had an opportunity to respond to Mr. Smith's correspondence in this busy summer season regarding his June 12 letter (12 pages) re: Proposed Ainslie Hill Development at Caïering Road, Sutton. To this we address his comments, referencing our research and recommendations. Thank you for sending Mr. Smith's letter to us digitally in July so we could circulate it to our reviewers, partners and collaborators for review/response between travel and vacations.

## Response to Mr. Smith's introductory remarks

We will respond to Mr. Smith through you as he has interpreted our Letter/Report of May 3, 2017 on this matter with responses being grouped together with general outline of his interpretation of "the general outline of SLSN's concerns" (Mr. Smith's wording). SLSN has other concerns and comments which we identified in our May 3, 2017 Letter/Report. As we will elaborate, we have problems with some Mr. Smith's characterizations of some issues (in no way comprehensive), but this can be clarified and added to later in the planning process, if need be. In the interest of brevity we make reference to Mr. Smith's summarized numbered itemized areas of concern below, and finish with some other continuing policy and environment areas of concern from our previous Letter/Report of May 3, 2017 throughout.

**Accordingly, the SLSN understands that all remarks made by Mr. Smith in his letter reflect the views of the Developers representatives for Ainslie Hill I and II listed copied in his correspondence (not only Mr. Smith's views).**

From our experience and preference in planning matters, we want to keep our organization of comment specific and focused to the two phases of the proposed development in this proposed Draft Plan of Subdivision – Ainslie Hill I and II. Each phase is geographically distinct, has obvious different time-frame considerations, and are unique and separate landscapes.

In this regard our analysis will comment on Mr. Smith's points with the above organizing principles in mind. In our view which differs from Mr. Smith's opinion, modern good landuse planning is a multidimensional and complex process of interrelated ideas, designs and opportunities of diverse balance of goals and mediation, and elimination

of constraints with many private, public and government players striving toward ever-improving environmental considerations. Our goal is always good planning and natural and cultural heritage public interest.

**We would point out that we would have preferred to work directly with Ainslie Hill consultants on these matters. Our membership includes professionals in many walks of life. Through research and design collaboration, sharing of information and engagement, especially informed by full and rigorous research and documentation before design decisions are taken, is the way modern planning works well.**

**We had hoped that the 2016-04-28 meeting at the Link following the rough Council meeting with community members, including some long-time SLSN members, would have been a collaborative workshop exercise but that was not to be. Rather, it was a 'show and tell' by the developer and consultants followed by a question/comment session by the community that rapidly deteriorated and accomplished little. Our impression, being a presenter, was that actually achieving solid design solutions for natural and cultural heritage public and the interest was not advanced, and remains the same. The community and general public interest deserves better.**

In many respects as Mr. Smith advises, SLSN concerns are shared with Ainslie Hill. We could add others I am sure. **However, there are some key issues on this landscape that we disagree on to ensure our goal of achieving the maximum environmental habitat and wildlife resource benefit for the short and long term, respecting form and function conservation of some existing natural areas on the landscape, irrespective of the number of housing units developers may want to cram onto this site.**

**We do point out that our organization is a public community stakeholder with over 25 years of research, recreation and interpretation experience in South Lake Simcoe including the Town of Georgina. Central to this contribution with members of professional and community background and wide ranging interest, and includes engagements with natural heritage and environmental partners and involvements. We stress however, unlike some, that we are not beholden to private interests in this process, or financial or other monetary gain in our review, analysis or recommendations in this matter. With this in mind we offer our independent considered response to Mr. Smith's comments on our May 3, 2017 Letter/Report.**

As Mr. Smith acknowledges reference to our continuing correspondence, conversation and discussion between SLSN and other agencies (who are our public partners in the community) may take place with other parties. This has been happening in the community for over 20 years. This is also the case with SLSN and the Town of Georgina with the same liaison extending back many years with various developers and proposals on the Georgina landscape and at Ainslie Hill particularly, detailed and documented in our May 3, 2017 Letter/Report. Indeed, this communication has been on-going for many months regarding this application. We expect these communications will be on-going between SLSN and agencies in this regard. It has in some measure been other agencies' inquiries to us about activities of development proposed in southwest Sutton that alerted us to re-review this Ainslie I and II development application for Draft Plan of Subdivision over a year ago, and to make inquiries about other development initiatives. This included the problematic Moatfield Management development (now known as Hedge Road Landing – Jackson's Point) also in the Sutton area, which Mr. Smith was previously involved as developer agent, in an Ontario Municipal Board (O.M.B.) with community partners, Town of Georgina and agencies.

We are aware of the provincial and municipal planning documents guiding development and their interpretations at Ainslie Hill and in our previous Letter/Report of May 3, 2017 made note of others that we felt should be considered, so no further comment is needed in this regard.

**We note in recent months we have been advised by members of the southwest Sutton community of their support of our submissions and their similar and other significant concerns with the current proposed Ainslie Hill Development on Catering Road.**

**As we have mentioned above we have problems with Mr. Smith's characterizations of some issues, but this can be clarified and added to, later in the planning process, if need be.** Our reviewers note the nature of Mr. Smith's opinion response letter is comprised of some idiosyncratic and sometimes cryptic notations by consultants, strung together for broad complex issues raised by us.

One SLSN reviewer has made the point that in his letter, Mr. Smith said that "the full comments of the SLSN have been reviewed and considered in each response". While there was some good feedback provided such as the Developer's agreement for their consultant (Beacon) to continue to conduct and update ecological surveys while the application is progressing. Unfortunately, we feel there was also a lot of extraneous information or reference to new material that SLSN has not received (common observation of our reviewers). Some misinterpretation of SLSN data was also observed. For example,

*"We note that no **Chimney Swifts** were noted by SLSN during the peak breeding season (late May through early July); this is consistent with our opinion that they are not breeding on-site. MNRF is generally not applying the ESA to the foraging habitat of swifts and swallows.",* whereas SLSN had reported their available data with no inference made if data was absent, it was taken out of context.

