

MINUTES - PUBLIC MEETINGS (Council adjourned)



MEETING DATE: April 4, 2005, 5:00 p.m.

LOCATION: Keeper's Cove

PREPARED BY: Stephen Keast, Clerk

- Mayor Anderson called the Public Meeting to order with all members in attendance, save Councillor Ardiel, absent due to illness, and explained the purpose of the Public Meeting is to consider a request by the Owner to modify their current zoning provisions to implement their proposed new Community Master Plan. To achieve their concept, they would require the following modifications to the Zoning By-law:
 1. Replace Schedule "A-1" of Zoning By-law No. 2002-51 to recognize the new proposed Site Plan'
 2. Permit duplex, Row House and Townhouse modular units in addition to the single detached modular homes subject to specific site performance standards;
 3. Consideration of permitting development in Phase 2 of the lands, while they implement their transition program in the existing area.
 4. Utilization of Temporary Use provisions and the Holding -h symbol in accordance with the Planning Act to address the occupancy limitations of the By-law, limit development under the existing communal services and implement the transition program, amongst other matters.

To facilitate the proposed Amendments, there will also need to be modifications to the existing Development and Responsibility Agreement and to the existing Site Plan.

The lands subject of this By-law are comprised of Part Lot 39, Concession 12.

- The Clerk then noted Notice of Public Meeting had been given in accordance with the Planning Act and read correspondence as received from Keeper's Cove Residents in petition form, as well as area residents John and Clare Capon, Dr. Mark Rotundo, Spyros Sophianopolous and David Morley & Beth Franklin.
- Town Planner Rob Armstrong then reviewed the proposed amendment by way of Power Point Presentation.
- Rob noted the proposed By-law will not affect existing development legally in place.
- Rob then reviewed the history of park development to date.
- Proponent Jill Kitchen then spoke, reviewing the application and proposal to establish an adult water-front community.
- Landscape Architect David Wood of Envision Tatham then reviewed Site Plan features and characteristics and dwelling unit design.

- Planning Consultant Colin Travis then reviewed concerns and issues known to date.
- Colin noted the Developer's goal was to create a year round residential community and every effort will be made to assist owners in upgrading and any unit relocated will have the costs of such borne by the developer.
- Regarding density, Colin noted up to 335 tents and trailers are presently permitted with 212 units now proposed.
- Colin further noted it was the intention of the developer to provide a quality product.
- Mayor Anderson then asked if anyone wished to speak to the proposed By-law.
- Area resident Ellen Euhrig then spoke, noting concern with the quality of 39 Sideroad at present with increased construction and residential traffic now proposed, with no road improvements scheduled in the near future.
- Park resident Horst Reinheimer then spoke, representing 34 of 54 permanent residents through the Keeper's Cove Residents Association, noting concern with existing residents being moved out of the park, as well as concern as to what will happen when leases expire. Horst noted subsidized housing is not the same as affordable housing that would allow residents to stay in the area.
- Horst further noted Phase 2 development was supported by the residents, adding concern for the existing state of 39th Sideroad.
- Colin then spoke, noting it was the developers intention to supply affordable housing.
- Park resident Peggy Green then spoke, noting support for the development proposal generally, adding concern with resale potential of existing units if upgraded, adding Sunset Boulevard residents used the beachfront area at present.
- Jill then spoke, noting the re-sale of existing units should be made easier with year round residency, adding the Landlord Tenant Act addressed lease protection.
- Park resident John Kight then spoke, questioning identification of existing units that would not be acceptable.
- Rob Armstrong then clarified occupancy would be determined by Ontario Building Code regulations, trailer class 6 months, Park Model Trailer units seasonal (11 month) and mobile/modular homes year round.
- Horst Reinheimer then spoke, questioning value of existing homes versus the new dwellings and how any lost value could be recouped by existing owners.
- Rob then noted the Town concern under the O.B.C. was a life and safety issue.
- Horst then questioned if the O.B.C. at time of manufacture or present date would apply, Rob noting further research would be required.
- Sol Vasnackis then questioned the requirement to have units inspected now after several years of placement within the park, Rob clarifying that existing units can

continue to be used, the inspection process intended to facilitate upgrading to year round occupancy status.

- Jill then spoke, noting extended occupancy status can be maintained until 2007, following which it would be no longer available.
- Park resident Ian Monroe then requested clarification of Building Code requirements, Rob noting the Building Code regulations are established by the Province, as an upper tier level of government.
- Cindy Gretton then questioned the 2007 date for occupancy consideration, Rob explaining the Temporary Use By-law provisions that would cause the By-law to lapse at that time.
- Area resident Glenn Naish then spoke, noting many development proposals had been made over the year and it was hoped this proposal would come to fruition.
- Jill then reviewed the proposed integration of modular and town homes to allow a viable village community including existing P.M.T.'s, featuring green space and amenities.
- Park resident Mr. Taylor then questioned park servicing and cost of servicing for leased land sites, and when an exact cost for servicing would be available, including Development Charges.
- Development Services Manager Peter Tollefsen then explained the proposed Development Charges By-law, adding servicing costs would be the feature of future meetings, Deputy Mayor McKinlay then explaining the user pay cost recovery of municipal servicing infrastructure.
- Horst then requested clarification of the differences between Development Charges and servicing connection charges, Colin explaining D.C.'s do not apply to existing development.
- Horst then questioned who would pay servicing connection charges, Deputy Mayor McKinlay noting connection fees would apply and these would be calculated and presented at a future meeting, Jill noting in the case of a land lease agreement the charges would be passed on to tenants.
- Mayor Anderson then requested any questions from Council.
- Deputy Mayor McKinlay noted the lands were originally developed as a trailer park and Council has worked with different owners over the years, Council's role having been to protect future owners.
- Park resident Jean Davey then noted a "Year Round Park" sign was posted when she moved in.
- Park resident Ron Capon then noted his main concern was with occupancy regulations within the park.
- An area resident then noted support for the development but added the Town should upgrade 39 Sideroad, Deputy Mayor McKinlay noting the Public Works Committee struggles with various road demands but is aware of area concerns, Councillor McKean noting the Committee is reviewing drainage and road surface issues at present.

- The resident then suggested the Town also look at safety issues, Councillor McKean noting engineers consider sight lines and will look at safety issues in any redesign work.
- Area resident Spyros Sophianopolous then questioned future steps in the matter, Rob Armstrong noting all interested persons should complete the Sign-in Sheet with future discussions to take place with the Sunset Boulevard residents as well as park residents.
- As no-one further wished to speak Mayor Anderson declared the Public Meeting to be adjourned.