



**TOWN OF WHITCHURCH-STOUFFVILLE  
COUNCIL PUBLIC HEARING MINUTES  
TUESDAY, APRIL 18, 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 Sherban  
SECONDED by Councillor Pliakes

THAT the agenda be confirmed as circulated.

CARRIED.

**DECLARATIONS**

There were no declarations from members of Council.

**ADOPTION OF MINUTES**

MOVED by Councillor Dunkeld  
SECONDED by Councillor Dobrich

THAT the minutes of the Council Public Hearings held on March 21<sup>st</sup>, 2000 be adopted as circulated.

CARRIED.

**ITEMS**

**1. MAIN STREET VISION COMMITTEE REPORT (C10-DV & D18)**

**NOTICE GIVEN:**

The Clerk advised the procedure by which notice was given.

**PURPOSE:**

The purpose of the public meeting was to receive comments and suggestions from the public with respect to the recommendations of the Main Street Vision Committee that address the concept of how Main Street will look in the future.

Members of the Main Street Vision Committee are:

Eric Button, representing the B.I.A.  
Vince Brewerton, Imagico Inc., Volunteer Resident  
Eric Lismanis, Business Development Manager  
Doug Hinton, representing the Chamber of Commerce  
Don Richards, Volunteer Business Resident  
Peter Dobrich, Councillor  
Judy Scala, Councillor  
Tom Parry, Director of Development Services, Town  
Paul Whitehouse, Director of Public Works, Town

Vince Brewerton, Chair, advised that the mandate of the Committee is to create a vision of how Main Street (from Highway 48 to Durham Road 30) might look in 10 years and work towards fulfilling that vision. He invited residents to provide their suggestions to the Committee and noted that all residents are welcome at the Committee's meetings to take an active part in the process.

#### **GENERAL QUESTIONS:**

Loretta Lavell, 572 Cam Fella Blvd., questioned the Town's Property Standards By-law, is it still in effect? (Ans: Yes, however the Town works with the property owners first to achieve compliance before issuing an Order.) Mrs. Lavell noted that two buildings in the B.I.A. are in need of attention. She suggested that the Property Standards By-law should be reviewed.

Michael Weaver, 54 Geoffrey Crescent, concerned that Millard Street will be used as a truck route. (Ans: trucks are expected to use Bloomington.)

Jury Konga, 14 Bernick Cres., asked if the report was available (Ans: yes, at the Library and Town offices); are there any general citizens on the committee (Ans: yes, Vince Brewerton, Volunteer Resident and Don Richards, Volunteer Business Resident.). Mr. Konga suggested that a few more general residents would be helpful on the committee (Ans: residents are encouraged to attend meetings and join in the discussions with the Committee.) He suggested that projects be "achievable" and given a time frame for completion.

Eric Button, representing the B.I.A., expressed the B.I.A.'s support for the report and urged the Town to move forward on the recommendations. He suggested that the Town implement measures to give the ability to do the things that need to be done to achieve

the vision. He note that the process will help future development within the community. He indicated that the B.I.A. and Chamber of Commerce are willing to work with the Town's Economic Development Officer to achieve these improvements.

Sheila McLeod, 6641 Main Street, noted that the hydro poles present a major problem to the beatification of the downtown area; can anything be done?

Helene Johnson, Chamber of Commerce, suggested that if the Whitchurch-Stouffville Hydro is sold, use the money to bury the hydro lines.

Tom Winters, 1349 York-Durham Line, indicated that service groups such as the Stouffville Lions should be approached as they will help to make the "vision" a reality.

David Moon, 60 Mill Street, suggested that a larger budget is required (larger than \$37,000) and the Town investigate other means for funding.

John Gilderdale, 6111 Main Street, suggested that signage be erected at Highway 48 and Main Street to indicate a by-pass route.

Fred Robbins, 12382 Ninth Line, expressed support for the fact that the vision supports and enhances the heritage aspects of Main Street. He noted that the definition of Main Street includes the roadway from Highway 48 to the York-Durham Line.

