



Canterbury Common Residents' Association

127 Waterbury Crescent • Port Perry • Ontario • L9L 1S2 • 905-985-5258

WHAT HAPPENED

A brief history of the activities of the Canterbury Planning and Action Committee (CPAC) and the Canterbury Transition Committee (CTC) from October 2015 - January 31, 2024

INTRODUCTION

During the last almost nine years CTC/CPAC produced a *What's Happening* newsletter on a regular basis to keep residents informed, as our community changed with the purchase of the former golf course lands by Geranium Corporation. This regular newsletter tracked the whole process from first notification of the sale of the lands to the final stages, to the point where all the new homes were built and started to become occupied. We decided in September 2021 that the need for this publication had run its course and that other vehicles like the monthly Bulletin and the Chronicle could serve the same purpose.

As most of the new residents will not be aware of a lot of the activity that has taken place over this whole period, we decided to put together this (perhaps) last *What's Happening* and title it '*What Happened*', to provide a summary of all that has been accomplished over the last nine years.

It is staggering to see all that has been accomplished and certainly reflects the spirit of our community and also the concept that if you really work together towards a common goal, stay focused and deal with everyone with respect and patience so much can be accomplished.

We are proud of what we have accomplished but perhaps more so of the support and cooperation from so many in the Canterbury Common community who have contributed to the results we have achieved.

To place this report in context it is important to inform those reading it that many of these accomplishments took years to achieve and were the result of the activities of a very talented group of volunteers strongly supported by our entire community.

This document will hopefully give readers a brief overview of the project and work that was done by the Canterbury Planning and Action Committee (CPAC) and the Canterbury Transition Committee (CTC) volunteers who were dealing with the most significant event that has ever impacted Canterbury Common. It should also be noted that before the Ontario Municipal Board (OMB) entered the picture there was a considerable amount of coordination required by the CPAC and then CTC.

This included our members attending numerous meetings and discussions opposing the development and involved, our corporate lawyer, appointed OMB lawyer and external planning consultant representing CCRA interests, CLDC and the various Township and Region of Durham representatives. Without the extensive research and information-gathering carried out by the CPAC group it would have been next to impossible for CTC to have the success it was able to achieve.

The members of the Canterbury Planning and Action Committee (CPAC) were: Roger Doe, George Clapham, Ed Richards, John Rintoul, Gord Simmons, Barry Smythe, Dave Sparling and David Thompson. Harvey Graham, CCRA Past President and Mark Brewer, Municipal Affairs Director acted as Advisors and Marilyn Stafford, CCRA President, was responsible for Liaison between the CCRA Board and CPAC. Ed Richards and Gord Simmons were the Co-Chairpersons of the CPAC.

The members of the Canterbury Transition Committee (CTC) were: Roger Doe, Lauren Maher, Vern Reynolds, John Rintoul, Barry Smythe, Doug Thiemann and Jim Worsley. Ed Richards and Gord Simmons were also the Co-Chairpersons of the CTC. Past President, Jim Brady and current President Lou Rocha were responsible for Liaison between The Board and CTC.

What follows is an explanation of the benefits which the Canterbury Transition Committee (CTC) successfully negotiated with Canterbury Land Development Corporation (CLDC), a subsidiary of Geranium Corporation, and The Township of Scugog during and after the Ontario Municipal Board (OMB) hearings.

EXPANSION AND RENOVATION OF THE CENTRE

During the negotiations held under the auspices of the Ontario Municipal Board Agreement, which was negotiated by CTC representatives Roger Doe, Ed Richards, Gord Simmons and Barry Smythe it was agreed that CLDC would among other benefits to Canterbury, renovate and expand The Centre to accommodate the close to 200 new residents moving into Canterbury. After considerable discussion and negotiation CTC and CLDC came to an agreement as to how and when to have CLDC renovate and expand the existing Canterbury Common Community Centre to 9873 square feet.

It was important to CTC and the Canterbury Community, that The Centre be ready to accept an expanded population of almost 200 new residents well before the conclusion of the construction of the eventual 99 homes. CLDC spent approximately \$2 M. on its renovation and expansion project to bring the insured value of The Centre to \$4,025,000.