## **Issues Response to Mr. Smith's items 1-7**

### **1 and 2**

**As we have advised, the avian (bird) work we have done since our last engagement with the project has confirmed to us that more attention to design of the site is still needed related to significant and representative wildlife resources. As Beacon Environmental have pointed out forest (woodland) are important environmental features on this site, as is wetland. In this regard we continue to strongly believe as much as possible existing natural and existing regeneration woodland forest should be conserved in the Ainslie Hill site area. We have provided ample references from the literature to support conservation of these woodlands over forest stripping and modest small tree sapling, human designed planting projects. We continue to differ with Mr. Smith on the further conservation woodland forest landscape form and function of the Eastern White Cedar forest corridor which we elaborate on below.**

**Consequently, in addition to the existing Black River forest related areas we consider the existing Eastern White cedar woodland forest and corridor an important site natural feature and valuable as wildlife habitat (particularly migratory song birds and other wildlife species) as we detailed in our previous Letter/Report of May 3, 2017.** The conservation of this existing Eastern White cedar forest woodland, and not its destruction, would ensure retention of valuable forest connection from this landscape ecological corridor which we also previously expounded on. In addition to forest birds, this existing woodland stand is also useful other breeding birds like meadow grassland species (in the small pasture patches, and would conserve an important avian migration corridor (and amphibian, reptile, mammal and pollinator and other insects (pollinators) etc.) along the length of Catering Road. This landscape ecology corridor was originally mapped by us (Figure 4 in our Letter/Report of May 3, 2017) and is woodland supported as integral to the natural areas Sutton by the Sutton Jackson's Point Secondary Plan (SJSPS - Appendix 1, Map 1, Key Natural Heritage Features). Though not as important compared to woodland

species, grassland birds in our SLSN and Beacon lists of birds are considerable on the existing landscape, and any conservation of existing meadow in existing forest woodland must be conserved. As we have previously advised, the subdivision development will have major wildlife impact short and long term. SLSN reiterates from our Letter/Report of May 3, 2017, *“There are some valued indicator woodland and grassland bird species in our added species list. This means that SLSN added 11 species to documentation of avian resources in this small area alone of Ainslie Hill I. Beacon Consultants had 11 species that SLSN did not have in their list (even including the whole Ainslie Hill I area). Both Beacon and SLSN had 19 species in common. This results in an avian species list of 41 species for Ainslie Hill I only (without SLSN surveying probably 70-80 % of the Ainslie Hill I area) up from 30 species. This represents a 27% increase in bird species documented by SLSN in one area of the Ainslie Hill I site only”*. We do note that Grassland birds and by implication their habitat, are of great conservation concern in Ontario (we will not reference this here in this document but the literature is well-known).

We have provided detailed technical information, figures and references detailing the Cedar woodland forest area value in our previous Letter/Report of May 3, 2017. **Tremendous potential exists to enhance the forest and grassland meadow form and function here by new in-situ restoration strategies at the existing Catering Road Eastern White Cedar woodland feature (which have not been explored by the developer). With the conservation of this forest woodland area, SLSN would again offer collaborate and partner with the local community, agencies and Ainslie Hill in these programs. This opportunity should not be lost. The recommended alternative advanced by Mr. Smith involving destruction of much of this existing Cedar forest stand area for new houses and replacing it with a very small 0.4 ha. planted tree area (that may mature decades from now) is in the Ainslie Hill E.P.A. and cannot be supported by SLSN. We see nothing here to persuade us differently. We refer you to our comments in our May 3 Letter/Report regarding our broader comments about a well-developed literature and growing on the inadequacies of human planted restoration sites for wildlife use (especially forest tree planting that will take years to mature), and we are skeptical of compensation restoration trade-offs in this regard. Further we strongly contend making only a few references here in support of our contention Higgs (2003), Holling et al. (2003), Jelte van Andel, James Aronson (2012) and others. Our own field experience everywhere continues to support our skepticism.**

Catering Road Eastern White Cedar Woodland Forest proposed to be destroyed. Photo of habitat below.

#### **2015 Aerial Photo.Detail: Beacon (2015) Arborist, Figure 2, Tree Inventory**





Yellow Area is existing Eastern White Cedar linear forest Corridor Complex for Conservation and restoration/enhancement



Yellow Area is existing Eastern White Cedar linear forest Corridor Complex for Conservation and restoration/enhancement

As we note SLSN species documentation in the Revised Draft Plan of Subdivision area is reported and we would like to see more comprehensive work done in this regard by developer consultants. We have reviewed Mr. Smith's narrative of species information (Chimney swift, Barn swallow, Bank swallow, Snapping turtle etc.). **As we have noted in our previous Letter/Report of May 3, 2017 we believe there are more priority forest bird species in the ecosystem than have yet been documented. The 1996 Provincial Policy Statement (PPS) under the Planning Act gives Ontario municipalities the responsibility for protecting natural heritage features and areas within a land**

use planning context. The 1996 Provincial Policy Statement (PPS) under the Planning Act gives Ontario municipalities the responsibility for protecting natural heritage features and areas within a land use planning context. We do not see in the Ainslie Hill documents the level of documentation and site-specific knowledge to confidently protect this sensitive ecosystem's wildlife resources (only considering birds let alone other taxon) now and in the future with the current Revised Draft Plan of subdivision. More work and design is required. We still advocate that Ainslie Hill has a great opportunity to lead here by working to a conservation tool approach to documentation and design at this complex, biodiverse Ainslie Hill area for South Lake Simcoe similar to Courturier (1999) referred to in our previous Letter/Report of May 3, 2017. As we have previously advised we invite members of Georgina Council to walk the site area of this Revised Draft Plan with us to see what we are concerned about first-hand.

