



**TOWN OF WHITCHURCH-STOUFFVILLE
COUNCIL PUBLIC HEARING MINUTES
TUESDAY, JUNE 25, 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. (Councillor Sherban left the meeting at 8:30 p.m. and Councillor Carroll was in attendance at 9:30 p.m.) Mayor Emmerson was in the Chair.

CONFIRMATION OF AGENDA

MOVED by Councillor Sherban
SECONDED by Councillor Dobrich

THAT the agenda be confirmed as circulated.

CARRIED.

DECLARATIONS

There were no declarations from members of Council.

ADOPTION OF MINUTES

There were no minutes for adoption at this time.

TOWN HALL PROPOSALS

1. REDEVELOPMENT OF OLD TOWN HALL (C10-FI & L07)

On March 5, 2002, Council directed staff to prepare a Request for Proposal (RFP) regarding redevelopment of the old Town Hall at 19 Civic Avenue. The closing date of the RFP was May 29, 2002. Five submissions were received and acknowledged by the RFP opening committee. Upon examination of the proposals, staff determined that the submission from the architectural firm of Ventin Group Ltd., was not a redevelopment proposal, but an offer of architectural services in the event of a redevelopment.

PRESENTATIONS:

1) Arrowsmith & Associates

Mr. Bruce Arrowsmith made a presentation to Council noting that their intention would be to restore the Old Town Hall building to its original condition keeping the unique architectural design. The second floor would be used as an office for Arrowsmith & Associates and the main level would be negotiable. The front yard would continue to be part of the Town square. A connection to the park with full pedestrian access to Main Street would be part of the design. They view the redevelopment proposal as a partnership with the Town and community.

2) Clock Tower Potters

The proposal from the Clock Tower Potters was a request to delay or defer any redevelopment. Karen Young spoke on behalf of the Clock Tower Potters who propose that the building continue to be used for the art community, musical groups, and other community based organizations. It would be a resource for groups and residents to gather, and a chance to build on what has already be started within the facility. John Roberts noted that there are many local artists who want an art centre. It would create a unique opportunity for holding art lessons and bring visitors from the street to learn skills.

3) Melodyman Productions

The proposal presented by Don Quarles would turn the building into a music/art facility. The second floor would have a stage, balcony and seating for 100 to 250 people. Uses could include live theatre, movies, banquets and other group productions. It was suggested that groups such as the Canadian Fiddlers Step Dance would be interested in using a facility such as this. They would be looking to corporate, community and commercial sponsors and donors to renovate and maintain the building.

4) Sue Sherban

This concept would create a theatre and town hall facility. A theatre facility is proposed as a worthwhile project that could partner with other groups (ie. the Clock Tower Theatre, BIA, local artists and the Chamber of Commerce) and maintain the heritage character of the building. The building would be a multi-purpose facility for the community and be a vital link to the parks, stores, pool and library. An extension on the back of the building for the Town municipal offices would be important to the community and would become the centrepiece for the Town. This proposal would keep the building in public ownership for a theatre and municipal offices.

GENERAL QUESTIONS/COMMENTS:

The following people had questions and or comments:

Jill McQuade, 50 Westlawn Crescent, Stouffville L4A 7Z6 wishes to see te preservation of the Town Hall, bowling green, park and rose shrubs.

Fred Robbins, 12392 Ninth Line, Stouffville, L4A 1C1 is concerned with the architectural preservation and would like the building to have a heritage designation. It is important that the clock tower be preserved as part of the Town Square.

Wayne Daniels, 61 Bramble Crescent, Stouffville, L4A 7Y6 noted that rooms could be overbooked and the overall square footage available must be determined.

Jan Quarles, 14739 Ninth Line, Stouffville L4A 7X3 would encourage the return of the town offices to the downtown core, and also that the music/arts have a home for exhibits and performances.

Mary Katherine Ramsden, 8 Bramble Crescent, Stouffville L4A 7Y6 is concerned with safety for children and the need of town facilities in the downtown area for youth activities.

Mary Stead, 8 Appleton Street, Stouffville, L4A 7X3 agrees that the Town Hall should move back to the downtown core.

Louise Beauchamp, 42 Geoffrey Crescent, Stouffville L4A 5C1 noted that the community groups/municipal component would be the most viable and help make Stouffville flourish.

Randy Mole, 128 Rose Avenue, Stouffville L4A 4J6 is in favour of the arts and small theatre, but not of incorporating the Town Offices. It is important not to lose the lawn bowling area and park.

A letter dated June 21, 2002 was received from Miss Margaret May, 411- 7 Albert Street, Stouffville L4A 4H4 with questions regarding the process for the proposals.

MOVED by Councillor Dobrich
SECONDED by Councillor Bowes

THAT staff pursue in detail the proposal from Arrowsmith & Associates with negotiations only;

AND THAT a report be brought back to Council at a future meeting.

CARRIED.

PLANNING ITEMS

The Manager of Planning Services provided an overview of the Functional Servicing Study. Consultation is still in process with the Toronto Region Conservation Authority, the two School Boards and the Region of York. The study also reviews transportation systems and road improvements for short term as well as long term up to twenty years. Individual draft plans of subdivision will not be finalized until the Functional Servicing Study has been approved.

2. PROPOSED PLAN OF SUBDIVISION & ZONING BY-LAW AMENDMENT - MADORI LTD. Part of Lot 2, Concession 8, Community of Stouffville File Nos. 19T(W)-98003 & ZBA00.006 (C10-DV & D12)

NOTICE GIVEN:

The Clerk advised that as the Notices of Public Meeting were not mailed in compliance with regulations under the Planning Act, this meeting will be an information meeting only and the Public Meeting will be held at 7:00 p.m. on Tuesday, July 23, 2002.

PURPOSE:

The Planner advised that the purpose of the public hearing is to obtain public and agency comments with respect to a proposed Plan of Subdivision and proposed Zoning By-law Amendment as submitted by Madori Ltd.

The subject lands are located in Part of Lot 2, Concession 8, within the northwest quadrant of the community of Stouffville. The land area of the development parcel totals approximately 22.83 hectares (56.4 acres).