CLDC also made available to CTC a qualified architect specializing in clubhouse design and amenity and space planning to determine the improvements considered necessary. Prior to meeting with the architect, a small group of CTC volunteers, John Rintoul, Gord Simmons and Jim Worsley, with able technical drafting assistance from CCRA resident Bob Crawford, drafted a floor plan for CLDC to follow. The only significant change made to this original floor plan was the placement of the kitchen in its current location.

In order to ensure that The Centre could become more versatile and conducive to multi-use by several groups it was agreed that CLDC would install a removeable acoustic partition between the newly extended north hall and the south hall. After several discussions it was also decided to move the kitchen to the location previously occupied by the library to allow for more flexibility and space. CTC prepared a list of appliances needed which were later supplied by CLDC.

While we were undergoing the renovations two major issues were discovered. The first was a discovery that a sewer pipe in one of the bathrooms had been malfunctioning for years and required repair before any of the rest of the work could go on. Under the careful direction and occasionally with the physical intervention of Jim Worsley and Wayne Shannon, the repairs were done in a timely manner. CLDC came forward and helped us considerably on this task with absolutely no cost to us.

The second huge issue was that wide spread air pockets had formed under several portions of the floor and had to be filled with a hardening foam which then supported the floor and made it safe. While this was an expensive endeavour with a cost of about \$25,000, it would have been four times as expensive if it had not been discovered prior to the new luxury vinyl floor being installed. This huge project was managed by Barry Smythe and Jim Worsley.

THE SWIMMING POOL

Given that there would be close to 200 people joining Canterbury CTC felt that our previous, already busy swimming pool, located adjacent to the south parking lot near the postal kiosk, was far too small and would need to be expanded to accommodate more people and also to better serve the popular aqua-fit program. With input from the Aqua-fit group, CTC then created a pool depth design which expanded the capacity of the pool for this very important activity. The layout and proximity to The Centre were also studied to ensure that the pool has maximum exposure to the sun throughout the day. One other planned feature was the location of the stairs in the corner of the pool rather than the center. This was done to provide more unencumbered space for lane swimming.

CLDC relocated and expanded the 37 ft. x 16 ft. swimming pool to 50 ft. x 20 ft at a cost of \$250,000. During the discussions focussed on the access to the pool, CTC discovered that there would not be easy access to the pool from the parking lot and that a drop off zone was envisaged that would have had people travel down the paved road towards Barry's path then turn north and climb a flight of stairs to access the south end of the pool. This was far from satisfactory so the CTC proposed that a path be created from the south end of the postal kiosk parking lot to the south end of the pool. CTC also requested that a storage and equipment area be constructed. This was negotiated and agreed upon at pool level under the existing deck on the east side of The Centre.

FINANCIAL AND ASSET AGREEMENTS

CTC negotiated the payment of the outstanding balance for the former Golf Course Lease with GolfNorth and CLDC and received a lump sum payment of \$255,000 in addition to the \$10,500K in monthly cheques we had on hand which totalled \$265,500. The funds, allocated as

the Golf Course Lease fund were immediately invested and are still being used to reduce the annual assessment fees for residents.

A payment/reimbursement of \$82,888 was also negotiated, which covered CCRA's incurred legal costs and expenses, arising from the proposed development. This money was returned to the CCRA residents.

CTC also negotiated at the OMB that CCRA would receive payment of reasonable legal costs and ancillary costs associated with the integration of the new members with CCRA. This refers to costs which CCRA faces as new residents are being integrated into Canterbury and these monies have been received.

In addition, it was negotiated by CTC at the OMB, that the new Geranium Homes would be marketed and sold as an adult lifestyle development to the extent permitted by law and that the new homes would be constructed in the same way and to roughly the same size as our homes and be complementary to our current homes. The new homes were subject to urban design guidelines and architectural controls, as approved by the Township.