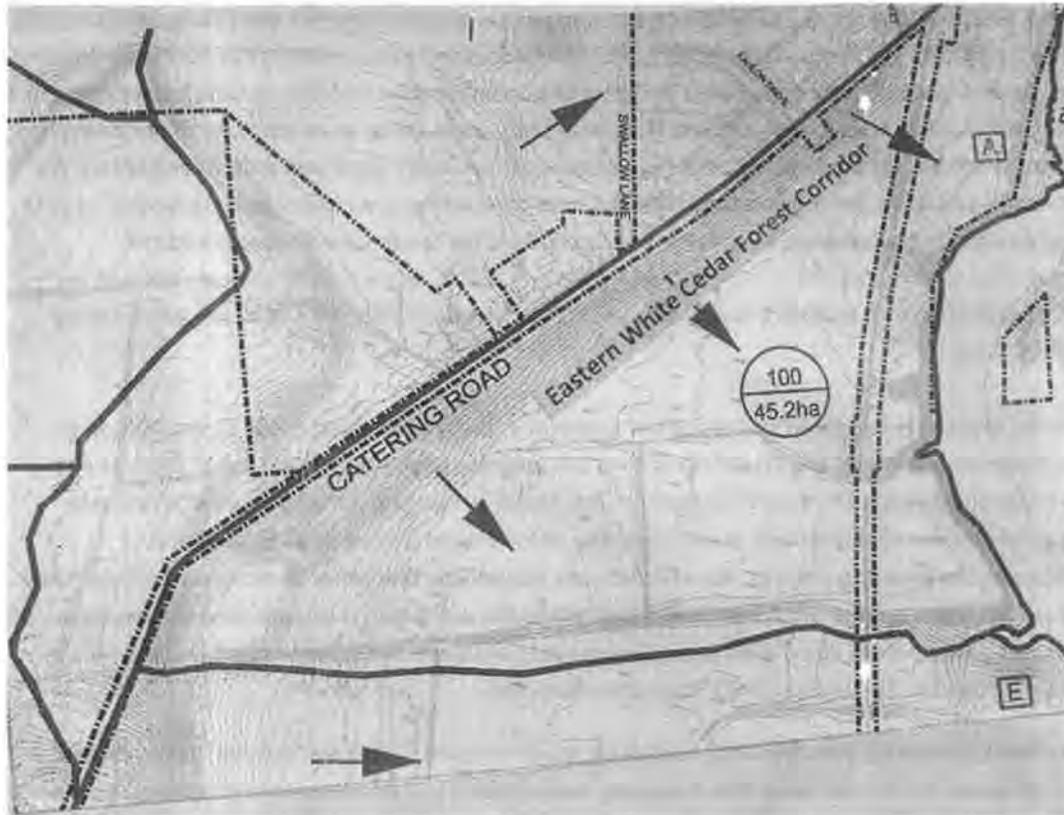
With regard to specific species (endangered and species of concern) in the area we have made a contribution to documenting their presence and use of the Ainslie Hill area in our previous Letter/Report of May 3, 2017, and have noted consultants notations through Mr. Smith's comments. **We stand by our original environmental research findings and analysis of our investigations and are prepared to defend them if need be in future landuse planning deliberations in the planning process. We welcome the suggestion that other environmental field work by developer consultants is going on in 2017, but continue to make the point that this work should have been comprehensively investigated before 2014/2015 when design decisions were being made regarding the Ainslie Hill I and II landscape design for the Revised Draft Plan now presented.**

We would be interested in reviewing any new 2017 consultant environmental field investigations, as you have indicated some are on-going. **We further note that Snapping turtle habitat will be disturbed with the proposed Plan of Subdivision. The proposed development of lands for housing east of the abandoned rail line will, with houses, roads and associated fencing and human activity, restrict Snapping turtles' access from the Black River to the gravels and sands for nesting, of the public railway line.**

As Mr. Smith is aware, in past Ontario Municipal Board hearings on the "Moatfield Management " development, SLSN in support of the Town of Georgina was able to conserve much additional forest including the important "Area C" linear forest. This was nearly a decade ago with natural habitat research, evidence and analysis, before the recent Ontario Provincial Government Natural Heritage System (NHS) process going on now in the G.T.A.

The Eastern White Cedar forest corridor is on the gently sloping glacial lake Algonquin shoreline feature naturally draining and filtering water onto the Ainslie Hill I site (previously illustrated in Figure 7 (SLSN Letter/Report of May 3, 2017) – detailed by engineering firm of Cole Engineering Group, demonstrating the forests hydrologic function and water filtration ecological services value to the Ainslie Hill site)

**Indeed this forest corridor and glacial lacustrine feature provides the only significant naturally integral Low Impact Development (L.I.D.) feature at Ainslie Hill I. Its disturbance (Cedar forest stripping and destruction, grade changes and massive fill placement) to build new housing up to Catering Road all along the site here would destroy the natural form and function of this existing natural area Cedar woodland forest and meadow, and is not supported by SLSN.**



**Map - Drainage Area Map, Cole Engineering Group March, 2006 Ainslie Hill I Functional Service Plan.**

The important natural water flow through the remnant Lake Algonquin shoreline feature at Catering Road and the natural existing Eastern White Cedar woodland and meadow forest must be conserved and not destroyed in the design of the Ainslie Hill I proposed Draft Subdivision Plan design - SLSN.

According to Mr. Smith, based on comments from Beacon Environmental, *"I am of the opinion that the proposed development, which involves the removal of that portion of the White Cedar forest on the south east side of Catering Road, conforms to the Region of York Official Plan and Sutton/Jackson's Point Secondary Plan, and the replacement planting will provide a net benefit"*. Again, SLSN point out there is SJPSP guidance that seems to have been overlooked or not considered by the developer and agent in this regard. Removal of a portion of the White Cedar Forest is permitted by the SJPSP and is not disputed by the SLSN but the proposed excessive removal would be another matter for both SJPSP and SLSN. According to the SJPSP, 9.2.2.3(k) (pg 15, 16). The detailed conversation and further design refinement based on form and function of habitat and wildlife resource conservation is in order in our opinion, given the issues we have raised, still required here and we await developer and agent to initiate this.

