



**TOWN OF WHITCHURCH-STOUFFVILLE
COUNCIL PUBLIC HEARING MINUTES
TUESDAY, JANUARY 22, 2002**

**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 with the exception of Councillor Pliakes and Councillor Bowes. Mayor Emmerson was in the Chair.

CONFIRMATION OF AGENDA

MOVED by Councillor Dunkeld
SECONDED by Councillor Dobrich

THAT the agenda be confirmed as circulated.

CARRIED.

DECLARATIONS

There were no declarations from members of Council.

ADOPTION OF MINUTES

MOVED by Councillor Sherban
SECONDED by Councillor Carroll

THAT the minutes of the Council Public Hearing held on October 16, 2001 be adopted as circulated.

CARRIED.

ITEMS

- 1. HUNJAN HOLDINGS LTD. - PROPOSED ZONING BY-LAW AMENDMENT
Part of Lot 35, Concession 4, 2379 Stouffville Road
Planning File No. ZBA99.029 (C10-DV & D14)**

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 for a proposed Zoning By-law Amendment for lands situated in Part of Lot 35, Concession 4 (M) (municipally known as 2379 Stouffville Road). The application is to change the zoning on the subject property for a portion of the property in General Zoning By-law No. 87-34 from Rural (RU) to Industrial Light (IL) and Open Space Environmental (OSE).

The Amendment is being pursued to accommodate a 13,470 square metre (145,000 square foot) manufacturing plant with a 2,787 square metre (30,000 square foot) office. The Amendment would also allow off-street parking within the front and exterior side yards. The proposed business for the site is an automobile parts manufacturer.

The application is being considered in conjunction with a Site Plan Control Agreement application that will govern the physical development of the site relating to the manufacturing plant/office.

The Planner advised that the Fire Department has noted that the building will have to be sprinklered and that a fire protection water supply will have to be provided. The Owner's architect, Mr. Baldassarra, has been made aware of these requirements. Typically, these matters are confirmed and addressed at the Site Plan Control review/approval stage.

FURTHER NOTICE:

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

Requests for further notification:

Bill Kostoff, 12275 Woodbine Avenue, Gormley L0H 1G0
Peter Schmidt, 26 Hartwood Place, Markham L6C 2S7
Grace and Amedeo Granato, 24 Union Street, Gormley L0H 1G0
Sypros Kabitis, Box 443, Gormley L0H 1G0
Laurie Brooks, 3 Union Street, Gormley L0H 1G0
Wayne & Gail Warnica, 12 Union Street, Gormley L0H 1G0

GENERAL QUESTIONS:

Mr. McKay, Planning Consultant and Mr. Baldassarra, Architect, gave a presentation explaining the proposed operation of business for the noted property.

Wayne Warnica, 12 Union Street, Gormley inquired about the raw materials that would be delivered and how they would be handled and stored. The driveway on Woodbine Avenue is a concern and consideration is needed relating to potential hazards turning onto Woodbine Avenue. Also, vehicle headlights would be shining onto Union Street.

Wayne Warder, 8 Union Street, Box 376, Gormley noted concerns relating to the vehicles using access points on Woodbine Avenue and the number of trucks that would be attempting left turns.

Fred Robbins, 12392 Ninth Line, Stouffville inquired as to the number of employees that the business would employ. He also expressed concern that the property east of the creek would remain rural zoning.

Linda Earl, 11 Union Street, Gormley operates a day care and has concerns regarding an increase in traffic on Woodbine Avenue. Also, there are concerns about the local wells and whether they would be monitored to ensure that the proposed operation did not have any adverse affects on the quality or quantity.

Vicki Johnson, 20 Union Street, Gormley, inquired about the sewage disposal system and how much water usage per day would be used. Other concerns relate to traffic noise and the noise level of the plant, as well as lights shining onto their street. The question was asked whether or not the parking lot and septic bed locations could be switched in an attempt to keep vehicle noise down.

IN SUPPORT:

Randall Dickie, Senior Project Manager, PMG Planning Consultants was in attendance to show support of this project on behalf of Dr. Wu, land owner to the south. The development is consistent with the Secondary Plan for this area and would be an appropriate addition recognizing the residential area also.

Wayne Warnica not opposed to employment development in the area if handled properly.