The development proposal envisages the creation of 329 residences comprised of single detached dwelling units. Blocks will also be created for a storm detention facility and park facilities. The proposed development of the subject lands will be serviced by municipal water and sanitary sewage infrastructure.

Access into the development lands will be provided from the Ninth Line, Glad Park Avenue, West Lawn Crescent and Winlane Drive. It is proposed that part of the extension of the mid-block collector road, Millard Street, westerly from the Ninth Line to Highway No. 48, will be constructed as part of this development initiative. It is anticipated that the balance of Millard Street, including the crossing over the Little Rouge River, will be constructed when the adjacent property to the west is developed.

To implement the proposed plan of subdivision, it is proposed that the lands be rezoned from Rural (RU) to a series of residential zone categories to recognize a hierarchy of lot frontages and

corresponding lot areas. Additional zone classifications are required to account for the future dedication of parkland / view corridors / stormwater management facilities to the Town. In parallel with the plan of subdivision, it is proposed that the lands be rezoned from Rural (RU) to Residential Low Density Two (R2), Residential Low Density Eight (R8), Residential Shallow Six (RS6), Residential Shallow Seven (RS7) and Open Space (OS).

All of the residential classifications as identified are contemplated for use as single detached dwelling units. The zone standards for the residential classifications can be summarized as follows:

Zone Classification	Minimum Lot Frontage	Minimum Lot Area
R2	12 metres (39.4 ft.)	370 sq.metres (3983 sq.ft.)
R8	11 metres (36 ft.)	335 sq.metres (3606 sq.ft.)
RS6	12 metres (39.4 ft.)	312 sq.metres (3358 sq.ft.)
RS7	11 metres (36 ft.)	286 sq.metres (3078 sq.ft.)

The (R8), (RS6) and (RS7) Zones are new residential zone classifications that are proposed to be added to General Zoning By-law 87-34.

The subject lands will be developed and released in a series of phases by the Town in consultation with review agencies (ie: School Boards, Region of York, Conservation Authority). The Town will utilize the provision of Holding (-h) symbols as a suffix to the zone classification under the authority of Section 36 of the *Planning Act* to allow for the co-ordinated release of lands for development purposes. It is anticipated that the lands will be developed over a five year time horizon.

The development of the property is contingent upon completion of the Ninth Line York Durham Sanitary Sewer (9th Line YDSS) project. At present, the Stouffville Water Pollution Control Plant (WPCP) is operating near its design limit. With the completion of the 9th Line YDSS project, new development lands can be serviced. It is anticipated at present that the 9th Line YDSS project will be completed in the last quarter of 2003.

FURTHER NOTICE:

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

Requests for further notification:

- Susanne & Ian Hilton, 383 Elm Road, Stouffville, L4A 1E7
- Carole & John Sherwood, 514 Elm Road, Stouffville, L4A 1W8
- Garth M. Krisman, 32 Bramble Crescent, Stouffville, L4A 7Y5
- Paul Davies, 135 Winlane Drive, Stouffville, L4A 1W9
- Philippe Guillard, 613 Elm Road, Stouffville, L4A 1W9
- Don Beauchamp, 501 Elm Road, Stouffville, L4A 2S3
- John Lilleberg, 515 Elm Road, Stouffville, L4A 1W8
- Rheal Duprey & Kathy Spada, 612 Elm Road, Stouffville, L4A 1W7

William Child, 123 O'Brien Avenue, Stouffville, L4A 4J8
Jim Priebe, 356 Glad Park Avenue, Stouffville, L4A 1E6
L. Beauchamp, 42 Geoffrey Crescent, Stouffville, L4A 5C1
Fred Robbins, 12392 Ninth Line, Stouffville, L4A 1C1
Frank & Marg Daigle, 72 Aspen Crescent, Stouffville, L4A 5C7
Liam & Hilda Kelly, 148 Alderwood Street, Stouffville, L4A 5E3
Susan Kaunismaa, 99 Wheeler Crescent, Stouffville, L4A 1L4
Corrina Dilisi, 642 Elm Road, Stouffville, L4A 1A3
Keith A. McMinn, 212 Hwy 47, Goodwood, L0C 1A0
Jill McWhinnie, P. O. Box 378, Stouffville, L4A 7Z6
Randy Mole, 128 Rose Avenue, Stouffville, L4A 8A4

Requests for further notification from letters received:

Margaret & Wally Hayes, 8 Katherine Crescent, Stouffville, L4A 1K4
Chris & Sharron Thomas, 85 Katherine Crescent, Stouffville, L4A 1K5
Gary & Connie McQuaid, 37 Katherine Crescent, Stouffville, L4A 1K4
Bryan & Laura Gray, 28 Katherine Crescent, Stouffville, L4A 1K4
Linda Marano, 21 Katherine Crescent, Stouffville, L4A 1K4
B. Rgds/Paul Greco, 111 Katherine Crescent, Stouffville, L4A 1K5
John & Aileen Pander, 108 Katherine Crescent, Stouffville, L4A 1K5
Kenneth George Green, Janet Joyce Green, 12606 Ninth Line, R. R. 2, Stouffville L4A 7X3
Glen MacMillan, 94 Geoffrey Crescent, Stouffville, L4A 5B9
Jason & Elaine Richardson, 158 Burkholder Street, Stouffville L4A 4J4
Doris L. Morden, 99 Millard Street, Stouffville L4A 4Y7
Jane Arsenseau, 6601 Main St, Apt 1, Stouffville, L4A 6A8
Victor J. Richardson, 299 Sunset Blvd., Stouffville L4A 3A4
Jeremy Wideman, c/o Alsop Insurance Brokers Inc., 6224 Main Street, Stouffville L4A 2S4
Joyce Reesor Turman, 618 Millard Street, Stouffville, L4A 7Y3
Gladys Jackson, 12455 Ninth Line, #A103, Stouffville, L4A 1J3
T. Vohl, 459 Elm Road, Stouffville, L4A 2S2
William Menar, 539 Elm Road, Stouffville L4A 1W8
Glen MacMillan, 94 Geoffrey Cres. Stouffville L4A 5B9
Daniel A. Neale, 104 O'Brien Avenue, Stouffville L4A 4J7

GENERAL QUESTIONS:

The following people had questions and or concerns:

