



**TOWN OF WHITCHURCH-STOUFFVILLE  
COUNCIL PUBLIC HEARING AGENDA  
TUESDAY, MARCH 20, 2001**

**COUNCIL CHAMBERS  
37 SANDIFORD DRIVE, 4TH FLOOR**

**7:00 P.M.**

PRESENTATION: MAYOR EMMERSON TO PRESENT THE FIRST STOUFFVILLE  
CUB PACK WITH TOWN PINS

1. CONFIRMATION OF AGENDA
2. DECLARATIONS
3. ADOPTION OF MINUTES  
- February 20, 2001
4. CONSIDERATION OF REPORTS
5. CONFIRMATORY BY-LAW
6. MOTION TO ADJOURN

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TO FOLLOW PUBLIC HEARING

INFORMATION: MEETING ON **USE OF UNOPENED ROAD ALLOWANCE** TO FOLLOW TO ADVISE ADJACENT LANDOWNERS AND MEMBERS OF THE PUBLIC OF A PROPOSAL TO ALLOW THE OAK RIDGES TRAIL ASSOCIATION TO USE THE UNOPENED ROAD ALLOWANCE WEST OF HILLSDALE DRIVE BETWEEN THE NINTH LINE AND HIGHWAY 48.

**COUNCIL PUBLIC HEARING AGENDA**

**TUESDAY, March 20, 2001**

NOTES	ITEM	DESCRIPTION	PAGE	RECOMMENDATION
HB MC PD CD WE SP SS _____ _____	1.	<b>OFFICIAL PLAN                      AMENDMENT No. 90 -                      SECTION 26 (Planning                      Act)</b>	1	THAT the Report on Official Plan Amendment No. 90 - Section 26 (Planning Act) Public Meeting be received;  AND THAT all agency and public comments be referred back to Staff for a further report regarding the disposition of this matter.

## **REPORT #1**

### **OFFICIAL PLAN AMENDMENT No. 90 - SECTION 26 (Planning Act)**

**Report Prepared By: Manager of Planning Services**

#### **1.0 RECOMMENDATION**

The Director of Development Services concurs with the following recommendation.

The Manager of Planning Services recommends:

1. THAT the Report on Official Plan Amendment No. 90 - Section 26 (Planning Act) Public Meeting be received;
2. AND THAT all agency and public comments be referred back to Staff for a further report regarding the disposition of this matter.

#### **2.0 SUMMARY**

The *Planning Act*, under the authority of Section 26, requires a municipality to review its Official Plan/Secondary Plan documents not less frequently than every five years, and to solicit comments from the public in respect of the need for a revision to the Plan to ensure that it continues to respond to the dynamics and expectations of the community.

The Public Meeting being convened on March 20<sup>th</sup>, 2001 by Council is to solicit comments from members of the public on the Ballantrae-Musselman Lake & Environs Secondary Plan (OPA 90) as the Town responds to the requirements of Section 26 of the *Planning Act*. The information gathered at this meeting will be used to prepare Terms of Reference to re-evaluate the policy framework in the Secondary Plan or amend the Plan if this is deemed to be necessary.

#### **3.0 BACKGROUND**

##### **3.1 Ballantrae-Musselman Lake & Environs Secondary Plan**

The Ballantrae-Musselman Lake & Environs Secondary Plan was adopted by Town Council on March 8<sup>th</sup>, 1994 and was approved by the Region of York on April 16<sup>th</sup>, 1997. The boundaries of the Secondary Plan area are shown on Attachment No. 1 to this Report.

The Secondary Plan establishes a policy framework and a hierarchy of land use designations to guide and shape the future development within this area. The vision of the Plan was established to govern development within the area for a period of twenty years, ending in Year 2015. The present population of the Ballantrae-Musselman Lake area is estimated to be 3,500 to 3,800 persons. Based upon the current lands designated for development, the population for the

Ballantrae-Musselman Lake area is expected to increase to approximately 7,500 persons by 2015. The majority of the future growth for the Secondary Plan area is to be directed to Ballantrae.

The Town initiated the Secondary Plan process in the early 1990's to respond to three key issues that arose within the Ballantrae-Musselman Lake area as follows:

- ▶ The former Official Plan established separate secondary plan areas for the Ballantrae and Musselman Lake communities. The policies of the Plan for both areas were to permit a maximum level of development of 1,000 people each. At the time of initiating the Study, the Musselman Lake area already had a population of approximately 2,000 persons. Furthermore, a significant number of development applications had been submitted to the Town for lands within the two communities or adjacent to them. The policies of the Official Plan of the day did not provide the framework that was necessary to assess the appropriateness of the development applications;
- ▶ An emerging problem with the water quality of the area had been identified, and, a Regional water supply system was being proposed to respond to this concern. The implications of a municipal water supply system for the general area would introduce new opportunities and simultaneously constraints to development which had to be properly accounted for; and,
- ▶ The general area contains in a microcosm many of the environmental issues which are now being dealt with in the Greater Toronto Area, and specifically, its location within the Oak Ridges Moraine. The lands within the boundaries of the Secondary Plan contain extensive areas which have been identified as environmentally sensitive, which would include: Areas of Natural & Scientific Interest; wetlands; kettle lakes; headwater & recharge areas for area rivers; cold water fish habitat, and, significant wooded areas. A comprehensive policy framework had to be developed to protect these sensitive elements from the influence of land development.

As a conclusion of the Secondary Plan study, Town Council adopted a vision which enshrined the following principles:

- ▶ Provide a strategy for the conservation and enhancement of existing natural systems and features;
- ▶ Ensure that new development occurs in a manner which minimizes any negative impacts on natural systems and features; and,
- ▶ Provide a strategy for the enhancement of existing development in a manner which will assist in the resolution of existing environmental concerns.

The land use designations and policy framework of the Ballantrae-Musselman Lake Secondary Plan that have been designed to govern land use decisions for the area have embodied the three above noted principles.

### **3.2 Public / Agency Consultation Process**

Notice has been given to the community and government agencies of Council's intent to embark upon its five year review of the Ballantrae-Musselman Lake Secondary Plan. No correspondence has been received by the Town as of the date of submitting this Report to Council.

Any comments or correspondence received at the Public Meeting will be assessed by Staff and dealt with in a future Report to Council on the disposition of this matter. When a Report is returned to Committee and Council on the Five Year Review of the Secondary Plan, Staff will provide a summary of the comments received, and, how the items raised could be addressed in any revisions or amendments to the Plan. Staff will provide a Terms of Reference to outline the scope of work to be undertaken, and, the framework to provide the direction necessary to complete the identified tasks.

### **3.3 Financial Implications**

It may be necessary to engage an Environmental Consultant and a Planning Consultant to assist staff in preparing supporting studies for amendments to the Plan.

A detailed project budget outline will be prepared for Committee and Council's consideration once the public and agency comments arising from the Public Meeting have been assessed.

We have currently estimated the cost of completing this assignment at \$35,000.

## **4.0 CONCLUSIONS**

In accordance with the *Planning Act*, the Town is required every five years to complete a review of its Official Plan/Secondary Plans to ensure that they continue to reflect the dynamics and expectations of the community. The review also provides the opportunity for the Town to assess any new and relevant provincial initiatives; emerging external factors that may affect the rate or form of growth; and where deemed appropriate, include new best management practices that may have recently been developed. This comprehensive assessment assures that the Secondary Plan is responsive and continues to fulfill the key principles that were originally identified to guide and shape development for the area.