

# THE CORPORATION OF THE TOWN OF GEORGINA

## COUNCIL AGENDA ADDENDUM

Wednesday, November 8, 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.)

- (A) Application for Zoning By-law No. Amendment  
SB DEVELOPMENTS INC. c/o Domenic Sorbara  
Part Lot 9, Concession 3 (NG), Plan 65R-25998, Part 4, s/s Richmond  
Park Drive  
AGENT; Michael Smith Planning Consultants

Report No. DS-2017-0128

#### **Additional Correspondence:**

Pages 1-3

- Email correspondence from Evelyn Bowles, 180 Riveredge Drive, indicating her objections to the application

(7:30 p.m.)

- (B) Application to Amend Zoning By-law No. 500  
The Estate of Nicholas and Eugenia Kulyk c/o Roman Kulyk  
Concession 9, Part Lot 1 (NG), e/s Woodbine Avenue  
AGENT: Michael Smith Planning Consultants

Report No. DS-2017-0129

#### **Revised Recommendations:**

1. That Council receive Report DS-2017-0129 prepared by the Planning Division, Development Services Department dated November 8, 2017 respecting an application to amend Zoning By-law No. 500 submitted by Michael Smith Planning Consultants; Development Coordinators Ltd. on behalf of The Estate of Nicholas and Eugenia Kulyk (c/o Roman Kulyk) for lands legally described as Concession 9, Part Lot 1 (NG).
2. That in the event no public or Council concerns are raised at the public meeting warranting investigation and a further meeting, Staff recommend the following:

- I) That Council approve the application submitted by Michael Smith Planning Consultants; Development Coordinators Ltd. on behalf of The Estate of Nicholas and Eugenia Kulyk (c/o Roman Kulyk) for lands legally described as Concession 9, Part Lot 1 (NG) from Rural (RU) to site-specific Rural (RU-XXX) and Open Space (OS-XXX) zones.
- II) That Staff bring forward the amending Zoning By-law for Council's consideration and passing at a future date
- III) That pursuant to Section 34(17) of the *Planning Act*, in the event minor revisions are necessary respecting the proposed amending Zoning By-law, further notice shall not be required.

Or alternatively,

3. That in the event concerns are raised by the public or Council which require further investigation, Staff recommend the following:
  - I) That Staff report further to Council following the receipt and assessment of the public and Council's comments.
  - II) That Staff provide written notice of the next public meeting, a minimum of two weeks in advance of the date of said meeting, to the following:
    - i. Any person or public body that has requested to be notified of any future public meeting(s); and,
    - ii. Any person or public body that has requested to be notified of Council's decision regarding the approval or refusal of the subject application.

(Advisement: Pursuant to updated comments received from the LSRCA on November 6<sup>th</sup> indicating matters have been addressed to their satisfaction, staff have prepared revised recommendations for Report No. DS-2017-0129)

## 12. REPORTS

### (2) REPORTS REQUIRING SEPARATE DISCUSSION

#### (C) Mossington Wharf Divestiture

Report No. OI-2017-0035

#### **Additional Correspondence:**

Page 4

- Email correspondence from John and Barb Phillips indicating his support of the Mossington Wharf Dredging Project

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- Email correspondence from Peter and Jeanne Taylor indicating their support for the dredging of the river and fixing of the wharf

**Page 6**

- Email correspondence from Jack Madden indicating his support of dredging of the Black River

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

(1) Dispositions/Proclamations

- (H) Uptown Keswick BIA requesting temporary road closure of Simcoe Avenue from The Queensway South to the east driveway of Georgina Physiotherapy from 5:30pm to 9:00pm during the Annual Holiday Tree Lighting on Friday, November 24<sup>th</sup>, as well as the supply of Town barricades and pylons as necessary.