It was validated and approved by the OMB that CLDC is to register against the title to all lands for residential development, protective restrictions containing provisions, including in all material respects those now in effect in Canterbury Common.

It was also negotiated that purchasers of homes will through their own entity or directly, become members of Canterbury Common Residents' Association and pay the annual fee, in return CCRA will accept them as full members of the Association eligible to utilize all the amenities and benefits of the Association.

All new Geranium residents will pay a \$500.00 initiation fee which amounts to \$49,500 which will be applied to the expanded maintenance costs of The Centre and also meant to recognize the monetary contributions made by the original 241 Canterbury residents. In this way the new residents and the old will have roughly an equal investment in the community. This includes a \$300 assessment per householder for the original capital fund and the added \$160 capital assessment associated with the HVAC project as well as the \$50 assessment to establish the Operating Reserve Fund. Hence the total of \$500 put everyone on an equal footing in our community.

New CLDC Homebuyers, along with every other Canterbury Homeowner, will complete and sign a Homeowner's Membership Agreement and Registration form, designed and developed by CTC to provide CCRA with personal contact and other information, including a contractual agreement to pay the membership fees and adhere to Protective Covenants and Restrictions. A signed copy of the Agreement will be placed in the members house file in a secure room in the lower level of The Centre after the information on that Agreement and the Registration form has been entered into the database.

It has been validated and approved by the OMB that the proposed seniors multi-residential four storey building planned to be built on the north corner of Simcoe and Country Estates will be

sited to provide maximum privacy to the neighbouring Canterbury homes with underground parking to minimize above ground parking and paved areas. CCRA will be a participating member in the pre-construction meetings and landscape planning meetings to ensure that CCRA residents have input into the activities surrounding the new development. At an appropriate time, a notice will go out to all residents to determine interest in participating in this committee. CCRA continues to pursue the owners to get a better understanding of their future intentions for this property.

It has been validated and approved by the OMB that CLDC will convey lands not subject to development as dedicated open space parkland to the Township of Scugog as described in the Proposed Conditions of Draft Approval for Plan of Subdivision and the OMB Minutes of Settlement. To date CLDC has transferred ownership of the identified and dedicated parkland areas of property in both CLDC development phases one and two to the Township of Scugog.

In accordance with the OMB Minutes of Settlement, the Township of Scugog is required to subsequently transfer ownership of the same open space parklands property it acquires from CLDC to CCRA in fee simple. Ownership of the identified open space parklands located in the Phase one CLDC development were transferred to CCRA in September 2021. The remaining open space parkland located in the CLDC phase 2 development has yet to be transferred from the Township of Scugog to CCRA. The legal documents required to initiate the transfer are in the hands of CCRA's corporate lawyer and their registration is currently being held in abeyance pending completion of the phase two on-site construction work and other considerations as to the timing of the transfer. When both transfers have been completed and registered collectively CCRA will own approximately 25 acres of open space parkland property.

It has been validated and approved by the OMB that CLDC will provide enhanced entry features which will beautify and enhance the entranceway to Canterbury Common at the intersection of Coulter Street and Waterbury Crescent. This was done in a warm and welcoming fashion to personify the sense of community we now feel and hope to build on in the future.

It was agreed that “all of the provisions contained above shall be included in the Ontario Municipal Board Minutes of Settlement.”

CTC negotiated and secured the following additional assets for CCRA

1. CTC negotiated a pathway with a retaining wall from the south parking lot to the pool, which CLDC installed at their cost of approximately \$18,000.
2. The paving of the pathway (Barry's Path) from McCaw Court to The Centre was negotiated by the CTC and installed at a cost of approximately \$22,000 to CLDC.
3. The creation of a retaining wall with ornamental safety fencing, on the common area between Block 100, which is the proposed Seniors multi-residential, four-storey building on Block 100 and the homes on Waterbury Crescent. This reshaping of the property and creation of a pedestrian walkway was installed by CLDC at a cost of approximately \$200,000.