As Mr. Smith relates *"Any development proposal on land which contains trees shall be required to undertake a Tree Preservation Plan prepared by a qualified professional, which shall inventory and assess the present conditions of the trees on the site and shall make recommendations on tree preservation with the objective of maximizing the number of trees that can be conserved on site."*

SLSN responds that the site tree assessment undertaken by consultants only considers that feature in-situ whereby the consultant Arborist has reviewed the Eastern White Cedar woodland, which details quite a diverse feature

mapped by the consultant with as many as six separate distinct woodland subareas (2015 Aerial Photo. Detail: Beacon (2015) Arborist, Figure 2, Tree Inventory) and reproduced on page 25 of the SLSN Letter/Report of May 3, 2017. Yet, the woodland stand continues to be minimized in the study by the developer and consultants? **Our view is a landscape approach of form and function, especially for wildlife landscape ecology. As our Letter/Report of May 3, 2017 dealt with this in detail, and for which we provided local South Lake Simcoe evidence, providing referred journal, book chapters etc. reference to support our analysis, included again below.**

**We also note that the recent Ontario Provincial Government Natural Heritage System (NHS) process is going on now in the G.T.A. including in Georgina, whereby Landscape Ecology principles SLSN purports is fundamental to the core and corridor natural heritage areas that are being identified, this is especially the case and fundamental to the Ainslie Hill I and II sites where the proposed development is directly adjacent to the Provincial Greenbelt!**

Based on Mr. Smith's response, the developer's agent has apparently not addressed the need to optimize the number of trees that can be conserved on the site as per the SJPSP in regard to the conservation of the Catering Road Eastern White Cedar forest the extent SLSN believes is necessary. This we also characterize in relation to Canadian and International environmental practices. It should be noted there is a guideline on conservation of forests etc. issued specifically by Environment Canada, that has been adopted by many provinces and is consistent with international best practices, namely: "Operational Framework for Use of Conservation Allowances". With this in mind, it seems doubtful in our opinion proposed by developer and agent that "replacement planting" will provide a net benefit over that of the requirement for the optimized conservation of forests here at Ainslie Hill I.

Additionally, we continue to note many community comments at the previous Council meeting, the following public meeting at The Link and in the Town of Georgina Staff Report No. PB-2012-0111, dated 2012-12-10 have not been fully addressed in this Draft Plan of Subdivision planning process to the level SLSN would like to see. We have been in conversation with neighbours and broader community members who have spoken about the proposed loss of the Catering Road Eastern White Cedar forest feature and their other concerns of the changes in the neighbourhood setting, atmosphere and environment which we feel is very important.

**In the community and public interest the retention of the Catering Road Eastern White Cedar woodland feature has been an ecological focus of SLSN, but we also recognize it as a community design, neighbourhood wellness, natural and cultural heritage aesthetics for community members, including SLSN members issue. This points to the disconnect expected between the new and existing built form of the community, and environmental perception concern of landuse planning relevance not addressed in the current Draft Plan of Subdivision design of Ainslie Hill I. SLSN understands local neighbourhood concerns and supports them particularly in this regard. In future landuse planning deliberations in this Ainslie Hill planning process we are contemplating making submissions in this regard in the future. There is much more that needs to be done here.**

**We submit that the above insistence of the conservation of the key Catering Road Cedar woodland feature and meadows informs the very crux of the intense public opposition to this Ainslie Hill I and II Draft Plan of Subdivision, as evidenced by the previous presentation of the plan to Council in early 2016 and the subsequent public meeting at the Link facility 2016-04-28 that rapidly deteriorated. Much of the public comment centred on natural habitat and wildlife.**

SLSN still has concerns about the developer's inconsistent compliance with the SJPSP in other ways. In his letter, Mr. Smith advises that proposed development plan is consistent with the Schedules and guidance provided in the Sutton/Jackson's Point Secondary Plan (SJPSP) and other more senior planning regulations that would recognize the SJPSP. The SLSN supports a proposed development plan where consistent with schedules and guidance

provided in the Secondary plan and wishes to be of assistance in future deliberations in the planning process now to consider design refinements to the proposed Draft Plan of Subdivision.

It is our expectation that consultation to the SJPSP for guidance to avoid or minimize differences of opinion in determining the development plan would be straight forward, but we advise that our interpretation continues to differ from developer and agent in some cases. Unfortunately, it is SLSN opinion that we have provided issue examples in Mr. Smith's letter narrative, and previous submissions, that appear to deviate from the SJPSP and frustrate compliance which we continue to raise.

We also note Mr. Smith's other response which the SLSN have concern for about the Catering Road woodland. As he expostulates Beacon now advises *...the woodland area was addressed consistent with the approved Sutton/Jackson's Point Secondary Plan and the Beacon assessment of function now and in the future. It is important to note that attracting wildlife to a very narrow feature adjacent to the widened Catering Road could create an ecological sink for wildlife (due to road mortality) and an increased hazard for road users (e.g., deer collisions with vehicles)*". As we have further advised our interest in wildlife here is with form and function for migratory and breeding birds and would conserve an important avian migration corridor (and habitat for amphibian, reptile, mammal and pollinator and other insects etc.) that was originally mapped by us (Figure 4) Letter/Report of May 3, 2017, and supported as integral to the natural areas Sutton by the Sutton Jackson's Point Secondary Plan (Base Map, source: Town of Georgina (2013) Sutton/Jackson's Point Secondary Plan, Appendix I, Map 1, Key Natural Heritage Features. We also mapped this corridor on our SLSN Figure 4, Landscape Ecology: Natural Core and Corridor wildlife habitat Functional Mapping in our Letter/Report of May 3, 2017. We continue to work for the conservation of this natural feature. Retention of the woodland will not result in any more wildlife than already use it, or potential deer collisions than there may already be here, as Beacon now suggest. We have seen no rigorous research, documentation or evidence to support any of this consultant contention. We have considerable wildlife management expertise and experience in SLSN and academic partners and could address this non-issue (in our view) later in future deliberations in the planning process.

We note however, in item 7.4 of Mr. Smith's letter regarding safety considerations of the new proposed Catering Road design, we do still have concern about potential deer collisions with cars at the proposed Catering Road Roundabout feature. Again, this could be addressed later in future deliberations in the planning process.

SLSN stand behind our previous original research, analysis and recommendations of our Letter/Report of May 3, 2017 in regard to current landuse planning design of Ainslie Hill I to maximize conservation of natural habitat and wildlife. Further conservation of the Catering Road Cedar woodland forest area on Catering Road is critical in this regard. Our goal now, as previously is maximizing conservation of natural habitat and wildlife, especially the retention of the existing Eastern White Cedar forest feature on Catering Road in the proposed Draft Plan of Subdivision for Ainslie Hill I.

