



**TOWN OF WHITCHURCH-STOUFFVILLE
COUNCIL PUBLIC HEARING MINUTES
TUESDAY, MARCH 5, 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. Mayor Emmerson was in the Chair.

CONFIRMATION OF AGENDA

MOVED by Councillor Pliakes
SECONDED by Councillor Carroll

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 Hearing held on February 5, 2002 be adopted as circulated.

CARRIED.

- 1. FLORENCE PERRECA - ZONING BY-LAW AMENDMENT APPLICATION
Part Lot 17, Concession 4, 5421 Slater Road
File No. ZBA02.002 (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 obtain comments from the public

and agencies with respect to a proposed Zoning By-law Amendment for lands situated in Part of Lot 17, Concession 4 (municipally known as 5421 Slater Road).

The subject lands are currently zoned Rural (RU) and Open Space Environmental (OSE) in General Zoning By-law 87-34. The Amendment proposes to include as a permitted use within the lands presently zoned Rural, a kennel as an additional use. The Owner has been previously successful in securing two concurrent temporary use By-laws from Council and the kennel has been in operation for a period of five years. The present temporary use By-law lapses on March 25, 2002. The Amendment, if approved, would allow the kennel on a permanent basis within the Rural (RU) zoned portion of the subject lands.

No correspondence has been received from town departments.

Correspondence has been received from members of the public as follows:

- a petition, signed by approximately 19 area residents, indicates their support for the continued operation of the kennel facility at 5421 Slater Road.
- a letter from the law firm of Plaxton & Mann, solicitors for Mr. & Mrs. Ronald Rice and Richmond Sod Landscape, advise that their clients' are concerned that the kennel will depreciate the value of future homes that may be built, due to noise and possible pollution concerns. The Solicitor noted that the present operation is tolerable, but his clients' are opposed to any application for rezoning the subject lands to allow a kennel on a permanent basis.

Correspondence was received from the French Catholic School Board and the Lake Simcoe Region Conservation Authority advising that they have no objections to the proposed ZBA. The Conservation Authority noted that a portion of the property is within the Regulated Area and if there is any grading of the property a permit may be required.

It was noted that Council may wish to consider imposing site specific regulations on the seventeen (17) acre property to identify exactly where on the property the kennel may operate, as well as restricting the number of dogs allowed.

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.

There were no requests for further notification.

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:

Peter Kalinovits, representative for the applicant noted that the kennel facility is capable of holding up to 35 dogs and they would like to be able to increase that number if required in certain circumstances, such as peak vacation times. In the future they also may wish to apply for a building permit for an additional building.

MOVED by Councillor Pliakes
SECONDED by Councillor Sherban

THAT the report on the Zoning By-law Amendment Application to permit a "Kennel" as an additional permitted use, submitted by Florence Perreca (ZBA02.002), be received.

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

CARRIED.

**2. GEORGE, WENDY AND PATRICIA WONG
PROPOSED ZONING BY-LAW AMENDMENT
Part of Lot 18, Concession 9, 14835 Ninth Line, Musselman Lake
Planning File: ZBA02.003 (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 obtain comments from the public and agencies with respect to a proposed Zoning By-law Amendment for lands located in Part of Lot 18, Concession 9 (municipally known as 14835 Ninth Line). The rezoning application proposes to reclassify the subject lands from the Recreational Commercial (RC) Zone to the Rural Residential Five (RR5) and the Open Space Environmental (OSE) Zones. The RR5 Zone will

recognize the existing residential dwelling on the property and also a reduced lot frontage requirement from 39 metres (127 ft) to 32 metres (105 ft). The OSE Zone is designed to recognize and protect an environmentally sensitive area situated on the southern limits of the property. The OSE Zone prohibits the construction of buildings and structures, and the placing or removal of fill material.

No comments were received from members of the public or town departments. The Lake Simcoe Region Conservation Authority and the French Catholic School Board (South Central Board) have advised that they have no objections.

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.

There were no requests for further notification.

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:

There were no comments from the applicants.

MOVED by Councillor Carroll
SECONDED by Councillor Bowes

THAT the report on proposed Zoning By-law Amendment (Wong/ZBA02.003) be received;

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

CARRIED.

CONFIRMATORY BY-LAW

MOVED by Councillor Pliakes
SECONDED by Councillor Dobrich

THAT Confirmatory By-law 2002-39-MS read a first, second and third time.

CARRIED.

ADJOURNMENT

MOVED by Councillor Dunkeld
SECONDED by Councillor Bowes

THAT there being no further business, the Council Public Hearing be adjourned
at 7:35 p.m.

CARRIED.

DATED at the Town of Whitchurch-Stouffville this day of , 2002.

Mayor

Clerk