Dave Brooker, 125 Glengall Lane, Stouffville L4A 1W5
William Child, 123 O'Brien Avenue, Stouffville, L4A 4J8
Susan Robertson, 533 Rupert Avenue, Stouffville, L4A 1V3
Mark Lakin, 103 O'Brien Avenue, Stouffville L4A 4J8
Joan Gomes, 2299 York Road 30, Stouffville L4A 7X4
Edwin Auch, 584 Rupert Avenue, Stouffville L4A 1W5
William Menar, 539 Elm Road, Stouffville L4A 1W8

Cathy Passafiume, 60 Aspen Crescent, Stouffville L4A 5C7
Kathy Moyer, 161 Bramble Crescent, Stouffville L4A 7Z3
Jim Priebe, 356 Glad Park Avenue, Stouffville L4A 1E6
Mary Catherine Ramsden, 8 Bramble Crescent, Stouffville L4A 7Y6
Joseph Rao, 6660 Main Street, Stouffville L4A 7W9
Frank Daigle, 72 Aspen Crescent, Stouffville L4A 5C7
Terry Epp, 595 Elm Road, Stouffville L4A 1W9
Tammy Thornton, 145 Alderwood Street, Stouffville L4A 5E5
Jill McWhinnie, 50 Westlawn Crescent, Stouffville, L4A 1T2
Susanne Hilton, 383 Elm Road, Stouffville L4A 1E7
Daphne Goldman, 465 Elm Road, Stouffville L4A 2S3
Kathy Moyer, 161 Bramble Crescent, Stouffville L4A 7Z3
Randy Mole, 128 Rose Avenue, Stouffville L4A 8A4
Fred Robbins, 12392 Ninth Line, Stouffville L4A 1C1
K. Johnston, 67 Geoffrey Crescent, Stouffville L4A 5C1

Inquires and comments related to:

- Why are there water restrictions if the Town is proposing large new developments? (The rates and restrictions are in accordance with Region wide water control)
- More recreational areas are needed in parklands (all existing park systems are being reviewed throughout the Town to determine requirements).
- Consideration requested for traffic lights in more areas.
- The speed of traffic must be controlled.
- Will there be by-pass roads and where will the roads be? (access will be from the Ninth Line, Glad Park Avenue, West Lawn Crescent and Winlane Drive)
- Where will stop signs be located? (additional stops will be at Highway #48 and Millard Street in the future).
- Not in keeping with the OPA if plans are to double existing number of homes. Too many homes being planned per hectare. (All planning is in conformity with official plans).
- Main Street cannot handle the additional cars that this development would bring. It is not designed to take more traffic.
- Development charges only cover some expenses. Crime, loss of community, safety, infrastructure upgrades will all be affected.
- Trying to ad affordable housing to this community will fail. Prices will still be too high for many families.
- Existing roads need improving prior to building new ones.
- Why is there no industrial or commercial building which would help with taxes? (The south/west quadrant is where the industrial and commercial will be located. Development proposals for this area will be coming to Council later in the year).
- Are there going to be townhouses or semi-detached in this development? (This proposal is for 329 single detached dwellings).
- Lot sizes should be larger.
- Density not wanted and it will affect parks and schools.
- Do trees have to be removed? (most agriculture hedgerows can be incorporated - parkettes to include trees).

- Did people understand what the Secondary Plan was about? (numerous public meeting information sessions were held).
- Is a Catholic School planned for this area? (The York Catholic District School Board have indicated that they wish to secure a block of land to the rear of the present St. Mark school fronting onto the east side of West Lawn Crescent for school purposes).
- The York Region District School Board have advised that there are no requirements to locate a school within this plan of subdivision. (The School Boards are requested to give input on all new development).
- Desire for sidewalks on all roads.
- Community centre needed for teens. Youth must be taken into consideration in addition to parkettes.
- Large developments are not wanted in Stouffville. Concerns relate to infra-structure, greenlands, new homes bordering on existing homes.
- Rural lands should remain for agriculture use. Concern for ponds, streams, trees that could be affected.
- Area neighbours do not want the crowding that will occur on streets, parks, schools, etc.

A Public Meeting for this Proposed Plan of Subdivision and Zoning By-law Amendment for MADORI LTD. will be held on Tuesday, July 23, 2002 at 7:00 p.m.

**3. PROPOSED PLAN OF SUBDIVISION & ZONING BY-LAW AMENDMENT
FRANK & AURORA MAURO / 433405 ONTARIO LTD.
Part of Lot 3, Concession 9, Community of Stouffville
File Nos. 19T(W)-01.002& ZBA01.008 (C10-DV & D12)**

NOTICE GIVEN:

The Clerk advised the procedure by which notice was given.

PURPOSE:

The Planner advised that the purpose of the meeting is to obtain public and agency comments with respect to Draft Plan of Subdivision and Zoning By-law Amendment applications Frank & Aurora Mauro / 433405 Ontario Ltd.

The subject lands are located in Part of Lot 3, Concession 9, within the northwest quadrant of the community of Stouffville. The land area of the development parcel totals approximately 19.23 hectares (47.5 acres). Access to the property is provided from the Ninth Line and Bayberry Street.

The development proposal envisages the creation of 269 residences comprised of single detached dwelling units. Blocks will also be created for a storm detention facility, a parkette and open space system. The proposed development of the subject lands will be serviced by municipal water and sanitary sewage infrastructure.

The subject lands will be developed and released in a series of phases by the Town, in consultation with review agencies (ie: School Boards, Region of York, Conservation Authority). The Town will utilize the provision of Holding (-h) symbols as a suffix to the zone classification under the authority of Section 36 of the *Planning Act* to allow for the co-ordinated release of lands for development purposes. It is anticipated that the lands will be developed over a five year time horizon.

The development of the property is contingent upon the completion of the Ninth Line York Durham Sanitary Sewer (9th Line YDSS) project. At present, the Stouffville Water Pollution Control Plant (WPCP) is operating near its design limit. With the completion of the 9th Line YDSS project, new development lands can be serviced. It is anticipated at present that the 9th Line YDSS project will be completed in the last quarter of 2003.

