



**TOWN OF WHITCHURCH-STOUFFVILLE  
COUNCIL PUBLIC HEARING MINUTES  
TUESDAY, JANUARY 25, 2000**

**COUNCIL CHAMBERS  
37 SANDIFORD DRIVE, 4TH FLOOR  
7:00 P.M.**

A Council Public Hearing was held at the municipal offices on the above date and time. All members of Council were present. Mayor Emmerson was in the Chair.

**CONFIRMATION OF AGENDA**

MOVED by Councillor Dunkeld  
SECONDED by Councillor Sherban

THAT the agenda be confirmed as circulated.

CARRIED.

**DECLARATIONS**

There were no declarations from members of Council.

**ADOPTION OF MINUTES**

MOVED by Councillor Scala  
SECONDED by Councillor Dobrich

THAT the minutes of the Council Public Hearings held on November 16<sup>th</sup>, 1999 be adopted as circulated.

CARRIED.

**ITEMS**

- 1. ONTARIO SOCIETY for the PREVENTION of CRUELTY to ANIMALS (ROGER McCLURE) - APPLICATION TO AMEND ZONING BY-LAW (C10-DV & D14)  
Part Lot 29, Concession 3, 16532 Woodbine Avenue  
Planning File No. ZBA99.024**

**NOTICE GIVEN:**

The Clerk advised the procedure by which notice was given.

**PURPOSE:**

The Planner advised the purpose of the public hearing noting that only the northerly 40 acres of the subject property would be affected by the Zoning By-law amendment.

**FURTHER NOTICE:**

The Mayor advised that any persons wishing further notice must write their name, address and phone number on the sheets provided in the lobby.

**PRESENTATION BY THE APPLICANT:**

Victoria Earle, Ontario Society for the Prevention of Cruelty to Animals, provided an overview of the proposed new headquarters for the SPCA. She noted that the subject lands would provide an excellent location for the society since it is in the rural area and yet close to a number of urban centres. The proposal includes a building to house the OSPCA headquarters, an animal care centre, wildlife centre and livestock barn. The centre will provide education programs, promote positive human animal relationships, provide treatment for abused animals and promote adoption of suitable animals as pets. There will be a unique "store" approach for the sale of animals (a cat store, a dog store, etcetera). Ms. Earle also noted that walking trails are to be provided in the natural areas (OSE Zone) bounded by the Bogart Creek. The SPCA hopes to have sufficient funding to provide a 24 hour service.

Valerie Cranmer, planning consultant for the OSPCA, pointed out the suitability of the site which is rural and necessary for the housing of larger animals. She noted that the proposed walking trails will provide enjoyment for both pets and owners. She advised that the SPCA is working with the Ministry of the Environment and Conservation Authority to rehabilitate the lands adjacent to Bogart Creek.

The architect provided an overview of the design of the proposed buildings, noting that features such as a shed roof, pitched roof and a one-storey building would allow the proposal to blend in with the rural surroundings.

**GENERAL QUESTIONS:**

David Moon,  
60 Mill Street

- will the OSPCA pay taxes to the Town? (Ans: yes.)

Susan Vanexan,  
2019 Vivian Road

- does the proposal require a zoning change? (Ans: yes the proposal requires an amendment to the Zoning By-law to provide for the expanded uses.) How do these changes affect future zoning and why is a Zoning Amendment required? (Ans: the proposal does not change policies contained in the Official Plan. The Zoning Amendment is required to permit the additional use of

a headquarters for the SPCA.) Will the development have any impact on surrounding properties? (Ans: studies will be required to access any impact to surrounding properties and will be available to the public for review when finalized.)

Jerry Robinson,  
9 Heron Trail

- how many acres are to be rezoned? (Ans: 40 acres) What land uses are north and south of the subject lands? (Ans: predominantly agricultural lands.) Has the SPCA sold its property in Newmarket? (Ans: yes)

Fred Robbins,  
12382 Ninth Line

- how many square feet in the "market square" building? (Ans: approximately 4,000 square feet.) How many square feet in administrative building? (Ans: 11,000 to 15,000 square feet in the future.)

Regina Robson,  
2029 Vivian Road

questioned the access from Woodbine or Mulock? (Ans: access to the site will be from Woodbine. However, persons using Highway 404 will exit at the Mulock intersection to reach Woodbine and then the site.)

**IN SUPPORT:**

Jerry Robinson,  
9 Heron Trail

- supports the work of the SPCA, project will be an asset to the community.

Fred Robbins,  
12382 Ninth Line

- supports amendment to permit SPCA headquarters in the community. Supports work done by SPCA in such initiatives as the program which addresses violence against animals.

Irene Barkey, 14920 McCowan Road

Murray McClure, 2327 Vivian Road

Charles Aldred, 2512 Bloomington Road

Graeme Mason, 2069 Vivian Road

Lesley O'Connor, 224 Sunset Blvd.

**IN OPPOSITION:**

Susan Vanexan, 2019 Vivian Road - there is not sufficient information at the present time to determine the impact of the proposed Zoning Amendment.

MOVED by Councillor Dunkeld

SECONDED by Councillor Pliakes

1. THAT the Report on the application to amend the Zoning By-law submitted on behalf of the Ontario Society for the Prevention of Cruelty to Animals be received.
2. AND THAT all agency and public comments be referred to Staff for a further report regarding the disposition of this matter.

CARRIED.

2. **OFFICIAL PLAN REVIEW (RURAL) AND NATURAL FEATURES AND GREENLANDS STUDY (C10-DV & D08)**

**NOTICE GIVEN:**

The Clerk advised the procedure by which notice was given.