MOVED by Councillor Scala  
SECONDED by Councillor Dobrich

THAT the report on the Main Street Vision be received;

AND THAT all public comments be referred back to the Main Street Vision Committee for a further report regarding the disposition of this matter.

CARRIED.

2. **LJUBE & ELIZABETH JANKULOVSKI  
APPLICATION TO AMEND ZONING BY-LAW (C10-DV & D14)  
Part Lots 4 & 5, Concession 10, 12875 Tenth Line, Stouffville  
Planning File No. ZBA97.007**

**NOTICE GIVEN:**

The Clerk advised the procedure by which notice was given.

**PURPOSE:**

The Planner advised the purpose of the public hearing. The proposal would allow for

consideration of a year round fruit and vegetable stand with produce sold that is not grown on the farm in combination with produce grown on the farm.

**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.

**GENERAL QUESTIONS:**

There were no general questions.

**IN SUPPORT:**

Fred Robbins, 12392 Ninth Line, expressed support indicating that the proposal enhances the country theme of Stouffville.

**IN OPPOSITION:**

There were no persons present who wished to speak in opposition.

**RESPONSE FROM THE APPLICANT:**

The applicants were in attendance but had no comments.

MOVED by Councillor Scala  
SECONDED by Councillor Sherban

1. THAT the Report on the application to amend the Zoning By-law submitted by Ljube & Elizabeth Jankulvoski 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.

3. **728658 ONTARIO LTD. - PROPOSED OFFICIAL PLAN & ZONING BY-LAW AMENDMENTS (C10-DV & D08/D14)  
Part of Lot 20, Concession 8**

**15153 Highway No. 48, Ballantrae**  
**Our Files: OPA99.002 & ZBA99.016**

**NOTICE GIVEN:**

The Clerk advised the procedure by which notice was given.

**PURPOSE:**

The Planner advised the purpose of the public hearing. The proposal would allow for a commercial plaza with residential units on the second floor. There would be no commercial access from Highway 48.

**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.

**GENERAL QUESTIONS:**

Linda Nesbitt, 5276 Lakeshore Road, asked which side of Lakeshore Road is to be widened? (Ans: southern section of Lakeshore Road from Highway 48.) Are there to be left/right turning lanes? (Ans: a traffic report is presently being prepared.) How many trees are to be planted along the berm and what is the set back? (Ans: a landscape plan will be required outlining the type of trees and specific species.)

Jeff Over, 5312 Lakeshore Road, asked if the septic system is large enough to accommodate the proposed 6 residential units and 6 commercial units? (Ans: applicant has prepared a report and submitted it to Gartner Lee for review to determine if the sewage loading can be handled by the septic system.)

**IN SUPPORT:**

There were no persons present who wished to speak in support.

**IN OPPOSITION:**

Linda Nesbitt, 5276 Lakeshore Road, spoke in opposition noting her concerns with respect to the traffic situation on Lakeshore Road and the berm area.

Wayne Nesbitt, 5276 Lakeshore road, spoke in opposition noting that there is not sufficient information on the proposed septic system and traffic situation.

Jeff Over, 5312 Lakeshore Road, spoke in opposition since he lives across the road

from the proposed development and does not want to live across from an apartment building (concerned re: density).

Howard Lee, speaking for Stan and Susan Kerswill, suggested that the sale of the Kerswill house will be adversely affected by the existence of commercial development on both sides of their home. He noted that the Kerswill lot is small and will be sandwiched between two commercial lots.

**RESPONSE FROM THE APPLICANT:**

Max Sherman, Macroplan, representing the applicant, provided a sketch of the development showing that two small buildings are proposed for these lands with the entrance off Lakeshore Road. He noted that a report had been prepared addressing the noise concerns for the proposed residential units. He also noted that the Ministry of Transportation and planning staff of the Town has a number of conditions/ recommendations that will be addressed. The proposed buildings are 6,572 square feet in size and cover approximately 10% of the property. He advised that all the information required will be submitted to the Town when it has been fully obtained not on a piecemeal basis.

