



**TOWN OF WHITCHURCH-STOUFFVILLE
COUNCIL PUBLIC HEARING MINUTES
TUESDAY, MAY 16, 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 Dunkeld

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 Pliakes

THAT the minutes of the Council Public Hearings held on April 18, 2000 be adopted as circulated.

CARRIED.

ITEMS

1. **MAGIC HILL FARMS INC.
PROPOSED ZONING BY-LAW AMENDMENT (C10-DV & D14)
Part Lot 12, Concession 9, 13953 Ninth Line
Planning Files: ZBA99.031**

NOTICE GIVEN:

The Clerk advised the procedure by which notice was given.

PURPOSE:

The Planner advised that the purpose of the public hearing is to consider an application to permit a commercial entertainment establishment based on fall harvest and Halloween themes as a temporary use for a period of time up to three years.

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:

By a show of hands approximately 25 persons indicated their support for this application.

IN OPPOSITION:

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

RESPONSE FROM THE APPLICANT:

Mr. Shapiro, applicant, pointed out that "entertainment" farming helps rural farms remain viable and suggested that these types of uses for farmland will become more and more popular as a method to make farming a sustainable industry.

MOVED by Councillor Carroll
SECONDED by Councillor Scala

1. THAT the report on proposed Zoning By-law Amendment (ZBA99.031) be received;
2. THAT all staff and public comments be referred back to staff for a further report regarding this disposition of this matter.

CARRIED.

2. **CATHOLIC CEMETERIES - ARCHDIOCESE OF TORONTO
APPLICATIONS TO AMEND OFFICIAL PLAN & ZONING BY-LAW AMENDMENT**

(C10-DV & D09/D14)
Part Lot 31 & Lot 32, Concession 3
17166 Woodbine Avenue
Planning File Nos. OPA99.003 & ZBA99.020

NOTICE GIVEN:

The Clerk advised the procedure by which notice was given.

PURPOSE:

The Planner advised that the purpose of the public hearing is to consider an application to permit a regional Roman Catholic cemetery with related accessory uses which include: crematorium, columbaria, church, chapel, places of worship, service building, administrative offices and reception facilities.

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:

Wesley Robbins, 54 Bernick Cres., owner of land to the south of the application, asked what the church proposes for the future? Will there be a buffer zone between the cemetery and his lands which is presently an operating farm with cattle, manure spreading, etc.

Charles Boyd, 17019 Woodbine Avenue, asked what impact this proposal will have on the value of his property?

Walter Robbins, R. R. #5, Claremont, L1Y 1A2, asked when the information regarding the planning processes will be available and will residents be able to have input into what is being proposed on the lands? (Ans: when reports are finalized a further report will be brought to Council in Committee in a few weeks. Any person who speaks at this meeting will be advised when the report is ready for Council in Committee. Technical report are available for review in the Development Services Department.)

Fred Robbins, 12392 Ninth Line, asked:

- what is the capacity of the proposed cemetery? (It is a 100 year cemetery).
- is the archeological study for phase 1 and phase 2 (Ans: yes. There were no artifacts, only garbage and pottery shards).
- what is the minimum distance separation and how far is it from the farm boundary (Ans: 165 metres).
- with so much space why not put the cemetery in the centre of the archdiocese

lands?

IN SUPPORT:

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

IN OPPOSITION:

Charles Boyd,
17019 Woodbine Avenue - concerned with negative impact on total area.
Wesley Robbins,
54 Bernick Crescent. - concerned that use is not compatible with farming
operation and future uses of the property are not known.
Walter Robbins,
R. R. #5, Claremont - opposes application in its present form.

The following are concerned that the proposal will have a negative affect on the value of their property.

William Robbins, 4372 Bloomington Road
Arthur Preece, 16829 Woodbine Avenue
L. Benrubi

RESPONSE FROM THE APPLICANT:

Mike Everard, consultant for the applicant, pointed out that cemeteries are considered to be greenspace areas within the rural environment. He noted that there has never been any evidence acceptable to the OMB that cemeteries have a negative impact on land values. He pointed out that the report addresses concerns such as noise and odours. No development will occur in the zone of influence until such time as the farming operations cease to exist. He advised that the applicant has no intention to develop the balance of their lands (north of the subject lands) at the present. He indicated that the southern area of his client's lands was chosen in the anticipation that sewers etc. would be installed along Davis Drive at some point in time which would encourage development along this road. A detailed site plan will be submitted. Further, following passage of the by-law, a 5 step process must be followed for approval of a mausoleum and/or crematorium. With respect to the "need" for this cemetery he pointed out that the closest cemetery, St. John's Cemetery in Newmarket, is almost at capacity (approximately 5 years) while Holy Cross in Toronto is a significant drive for residents of the Town of Whitchurch-Stouffville, Georgina, East Gwillimbury, Aurora or Newmarket.

MOVED by Councillor Sherban
SECONDED by Councillor Pliakes

1. THAT the Report on the applications to amend the Official Plan and Zoning By-

law submitted on behalf of the Catholic Cemeteries - Archdiocese of Toronto 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. **GEORGE & FLOSSIE WILSON
APPLICATION TO AMEND ZONING BY-LAW (C10-DV & D14)
Part Lot 5, Concession 7
12917 McCowan Road
Planning File No. ZBA2000.002**

NOTICE GIVEN:

The Clerk advised the procedure by which notice was given.

PURPOSE:

The Planner advised that the purpose of the public hearing is to consider an application to change the zoning on 1.25 acres to permit the conveyance of this parcel of land.

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:

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

IN OPPOSITION:

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

RESPONSE FROM THE APPLICANT:

Bruce Arrowsmith, representing the applicant, advised that there are presently two dwelling on this property. One is lived in by the owners and the second by tenants. He

pointed out that there is a node of residential homes in this area.

MOVED by Councillor Dobrich
SECONDED by Councillor Carroll

1. THAT the Report on the application to amend the Zoning By-law submitted by George and Flossie Wilson 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.

CONFIRMATORY BY-LAW

MOVED by Councillor Pliakes
SECONDED by Councillor Sherban

THAT Confirmatory By-law 2000-84-MS read a first, second and third time.

CARRIED.

ADJOURNMENT

MOVED by Councillor Sherban
SECONDED by Councillor Dunkeld

THAT there being no further business, the Council Public Hearing be adjourned at 9:00 p.m.

CARRIED.

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

Mayor

Clerk