The present zone classification for the subject lands as set out in General Zoning By-law 87-34 is Rural (RU). The Rural (RU) Zone permits agricultural and conservation uses.

All of the residential classifications as identified are contemplated for use as single detached dwelling units. The zone standards for the residential classifications can be summarized as follows:

Zone Classification	Minimum Lot Frontage	Minimum Lot Area
R1	18 m (59 ft.)	555 sq.metres (5974 sq.ft.)
R2	12 metres (39.4 ft.)	370 sq.metres (3983 sq.ft.)
RS6	12 metres (39.4 ft.)	312 sq.metres (3358 sq.ft.)

The (RS6) Zone is a new residential zone classification that is proposed to be added to General Zoning By-law 87-34.

The (OS) Zone recognizes lands that will be transferred to the Town for the purposes of parkland, a stormwater management facility and public view corridors.

The (OSE) Zone recognizes the limits of the Regional Floodline associated with the adjacent Stouffville Reservoir / Creek system.

Nine letters of objection have been received from members of the public, all noting negative responses to this proposal.

The TRCA has advised in letters dated June 5/00 and May 31/02, that they are not in a position to recommend approval of the planning applications until such time as the Functional Servicing Study for this quadrant is finalized and the limits to development have been established.

The York Region District School Board, in a letter dated January 28/02, has indicated that there are no requirements to locate a school within this plan of subdivision.

The York Catholic District School Board, in a letter dated February 27/02, has indicated that there are no requirements to locate a school within this plan of subdivision.

Enbridge Consumers Gas, in a letter dated January 14/02, have requested the inclusion of several standard design conditions into any future subdivision agreement. The standards include the preparation of an overall utility plan to the satisfaction of the affected authorities, and, the necessary field survey information required for the installation of the gas lines.

Canada Post, in a letter dated February 7/02, has outlined Conditions to Draft Plan Approval that they wish to be included in any future decision rendered by the Town. These Conditions are representative of design matters associated with the development of neighbourhood super mail box facilities.

Rogers Cable, in a letter dated January 16/02, has indicated no objections to the proposal.

Hydro One, in a letter received on January 25/02, has indicated no objections to the proposal.

A memorandum dated January 2/02 has been received from the Fire Department advising that they do not have any objections to the development proposal, however, to finalize their review they will require road dimensions and turning radii.

Electronic mail, dated February 11/02, has been received from the Leisure Services Department advising that maximum parkland dedication should be secured from the draft plan, and, that they are pleased to see that the stormwater management facility can be incorporated into the adjacent parkette.

The Public Works Department has noted that the cul-de-sacs proposed for Street 'E' represent an ongoing maintenance issue for their staff; that the intersection of Street 'C' and Street 'A' and the curvilinear nature of Street 'A' along the northern and eastern edge of proposed Lot 68 should be revisited to ensure adequate site lines and geometric design; and, where Street 'A' intersects the Ninth Line, this connection should be at a right angle.

FURTHER NOTICE:

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

Requests for further notification:

William Child, 123 O'Brien Avenue, Stouffville, L4A 4J8
Susanne & Ian Hilton, 383 Elm Road, Stouffville, L4A 1E7
Carole & John Sherwood, 514 Elm Road, Stouffville, L4A 1W8
Jim Priebe, 356 Glad Park Avenue, Stouffville, L4A 1E6
Garth M. Krisman, 32 Bramble Crescent, Stouffville, L4A 7Y5
L. Beauchamp, 42 Geoffrey Crescent, Stouffville, L4A 5C1
Fred Robbins, 12392 Ninth Line, Stouffville, L4A 1C1
Frank & Marg Daigle, 72 Aspen Crescent, Stouffville, L4A 5C7
Liam & Hilda Kelly, 148 Alderwood Street, Stouffville, L4A 5E3
Susan Kaunismaa, 99 Wheeler Crescent, Stouffville, L4A 1L4
Edy & Barbara Zemp, 4272 Bethesda Road, Stouffville, L4A 7X5
Clara Tennant, 22 Bayberry Street, Stouffville, L4A 7Y9
David Moyer, 161 Bramble Crescent, Stouffville, L4A 7Z1
Kathy Moyer, 161 Bramble Crescent, Stouffville, L4A 7Z3
Thom & Sam Kewen, 9 Bayberry Street, Stouffville, L4A 7Z1
Barbara Burgess, 30 Bayberry Street, Stouffville, L4A 7Y9
Isaac & Sharon Klassen, 37 Bayberry Street, Stouffville, L4A 7Z1
Randy Mole, 128 Rose Avenue, Stouffville, L4A 8A4
Tim & Maggie Birtch, 26 Bayberry Street, Stouffville, L4A 7Y9
Keith & Diane Jupp, 21 Bayberry Street, Stouffville, L4A 7Z1

Requests for further notification from letters received:

Frank & Nancy Jennings, 87 Bramble Crescent, Stouffville, Ontario L4A 7Y8
Arnie Gainsbrook, 72 Bramble Crescent, Stouffville, Ontario L4A 7Y7 or
Eldred King, 15 Bayberry Street, Stouffville, Ontario L4A 7Z1
Joyce Reesor Turman, 618 Millard Street, Stouffville L4A 7Y3
Margaret & Wally Hayes, 8 Katherine Crescent, Stouffville, Ontario L4A 1K4
Chris & Sharron Thomas, 85 Katherine Crescent, Stouffville, Ontario L4A 1K5
Gary & Connie McQuaid, 37 Katherine Crescent, Stouffville, Ontario L4A 1K4
Bryan & Laura Gray, 28 Katherine Crescent, Stouffville, Ontario L4A 1K4
Linda Marano, 21 Katherine Crescent, Stouffville, Ontario L4A 1K4

