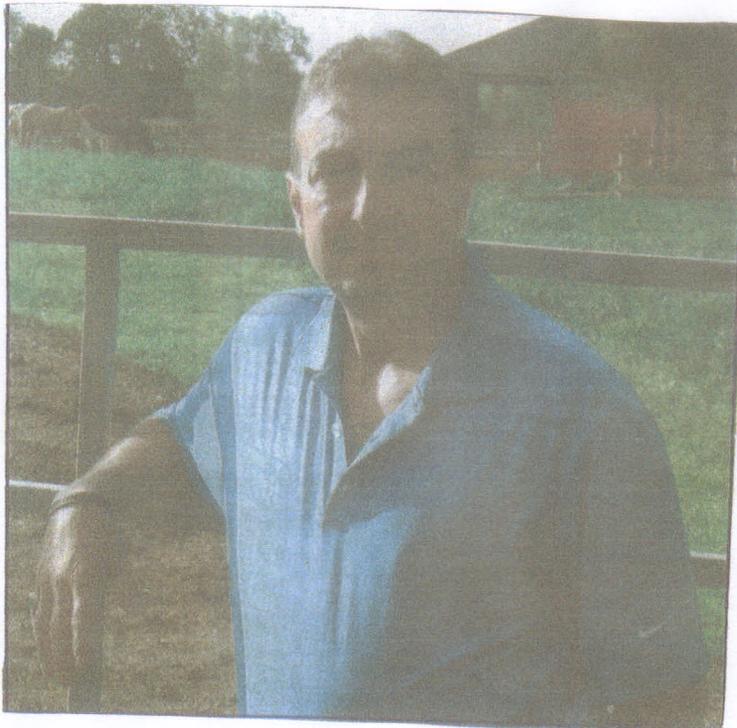


Hall proposal draws ire

Neighbours vow to fight banquet hall proposed for land on Oak Ridges Moraine. Where do you stand?



**PROPOSED OFFICIAL PLAN AMENDMENT
AND ZONING BY-LAW AMENDMENT**

APPLICATIONS HAVE BEEN SUBMITTED TO THE TOWNSHIP OF KING TO REDESIGNATE THE PROPERTY FROM AGRICULTURE TO RURAL AND TO REZONE THE PROPERTY TO PERMIT AN OUTDOOR BANQUET FACILITY, A CHILDREN'S CAMP AND OTHER RELATED ACCESSORY USES.

**PUBLIC MEETING: MONDAY, SEPTEMBER 26, 2011,
AT 8:00 PM, IN COUNCIL CHAMBERS, 2075 KING ROAD,
KING CITY**

FOR MORE INFORMATION OR A COPY OF THE NOTICE,
CONTACT THE TOWNSHIP OF KING PLANNING
DEPARTMENT AT 905-833-5321 ext. 4063

STAFF PHOTO/SIMON MARTIN

The Stewards of the Moraine are battling against a proposed banquet facility at 3550 18th Sideroad.

Group fighting proposed hall

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The Stewards of the Moraine are pledging a fight to the finish over a proposed banquet facility at 3550 18th Sideroad.

The neighbourhood group, the latest formed in King Township to protect the Oak Ridges Moraine, is voicing concerns about Peter and Paul's, owned by Peter Eliopoulos.

The controversial re-zoning application, which proposes a countryside exception zone to permit an outdoor wedding facility and children's camp, has drawn the ire of locals.

"A commercial venue doesn't fit at all with the Oak Ridges Moraine," president Dr. Maret Aun said. "This is a huge precedent-setting case."

The township is set to release a report on the proposed banquet facility at the next council meeting Aug. 26 and the case is already headed to the Ontario Municipal Board in late November. Council has yet to take a position and is waiting for a staff report before doing so.

Environmental lawyer David Donnelly, who represents the group on the case, alleged land at the site has already been altered without township permission.

"It's about what's fair for everybody in King Township. Most people like to play by the rules," he said.

Township staff provided an update on the project in October. The bylaw department shut down grading, found the site in violation of the township's site alteration bylaw and

ordered all fill operations to cease, a report said. Peter and Paul's Nursery filed a site alteration permit in 2002 to build ponds, but was denied.

There were further complaints in 2003 and 2006. In 2006, it was found 30 loads of silt were brought to the site without erosion control. The silt was removed.

The township received a letter from Aird and Berlis LLP dated May 9, 2013 that advised the township not to pursue any enforcement of site alteration activities because the offences are past the statute of limitations. It was suggested the township refocus its efforts on the planning applications for the site that are under review.

Mr. Eliopoulos, through his assistant, declined a request for comment, citing the ongoing proceedings.

George Puccia lives across the road from the site and has been there for 27 years. The amount of ground movement has been massive, he said.

Mr. Donnelly said the developer has dug a pond and canal the equivalent of 14 olympic size swimming pools.

"They never applied for or received permission to do any of that work," he said.

The group has peer reviewed everything that Meridian Planning presented to council and is prepared to wage a full fight at the OMB. The group is confident the township will side with it at the Aug. 26 meeting.

"The one really positive thing coming out of all of this is that we are really getting to know the neighbours," Dr. Aun said.