**PURPOSE:**

Elizabeth Howson, Macaulay Shiomi Howson Ltd., provided an overview of the process followed in preparation of the draft Official Plan. Input gathered from the Official Plan Review and Natural Features Greenlands Study Advisory Committee and from the public meetings held to date have been incorporated into the present draft plan. Once the plan is finalized and adopted by Council it will be submitted to the Region of York for approval. If concerns still exist with respect to the plan then an objection may be submitted to the Ontario Municipal Board. She noted that the draft plan includes the existing Secondary Plans for the Gormley Industrial area, the Community of Stouffville and the Ballantrae/Musselman Lake area, as well as the proposed Secondary Plan for the Vandorf/Preston Lake area. Major environmental and land use strategies are also included in the Plan as well as detailed land use policies and implementation policies.

**FURTHER NOTICE:**

The Mayor advised that any persons wishing further notice must write their name, address and phone number on the sheets provided in the lobby.

A number of letters have been received by the Clerk's Department from members of the public and this correspondence will form part of the record of the meeting. These letters will be assessed by staff and the planning consultant and will be addressed in a later report to Council.

**GENERAL QUESTIONS:**

Steven Sword, 34 Fairview Avenue - were the Town's committees consulted with respect to this plan? (Ans: yes - draft documents circulated to Official Plan Review committee, LACAC and Environmental Advisory committee. One committee has responded to date.) Why 5 years for the moratorium on estate residential? (Ans: provides Town with sufficient time to see the progress of the existing draft plan approved estate residential subdivision. There is sufficient estate residential approved at this time.)

Barb McAdam  
18 Beech Road

- how would greenlands study affect Vandorf/Preston Lake Secondary Plan? (Ans: When completed the Vandorf/Preston Lake Secondary Plan will be incorporated into Official Plan.)  
- with respect to the controls on new residential - does that include individual properties or developments of 10 or more houses? (Ans: applications would be addressed using existing subdivision policies, if applicable.) Are there any unapproved applications on file? (Ans: yes) How many? (Ans: 2 or 3)

Bob Lewis,  
13618 Ninth Line

- noted that a number of years ago estate residential was approved for the community of Bloomington on the condition that the developer provide piped water to existing residences in that area. Will that condition still apply? (Ans: the developer has not proceeded with the application, however, the comments regarding the provision of water to existing residences is on file with the Town.)  
- suggested that the old railway bed could be used for a bicycle path. Why not include this in the plan?

Dave Probert,  
14377 McCowan Rd.

- asked if there are any plans for an Oak Ridges Trail or Moraine Trail or any plans to preserve the lands north of Bloomington (from development)? (Ans: The plan provides the "opportunity" for trails and preservation and encourages this type of land use.)

Fred Robbins,  
12392 Ninth Line

- Chair of Heritage Whitchurch-Stouffville provided a resolution that requests Council to amend the Draft Secondary Plan to include protection of the views and vistas in certain areas, along the ridgeline (Bloomington Road) of the Oak Ridges Moraine.

Jerry Robinson,  
9 Heron Trail

- suggested that a "land trust" be established to protect lands from development.

**IN SUPPORT:**

Clyde Smith,

- member of Official Plan Review Advisory Committee, fully supports the plan since it has received a thorough review and freezes development outside of the designated growth areas. The vision, policies and principles contained within the Plan give confidence in the long term future for Whitchurch-Stouffville. The Plan has controls to protect the natural features of the municipality. Urged Council not to allow developers to change this view of Whitchurch-Stouffville.

Greig Keilty,

- Chair of Environmental Advisory Committee, advised that the

Environmental Committee supports the draft plan and congratulates the Town on developing a plan which concentrates development in the urban areas and protects the rural areas from development.

Dave Probert,  
14377 McCowan Rd. - fully supports the draft plan as it protects the natural features of the rural area and its agricultural lands. The plan also protects the Town from "spot" development.

**IN OPPOSITION:**

Donald Hindson,  
Lawyer - representing Munding and Dizig, requested a modification to the draft plan to the properties identified as Part Lot 18, Concession 6 be included as part of the Rural Residential Cluster Designation.  
- representing Mr. Frost of Golf Leasholds (Spring Lakes Golf and Country Club) - Mr. Hindson advised that Mr. Frost wishes to initiate development of Lots 4 and 5, Concession 7, for golf club purposes. An application will be filed in the near future which will conform to the requirements of the new Official Plan. In support of the planning applications the necessary technical studies will be completed. He noted that Mr. Frost will be removing the residential component from his application.

Barb McAdam, - noted that her OMB decision of 1985-1989 restricts development in the area surrounding her property at Preston Lake.

MOVED by Councillor Dobrich  
SECONDED by Councillor Pliakes

1. THAT the report on the status of Official Plan Review (Rural) and Natural Features and Greenlands Study, the draft Official Plan dated January 7, 2000 and the draft Natural Features and Greenlands Study be received; and,
2. AND THAT any comments and submissions received with respect to the draft Official Plan be referred to Town staff and consultants for assessment and report back to Council.

CARRIED.

**CONFIRMATORY BY-LAW**

MOVED by Councillor Sherban

SECONDED by Councillor Carroll

THAT Confirmatory By-law 2000-08-MS read a first, second and third time.

CARRIED.

**ADJOURNMENT**

MOVED by Councillor Pliakes  
SECONDED by Councillor Scala

THAT there being no further business, the Council Public Hearing be adjourned at 8:25 p.m.

CARRIED.

DATED at the Town of Whitchurch-Stouffville this        day of        , 2000.

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Mayor

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Clerk