B. Rgds/Paul Greco, 111 Katherine Crescent, Stouffville, Ontario L4A 1K5
John & Aileen Pander, 108 Katherine Crescent, Stouffville, Ontario L4A 1K5
Jason & Elaine Richardson, 158 Burkholder Street, Stouffville L4A 4J4
Doris L. Morden, 99 Millard Street, Stouffville L4A 4Y7
Jane Arsenseau, 6601 Main St, Apt 1, Stouffville, L4A 6A8
Victor J. Richardson, 299 Sunset Blvd., Stouffville L4A 3A4
Kenneth George Green, Janet Joyce Green, 12606 Ninth Line, R. R. 2, Stouffville L4A 7X3
Joyce Reesor Turman, 618 Millard Street, Stouffville, Ontario L4A 7Y3
Glen MacMillan, 94 Geoffrey Crescent, Stouffville, Ontario L4A 5B9
Daniel A. Neale, 104 O'Brien Ave., Stouffville, Ontario L4A 4J7
Mr. & Mrs. John Bouwmeister, 12717 Ninth Line, Stouffville, Ontario L4A 7X3

GENERAL QUESTIONS:

The following people had questions and or concerns:

William Child, 123 O'Brien Avenue, Stouffville, L4A 4J8
Tammy Thornton, 145 Alderwood Street, Stouffville, L4A 5E5
Bob Hammond, 88 Bramble Crescent, Stouffville, L4A 7Y7
Kathy Moyer, 161 Bramble Crescent, Stouffville, L4A 7Z3
David Rice, 107 Geoffrey Crescent, Stouffville, L4A 5C1
Roy Gaudaur, 68 Bramble Crescent, Stouffville, L4A 7Y5
Donna Topping, 344 Glad Park Avenue, Stouffville, L4A 1E6
David Moyer, 161 Bramble Crescent, Stouffville, L4A 7Z3
Ms. Tennant, 22 Bayberry Street, Stouffville, L4A7Y9
Arnie Gainsbrook, 72 Bramble Crescent, Stouffville, L4A 7Y7
Fred Robbins, 12392 Ninth Line, Stouffville, L4A 1C1
Thom Kewen, 9 Bayberry Street, Stouffville, L4A 7Z1

Mr. Tony Mauro and Helen Lepek, Planning Consultant for the Owner were in attendance to answer questions from the public.

Inquires and comments related to:

- Designated parking spaces for disabled and elderly at parks is needed.
- There should be two exit/entrances on the Ninth Line.
- One entrance only on Ninth Line and Bayberry is not enough.
- Existing streets will have traffic congestion.
- Do not want Bayberry Street opened. New subdivision traffic should not be from this street.
- Concerns that the new subdivision should not be permitted to encroach upon the natural habitat around the reservoir.
- Lots need to align with homes they will back onto and the lots should be larger.
- Concern on where the parklands will be and if sidewalks will be on all streets.

- Road width on Bayberry was a concern and it was noted that it has the traditional local road design and size and is in conformity with other streets in the area.
- Will heritage concerns be addressed?
- Request for preservation of existing neighbourhoods.
- Bayberry Street should be linked by a lighted walkway through “open space”.

IN SUPPORT:

There were no persons present who wished to speak in support

IN OPPOSITION:

Clara Tennant, 22 Bayberry Street, Stouffville, L4A7Y9
Arnie Gainsbrook, 72 Bramble Crescent, Stouffville, L4A 7Y7
Fred Robbins, 12392 Ninth Line, Stouffville, L4A 1C1
Thom Kewen, 9 Bayberry Street, Stouffville, L4A 7Z1
William Child, 123 O'Brien Avenue, Stouffville, L4A 4J8
Tammy Thornton, 145 Alderwood Street, Stouffville, L4A 5E5
Bob Hammond, 88 Bramble Crescent, Stouffville, L4A 7Y7
Kathy Moyer, 161 Bramble Crescent, Stouffville, L4A 7Z3
David Rice, 107 Geoffrey Crescent, Stouffville, L4A 5C1
Roy Gaudaur, 68 Bramble Crescent, Stouffville, L4A 7Y5
Donna Topping, 344 Glad Park Avenue, Stouffville, L4A 1E6
David Moyer, 161 Bramble Crescent, Stouffville, L4A 7Z3

(From Petition List)

T. Jamjekian, 78 Bramble Crescent, Stouffville, L4A 7Y7
M. Gaudaur, 68 Bramble Crescent, Stouffville, L4A 7Y5
D. Wallis, 62 Bramble Crescent, Stouffville, L4A 7Y5
Gail Tomson, 98 Bramble Crescent, Stouffville, L4A 7Y7
Rick Tomson, 98 Bramble Crescent, Stouffville, L4A 7Y7
A. Jamjekian, 78 Bramble Crescent, Stouffville, L4A 7Y7
Ani Jamjekian, 78 Bramble Crescent, Stouffville, L4A 7Y7
Z. Stambouljian, 58 Bramble Crescent, Stouffville, L4A 7Y5
Cliff Radbourne, 52 Bramble Crescent, Stouffville, L4A 7Y5
Ann Smith, 48 Bramble Crescent, Stouffville, L4A 7Y5
John Markle, 42 Bramble Crescent, Stouffville, L4A 7Y5
Maureen Markle, 42 Bramble Crescent, Stouffville, L4A 7Y5
Garth Krisman, 32 Bramble Crescent, Stouffville, L4A 7Y5
Donna Tamlin, 28 Bramble Crescent, Stouffville, L4A 7Y6
Ray & Deb Mountjoy, 82 Bramble Crescent, Stouffville, L4A 7Y7
J. Rutherford, 38 Bramble Crescent, Stouffville, L4A 7Y5
Ulrika Rhynold, 24 Bramble Crescent, Stouffville, L4A 7Y6