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- **Additional road closure request** on The Queensway South from Church Street to Simcoe Avenue



**Subject:** FW: objection re File no 03.1116 - set for council meeting on Nov 8/17

**From:** E. Bowles  
**Sent:** November-07-17 11:56 PM  
**To:** Maryann Hunt <[mhunt@georgina.ca](mailto:mhunt@georgina.ca)>  
**Subject:** objection re File no 03.1116 - set for council meeting on Nov 8/17

November 7, 2017

Planning Department  
 The Corporation of the Town of Georgina  
 26557 Civic Centre Road  
 Keswick, ON

Attention: Maryann Hunt, Planner via email: [mhunt@georgina.ca](mailto:mhunt@georgina.ca)

RE: Proposal S/S Richmond Park Drive, Part of Lot 9 Conc 3(NG) Plan 65R-25998 Part 4, File No. 03.1116

We are sending this email, in order to lodge our emphatic objections to the application by S.B. Developments Inc. for the rezoning of the subject property from General Commercial C1-39 to Low Density Urban Residential (R1).

We have owned 180 Riveredge Dr., Keswick, since November 2011. When we bought our property, the only residential neighbour was at 178 Riveredge Dr. , a small bungalow style property, which was owned by an older semi-retired couple that had been there for almost 40 years and were not planning on moving. As it turns out, they were the best neighbours that either of us had ever experienced in our lives.

Unfortunately, these neighbours have recently been bought out by the applicant, and 178 Riveredge house is rented out to a very young couple with 5 small children and two dogs. This only neighbouring house has no line of sight into our back yard and does not infringe in any way on our privacy.

We purchased our property specifically because the north and west sides were commercially zoned and we were assured that the only type of construction that could ever be built around us would be commercial buildings that were not more than two storeys tall and could have no rear facing windows.

Among our numerous objections to this application to change the current zoning to residential include, but are not limited to:

1. The complete and utter destruction of our overall privacy;
2. The destruction of our currently enjoyed "line-of-sight" privacy;
3. The destruction of our current ability to fully use and enjoy our backyard, because we are surrounded commercial properties, such as:
  - a. Loud noise/music at any time of the day or night

- b. Use of our firepit at any time of the day or night
  - c. Occasional use of fireworks at any time
  - d. Ability to sun-bathe without potential third party observation
  - e. Negates all the additional privacy measures we have spent considerable money and time putting in place, including a \$6,000.00 (materials only) fence and \$3300.00 for 120 mature white cedars – which up to this point has provided full line of sight privacy from the commercial businesses.
4. We are the property owners who are MOST effected by this application, yet the applicant has not provided us with any information or details with regard to their plans for the abutting property at 178 Riveredge Dr., while others around us were apparently made aware of the applicant's plans and months and months ago.
5. We were not contacted or notified in any way by the applicant or by the town for that matter. It was not until recently, when we took it upon ourselves to call the town, that the town informed us that they would send us an end out an information package.
6. One of the current unique features of our property, is that there are no side and no back neighbours - total privacy. Permitting the re-zoning will totally negate the privacy feature that was the selling point when we bought, and one of the main reasons why we bought this house.
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7. We have significant and well founded concern that the plans for 178 Riveredge Dr. and the proposed properties behind us will kill mature trees on our side of the property line, as the root structure will be destroyed by the construction and destruction of 120 ft tall trees that line the properties and have given us complete shade and privacy over the years.
8. Residential zoning will have a negative tax impact on the Town, as the taxes that would be generated from the currently commercially zoned lot are more than would be collected from the proposed four residential properties.
9. Reducing the commercial land available within the centre stretch of the town, will further restrict the options for small businesses. The commercially zoned properties that remain in Keswick have to be preserved to properly sustain the current and projected populations, of the numerous subdivisions that are already underway.
10. Proposed removal of the trees and vegetation, as suggested by the applicant will:
- a. Remove all privacy that they currently provide to our property
  - b. Remove all shade that they currently provide our property (which helps to lower our utility costs)
  - c. Adversely effect the bird and bat houses we installed in those trees (which was conveniently left out of the arborist report/evaluation.
  - d. Adversely effect and totally remove the varied local wildlife (ie: birds, bats, squirrels etc.) that live around us and within our backyard - providing us with daily enjoyment of our property
11. The digging and construction that will eventually take place will cause significant dust, dirt, excessive noise and vibration all around our property for months. BOTH of us have diagnosed breathing difficulties and this level of environmental impact is harmful to our health. Further, we work shift work and our sleeping patterns will be greatly disrupted as we have to sleep during the day a lot. (with the noise of this construction during the day, we will have zero ability to get the required sleep necessary to report to work.

