

# Changes make Silver Beach proposal more palatable

**GREG HOEKSTRA**

*Staff Reporter*

As their very last order of business, on Monday Dysart councillors took a giant step towards making the Silver Beach Lifestyle Community a reality by rezoning the property from tourist commercial to suburban residential.

After facing a barrage of concerns during last week's public meeting, the municipality worked diligently with the developer to address the bulk of concerns from neighbouring residents, and last-minute changes to the proposal certainly reflect that, Dysart Reeve Murray Fearrey told council.

"In particular, the most dramatic change is with the commercial areas, which were the most controversial and unacceptable to the adjoining property owners," said Fearrey. "The developer, in my opinion, was more gracious than most would have been and has pulled those commercial zonings altogether and allowed those to be used as part of the condominium concept."

Originally the plan had called for a total of 59 condominium units, with a section of land to be zoned for commercial uses. What seemed to irk residents, however, was that council was provided with only a list of potential uses (such as a bistro, spa, or massage therapy clinic), which meant council didn't know what specific uses it would be approving.

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# Developer and council address Silver Beach concerns

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Instead, the developer has changed the proposal and scrapped the commercial zoning altogether. Instead, there will be one footprint – 595 sq. metres – set aside for use as a recreation hall for use of the community's condo owners. There will be a minimum setback of six metres from any adjacent property, which has satisfied the concerns of neighbours concerned about possible encroachment, said Fearrey.

Recommendations were also tabled by members of the Lake Kashagawigamog Organization. It has pledged its support for the project but wanted reassurance that the number of docks would not increase. They received their confirmation on Monday that the development would be limited to the existing 28-boat docks.

"The LKO suggested at the outset that our official plan allows for a maximum density of 17 units per hectare. They suggested a maximum of ten [units per hectare] and considering the overall property here and the density, we have adopted that in our official plan amendment," Fearrey said.

Since the current Silver Beach Trailer Park is already hooked in to the municipality's sewage system, misconceptions over waste water management were quickly dealt with. As it stands right now, the property is serviced with 25 ERUs, which means the developer must purchase 34 additional ERUs in order to service the residential component of the project.

The added volume should not present any additional

strain on the sewage system, said Fearrey. In fact, part of the reason there is an odour problem in that area is because there is not enough usage, and waste water is sitting in the system long enough to turn septic.

Apprehension also surfaced over increased traffic flow on Wigamog Road but Fearrey told all those in attendance that that area was already being considered for road work within the next year or two, regardless of this proposal. Likewise, Fearrey acknowledged that the development will lead to a slight increase in year-round traffic, but on the whole it should actually result in a decrease in summer traffic since the 59 condo units are slated to replace 76 trailer units.

Fearrey thanked the public for their input and commended both municipal staff and the developer for staying flexible and accommodating to all public concerns until this point. The road ahead is still long, since the developer plans to operate the trailer park for at least another season, but the groundwork has now been laid for a seniors' lifestyle community in Haliburton.

"We've sincerely tried to work and resolve all of those issues that affected the immediate property owners. We took away the uncertainty of commercial development," Fearrey said. "We can now feel comfortable as a municipality that we can move forward. I know this is a fairly major issue for us, but I do think that we've had a lot of dialogue and a lot of negotiations. It's never going to be perfect... Every time there's change people will resist it."