Bill Rhynold , 24 Bramble Crescent, Stouffville, L4A 7Y6
Rick Metcalfe, 22 Bramble Crescent, Stouffville, L4A 7Y6
Donna Metcalfe, 22 Bramble Crescent, Stouffville, L4A 7Y6
T. Archer, 18 Bramble Crescent, Stouffville, L4A 7Y6
Ted Bennett, 14 Bramble Crescent, Stouffville, L4A 7Y6
Jim Ramsden, 8 Bramble Crescent, Stouffville, L4A 7Y6
Mary Catharine Ramsden, 8 Bramble Crescent, Stouffville, L4A 7Y6
Patrick Ramsden, 8 Bramble Crescent, Stouffville, L4A 7Y6
Barbara Bound, 535 Millard Street, Stouffville, L4A 7Y8
Daniel Bound ,535 Millard Street, Stouffville, L4A 7Y8
Edwin Naron, 541 Millard Street, Stouffville, L4A 7Z3
Cori Naron, 541 Millard Street, Stouffville, L4A 7Z3
Susan Dekker, 547 Millard Street, Stouffville, L4A 7Z3
John Dekker, 547 Millard Street, Stouffville, L4A 7Z3
Kathy Nesbitt, 561 Millard Street, Stouffville, L4A 7Z3
James Walker, 581 Millard Street, Stouffville, L4A 7Y4
Debbie Copithorn, 587 Millard Street, Stouffville, L4A 7Y4
Kathleen Venning, 587 Millard Street, Stouffville, L4A 7Y4
Ryan Copithorn, 587 Millard Street, Stouffville, L4A 7Y4
Debby Ross, 591 Millard Street, Stouffville, L4A 7Y4
M. Curley, 597 Millard Street, Stouffville, L4A 7Y4
Jane Warner, 601 Millard Street, Stouffville, L4A 7Y4
Vince Warner, 601 Millard Street, Stouffville, L4A 7Y4
Emily Turman, 618 Millard Street, Stouffville, L4A 7Y3
Nada Crupi, 602 Millard Street, Stouffville, L4A 7Y3
Anne D'Andrea, 598 Millard Street, Stouffville, L4A 7Y3
Mike D'Andrea, 598 Millard Street, Stouffville, L4A 7Y3
Tyler Markle, 42 Bramble Crescent, Stouffville, L4A 7Y5
Chris Berry, 592 Millard Street, Stouffville, L4A 7Y4
Kevin Berry, 592 Millard Street, Stouffville, L4A 7Y4
Aiden Serjeant, 582 Millard Street, Stouffville, L4A 7Y4
Dianne Serjeant, 582 Millard Street, Stouffville, L4A 7Y4
Patricia Redshaw, 572 Millard Street, Stouffville, L4A 7Z2
Brian Redshaw, 572 Millard Street, Stouffville, L4A 7Z2
David Miller, 568 Millard Street, Stouffville, L4A 7Z2
Pauline Miller, 568 Millard Street, Stouffville, L4A 7Z2
Frank Loewen, 558 Millard Street, Stouffville, L4A 7Z2
L. Taylor, 548 Millard Street, Stouffville, L4A 7Z2
Bennett, 536 Millard Street, Stouffville, L4A 7Z2
Maggie Birtch, 26 Bayberry Street, Stouffville, L4A 7Y9
Tim Birtch, 26 Bayberry Street, Stouffville, L4A 7Y9
Kathy Moyer, 161 Bramble Crescent, Stouffville, L4A 7Z3
David Moyer, 161 Bramble Crescent, Stouffville, L4A 7Z3
Andrea Cambden, 98 Sandale Road, Stouffville, L4A 8B7
Cathie Cambden, 98 Sandale Road, Stouffville, L4A 8B7

Jennifer Avery, 22 Greenwood Road, Stouffville, L4A 5E7
Lisa McKnight, 33 Bayberry Street, Stouffville, L4A 7Z1
Matt McKnight, 33 Bayberry Street, Stouffville, L4A 7Z1
Eldred King, 15 Bayberry Street, Stouffville, L4A 7Z1
Beulah King, 15 Bayberry Street, Stouffville, L4A 7Z1
Scott Steckley, 5 Bayberry Street, Stouffville, L4A 7Z1
Lauren Steckley, 5 Bayberry Street, Stouffville, L4A 7Z1
Martin McDowell, 494 Millard Street, Stouffville, L4A 8A8
Heather Holden, 494 Millard Street, Stouffville, L4A 8A8
Grant Nairn, 1 Bayberry Street, Stouffville, L4A 7Z1
D. Petrie, 462 Millard Street, Stouffville, L4A 8A8
Jacqueline Petrie, 462 Millard Street, Stouffville, L4A 8A8
Marg Butcher, 19 Bayberry Street, Stouffville, L4A 7Z1
Steve Gregory, 25 Bayberry Street, Stouffville, L4A 7Z1
Paula Pike, 29 Bayberry Street, Stouffville, L4A 7Z1
Blair Pike, 29 Bayberry Street, Stouffville, L4A 7Z1
Thom Kewen, 9 Bayberry Street, Stouffville, L4A 7Z1
Sylvia Kewen, 9 Bayberry Street, Stouffville, L4A 7Z1
Isaac Klassen, 37 Bayberry Street, Stouffville, L4A 7Z1
Sharon Klassen, 37 Bayberry Street, Stouffville, L4A 7Z1
Clara Tennant, 22 Bayberry Street, Stouffville, L4A 7Y9
Ross Tennant, 22 Bayberry Street, Stouffville, L4A 7Y9
D. Altomare, 16 Bayberry Street, Stouffville, L4A 7X9
Peter Altomare, 16 Bayberry Street, Stouffville, L4A 7X9
Ken Felephuk, 12 Bayberry Street, Stouffville, L4A 7Y9
Ronald Walker, 6 Bayberry Street, Stouffville, L4A 7Z1
Kim Olidis, 101 Bramble Crescent, Stouffville, L4A 7Y8
Jeff VanDuynhoven, 20 Bayberry Street, Stouffville, L4A 7Y9
Barb Burgess, 30 Bayberry Street, Stouffville, L4A 7Y9
Linda Walker, 6 Bayberry Street, Stouffville, L4A 7Z1
Nancy & Frank Jennings, 87 Bramble Crescent, Stouffville, L4A 7Y8
Jacquie Edwards, 81 Bramble Crescent, Stouffville, L4A 7Y8
Gary Bayer, 81 Bramble Crescent, Stouffville, L4A 7Y8
Marie Vennar, 99 Vanzant Court, Stouffville, L4A 4Z2
Sue MacMurtry, 77 Bramble Crescent, Stouffville, L4A 7Y8
Robin Daniels, 61 Bramble Crescent, Stouffville, L4A7Y6
Wayne Daniels, 61 Bramble Crescent, Stouffville, L4A7Y6
Ann Wallis, 41 Bramble Crescent, Stouffville, L4A 7Y6
Gord Smith, 47 Bramble Crescent, Stouffville, L4A 7Y6
Damian Comito, 51 Bramble Crescent, Stouffville, L4A 7Y6
A. Comito, 51 Bramble Crescent, Stouffville, L4A 7Y6
Samantha Comito, 51 Bramble Crescent, Stouffville, L4A 7Y6
Shirley Reid, 34 Bayberry Street, Stouffville, L4A 7Y9