IN OPPOSITION:

Wayne and Gail Warnica have concerns regarding water quantity and quality; light pollution; noise pollution; dangerous traffic congestion and parkland in lieu of cash payment.

Ron Warder opposition until water concerns have been addressed as well as the traffic concerns on Woodbine Avenue.

Vicky Johnson opposed to the location of the septic system and parking lot and has concerns also with traffic on Woodbine Avenue.

Michael and Linda Earl have concerns with possible future expansion location; design standards relating to buffer strip along Woodbine Avenue; parking location; parking lamps; traffic flow and truck access; and the servicing of water and sewers.

A letter was received from Wendy Butt, 16 Union Street, Gormley requesting that consideration be given to changing the zoning to "prestige industrial" instead of "light industrial". Concerns were

noted relating to water quality and usage; sewage disposal; off street parking; parking lights; location of septic beds and parking lot;

RESPONSE FROM THE APPLICANT:

Representatives for the owner provided information for the concerns that were raised. Raw materials are shipped in enclosed containers and unloaded directly on the loading docks with a combination pipe and steel hose that connects directly to the silo. It has a very quiet vacuum type system. Most deliveries would be in the daytime and the estimate number of trucks per day is ten. Eventually the operation may run 24 hours but would have very minimal deliveries in the evening. A hydrologist has done testing on site and put in a test well. Two wells will be dug, with only one ever being operational at one time. The building code requirements are being easily met with the testing that has been done. It was noted that the operation recycles water and no water is in the actual product. Most water usage would be for clean up and personal use. Regular water testing will be done by the company.

MOVED by Councillor Dobrich
SECONDED by Councillor Carroll

THAT the report on proposed Zoning By-law Amendment (Hunjan Holdings Ltd./ZBA99.029) be received;

AND THAT all public, staff, agency and consultants' comments be referred back to staff for a further report regarding the disposition of this matter.

CARRIED.

ITEM #2

MAINSVILLE YORK HOLDINGS LTD. - ZONING BY-LAW AMENDMENT APPLICATION
Part Lot 35, Concession 8 (M), 5887 Main Street, Stouffville
Planning File: ZBA01.010 (C10-DV & D14)

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 for a proposed Zoning By-law Amendment for lands situated in Part Lot 35, Concession 8(M), 5887 Main

Street, Stouffville. The purpose of the proposed amendment is to permit the second phase of commercial development to occur on the southern half of the property, in accordance with the (SC) Zone regulations. It is proposed that approximately 3,056 square metres (32,900 sq.ft.) of commercial, retail and office space will be constructed on the lands subject to the amendment. No correspondence has been received from members of the public, government agencies or town staff. The future development of the site will be subject to Site Plan Control provisions.

FURTHER NOTICE:

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

GENERAL QUESTIONS:

A letter was received from the Board of Directors, Parkview Services for Seniors noting concerns about perimeter problems that they may encounter with a large volume of pedestrian and vehicular traffic. These include fencing on the west boundary and sidewalks on both sides of the road way to separate the vehicles from the high number of senior residents who may wish to use the plaza. The construction of a formal pedestrian crosswalk with appropriate road markings is requested.

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:

Mr. K.C. Au, Architect for the applicant spoke on cross-walk and signage concerns.

MOVED by Councillor Sherban
SECONDED by Councillor Dunkeld

THAT the Report on proposed Zoning By-law Amendment submitted by Mainsville York Holdings Ltd. (ZBA01.010) be received;

AND THAT all agency and public comments be referred back to staff for a further report regarding the disposition of this matter.

CARRIED.

ITEM #3

**CHANDROWTIE RAMPHAL TURNER - PROPOSED ZONING BY-LAW AMENDMENT
Part of Lot 26, Concession 4, 2892 St. John's Road
Planning File No. ZBA01.014 (C10-DV & D14)**

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 for a proposed Zoning By-law Amendment for lands situated in Part Lot 26, Concession 4, 2892 St. John's Road. The application is to change the zoning on a portion of the subject property from "Open Space Environmental (OSE)" to "Rural (RU)". The purpose of the rezoning is to modify the location of the Open Space Environmental (OSE) boundary to more accurately reflect existing floodline conditions as established by the Lake Simcoe Region Conservation Authority. The rezoning is necessary to facilitate a proposed expansion to an existing dwelling.

