



GEORGINA

**THE CORPORATION OF THE
TOWN OF GEORGINA
Council Addendum Agenda**

Wednesday, September 16, 2020
7:00 PM

PUBLIC PLANNING MEETINGS

Pages

11. PUBLIC MEETINGS

11.1 Statutory Meeting(s) Under The Planning Act Or Meetings Pertaining To
The Continuation Of Planning Matters

11.1.1 Application to Amend Zoning Bylaw No. 500 (7:00pm)

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11.1.2 Application to Amend Zoning Bylaw 500 (7:00pm)

*11.1.2.1 Additional Correspondence from Anthony Usher, Planning Consultant, on behalf of North Gwillimbury Forest Alliance, expressing concerns with the development at 20920 Dalton Road 8

*11.1.2.2 Additional Correspondence from Rose and Steve Sheppard expressing concerns with the development at 20920 Dalton Road. 10

**To: Connor McBride
Planner
Town of Georgina**

Subject: Fwd: Planning developments for Lyall Lane, Virginia Beach. File#03.1137

Dated: September 15, 2020

I'd like to comment on the site plan proposals included in the rezoning of #33 Lyall Lane.

In the rebranding of the Virginia Beach Marina a few years back, we lost almost 30 feet of deeded right of way access. My property survey, and the neighbours deed show a 66 foot wide right of way. It measures approximately 39 feet today.

Our island is getting smaller and it doesn't seem like we have any support of our own rights or space.

My initial understanding about these zoning applications was that all affected parties were given a chance to discuss concerns, all factors were reviewed before decisions were made and approvals are granted. For one reason or another, the zoning approval for the property at #33 has been delayed. This fact hasn't stopped any of the plans from moving forward.

The house has been operating as an office since January 2020. The gravel for the 20car parking lot shown in the application at #33 has been in place all summer. Without approvals, the plans have moved ahead. I hope the same liberties are afforded to me when I modify the grade of my land to stop flood waters from entering my house from the crown owned swampland, behind me.

The newer revisions made to the zoning application include a locked access gate, directly across the right of way, infringing on the already reduced deeded access. I'd like to focus my comments on this today.

I agree the IVBC need a locked gate to stop customers from exiting out of the parking lot, travelling north out of Lyall Lane, and avoiding all charges for parking. I am concerned about the proposed location, of said gate.

I would like to suggest that alternate options and ideas to the drawing be considered during the site planning phase of the zoning application:

1. Install the gate parallel to Lyall Lane and not right across the road. On the conceptual plan there shows what is called a 'proposed connection'. This connection is already a through way.
2. Move the gate another 10 feet towards #33 Lyall Lane to reduce physical restrictions to #20. The minimum distance is to be 20 feet from the driveway, but it can be greater than this, as well.
3. Place a gate parallel to Lyall Lane blocking access to both Lyall Lane and #33, and install a driveway on the east side of the large Maintenance shed at the south end of the Marina property. There has already been some gravel work done here.
4. Make the gate an electronic version so as not to inconvenience the staff at the house/office. Give them fob access, same as they have to enter/exit near the Smoke Shops, now.
5. Add signage at the North end of Lyall Lane to reduce traffic and deliveries, to direct them through the Marina parking lot in order to access #33

Backing out of the driveways or having large truck deliveries affects my neighbours at #20 more than me. I am concerned about delivery trucks blocking our driveways because they can't get into the new office to make deliveries? Deliveries currently are coming up and down Lyall Lane. I can imagine a

Courier leaving his vehicle on the street and walking into the office. The signage in place currently at the top of the street is not at all respected.

If the gate is across Lyall Lane there will be frequent cars coming down the road, getting stopped by the gate, and using my driveway to turn around in all the time. I worry about the safety of my outdoor pet.

Snow plowing and where the piles of snow will be put, could change. The area near the gate needs to remain clear. Will the Town have access to this gate to plow properly? They have done a great job of maintaining the street in the past year and a half. It is in much better condition now.