12. The proposal will negatively effect the water table and water flow on our property.

13. The construction work is going to cause contamination of our organic garden and compost, which have taken 5 years to establish as they boarder the fence line of the subject properties.

We trust that our objections and concerns will be addressed by the applicant and the town (more detailed information and objections will be provided.)

We will be in attendance at the Council meeting scheduled for Wednesday November 8, 2017 to personally voice and defend all our objections.

We are presently seeking legal counsel to assist us, if needed, to vigorously litigate this situation.

Also, in the very near future, we will be contacting any and all environmental and animal activists to further assist us in these objections.

Respectfully yours,

The owners of 180 Riveredge Dr., Keswick

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**Subject:** FW: Mossington Wharf/Dredging Project

----- Original message -----

From: John Phillips >  
Date: 2017-11-08 9:17 AM (GMT-05:00)  
To: "Frank A. Sebo" <[fsebo@georgina.ca](mailto:fsebo@georgina.ca)>  
Cc: Ronan Woods <[ronan@georgina.ca](mailto:ronan@georgina.ca)> Barb Phillips <[barb@georgina.ca](mailto:barb@georgina.ca)>  
Subject: Mossington Wharf/Dredging Project

Good morning Frank,

I am not able to attend tonite's Council meeting but strongly support this project. We have waited patiently and now is the time. Maybe the best approach is to look at the cost averaged over a 10 year period.

Good luck Frank.

John & Barb Phillips  
43 Sibbald Crescent



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**Subject:** FW: Dredging of black River

----- Original message -----

From: Jeanne Taylor

Date: 2017-11-07 9:27 AM (GMT-05:00)

To: "Frank A. Sebo" <[fsebo@georgina.ca](mailto:fsebo@georgina.ca)>

Subject: Dredging of black River

Hi Frank, unfortunately Peter and I will be away on Wednesday but we want to let you know you have our support for finally dredging the river and fixing the wharf. Thank you for your hard work on our behalf.

Peter & Jeanne

P.s. We missed you on Saturday night at the pig roast, hope you're feeling better.

Sent from Jeanne

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**Subject:** FW: Chanel Dredging

----- Original message -----

From: jack madden  
Date: 2017-11-08 11:01 AM (GMT-05:00)  
To: "Frank A. Sebo" <[fsebo@georgina.ca](mailto:fsebo@georgina.ca)>  
Cc: Ronan Woods  
Subject: Chanel Dredging

Hi Frank,

Thank you for advocating for the long overdue dredging of the Black River. It has felt like we are unfairly caught in the middle of a buck-passing ping pong game between the feds and our local government for years.

Black River property owners' clear, strong message to Council is: ALL SEASONS RIVER ACCESS TO LAKE SIMCOE. River dwellers pay much higher property tax based on MPAC/Real Estate values that assume Lake Simcoe access is a given attribute of the river-based properties. We want it, and pay for it, but haven't received it for years.

This year because of the silted channel and manipulation of Lake Simcoe water levels it was necessary to get out of the boats and "tow" them out with motors raised. A chilly process.

Environmental benefits from opening the mouth of the river will be a "value added" aspect of this long overdue process.

Hope you are at your most persuasive and perhaps have lobbied in advance of the hoped for "go ahead" !

regards,

Jack Madden  
51 Sibbald Cres.



November 1, 2017

Town of Georgina: Mayor and Councillors,

On behalf of the Uptown Keswick BIA, I would like to invite you to attend our Annual Holiday Tree Lighting, being held on Friday, November 24th from 6:00pm to 9:00pm.

We would like to request a road closure to take effect on that evening. The road closure will consist of Simcoe Ave from The Queensway South to the east driveway of Georgina Physiotherapy, as well as The Queensway South from Church St to Simcoe Avenue.

We would like the road closure to be in effect from 5:00pm to 9:30pm

We would also like the co-operation from the Town to supply road closure barricades and pylons.

Thank you for your consideration,

Corinne Ennis

Chair: Uptown Keswick BIA

c/o 18 The Queensway South

Keswick, ON L4P 1Y7