4. The creation of a retaining wall in the common area between Holtby Court and South Garden at the so-called pinch point to eliminate the 3 to 1 grading thus allowing for lawn care and walking access was provided by CLDC.
5. CLDC agreed to expand the parking lot to adequately accommodate the additional members that will take place at CLDC cost. The south parking lot was also repaved from the road south of the pond to the section north of the postal kiosk.
6. A trailer was rented by CLDC and made available to CCRA as office and storage space during the period The Centre was closed.
7. CLDC agreed to store and transport all CCRA furniture and equipment to an off-site location during the closure of The Centre at their cost.
8. Power outlets for future AV system speakers were built into the walls.
9. New air conditioning units were built into the extension of The Centre.
10. Tinted windows were installed in the extension to reduce the heat of the sunshine through the windows.
11. CTC also negotiated for a vaulted ceiling, lighting and an air circulation fan in the extension of The Centre.
12. Paving for the area around the mail kiosk and new lines for the parking lot were also negotiated and agreed upon.
13. New security and audio-visual systems were developed along with a dedicated audio-visual closet, as well as a FOB system for The Centre, with wiring extending to the pool to be able to add security in that area in the future. This was a cost sharing venture with CLDC.
14. CTC negotiated and worked with CLDC to develop acceptable Protective Covenants and Administrative Protocols for the new homeowners moving into the Geranium Development.
15. CTC negotiated and developed an amendment to the Development Agreement - between CLDC and CCRA, clarifying when complete assignment to CCRA of the CLDC Restrictive Covenants on all 99 Geranium Home lots will occur without the continued involvement of Geranium.
16. The transfer of the ownership of the Phase Two land from the Township to CCRA of some 5 Acres of common property in the Phase 2 Geranium construction site as provided for in the Ontario Municipal Board Minutes of Settlement is pending. It was expected that the Township wanted us to initiate the transfer and registration of the described land in December 2023 following completion of the Phase 2 Development, but this may have changed and could be delayed.

17. A renewed commitment has been received from Geranium regarding a plan to clean up the areas bordering Simcoe Street and Country Estates, which have been disturbed by the construction activity. This includes the removal of the farmer's fence along Simcoe, the grading and restoration of the property along Country Estates and the pruning of trees in the immediate area of the Canterbury sign.
18. Most of Block 77 has been initially graded. This will be followed by tree planting and seeding. Given the time of year (January 2024) the impending winter weather it is most probable that this section will not be finished until the spring of 2024.
19. Several working agreement documents between CLDC, the Township and CCRA were also negotiated by CTC.
20. The Waterflow Correction Project has recently been completed south-east of The Centre in order to ensure that the flow of water and silt are diverted into the natural filtration area rather than flowing directly into the settlement pond. The Township has assured us that this work has been satisfactorily been carried out and that CCRA has no responsibility for any damage that would be caused by the current topographical configuration of this property.

In addition, we were also able to coordinate the update of the following:

21. CTC initiated a complete rewrite of the CCRA Policies and Guidelines and a revised updating of the CCRA By-law in conjunction with the Board of Directors.
22. CTC expanded and updated the CCRA database and developed the following forms:
 - The CCRA Registration Form and the process and procedures
 - The Homeowner Agreement and the process and procedures
 - Developed with Finance the Acquisition Forms for Rationalizing Spending from
 - The Reserve Fund
 - The Capital Fund and
 - The Operating Budget

There were many other less significant results realized by this hard-working dedicated group of volunteers and many others who came forward when needed, which we have not tabulated but which have made a difference in how we can enjoy The Centre on a daily basis.

Next time you go into The Centre, look around and realize that nothing you see in The Centre is there by accident. The most important lesson we learned as volunteers was that when we all work together with a common goal, we can do wonders.

To all of our Canterbury residents we extend our warm thank you for your support over the past going on 9 years and wish you a long and happy life in this unique community we call home.

Should you wish to learn more about the history of the Geranium development in Canterbury we strongly suggest you read the following reports, **'The Impact of the Proposed Development of**

Golf Course Lands by Geranium and **What Happened in Canterbury.**' These reports can be found in three ringed binders in The Centre library.

Ed Richards and Gord Simmons

January 31, 2024