### 3.

We agree that draft plan conditions, require detailed analysis, and that the Town review of information from all interested parties (including the general public, stakeholder and independent organizations like SLSN, university researchers and so on, local residents affected, and those agencies like MNRF, MOEE, LSRCA, and Region. In regard to Ainslie Hill I at this point we feel that the Town of Georgina staff not recommend approval to Council of the

amending zoning by-law. More comprehensive analysis is necessary to be undertaken at this time, as we and others have raised issues unaddressed by proponents at this time.

We continue to recommend Ainslie Hill II not to enter zoning amendment process at this time, as it is clear there is not servicing capacity at this time for this area, and it is our understanding that it would be quite some time that servicing would be available for it. Consultant work, research and such should proceed if developers want to, but in our opinion there is no need or responsibility for the Town and Council of Georgina to formally support a two-step zoning amendment process suggested by Mr. Smith. Therefore we cannot support Mr. Smith's ideas in this regard, and believe it is premature to zone the property in the fashion he advocates and not in the public interest at this time.

We cite the case of the Park location in Ainslie Hill II whereby in Georgina Staff Report No. PB-2017-0028, page 19 of Council Meeting Wednesday April 19 (page 103) below,

*"Further concerns were raised with respect to the premature nature of deciding where parkland should go for a parcel that will likely not be developed for quite some time. In reassessing this matter, Staff are of the opinion that it is premature to decide the location, size and facilities for a park on Ainslie Hill II. In this respect, the details respecting a park on Ainslie Hill II should be considered as part of a future draft plan of subdivision application".*

**Consequently, Ainslie Hill developers accepted staff's argument that the Ainslie Hill II Development was so far out in the future that the park location even not be considered. We argue the same logic to recommend that Georgina staff and Council dismiss entering into an amendment process at this time on Ainslie Hill II as it is so far out in the future given servicing allocation and planning and environmental restrictions will be different at that future time. We still have concern that park allocation be retained at Ainslie Hill II in the public interest, inspite of past trading of landuse in Ainslie Hill I.**

#### **4.**

**SLSN reviewers continue to have serious concerns about lack of defensible risk analysis in the developer's plan. Our organization brings science and engineering background and experience to our review and comment. And we note that some local residents who have talked to us and have years of construction experience in the ground have the same concerns we do!** There are several references in the SLSN submission about Moatfield above. This situation continues to raise serious SLSN concerns about a repeat Moatfield mishap without a **defensible site-specific risk analysis** to support confidence (preliminary engineering comments provided by Mr. Smith are at best conjecture-based on assumption). For example, we reiterate our previous note was made in SLSN submission May 3, 2017 Letter/Report (page 38 of 68):

*"The Beacon (2015) Study recommended sediment and erosion control plans to ensure there is no migration of sediment from this difficult site during and after construction, which sounds good but what does it mean? The details of these plans should be clearly documented and presented, and this is also the case for other construction mitigation plans. Also, in this regard there needs to be some more description on industry best practice options to enable design and construction of mitigation needs. Based on the SLSN experience with the Moatfield site (we think this Developer needs to visit it, and as we have previously advised Georgina Council, and talk to local adjacent landowners), a defensible Risk Analysis should be required by the Town of Georgina to enable confidence in the mitigation plan to minimize sediment migration, water problems with aquitards and other unforeseen difficulties."*

In his June 26 letter, Mr. Smith provided a very brief and largely non explicit response as follows,

*"The comparisons in SLSN's correspondence between Hedge Road Landing (formerly Moatfield Management development) are inappropriate as each site is different. However, given the relatively flat nature of Georgina's topography, without fill, developers would have to employ a significant number of water, sewer and storm sewer pumps."*

Based on this response, it appears the developer and agent has either not read the material in the SLSN submission or dismissed it as unimportant, which defeats public participation by the SLSN, which seems contrary to the spirit or intent of SJSPS 9.2.9.10.3 (pg 168).

**It remains our contention that the former Moatfield Management development (now the site known as Hedge Road Landing – Jackson's Point), contrary to Mr. Smith's contention, is very similar to the Ainslie Hill I site, and comparisons are detailed below.** Both sites are located in the low undulating South Lake Simcoe Holocene sand plain physiographic unit, Both drain imperfectly off glacial Lake Algonquin shoreline beaches located below drumlinized uplands. Significantly, both sites have raised roadways on these flat sandplains crossing the drainage paths of surficial hydrology on each site, and each sites' drainage enters local significant water features, the Black River in one case, and Lake Simcoe in the other.

With regard to groundwater hydrology, both sites have the similar soils, mid and deep deposit compositions. They both are formally composed of Glaciolacustrine Deposits of sand, minor silt, massive to laminated, nearshore or deltaic bottomset or distal fan deposits. We know their hydrogeologic composition is very similar as we are very familiar with the Moatfield site soil and deep testing profiles demonstrating identified clayey aquitard zones that are so problematic there. We see evidence of the same soil and deeper profiles in the Ainslie Hill I data. Though concerningly, there are very few soil drilling profiles taken to this point at Ainslie Hill I given its characteristics and the intensive housing being proposed here, and we recommend many more drill boreholes be taken now before contemplated excavation, grading and fill activities are approved. SLSN had previously identified these problems at the Moatfield site, in O.M.B. Hearing evidence of our expert witness Dr. Abe House from Trent University and the Ontario Water Centre (MNR) and others (extensive volumes of written and verbal expert evidence and opinion) and our cautions have been proven to be accurate. Hence our concerns with the Ainslie Hill I site. The unbelievable time lost, money for time spent by developers, Town staff and inconvenience to surrounding residents and landowners at the "Moatfield" site demands more quality geotechnical and hydrology work be done now at Ainslie Hill I before going forward with this proposed Draft Plan of Subdivision.