Letters of Objection:

John & Aileen Pander, 108 Katherine Crescent, Stouffville L4A 1K5
Chris & Sharron Thomas, 85 Katherine Crescent, Stouffville L4A 1K5
Gary & Connie McQuaid, 37 Katherine Crescent, Stouffville L4A 1K4
Bryan & Laura Gray, 28 Katherine Crescent, Stouffville L4A 1K4
Linda Marano, 21 Katherine Crescent, Stouffville L4A 1K4
B. Rgds/Paul Greco, 111 Katherine Crescent, Stouffville L4A 1K5
Margaret & Wally Hayes, 8 Katherine Crescent, Stouffville L4A 1K4
Eldred King, 15 Bayberry Street, Stouffville, L4A 7Z1
R. Hammond, 88 Bramble Crescent, Stouffville L4A 7Y7

MOVED by Councillor Bowes
SECONDED by Councillor Dunkeld

THAT all Public and Agency comments be referred to Staff for inclusion in a future Report regarding the disposition of this matter.

CARRIED.

MOVED by Councillor Bowes
SECONDED by Councillor Dobrich

THAT in accordance with Section 6.10 of Procedural By-law 99-158-MS, the meeting be extended past the hour of 11:00 p.m.

CARRIED.

**4. PROPOSED PLAN OF SUBDIVISION & ZONING BY-LAW AMENDMENT
GREATLANDS (STOUFFVILLE) PROPERTIES CORPORATION
Part of Lot 3, Concession 9, Community of Stouffville
File Nos. 19T(W)-2000.003 & ZBA00.018 (C10-DV & D12)**

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 public and agency comments with respect to a proposed Plan of Subdivision and proposed Zoning By-law Amendment as submitted by Greatlands (Stouffville) Properties Corporation.

The subject lands are located in Part of Lot 3, Concession 9, within the northeast quadrant of the community of Stouffville. The land area of the development parcel totals approximately 18.407 hectares (45.4 acres). Access to the property is provided from the Tenth Line and Greenwood Road.

The development proposal envisages the creation of 268 residences comprised of single detached and townhouse dwelling units. Blocks will also be created for a storm detention facility, parkland, an elementary school and open space system. The proposed development of the subject lands will be serviced by municipal water and sanitary sewage infrastructure.

The subject of lands will be developed and released in a series of phases by the Town, in consultation with review agencies (ie: School Boards, Region of York, Conservation Authority). The Town will utilize the provision of Holding (-h) symbols as a suffix to the zone classification under the authority of Section 36 of the *Planning Act* to allow for the co-ordinated release of lands for development purposes. It is anticipated that the lands will be developed over a five year time horizon.

The development of the property is contingent upon the completion of the Ninth Line York Durham Sanitary Sewer (9th Line YDSS) project. At present, the Stouffville Water Pollution Control Plant (WPCP) is operating near its design limit. With the completion of the 9th Line YDSS project, new development lands can be serviced. It is anticipated at present that the 9th Line YDSS project will be completed in the last quarter of 2003.

The present zone classification for the subject lands as set out in General Zoning By-law 87-34 is Rural (RU). The Rural (RU) Zone permits agricultural and conservation uses.

All of the residential classifications as identified are contemplated for use as single detached dwelling units, save and except for the (R4) and the (RS4) Zones. Townhouse dwelling units are proposed for lots delineated by the (R4) and (RS4) symbols. The zone standards for the residential

classifications can be summarized as follows:

Zone Classification	Minimum Lot Frontage	Minimum Lot Area
R2	12 metres (39.4 ft.)	370 sq.metres (3983 sq.ft.)
RS6	12 metres (39.4 ft.)	312 sq.metres (3358 sq.ft.)
R9	9.1 metres (29.8 ft.)	275 sq.metres (2960 sq.ft.)
R4	6 metres (19.6 ft.)	200 sq.metres (2152 sq.ft.)
RS4	6.2 metres (20.3 ft.)	161 sq.metres (1735 sq.ft.)

The (RS6), (R9) and (RS4) Zones are new residential zone classifications that are proposed to be added to General Zoning By-law 87-34.

The Institutional (I) Zone recognizes lands that are proposed for an elementary school site.

The (OS) Zone recognizes lands that will be transferred to the Town for the purposes of parkland, a stormwater management facility and public view corridors.

The (OSE) Zone recognizes the limits of the Regional Floodline associated with the adjacent Stouffville Reservoir / Creek system.

Eleven letters of objection have been received from members of the public, all noting negative responses to this proposal.

The TRCA has advised in letters dated June 5/00 and May 31/02 that they are not in a position to recommend approval of the planning applications until such time as the Functional Servicing Study for this quadrant is finalized and the limits to development have been established.

The York Region District School Board, in a letter dated January 28/02, has indicated that they will require an elementary school site in this plan of subdivision to accommodate the projected student population from this quadrant of Stouffville.

The York Catholic District School Board, in a letter dated February 27/02, has indicated that there are no requirements to locate a school within this plan of subdivision.

Enbridge Consumers Gas, in a letter dated January 14/02, has requested the inclusion of several standard design conditions into any future subdivision agreement. The standards include the preparation of an overall utility plan to the satisfaction of the affected authorities, and, the necessary field survey information required for the installation of the gas lines.

Canada Post, in a letter dated February 7/02, has outlined Conditions to Draft Plan Approval that they wish to be included in any future decision rendered by the Town. These Conditions are representative of design matters associated with the development of neighbourhood super mail box facilities.

Rogers Cable, in a letter dated January 16/02, has indicated no objections to the proposal.

Hydro One, in a letter received on January 25/02, has indicated no objections to the proposal.

