



# *Canterbury Common Residents' Association*

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## WHAT'S HAPPENING

MAY 2020

### WHAT'S NEW

#### **Scugog Lake Stewards**

During the period of time we were opposing the development of the 99 homes being built by Geranium we received a lot of information and good advice from The Scugog Lake Stewards. We also learned more about the condition and value of Lake Scugog and the damage being done to it. We recently learned that the Scugog Lake Stewards are looking for new members and donors to join them in their ongoing mission of ensuring the lake, that we all love, is beautiful and remains healthy for generations to come. As they were so supportive to our community and because they represent such a worthy cause we are suggesting that you visit their webpage at [www.scugoglakestewards.com](http://www.scugoglakestewards.com) to learn more about how you can join or help the Scugog Lake Stewards. Tim Robins is the Director of Membership this year and would love to hear from you.

#### **Work at The Centre and Around the Settlement Pond**

Traffic will soon increase on Country Estates Drive as the work sites around The Centre reopened for activity. This will be done in stages and in fact has already started to a small degree now that the Province has allowed landscaping and excavation work to commence once again. Please understand that there will be increased truck traffic on Country Estates for the next few weeks as the work being carried out at The Centre by Geranium, the Township and the Region continues.

Given that there are major construction sites at The Centre and at the corner of Simcoe Street and Country Estates Drive, which will be there for some time to come, we are going to see an increase in activity as the weather improves and the restrictions for COVID-19 are lessened.

At The Centre and behind the houses on Waterbury Crescent that back onto the Phase 1 area, work will be taking place to finish the stormwater outfall work around the settlement pond and the buffer zone (common area) between the new houses on McCaw Court and our current homes on Waterbury. Grading works will continue in this area as topsoil will be moved to this area from the piles in Block 100 and plantings will follow between May 4<sup>th</sup> and the end of June.

A pathway from the new development on the former 9<sup>th</sup> hole to The Centre will soon be under construction following the same route as the golf cart path. The landscaping work around the settlement pond needs to be finalized as does the restoration work around the pumping station and the lawns south of our mail kiosk.

The Centre is still about a month away from completion, the landscaping work around The Centre and the swimming pool are also weeks away, as is the landscaping work around the

settlement pond. On top of all this when everything else is finished our parking lot will have to be repaved. Lots of activity to come.

The only feasible path to and from The Centre to Simcoe Street for the truck traffic is along Country Estates Drive. Please be patient and understanding and do not call the Township unnecessarily regarding the truck traffic as this will slow down the progress being made and it could delay the projects, that we want completed, while an investigation takes place.

The Township is well aware of the construction activity and has approved these projects including the route the trucks of necessity have to take. We are doing everything we can to help the various groups working on these sites to finish up as soon as possible so we can get back to what life used to be before construction projects impacted our community. Your full cooperation would be most appreciated.

### **The Waterfront Trail**

As part of the OMB Settlement agreement, Geranium committed to rebuilding the Waterfront Trail and this work will commence in July following the completion of the outfall and buffer restoration works in Phase 1. Trees will be culled along the nature trail and its pathway will be undergoing significant improvements.

### **Site 100 – The Seniors Building Site**

Activity has commenced at the Seniors Site as the eastern limits of the property are being prepared in order to install the planned common area between the property lines of the houses along Waterbury Crescent backing onto to the Site 100 property. It is in its early stages at this point and we do not know yet what the configuration will give us. Our requirements include a surface people can easily walk along, that it be relatively level and that grass can be safely cut by a ride-on lawnmower.

The area will be finished with topsoil and sod to prevent erosion. When work is completed, the security fence will be moved from the back of the existing properties to the Block 100 boundary. This work commenced on May 6<sup>th</sup> and the goal is to have it completed shortly. This common area of land will be included as part of the Phase 1 property being conveyed by the Township of Scugog to CCRA.

The topsoil and fill that has been stockpiled on Block 100 will be removed. The remaining topsoil will be moved to the buffer area in Phase 1. Once the Phase 1 buffer is confirmed to be at the proper elevation the topsoil will begin to be transferred. We expect this work will begin next week after the grading adjacent to Block 100 is complete. The remaining fill will be transferred to Phase 2 to be used in the earthworks program. This work will begin after the earthwork's contractor mobilizes to the site.

## **Phase 2 of the Development**

Geranium has informed us that they will be starting the infrastructure work on Phase 2 of the development shortly. Phase 2 consists of two new streets (Holtby Court and Leonard Street), and will have 66 residences, which is double the size of Phase 1.

- Security and silt fence installation are now taking place as the filter cloth is being installed on the existing wire fence. The security fence with filter fabric will be installed along the same alignment from May 8<sup>th</sup> to May 22<sup>nd</sup>.
- Demolition of the pump house beside the pond is anticipated the week of May 25<sup>th</sup>.
- Earthworks will begin shortly as Geranium hopes to have the contractor mobilized by the week of May 25<sup>th</sup>.
- Servicing to the site will begin in August and utilities will be installed in late October/November.

Unfortunately, due to the COVID-19 restraints with the work site being shutdown, Geranium staff and Township officials working from home and having limited access to their resources and travel limitations, we have not yet received a Construction Management Plan. The Construction Management Plan is now being finalized and a copy will be provided to CCRA. This is expected the week of May 19<sup>th</sup>. When we receive the plan, we will get the details out to you as quickly as possible.