**SLSN continue to make the accurate comparisons between the Moatfield Management development (now the site known as "Hedge Road Landing – Jackson's Point") and the Ainslie Hill I site. Other comparisons could be made.**

With regard to preliminary engineering comments of the project engineering firm and standard best management practices related to ecological sensitivities referred by Beacon, we recommend these project consultants refer to the volumes of O.M.B. documentation of the "Moatfield" site and take a site visit there almost a decade after the Minutes of Settlement from this hearing, and see the subdivision today? We will only mention the water aquitards here and basement issue as a cautionary note. **We also refer them again to the photos and analysis narrative we had in our May 3, 2017 Letter/Report page 36-37.**

**For Comparison.**

SLSN stress again to Town staff and contractors and local residents surrounding the new 'lake' at the Moatfield subdivision site example in Georgina at Lake Simcoe (past O.M.B. Hearing) the comparison example this spring (2017). This similar site to Ainslie Hill I is behind (east side) of Maple Avenue, and at the end of Elizabeth Street, south of Hedge Road, west of Sibbald Point Provincial Park. Photos below (2017-043) submitted of the current landscape here. SLSN and area residents could tour Council members interested, in seeing this subdivision site for reference and comparison with issues raised at Ainslie Hill II.



We point out that we understand some of these Ainslie Hill developers have been involved constructing a similar subdivision on Metro Road in the area an old sod field and meadow (a lot less biodiverse and geomorphically less complex than the Ainslie Hill site) on till plain with gravel lag, and even here have brought in large volumes of fill to accomplish basements.

Also, the SLSN submission raised many concerns about apparent excessive stripping of woodland beyond needed for development on the Ainslie I site with resulting detrimental impacts on natural habitat and resources. For example, the following note was made in SLSN submission (page 3, 4 of 68):

*"Concerns we previously raised a year ago about retention of the existing south side Catering Road Eastern White Cedar woodland from a landscape ecology perspective respecting form and function, and habitat and wildlife corridor feature value consistent with the York Region Greenlands System Vision mapping and Sustainability Strategy and the Georgina Official Plan remains unaddressed". We remain unconvinced of the habitat and wildlife value of trading off the considerable robust Catering Road forest (rather could be retained be restored further, as forest and perhaps some grassland meadow) for some human-centred small tree planting program, that have no important site corridor function for natural habitat and wildlife that the existing Cedar Forest currently fulfills (especially birds). And, will only be of some value long decades from now.*

We also remain convinced the best Low Impact Development (L.I.D.) feature of the site is the already present Catering Road Eastern White Cedar woodland corridor. We continue to propose Concept design change to the Developer Proposal of the Revised Draft Plan of Subdivision to respect additional conservation of this woodland in hydrologic drainage and other ecosystem services. We continue to invite members of Georgina Council to walk the site with our members and neighbours who have talked to us, the area of this Revised Draft Plan along Catering Road to see first-hand our concerns.

## 5.

As Mr. Smith advises SLSN originally identified the unique and significant physiography and geomorphology of the Ainslie Hill area back in 2012. We reiterate again briefly key information from our Letter/Report of May 3, 2017 on this matter whereby we supported the Town of Georgina in past O.M.B. deliberations with regard to the importance of these features, and our assertions for the establishment of a public Park landuse at Ainslie II in support of the Public Interest.

*"We welcomed this assessment following out of our commitment in support of the Town of Georgina, whereby we were not in full support of the Settlement Proposal presented as Schedule '9', and had specific comments respecting this geomorphological feature. We advised supporting the Town of Georgina at an Ontario Municipal Board Hearing, if necessary with respect to the Appeal against the proposed Secondary Plan" (SLSN Letter/Report of May 3, 2017 pp. 37).*

The feature is of great significance being publically potentially available and for the Town of Georgina to bring about the development of a unique Park of significance to Georgina and Southern Ontario. We are concerned about trading Park lands from Ainslie I and II without full consideration of future Ainslie Hill II Parkland allocation commitments, including location, in the Public interest at this time. In this regard we again reiterate our comments of our Letter/Report of May 3, 2017 on this matter below. More technical support for our position can be provided later in the planning process. SLSN implore Georgina staff and Council to visit this site, taking in the incredible views of Lake Simcoe and its lowland landscape. An amazing opportunity that cannot be lost! We remain willing and able to assist, in making sure the right decisions are made here. Now is the time to act.

*"Our main interest in bringing past attention to this feature and the surrounding landscape in 2012 was, and remains today to be the future possibility of establishing this feature as an interpretive and recreation site to the Town of Georgina. It is probably the only opportunity for public experience of this kind of landscape, once the development of Ainslie Hill II would proceed, in the Town and the greater regional area. Specifically we see the establishment of a public Park here on the tablelands at the top of the Wave cut bluff that would allow opportunity for future subdivision neighborhood members and other local residents to passively visit and experience this area. Views of Lake Simcoe, not publically available in other areas of the Town, are possible. We implore the Town of Georgina and the proponents of the Ainslie Hill II development act now to consider this possibility, in this Revised Draft Plan. Our organization would contribute whatever resources we could to its realization" (SLSN Letter/Report of May 3, 2017 pp. 37). Again, we have responded to Mr. Parish opinions in our SLSN Letter/Report of May 3, 2017 pp. 37).*

## 6.

SLSN reiterate yet again our organization's desire to incorporate new and innovative site and building design energy conservation regard to the Ainslie Hill subdivision. Our organization is aware of Planning Act and requirements for energy efficient design and building typical subdivision housing. **From our May 3, 2017 Letter/Report we emphasis again as detailed by SLSN member Bill Shore we are talking about new and innovative design and construction initiatives. In Appendix 1 we present Mr. Shore's comments for the public record.**

## 7.1

The public Rail Trail at Ainslie Hill I is an important cultural landscape feature of the site. It is owned by the Province and input from the Province and the Town is absolutely necessary, as is the involvement of the community including SLSN members. The Ainslie Hill I subdivision development, completely surrounding it will have permanent impact during construction and after. This is why in our May 3, 2017 Letter/Report we have ***“...asked Council to consider them (pp.36). One important issue is the public Rail Trail right through Ainslie Hill I. The significant use issues that have been raised need attention now beyond what we have seen suggested to this point. Our members are concerned. There are educational and interpretive opportunities we have initially raised, and are intimate to the public interest and good planning in this proposed Revised Draft Plan. In this regard we request we be included in any discussions, meetings and design activities regarding the future of this Rail Trail by the Town of Georgina”.*** We feel it is important for Ainslie Hill developers to be engaged and involved this important public interest landuse issue that they are intimately enmeshed in.

