



**TOWN OF WHITCHURCH-STOUFFVILLE
COUNCIL PUBLIC HEARING MINUTES
TUESDAY, APRIL 2, 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 Sherban
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 March 5, 2002 be adopted as circulated.

CARRIED.

- 1. CHIN TSAO TSENG & PEKKA TSENG
ZONING BY-LAW AMENDMENT APPLICATION
Part Lot 26, Concession 8, 5276 St. John's Road/16045 Highway No. 48
Planning File No. ZBA02.004 (C10-DV & D14)**

NOTICE GIVEN:

The Acting Clerk advised the procedure by which notice was given.

PURPOSE:

The Planner advised that the purpose of the public hearing is to obtain public and agency comments with respect to a Zoning By-law Amendment for lands situated in Part Lot 26, Concession 8 (known as 5276 St. John's Road/16045 Highway #48).

The property is currently zoned Rural Residential Two (RR2) and will maintain the present zone classification. The application is to permit a business office, Global Computer Systems Inc., in an accessory building as an additional permitted use on the subject property. The business has been in operation since March 1990 through the passage of four consecutive temporary use by-laws. The application is to permit the existing business on a permanent basis.

Existing site specific restrictions include the following:

- Not more than one person who is not a resident in the dwelling can be engaged in the business.
- Not more than one business purpose is permitted and retail uses are prohibited.
- The accessory building is not to be enlarged and the rural character and appearance of the accessory building and the surrounding lands are not to be changed.
- Four parking spaces are to be provided on the subject lands and the parking lot shall have a paved surface of asphalt or similar material.
- Business uses and home occupations are not permitted in the dwelling unit.

Correspondence was received from the French Separate School Board advising that they have no objections. The Ministry of Transportation have no objection provided that the existing business continues to use the existing access point from St. John's Sideroad. Correspondence was received from R. Blake Tufford, 5578 St. John's Sideroad, Stouffville, Ont. L4A 7X4 stating he has no objections with respect to the proposed zoning change request.

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:

- Earl Grose, 16721 Highway #48, Stouffville, Ont. L4A 7X4
- Christine & Ken Jeffrey, 5718 St. John's Sideroad, Stouffville, Ont. L4A 7X4
- Ivan Hoult & Steve Hoult, 16113 Highway #48, Stouffville, Ont. L4A 7X4
- Stuart Rose, 5352 St. John's Sideroad, R. R. #3, Mount Albert, Ont. L0G 1M0
- Gary & Colleen Wynn, 5652 St. John Sideroad, Stouffville, Ont. L4A 7X4

GENERAL QUESTIONS:

Gary Wynn, 5652 St. John's Sideroad, inquired what the status would be if the property was sold in the future. It was noted that the zoning is on the property, not with the owner, and therefore a similar type of business could operate, but the same restrictions would apply as set out in the By-law.

Gerald Moran, 16060 Ninth Line, Stouffville, Ont. L4A 7X4 inquired if the home and business were together or had been severed. It was noted that the accessory building and the dwelling are one property and will remain one property.

IN SUPPORT:

- Steve Hoult, 16113 Highway #48, is a neighbour of the Tseng's and has no objection to the proposed zoning by-law amendment.
- Mr. Ivan Hoult approves of the application and noted that the property is well kept and there have been no disturbances.
- Stuart Ross, 5352 St. John's Sideroad, is in support of the application.

IN OPPOSITION:

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

RESPONSE FROM THE APPLICANT:

Mr. Earl Grose, 16721 Highway #48, agent for the owner, requested that Council consider the Tseng's desire to hire more help in extremely busy time periods. On occasion it would be beneficial to have up to four employees who are not residents of the dwelling available on a temporary basis. It was noted that any increase to the number of employees would change the character of the business from a home occupation to an Industrial/Commercial business, which is not permitted in a rural residential zone.

MOVED by Councillor Bowes

SECONDED by Councillor Dunkeld

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

CARRIED.