The Amendment is being pursued by the Owner to modify the location of the OSE Zone to more accurately define the limits of the regional floodline. With the new OSE boundary defined, the Owner would be eligible for a building permit for an addition to the existing residence.

The Lake Simcoe Region Conservation Authority, by a letter dated January 11, 2002, have indicated that they have no objection to the Zoning By-law Amendment application, and, by Permit No. WSP.2001.012 have granted permission for "the construction of a new addition to an existing house with a new septic and placement of fill for grading as shown on plans submitted and marked 'approved'", subject to a number of standard conditions. One of the conditions to development prescribes that there be no openings in the addition below a 281.77 metre asl floodline elevation. The Conservation Authority has also requested that the indicated elevation be used to refine the Open Space Environmental (OSE) boundary.

FURTHER NOTICE:

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

Written correspondence requesting further notice was received from CN Railway Properties Inc.

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:

The proponent is in the process of obtaining a survey drawing showing the location of the existing dwelling, the proposed addition and the regional floodline.

MOVED by Councillor Dobrich
SECONDED by Councillor Sherban

THAT the report on proposed Zoning By-law Amendment (Turner/ZBA01.014) be received;

AND THAT all public, staff, agency and consultant comments be referred back to staff for a further report regarding the disposition of this matter.

CARRIED.

ITEM #4

PETRO CANADA (FRANK BAUDO) - PROPOSED ZONING BY-LAW AMENDMENT
Part Lot 20, Concession 4, 2269 Aurora Road
File No. ZBA2001.013 (C10-DV & D14)

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 for a proposed Zoning By-law Amendment for lands situated in Part Lot 20, Concession 4, 2269 Aurora Road. The proposed Amendment would change the zoning in General Zoning By-law 87-34 from Rural (RU) to Highway Commercial (HC) on the subject property. Notwithstanding the uses permitted in an "HC" zone, the only use permitted on the subject property will be an Auto Repair Shop.

The purpose of the proposed Amendment is to permit a 637.111 square metre (6858 square foot) Auto Repair Shop to be constructed on the subject property in accordance with the "HC" Zone

regulations. A Water Control (W) suffix will be added to the "HC" zoning category to ensure that water use is limited to washroom and lunchroom facilities for the staff, in compliance with Official Plan requirements and as prescribed in Section 10.(1) of General Zoning By-law 87-34.

The York Region Transportation and Works Department, in a letter dated August 27, 2001, has provided preliminary site comments to the Owner indicating that, although they have no objection to permitting vehicular access to the site, the Region of York generally permits only one access per lot unless there is a proven need for more. They have also asked the applicant to investigate the possibility of interconnection of access through adjacent properties.

The Lake Simcoe Region Conservation Authority, in a letter dated January 10, 2002 to Arrowsmith and Associates, have indicated that comments will not be provided until the prescribed review fee is paid. It should be noted that there are no floodplains or environmentally sensitive lands located in close proximity to the site.

The property will be subject to Site Plan Control.

FURTHER NOTICE:

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

GENERAL QUESTIONS:

There were no general questions.

IN SUPPORT:

Fred Robbins, 12392 Ninth Line, Stouffville supports this amendment as there is a need in the area for an auto repair shop.

IN OPPOSITION:

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

RESPONSE FROM THE APPLICANT:

Bruce Arrowsmith, agent for the applicant explained the proposal for an auto repair shop and the adequacy of access points and the ability to accommodate traffic.

MOVED by Councillor Dobrich
SECONDED by Councillor Carroll

THAT the report on proposed Zoning By-law Amendment (Petro Canada/ZBA2001.013) be

received.

AND THAT prior to the preparation of the final report regarding the disposition of this matter, the Owner provide a sewage system design for review by the Town. The design should confirm that a sewage system, designed to accepted standards, can be located on the property that will accommodate the proposed use without environmental impact.

AND THAT all public, staff and agency comments be referred back to staff for a further report regarding the disposition of this matter.

CARRIED.

CONFIRMATORY BY-LAW

MOVED by Councillor Dobrich
SECONDED by Councillor Dunkeld

THAT Confirmatory By-law 2001-08-MS read a first, second and third time.

CARRIED.

ADJOURNMENT

MOVED by Councillor Carroll
SECONDED by Councillor Sherban

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 , 2002.

Mayor

Clerk