## **Transfer Lands to CCRA**

In the April edition of the What's Happening mention was made that Township of Scugog officials had informed our corporate lawyer that CLDC had transferred the open space lands, identified as part of Phase 1, to the Township of Scugog and in accordance with the agreement outlined in the OMB Minutes of Settlement the Township was now ready to convey these same lands ("the Transfer Lands") to CCRA.

It was also mentioned that Roger Doe and Ed Richards had been assigned to handle this file along with our corporate lawyer Jamie Tudhope, who replaced our former lawyer Michael Fowler who retired.

Roger and Ed have conducted a preliminary review of the few transfer documents available thus far. Through our corporate lawyer, they have made a number of requests for specific information and identified a number of issues, some of which will require legal opinions and advice from our corporate lawyer. They have advised our lawyer that we would like to proceed with this transaction in an orderly manner that allows for identification of all that needs to be done, how it will be done and the issues and decisions that need to be resolved as part of the process.

Having ultimate ownership and control of the Transfer Lands being conveyed to CCRA was a key component of the OMB mediated settlement and Roger and Ed are proceeding with handling this important transaction in a manner that ensures it is done right in order that no legal or other complications arise in the future for others to sort out. Accordingly, they are not rushing things

as they do not see this being a time-sensitive issue and represents a process, they feel, serves the best interests of Canterbury residents.

Until the legal transfer of this property to CCRA takes place the Township of Scugog remains the owner. Transfer to CCRA of those agreed portions of open space property that form part of the Phase 2 development will not take place until much later. We will continue through future editions of the What's Happening to keep you advised on the progress of this important file.

### **Finance Committee Support and Update**

Every successful organization must have a lot of components and people working together in a complementary fashion to be successful. We are very fortunate in Canterbury to have had for many years a very dedicated and well-functioning group of careful and well-intentioned residents who take really good care of our Association finances and provide excellent advice and counsel to the CCRA Board of Directors. Our Finance committee, led by Lee Maher, has been instrumental in ensuring that our expenditures and our revenue intake is such that we remain in a very stable financial position. They have supplied the Canterbury Transition Committee team with a lot of excellent information and advice and have been key to the success we have all had as a group. What follows is a financial update supplied by Lee:

On May 12, 2020 the CCRA Board approved the fiscal year end (2019/2020) financial results as well as the fiscal 2020/2021 Operating Budget, the Capital Budget and the Replacement Reserve Fund Budget.

The following are sample highlights of CCRA's financial results for 2019/2020:

- With the CCRA Centre turned over to Perry Pines for construction activities for the period from May 1, 2019 to March 31, 2020 (and beyond) we realized a surplus of \$44,114 in the Operating Budget.
- We transferred \$25,000 of the Operating surplus to the Capital Fund to cover future expenses relating to Centre upgrades and new equipment.
- The remainder of the 2019/2020 Operating surplus will assist in defraying part of next years' Operating expenditures.

Normally, the Financial Information Package is provided as part of the AGM Package, however with the delay in the date of the AGM, the Finance Information Package will be delivered separately. A couple of points to note:

- The Finance Information package will be printed and mailed under separate cover.
- The Resident Assessment Notice will be forwarded electronically in early June to most households. Paper copies will be mailed to those requiring a printed Assessment Notice.
- This year we will be offering E-transfer as well as cheques and bank drafts for payment of your assessment.
- A clearly marked white box will be installed in the mail kiosk to accept your assessment payments.

## **Parking at the Mail Kiosk**

Given the increased traffic within Canterbury it is important for the safety of all of our residents that we practice safe parking habits as well as consideration for our neighbours. Please think about traffic flow and the inconvenience of others before you leave your car parked on the street. This is especially important at the postal kiosk as it is a busy spot and drivers can be distracted at any time. **Please use the parking lot, not the street closest to the post boxes or the other side of the street where you are blocking your neighbours' driveways and creating a single driving lane situation.** We know that no one wants to cause an accident or a serious injury because it is more convenient to park on the street than drive into the parking lot. If the situation doesn't improve thought will have to be given to no parking signs.

## **WHAT'S NEXT**

### **Opening of The Centre**

As of Tuesday, May 19, 2020 activity is expected to increase in The Centre as the Province has lifted the shutdown notice on commercial construction. There will still be very strict requirements to which the contractors must adhere such as social distancing, face masks and limited numbers of people in an area. We do not expect to be in The Centre before the end of June but are prepared with a move-in plan to act quickly.

### **Almost There**

When it comes to the work being done in The Centre, we have all been on a very long journey in getting to the place where we can see, not only the "light at the end of the tunnel, but the actual end of the tunnel".

There are a lot of people who deserve recognition for getting us to this point, foremost among them are the current members of the Canterbury Transition Committee (CTC), Jim Brady, Lauren Maher, Vern Reynolds, John Rintoul, Barry Smythe, Doug Thiemann and Jim Worsley. They have all put in a lot of time, effort and creativity to help us build a Centre of which we can all be very proud and which we will take great delight in showing to the rest of Canterbury.

We also want to recognize the CCRA Board members, Marilee Egan, Lee Maher, Birgit Pullen, Nora Senechal, Murray Smith, Dave Sparling and Ron Zamulinski who supported our efforts enthusiastically. We would also be very remiss if we didn't recognize Wayne Shannon who literally put his blood, sweat and tears into making our Centre outstanding. Wayne has spent as much time working in The Centre as most of the trades people hired by Geranium. There are a number of other individuals who we hope to be able to recognize and thank when we can get together in The Centre for an official opening in what we hope is, the not too distant future.

A huge thank you to everyone from Ed Richards and Gord Simmons, Co-chairs of the CTC.

**Issued by: Canterbury Transition Committee**