In the past few weeks there has been big paving equipment and large diggers and machines up and down the street each day. These machines could not make it through the back access path at the southwest corner of the marina parking lot. Large vehicles like these cannot make a 90 degree turn around the septic hill. There will still be times they need to access Lyall Lane. If they can't get through a gate after hours, will they leave the machines on the street?

I cannot attend the virtual meeting. I appreciate the opportunity to send this email ahead of time. Thank you for reaching out. I look forward to receiving some clarity/response afterwards.



Trish Mulholland
#16 Lyall Lane

From:
Sent: September 10, 2020 8:41 AM
To: Connor McBride
Cc:
Subject: File # 03.1137 Greta and Randy Mercer
Attachments: 3321_001.pdf

CAUTION: This message originated from an email address that is outside of the Town of Georgina organization. Please exercise extreme care when reviewing this message. DO NOT click any links or open attachments from unknown senders. Be suspicious of any unusual requests and report any suspicious email messages to the Georgina ITS division at support@georgina.ca.

Good Morning Connor,

Proposal: 33 Lyall Lane
Part of lot 24, Plan 191
Town file : 03.1137

Attached is an Affidavit for our right of way.

Our concerns are if they were to put a gate where in the proposed location we would have great difficulties backing vehicles out of our private driveway, with any deliveries, and or in case of emergency vehicles needed access to the front of our dwelling on Lyall Lane.

We also have concerns during the winter months with the snow removal, where are they going to put the snow when plowing Lyall Lane.

Thxs Randy and Greta Mercer

Please respond to my email address at

I, SECTION 14(2) of SECTION 14(2)
(print name)
SECTION 14(2)
(print address)

MAKE OATH AND SAY THAT:

1. I verily believe that the disposition of designated land evidenced in the attached instrument or writing is exempt from the tax imposed by subsection 1 of section 2 of the above Act by virtue of the disposition being:

That this is my principal recreational property.

describe nature of disposition

as provided for by section 4, clause F, subclause _____ of the above Act.

delete this paragraph if inapplicable

2. I am the transferor making the disposition referred to in paragraph 1 hereof.

delete this paragraph if inapplicable

~~I am authorized in writing by the transferor making the disposition referred to in paragraph 1 hereof to make this affidavit.~~

BEFORE

Sworn ~~by~~ me

Not at
in the Town
of Fort Erie
this 30
day of May 19 74

SECTION 14(2)



A Commissioner, etc.

EILEEN S. KATHER, a Commissioner, etc., Judicial District of Niagara South, for Thomas O. Jones, Solicitor.

Expires July 9/75

The said grantor COVENANT with the said grantees THAT she has the right to convey the said lands to the said grantees notwithstanding any act of the said grantor

AND that the said grantee shall have quiet possession of the said lands free from all encumbrances.

AND the said grantor COVENANT with the said grantees that she will execute such further assurances of the said lands as may be requisite.

AND the said grantor COVENANT with the said grantees that she has done no act to encumber the said lands.

AND the said grantor RELEASES to the said grantees ALL her claims upon the said lands.

IN WITNESS WHEREOF the said parties hereto have hereunto set their hands and seals.

Signed, Sealed and Delivered
IN THE PRESENCE OF

[Handwritten signatures]

SECTION 14(2)



TOGETHER WITH a right-of-way, at all times in common with all persons entitled thereto, over along and upon a strip of land 66 feet in width immediately adjoining the Eastern limit of the hereinbefore described parcel and extending from the Southern limit of said lot to the Northern limit of said lot and over the original allowance for road and over that part of lot 25 on said plan which lies West of the creek flowing through said lot to reach the waters of Lake Simcoe.