**2. COMMUNITY OF GORMLEY SECONDARY PLAN
OFFICIAL PLAN AMENDMENT NO. 88 - SECTION 26 PUBLIC MEETING
(C10-DV & D08)**

NOTICE GIVEN:

The Acting 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 the Community of Gormley Secondary Plan, (Official Plan Amendment No. 88). The Planning Act, under the authority of Section 26, requires a municipality to review its Official Plan/Secondary Plan documents at least every five years, and to solicit comments from the public of the need for a revision to the Plan and to ensure that it continues to respond to the dynamics and expectations of the community.

The Secondary Plan was adopted by Council on December 8, 1992 and was approved by the Ontario Municipal Board through an Order issued on June 16, 1995. The Secondary Plan establishes a framework and a hierarchy of land use designations to guide and shape the future development within this area for a period of twenty years, ending in 2012.

The Secondary Plan was largely developed to attract and direct employment related growth to this area given the proximity of the lands to the 404 Highway. The Plan was put forward to ensure that an appropriate mix and scale of development occurred to capitalize on its locational advantage.

Comments received from the public and government agencies will be combined with an assessment prepared by staff and brought back to Council in a separate report at a later date.

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:

- Laurie Brooks, 3 Union Street, Box 76, Gormley, Ont. L0H 1G0
- Michael Earl, 11 Union Street, Box 566, Gormley, Ont. L0H 1G0
- Kevin Arbour, 12589 Woodbine Avenue, Gormley, Ont. L0H 1G0
- David LaLonde, 3120 Steeles Avenue East, Markham, Ont. L3R 1G9
- Bob & Jan Gardiner, 11966 Woodbine Avenue, Gormley, Ont. L0H 1G0
- Walter Brillinger, 1750 Stouffville Road, Box 217, Gormley, Ont. L0H 1G0
- Eldon M. Brillinger, 1 Union Street, Box 273, Gormley, Ont. L0H 1G0
- Fred Robbins, 12392 Ninth Line, Stouffville, Ont. L4A 1C1

GENERAL QUESTIONS:

Fred Robbins, 12392 Ninth Line, Stouffville has some concerns that the historical importance of this area was not included in the historic preservation policies. Mr. Robbins spoke to Council and provided a package of material on the history of Gormley including an inventory of heritage buildings and maps of the area.

Wayne Warnica, 12 Union Street, Gormley questioned the proposed road system and how it will change with new development. It was noted that the road patterns shown are conceptual only and will be determined through the future division of the land, zoning and Site Plan processes, and, are considered as a whole and not in isolation.

Kevin Arbour, 12589 Woodbine Avenue, Gormley has concerns with the impact of future development on a creek that runs through the open space environmental lands south of the cemetery. It was noted that all proposals are considered with regard to the proposed use and environmental impact, and that government agencies are also involved in the review. All development will be on private services and studies demonstrating their impact will be required.

David LaLonde, 25 Thicketwood Blvd., Stouffville, L4A 1K1, General Manager, Gormley Auto Centre inquired whether the Gormley area would be serviced with water and sewers in the future. It was noted that Gormley is at the fringe of the service area as identified in the Region of York Master Environmental Servicing Plan and that the Town and land owners could possibly partner in the future to speed up the process.

Fred Robbins, 12392 Ninth Line, Stouffville questioned if Gormley is a hamlet as the Oak Ridges Moraine Conservation Plan shows it as a settlement. At this time it is not clear what the designation will be.

Bob Gardiner, 11966 Woodbine Avenue, Gormley expressed concern that prime agricultural lands are being developed and that industrial uses will cause problems with the aquifer and shallow wells. The south/west area should be residential only to blend with the present development and keep industrial uses in the north/east areas. It was also noted that buffering areas should be increased and that traffic concerns with Stouffville Road and Woodbine Avenue need to be addressed with all new development.

MOVED by Councillor Dobrich

SECONDED by Councillor Sherban

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

CARRIED.

CONFIRMATORY BY-LAW

MOVED by Councillor Dunkeld

SECONDED by Councillor Dobrich

THAT Confirmatory By-law 2002-58-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 8:25 p.m.

CARRIED.

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

Mayor

Clerk