## 7.2

As SLSN have previously advised in our May 3, 2017 Letter/Report our meaning and intent of our interest is self-apparent in our previous narrative as below.

***“We acknowledge the historical Ojibway trail historical context of the Ainslie Hill I site as apparently do the proponents of this development as evidenced in the meeting minutes of April 28, 2016. Our detailed comments above emanate from the perspective that design of this new community would be a good way for Georgina to honour First Nation ancestors, and could in a modest way, enable tourism and contribute to effectively preserve the applicable natural habitat interpretation of the Plan design, and to enhance it, even with artistic and esthetic elements. The Town of Georgina should engage the Chippewas of Georgina Island formally as early as possible in such an initiative. SLSN values their involvement and collaboration in natural heritage meetings, symposia and related affairs in which we have been engaged, and believe their potential contribution here could be significant for the Town and broader community if they are able to contribute. But we feel this history and cultural asset should be celebrated and brought to reflect on the community to be built here, and the Town of Georgina should lead this now...”***

We see great community opportunity here, and advance the academic and celebrate the socio-cultural value of enhancing interpretation of this important historical landscape feature and emulation of these opportunities in further improvements to Ainslie Hill subdivision design refinements. Many community and SLSN members have expressed their great desire to move forward on interpreting and design contributions to doing something better here than we all see in the current proposed Draft Plan of Subdivision for Ainslie Hill I.

## 7.3

We are happy to hear there has been further clarification to geotechnical aspects of proposed roadworks at detailed design provided by Mr. Kimble as advised by Mr. Smith. We have not seen or reviewed any information in this regard, and as Mr. Smith advises they are expected to be administered in the future by a developer consultant as future reports of a Draft Plan Condition; we will comment further when this work is done.

## 7.4

As detailed in our discussion in section 1/2 (page ) our central interest in the proposed Roundabout feature on Catering Road is in regard to habitat, wildlife and Landscape Ecology core and corridor habitat considerations. There are also unaddressed questions about the “ecological sink for wildlife”. Again, there is no baseline data provided on either wildlife road mortality or the increased hazard for road users. On the contrary and to further clarify the confusion of this consultant contention, based on the Developer’s plan, it can be argued that collision

risks on Catering Road will actually decrease on Catering Road as a result of increased road safety to be expected from the calming effect of the planned roundabout in accordance with the SJSP, 9.2.8.1.4(f) (pg 122). The engineering design information provided by Mr. Kimble related by Mr. Smith is interesting but we have not been privy to it until now, and have not seen the detailed plans as they are evolving and cannot comment. We are aware of considerable community concern here, as we advised previously in our May 5, 2017 Letter/Report.

#### 7.5

**Mr. Makarewicz, SLSN request to undertake academic research in Catering Road construction excavations was solely advanced to you, as representative of the Town of Georgina. We see no involvement of Ainslie Hill in this request as below from our May 3, 2017 Letter/Report,**

*"...with regard to the proposed upgrade of Catering Road we are also interested in the design of the proposed Catering Road upgrade. As detailed previously this road is located on top of the significant glacial Lake Algonquin raised abandoned Seashore feature of sands and gravels that are of considerable scientific interest. SLSN and the Zephyr Society of Lake Simcoe would like to be involved, with academic research partners in the excavations of this geomorphic feature of Quaternary stratigraphy, for research purposes. We would request to be able to coordinate this with Town of Georgina staff when this road work would be undertaken".*

#### 7.6

**We concur with Mr. Smith's elaboration that Ainslie Hill's agreement with SLSN regarding the impact of (suggested) parking lots and launch facilities could have on erosion susceptibility of the Black River banks.**

#### 7.7

This section was labeled 7.6 also in Mr. Smith's letter, though we have identified it now as 7.7. SLSN concur with Ainslie Hill that our recommendation that the planning process to facilitate the development of the subject land does afford educational and interpretive opportunities. We await the Town of Georgina to initiate these planning processes as soon as possible to engage all involved now to positively result in Draft Plan of Subdivision educational and interpretive features of the highest order in an integrated manner.

Mr. Makarewicz, in conclusion, we have addressed Mr. Smith's comments in his letter of June 26, 2017 to our Ainslie Hill I and II our Letter/Report of May 3, 2017. SLSN stand behind our previous original research, analysis and recommendations of our Letter/Report of May 3, 2017. We have again noted that further design changes are necessary to Ainslie Hill I and it is premature to formally advance Ainslie Hill II.

We are happy to see there are some issues we have raised Ainslie Hill concurs with SLSN. However, key issues of difference of opinion remain. As a science based natural and cultural heritage organization engaged in research, recreation and interpretation in South Lake Simcoe we remain particularly steadfast in our desire to ensure conservation of existing natural habitat and wildlife resources, the related physiographic features of the landscape, and global environmental concerns. We know we have broad public support in the south-west Sutton community and the larger Georgina area for additional conservation design changes here. The changes we desire need to be reflected now in the subdivision plan with the completed rigor of research, analysis and design refinements to the proposed Draft Plan of Subdivision, Ainslie I and II, for which we cannot support in its current form. Consequently, we will be imploring the Council of Georgina to support our recommendations, and in the public interest not proceed through conditions of draft plan approval at this time until these issues are resolved.

As always our organization remains fully committed to the natural heritage, conservation, restoration of Georgina's natural and cultural heritage, and the future residents' health and well-being.

