



Dear Neighbour,

It is mid-winter now and your Kingscross Ratepayers board of directors would like to update you on several issues that we have been working on, on your behalf. Please call if you would like to share feedback 647 964 6942.

OMB Hearing Stayed

The Ontario Municipal Board has placed a **stay of proceeding on the applicants' OMB appeal** of King Township Council's decision refusing the Official Plan and Zoning By-law amendments to permit severances at 22 and 32 Snowberry Lane. What does this mean?

It means that the hearing originally scheduled for January 23, 24 and 25, 2017 has been deferred and that a new date will be set when the motion in the civil suit has been decided or disposed of, or the stay is lifted by a judge of the Ontario Superior Court of Justice. Residents had been asked to attend this hearing and make submissions, and KRA was prepared to represent our neighbourhood's position at this hearing. We will now wait for a new date and advise you.



In This Issue

- [P. 1 OMB Hearing Stayed](#)
 - [P. 2 Mansions of King Development](#)
 - [P. 3 Traffic Remains a Concern](#)
 - [P. 3 Infrastructure Installation on Keele](#)
 - [P. 4 Calendar Success](#)
 - [P. 4 The Keele Street Entrance Sign](#)
-

Mansions of King Development Proposal – NB see drawings below

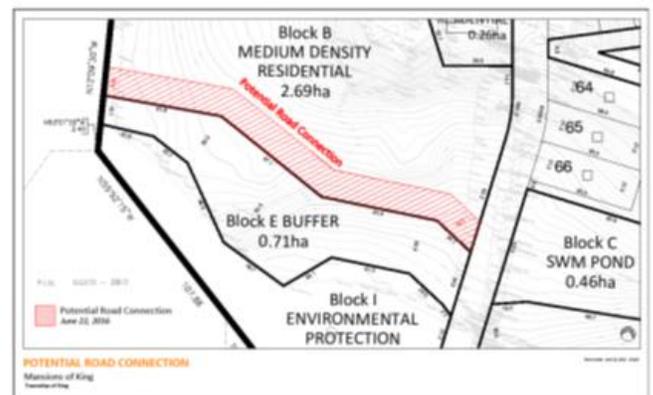
The proposed development south of Kingscross and west of Manitou came before Council in late November. KRA identified several concerns and your board obtained advice from an advisor on the Oak Ridges Moraine. This development is on the Moraine and contains designated Provincially Significant Wetlands, forested areas and branches and streams of the East Humber River. The developer had identified the Manitou Easement as a second required access point for traffic in and out of the proposed subdivision. This would have allowed significant increases in traffic through Kingscross. In light of this KRA decided to meet with various government agencies; The Toronto and Region Conservation Authority, York Region and King Township and we retained an expert, hydrogeologist, Dr. Garry Hunter. He provided his report to us prior to the Council meeting. Only with this expert opinion were we able to convince Council that access via Manitou is not a viable option and that the suggested route to Jane Street is a viable option. Dr. Hunter raised significant concerns about many elements in the Mansions of King development proposal including the removal of many trees on the site and the import of 70,000 m³ of soil for fill to “level” the site. Another concern is the potential impact on Kingscross wells. To quote Dr. Hunter: “My interim very rough estimate is that ground water infiltration losses will be on the order of 25,000 m³/year and that effective compensation may not be possible over the proposed residential area.” Dr. Hunter’s extensive report will be available on our new website coming soon at www.kera.ca. As a result Council has accepted the Planning Dept. recommendation not to approve the current subdivision application.

Mansions of King proposed development plans with required 30 metre setback imposed over development plans showing steep mobile slope at south east corner of proposal that blocks entrance of development to the Manitou easement. This image is provided by our retained hydrologist consultant Dr. Garry Hunter. This image was shown at the public meeting to demonstrate that any plans to be able to access Kingscross via the Manitou easement would not be feasible. Many residents are concerned that access via Manitou would increase traffic through Kingscross because it would be an easy route through and from Highway 400. Our expert opinion’s report has been submitted to Council and the Planning Department and can be used to evaluate



30 M setbacks with proposed development – note access to Manitou easement and road blocked by setback around steep unstable slope down to East Humber River

Only feasible 2nd Road Connection is to JANE St.



any future proposal. This report was instrumental in preventing access to Kingscross via the Manitou easement and was obtained at a cost of \$15,000.

Contributions to KRA by residents are required to help pay for this expert opinion. The protection of Kingscross is dependent on our opposition to the potential harm of increased traffic through our neighbourhood.

More Important News

Traffic through Kingscross Remains a Concern

Once the infrastructure work is completed at Keele Street we will be following up with the Township regarding signage prohibiting through traffic.



Water and Wastewater Infrastructure Installation on Keele Street

You will all be aware of the huge water and wastewater infrastructure installation that is underway for the Mattamy Homes development. On your behalf, we have engaged with the Township, York Region and our local Councilor Debbie Schaefer to attempt to have access into and out of Kingscross safely managed. The situation has improved but we will continue to send photos of any obstruction to safe access. The residents on Lockhart Lane are obviously taking the brunt of this construction. And as far as we know the developer has not yet complied with the OMB requirements re tree planting screening for the Kingscross properties adjacent to the new homes.



In the Community

Spring Clean-up and BBQ

Our annual spring clean-up will take place on 23 April. This event is always a great chance to meet and connect with new neighbours. Meet at Champlain Crescent at 10am and then return for a BBQ at 1230pm. **Please call Julie Nevin to let us know you are coming 416 771 4410.**

Important

Announcement

Membership Renewals

Help KRA to continue to protect and preserve Kingscross Estates:

If you have not yet renewed your membership it is not too late. We need every resident to contribute your share to the substantial cost of protecting Kingscross and to be able to complete the entrance signs. Please do your part by sending your cheque to **Julie Nevin, 24 Lockhart Lane, King City ON L1G 3C9**

SAVE THE DATE!

Wednesday April 5, 2017, 7pm. You are invited a neighbourhood information update at the King Cultural Centre on King Road just east of Jane Street on the North side of King Road. **Please let Ian Hilley know you can come on 647 964 6942.**

The KRA 2017 Wildlife Calendar is a Success!

The 100 copies of the 2017 edition of the KRA fund raising calendar sent over \$1000 to the KRA bank account. This was twice as much as we usually earn but as is noted elsewhere in this newsletter, our financial needs are great. Many thanks to all the photographers, Board members, families, Kingscross residents and friends who sold and bought the calendars. Thanks, also, to Shirley Miller of Heirloom Portraits (heirloomportraits@rogers.com) who judged the competition and chose the 12 photos.



The Keele Street Entrance Sign

We have been successful in recovering some of the sign's funds, through the Small Claims Court, given to a contractor 2 years ago, for the precast concrete forms for the Keele St. entrance, but the cost for the new sign far exceeds the amount raised for the original ones. Using the funds left over from the original sign donations, KRA has paid for the upgrading of the existing foundations including the removal of tree roots and the precast bases that are in place but not yet anchored. The remaining pre cast concrete components have been cast and are yet to be paid for by KRA. We want the signs built properly and that remaining cost is \$11,000. We have had quotes from many contractors and this is the true cost. If you would like to see this project completed this is now the time to contribute to the costs. Please send a cheque for KRA to **Julie Nevin, 24 Lockhart Lane, King City ON L1G 3C9**. The sooner we have the funds the sooner this job can be completed.

