

York Region Senior Christian Homes Inc.

www.themeadowsofaurora.com

Newsletter Summer 2011

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The next **Annual General Meeting** is scheduled for Monday October 17, 2011 in Richmond Hill starting at 8:00p.m. at the Bethel Canadian Reformed Church. The highlight of the AGM evening will be a presentation by Mr. Roland Jonker, our Architect. He will be presenting a computer generated 3 dimensional concept of the design. It's what you have been waiting to see and asking about. Don't miss this opportunity!

Latest Update: Secondary plan approval - a little history

Much has happened since we last met in October at the Annual General Meeting. As you may recall, our President, Simon Frankruyter discussed the elaborate process in preparing our secondary plan. A Secondary plan is defined as an comprehensive plan for the development of specific areas within the Town. Back in December of 2008, the Area 2C Landowners, that includes us, submitted an extensive document to assist the Town in developing this quadrant. We then waited for action by the Town of Aurora. Finally, because the Town was not forthcoming, the Landowners Group asked the Ontario Municipal Board (OMB) to intervene in order to speed up this process. In January 2010, the OMB held a hearing and the Town of Aurora agreed to review our Secondary Plan. As a result, the OMB, scheduled a series of hearings between February and June of 2011. In Dec of 2010, the Town of Aurora asked the Ontario Municipal Board (OMB) to delay these planned hearings. York Region asked for a postponement as well. As you can imagine, the Landowners were not too pleased with this delay. The Town considered this delay necessary considering the 2010 fall election and changes in the composition of Council, including the election of a new mayor. These new candidates were installed in January of 2011 and needed time to become familiar with the issues. After considerable consultation, the 2C Landowners

decided it was prudent to support the Town in its recommendation provided that meaningful dialogue continue; the developers on the east side of Leslie Street were not in agreement with our decision. A letter supporting the Town's decision to postpone the February hearing was sent on our behalf to the OMB. As a result the OMB accepted the Town of Aurora's request possibly because it was supported by the Region and our Landowners group. Our major concern was whether or not we would be able to address our pending issues with the Town as outlined in a 10 page report. Shortly after these developments, we were most pleased to receive positive reports from our President regarding the good rapport with the new Town Council. There was a desire to move this land development project forward. It appeared that the Town was eager to discuss our outstanding issues prior to June and so reduce the length of the OMB hearing and the cost of hosting such a hearing. As our President pointed out at one of our Board Meetings, what initially was considered as a major setback was soon viewed as a blessing. This spring the Secondary Plan was approved for lands west of Leslie Street; the lands on the eastside of Leslie Street continue to go through the OMB process.

Our Next Step

With the completion of the Secondary plan submission, our next step is the development of

a detailed Subdivision Plan. A draft plan of subdivision involves an elaborate examination of a land's usage beyond what is broadly specified in the secondary plan. A draft plan shows the proposed lots, streets, buildings in our vicinity, topographic information, natural heritage features, infrastructure including traffic flow patterns, parks such as creeks and vegetation. We are in the process of working with our planners, adjacent landowners as well as our architect, Roland Jonker, to gather the information required and to ensure the

necessary studies are completed in a timely manner for a submission to the Town. Throughout this process, our President attends weekly meetings and actively reviews the materials prepared by our planners. We anticipate that the draft plan of subdivision will be approved by the Town of Aurora by the spring of 2012. As a Board we are so grateful that our President has the energy and capability to oversee and evaluate this whole development process.

Thank You! We were very pleased with your response to our questionnaire that we mailed in February. Your feedback allows us to understand your interests and concerns, and helps us in planning for your future home. We look forward to presenting the results at the AGM in October.

We know you'll remember your 2012 Membership Dues! Yes, you may bring along your \$50.00 annual cheque or \$600 lifetime fee payable to **YRCSHI** to the AGM or send it to: Hank Kampen, 23 Tomlin Crescent, Richmond Hill, Ontario, L4C 7T4.

We are calling on you to join our Ambassador team...

By sharing your newsletter and introducing your upcoming community with your nonmember family and friends, you become important spokespersons in increasing our membership base. It's so easy and it's so fun to know that you are creating your own neighborhood. Currently we have 268 members and more are welcome.

For more Information About "The Meadows of Aurora", Please Contact One of the Board of Directors below:

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Let us continue to praise God for enabling us to proceed with this work unhindered. Please keep "The Meadows of Aurora" in your prayers.

Please Remember to Mark Monday October 17th on your Calendar!