## **Appendix 1**

2017-04-22

*"I answered the Town's call for comments on a proposed new subdivision. I suggested several improvements in the proposed plans for building the 183 houses on the Ainslie Hill property in Sutton.*

*"Because global warming has already caused suffering and death around the world, almost all of our buildings must reduce their consumption of fossil fuels by about 80%, as soon as possible. All our new houses built in Canada must be built so that they use very little fossil fuel. They should also be built with solar ready roofs. Luckily, builders already are building houses in Ontario that are called Net Zero houses. These builders will tell us that levels of wall insulation must rise to at least R 40 and the improved levels of airtightness in new houses must allow no more than 60 % of the building's total volume of air to be changed in an hour. They also point out that city blocks must consist of longer east-west running streets, with very short north-south streets, so that virtually all houses have access to solar power.*

*"Georgina planners must learn what progressive cities are planning around the world, and get set to make major changes. For example, San Francisco is one step closer to its goal of transitioning to 100 percent renewable energy after the city's Board of Supervisors unanimously voted to mandate solar installations on new buildings. According to the San Francisco Examiner, starting Jan. 1 of 2017, new commercial and residential buildings up to 10 stories high must install rooftop solar systems for heat or electricity. Buildings that are taller are exempt for now. This new rooftop solar law is an extension of an already established California law that requires all buildings 10 floors or less to designate at least 15 percent of the rooftop for solar use.*

*"One further example: there is a large city in China where 99% of the households have had a solar hot water system for many years.*

*Georgina could be promoting these systems.*

**Bill Shore, SLSN member"**

**SLSN reiterates the need for developer, government staff and politicians to engage with and show leadership on these issues of "...green design environment and architectural design innovations we feel necessary in all subdivision proposals given the precarious position of the planet in the Anthropocene (Amos, 2016; Rickards, 2015) regard to Climate Change" SLSN May 3, 2017 Letter/Report (Attachment 6). Mr. Shore has further provided new more detailed information and design instruction on these initiatives below,**

In 1989 Canada Mortgage and Housing Corporation published a report - *Passive Solar House Designs for Canada- Tap the Sun*. Experts had discovered an amazing fact: while everybody knows that the sun coming in through a window often makes one room much warmer than the rest, the book argued it was going to be possible for houses built anywhere in Canada to get 50% of the heat needed to keep a whole house warm all year – from the sun coming in through the windows!

Comparing temperatures and sunshine over many years for cities across Canada, and using different amounts of insulation for different regions, using also the 1983 National Building Code for Energy Conservation Measures, or better, the experts showed how the houses must be sited to allow most of the house windows to get full sun. In particular, the streets running east-west, must be much longer than the north-south streets. This gives sun to all houses either to the front, or back, of the house.

Most builders, however, found that running streets east-west made it difficult to get as many houses per acre, as they wanted, so this major requirement was usually abandoned. Everybody agreed that a more "a more efficient use of land" was needed.

Then in 2016, several companies reported building net-zero houses - houses that produce all of their own heating and cooling, and in March of this year Landmark Homes' announced its latest net-zero project in Edmonton. This home will have a starting price close to \$400,000, which includes the lot, home, garage, net-zero upgrades and GST. This price is very much in line with February's median selling price of \$391,000 for a single family home in Edmonton!

Citizens should come to the Georgina Council meeting on September 13 to discuss the existing plan for Ainslie Hill Phase One (in regard to these new Green energy initiatives).

Following the builder's current plan probably means that only a **few** houses will get much of their heat directly from the sun. **SLSN does not agree with Mr. Smith's stated opinion as generally provided** "*... that the subject land does not lend itself easily to passive solar energy design given the design constraints i.e. triangular shape on west side rail trail, and narrow width on east side of rail trail and taking account environmental protection and open space elements of design and density where some lots are developed at lower densities*". **Like any other initiative and design, full and detailed review and design planning and work needs to be done to asses any feasibility. We are not expecting full implementation of these initiatives being undertaken around the world. SLSN are prepared to further this new design at Ainslie Hill I in future deliberations in the planning process.**

**Many community and SLSN members have advised that they want Georgina staff and Council to be leaders in this regard and the proposed Ainslie Hill I subdivision is the right place to start, now! There is great opportunity here.**

RE: Doug & Penny Closs  
3449 Baseline Road  
Part Of Lot 23, Concession 5 (NG)

Weller, George  
3464 Baseline Rd.  
Sutton, ON. L0E 1R0

In regarding to Roll# 13533600.0000, I am writing this on behalf of Doug & Penny Closs. I, George Weller have resided at 3464 Baseline Rd. Sutton, On. L0E, 1R0 for 37 years. This property is directly across the road from Doug & Penny Closs at 3449 Baseline Rd.

In the time that the Closs's have been my neighbors, I have had no issues in regarding their family business. As it is quietly kept and the traffic coming and going does not affect me at all.

Not only have Doug & Penny been fantastic neighbors. They keep their property clean and tidy.

Thank-you for taking the time to read my letter regarding this situation

G.G. Weller

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**From:**  
**Sent:** September-13-17 3:31 PM  
**To:** Carolyn Lance  
**Cc:** dcmarinegeorgina@gmail.com; Ingrid Fung  
**Subject:** Re Town Council Meeting Sept 13 2017 DC Marine

To Whom It May Concern.

If I am unable to make tonight's meeting I would appreciate going on record supporting the continuance of DC Marine in its present capacity. My understanding is the legality with respect to bylaws / zoning of the operation are in question.

I have lived in the area many years and frequented this section of road for both business and pleasure. I, and many other I am sure, can attest to the fact that that the subject property was previously used in part for open storage, small engine repairs and rentals, and a flea market of sorts, selling new and used "junk"

While operating in that capacity they continued to collect more junk as not many would venture on to the property to do business as it was kept in a decrepit state. In short it was scary.

I am finding it totally absurd that now the property is now cleaned up and operating as a respectable local business, the owners should have to be put through the throws of defense wasting time while dealing with the Town, only to continue with what was there in part before.

DC Marine has my continued support to remain where they are currently, and continue to operate as a dryland marina, performing repairs and service to recreational vehicles, outdoor storage of the same and U- Haul Truck Rentals. Please keep in mind, Georgina is still a playground for many and without these facilities it makes it difficult to find, if not impossible, to find the caliber of sales and service Doug and Pennie provide.

Don't make the same mistake of 40 some odd years ago, when Canada's Wonderland speculated Keswick as a potential site, and moved on after meeting with too much opposition. If DC Marine moves on to a more appreciated location, we will collectively loose one of the better honest run operations in the area.

Your Truly  
Bob Porter  
Mount Albert