Anthony Usher Planning Consultant

63 Deloraine Avenue, Toronto, Ontario M5M 2A8

September 15, 2020

Ms. Rachel Dillabough
Clerk
Town of Georgina
26557 Civic Centre Road
Keswick, Ontario
L4P 3G1

Dear Ms. Dillabough:

Re: Proposed Zoning Bylaw Amendment, 20920 Dalton Road

On behalf of my client the North Gwillimbury Forest Alliance (NGFA), I would like to express concern about the above application, scheduled for a second public meeting on September 16.

We did not comment on this application when it was first before the public in 2017. Only a tiny portion of the subject lands is within the North Gwillimbury Forest. There was no known wetland in or immediately adjacent to the site.

As the staff report notes, the environmental impact study was subsequently redone and in that process, wetlands were identified on the site. As mentioned, there was no reason for us to follow this application more closely. So, it was only when Council's agenda was released that the existence and proposed treatment of wetlands could have come to my attention, which it did yesterday.

My client and I fully appreciate that the subject lands are designated for mixed-use urban development. We also have no reason to doubt that the proposed nursing home would be very desirable for the Sutton community.

However, on the basis of the information provided in the staff report, we are concerned about the policy aspects of the proposed wetland removal and ecological offsetting, and we wonder if there are better potential solutions that would not forestall development of the nursing home. I am also confused about exactly what it is that the Lake Simcoe Region Conservation Authority (LSRCA) is recommending in that regard, beyond that it would occur through the site plan approval process.

I wrote you on October 15, 2019 (letter enclosed) about the Schell Lumber redevelopment at 20971 Dalton Road, which also involves a proposed removal of and compensation for a wetland identified during the planning process. While the particular situations are different, our broader wetland-related policy concerns are the same.

I believe that our concerns "warrant investigation", to use the words of the staff recommendations. Therefore, I ask that Council delay any decision in accordance with staff's recommendation 3. I would ask staff to provide us with the applicant's planning report, the revised environmental impact

study, and all advice received from LSRCA (it appears that only some of that advice is included in the staff report). We would undertake to review these expeditiously and provide informed comments intended to assist staff and Council in their further consideration of the application.

Finally, in accordance with section 34 of the *Planning Act*, please give me notice of Council's decision.

Yours sincerely,

[original signed by]

Anthony Usher, RPP

cc. Connor McBride

September 15, 2020

Town of Georgina

File 03.1112

ATK Care Group, 20920 Dalton Road

Here are the questions I would like to put forth.

1. In the initial meeting it was said there would only be 40 parking spots. They said they had a staff of 120 working in 3 shifts. If everyone drove a car to work, that would mean there is only enough parking for staff vehicles. Was this improved on?
2. The surveyors have been working down Dalton Road and it has been my understanding that Dalton Road was going to be widened, along with the bike path on the east side of Dalton Road and they would be taking the road allowance on the east side to accommodate this. This was to accommodate a turn lane on Dalton Road for ATK Care property. According to the surveyor it appeared they would be taking off an angled piece, but at our driveway it appeared to be up to 6 metres. He double checked and asked me if there was ever a curve in the road that so much was marked out according to the stakes.

When they redesigned Dalton Road back in the late 1980's, it was necessary to rebuild our driveway which comes in off Dalton Road and down a hill. We recently discovered that the driveway was built too far to the south and encroached on the next property.

I want to ensure that once the road allowance is used, that no further road allowance is to be taken.

What I can't understand is why this was not planned before they redid the water/sewer lines within the last year?

3. I want to ensure no vehicle traffic will be entering to ATK property from Dalton Road. It looks to me that it will be from Black River Road. Is Black River Road to be widened? As you are well aware Dalton Road is extremely busy. Tim Horton's, Sobey's & Liquor Store, Home Hardware, along with the new Habitat units really creates a lot of traffic within a short spanned of road. It is already difficult to get over into the far right lane just to turn to go to Black River & St. Bernadette schools, Library & Pool.

I would like to listen to the virtual meeting on Wednesday, September 16 @ 7 pm

Rose Sheppard &	Steve Sheppard
20937 Dalton Road	20931 Dalton Road
Sutton	Sutton