MOVED by Councillor Carroll  
SECONDED by Councillor Sherban

1. THAT the report on proposed Official Plan and Zoning By-law Amendments (728658 Ontario Ltd., 15153 Highway No. 48) be received.
2. THAT the owner shall provide the information requested by the Ministry of Transportation (MTO) (traffic study, etc.) for review and approval by the Town and the MTO.
3. THAT the owner shall provide a new concept plan that has been redesigned in accordance with MTO comments (15 metre x 15 metre sight triangle, etc) and the 5.48 metre widening along the Lakeshore Road frontage as required by the Town, all in conformity with the Local Commercial (LC) zoning requirements.
4. AND THAT all agency and public comments be referred back to staff for a further report regarding the disposition of this matter.

CARRIED.

4. **STOUFFVILLE STOCKYARDS LTD. - APPLICATION TO AMEND ZONING BY-LAW & OFFICIAL PLAN (C10-DV & D14/D09)  
Part Lots 2 & 3, Concession 10  
12555 Tenth Line**

**Planning File Nos. OPA99.004 & ZBA99.028**

**NOTICE GIVEN:**

The Clerk advised the procedure by which notice was given.

**PURPOSE:**

The Planner advised the purpose of the public hearing. The amendment would include trade shows and banquet facilities as expanded activities in the Secondary Plan and Zoning By-law. A petition has been received from 25 homeowners in the Westfield Estates subdivision expressing concerns with respect to the operation of the Stouffville Stockyards and requesting that consideration be given regarding noise, lighting, pollution and security of the neighbourhood.

**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.

**GENERAL QUESTIONS:**

Peter Guinane, 584 Cam Fella Blvd., asked if the concerns outlined in the residents' petition will be addressed? (Ans: all concerns expressed by residents will be addressed.)

**IN SUPPORT:**

Tom Winters, 1348 York-Durham Line, spoke in support noting that the market is changing to obtain more business.

**IN OPPOSITION:**

Loretta Lavell, 572 Cam Fella Blvd., totally objected to outside events noting that outside events at the Market have caused a great deal of problems for area residents (noise, etc.). She stressed that there should be no amplified sound outside. She urged the Town to ensure that the by-laws are enforceable and that a fail safe clause be included to protect area residents.

Peter Guinane, 584 Cam Fella Blvd., objected to amplified sound on the property. (It was noted that the lands north of the water tower would allow amplified sound, while the lands south of the tower would not permit amplified sound. Mr. Guinane requested that permission to use amplified sound be deleted from the lands north of the water tower.

Bill Burch, 599 Cam Fella Blvd., stressed that amplified sound will cause problems for residents who will lose the quiet enjoyment of their property. He suggested that any sound from either inside or outside should not be heard by the adjacent properties.

**RESPONSE FROM THE APPLICANT:**

Julius DeRuyter, representing the applicant, indicated that the noise issue has been identified and he noted that outside trade shows will not have amplified sound. He also noted that for banquet the noise will be kept at a level that will not disturb residents. He agreed with the prohibition of dance clubs, raves and taverns. He advised that the banquets will only be held inside the new auditorium while trade shows will be held either in the front of the new building or outside. He stressed that the new uses will not result in any physical changes to the property.

MOVED by Councillor Dunkeld  
SECONDED by Councillor Sherban

1. THAT the Report on the application to amend the Zoning By-law and Official Plan submitted by Stouffville Stockyards Ltd. be received;
2. AND THAT all agency and public comments be referred to Staff for a further report regarding the disposition of this matter;
3. AND FURTHER THAT the petition from 25 homeowners in the Westfield Estates subdivision expressing concerns with respect to the operation of the Stouffville Stockyards and requesting that consideration be given regarding noise, lighting, pollution and security of the neighbourhood, be received.

CARRIED AS AMENDED.

**CONFIRMATORY BY-LAW**

MOVED by Councillor Pliakes  
SECONDED by Councillor Carroll

THAT Confirmatory By-law 2000-57-MS read a first, second and third time.

CARRIED.

**ADJOURNMENT**

MOVED by Councillor Pliakes  
SECONDED by Councillor Carroll

THAT there being no further business, the Council Public Hearing be adjourned at 9:40 p.m.

CARRIED.

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

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Mayor

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Clerk