GO Transit, in a letter dated February 7/02, has outlined Conditions to Draft Plan Approval that they wish to be included in any future decision rendered by the Town. These Conditions include: a minimum building setback of 30 metres from the railway right-of-way; completion of a Noise and Vibration Study consistent with the requirements of the Ministry of the Environment & Energy; requirements for the construction of an earthen berm, acoustical fence and chain link fence along the rail corridor; approval of overland drainage patterns proposed adjacent to the rail corridor; and, warning clauses to be inserted on all Offers to Purchase concerning the proximity of the rail corridor and nuisances that can be attributed to its utilization. GO Transit also identifies that additional lands, perhaps to the extent of 3 to 4 metres (10 to 13 feet) in width on either side of the existing rail corridor may be necessary to accommodate future double tracking of the network. The Town has been requested to protect lands for this potential event.

Electronic mail, dated February 11/02, has been received from the Leisure Services Department advising that they support the proposed school campus and the provision of a parkette.

RESPONSE FROM THE APPLICANT:

The Proponent, Ron Stein, Greatlands Corporation noted that there have been changes to the plans to comply with the Urban Design Guidelines. The main building on the property will be preserved and the hedgerow maintained. An elementary school will be built in this plan to accommodate the projected increase in student population. There will be a mix of lot sizes within the development.

FURTHER NOTICE:

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

Requests for further notification:

Wayne Forsyth, 12662 Tenth Line, Stouffville, L4A 7X3
Angela Benko, 37 Greenwood Road, Stouffville, L4A 5E8
Carmine Viapiana, 226 Cam Fella Blvd, Stouffville, L4A 7J5
J. Mason, 139 Geoffrey Crescent, Stouffville, L4A 5B7
Sal Bianco, 276 Cam Fella Blvd, Stouffville, L4A 7G5
Lina Woods, 99 Geoffrey Crescent, Stouffville, L4A 5C1
K. Johnston, 67 Geoffrey Crescent, Stouffville, L4A 5C1
Brian Daffern, 86 Ironwood Crescent, Stouffville, L4A 5Z1
Pat & Lisa Zambri, 147 Geoffrey Crescent, Stouffville, L4A 5B7
Jennifer Avery, 22 Greenwood Road, Stouffville, L4A 5E7
Sharon O'Shaughnessy, 131 Geoffrey Crescent, Stouffville, L4A 5B7
Michael & Sandra Alkins, 165 Geoffrey Crescent, Stouffville, L4A 5B8

L. Beauchamp, 42 Geoffrey Crescent, Stouffville, L4A 5C1
Fred Robbins, 12392 Ninth Line, Stouffville, L4A 1C1
Frank & Marg Daigle, 72 Aspen Crescent, Stouffville, L4A 5C7
Liam & Hilda Kelly, 148 Alderwood Street, Stouffville, L4A 5E3
Susan Kaunismaa, 99 Wheeler Crescent, Stouffville, L4A 1L4
Randy Mole, 128 Rose Avenue, Stouffville, L4A 8A4

Requests for further notification from letters received:

Margaret & Wally Hayes, 8 Katherine Crescent, Stouffville, L4A 1K4
Chris & Sharron Thomas, 85 Katherine Crescent, Stouffville, L4A 1K5
Gary & Connie McQuaid, 37 Katherine Crescent, Stouffville, L4A 1K4
Bryan & Laura Gray, 28 Katherine Crescent, Stouffville, L4A 1K4
Linda Marano, 21 Katherine Crescent, Stouffville, L4A 1K4
B. Rgds/Paul Greco, 111 Katherine Crescent, Stouffville, L4A 1K5
John & Aileen Pander, 108 Katherine Crescent, Stouffville, L4A 1K5
Jason & Elaine Richardson, 158 Burkholder Street, Stouffville L4A 4J4
Doris L. Morden, 99 Millard Street, Stouffville L4A 4Y7
Jane Arsenseau, 6601 Main Street, Apt 1, Stouffville, L4A 6A8
Victor J. Richardson, 299 Sunset Blvd., Stouffville L4A 3A4
Kenneth George Green, Janet Joyce Green, 12606 Ninth Line, Stouffville L4A 7X3
Joyce Reesor Turman, 618 Millard Street, Stouffville, L4A 7Y3
Glen MacMillan, 94 Geoffrey Crescent, Stouffville, L4A 5B9
Daniel A. Neale, 104 O'Brien Ave., Stouffville, L4A 4J7
Elizabeth MacMillan, 94 Geoffrey Crescent, Stouffville, L4A 5B9
Frank & Margaret Daigle, 72 Aspen Crescent, Stouffville, L4A 5C7
Kenneth Johnston, 67 Geoffrey Crescent, Stouffville, L4A 5C1
N. Jacobs, 67 Geoffrey Crescent, Stouffville, L4A 5C1
Mark Jacobs, 67 Geoffrey Crescent, Stouffville, L4A 5C1
Virginia James, 91 Geoffrey Crescent, Stouffville, L4A 5C1
Lina Woods, 99 Geoffrey Crescent, Stouffville, L4A 5C1
Sharon O'Shaughnessy, 131 Geoffrey Crescent, Stouffville, L4A 5B7
David Rice, 107 Geoffrey Crescent, Stouffville, L4A 5C1
Ken & Nancy Wright, 83 Geoffrey Crescent, Stouffville, L4A 5C1
Harry & Eileen Belgue, 86 Geoffrey Crescent, Stouffville, Ontario L4A 5B9

GENERAL QUESTIONS:

The following people had questions and or concerns:

Wayne Forsyth, 12662 10th Concession, Stouffville, L4A 7X3
Carmine Viapiana, 226 Cam Fella Blvd, Stouffville, L4A 7J5
Jim Mason, 139 Geoffrey Crescent, Stouffville, L4A 5B7
Brian Daffern, 86 Ironwood Crescent, Stouffville, L4A 5Z1
Sharon O'Shaughnessy, 131 Geoffrey Crescent, Stouffville, L4A 5B7

Frank Daigle, 72 Aspen Crescent, Stouffville, L4A 5C7
Marg Daigle, 72 Aspen Crescent, Stouffville, L4A 5C7
Elizabeth MacMillan, 94 Geoffrey Crescent, Stouffville, L4A 5B9
David Rice, 107 Geoffrey Crescent, Stouffville, L4A 5C1
Harry & Eileen Belgue, 86 Geoffrey Crescent, Stouffville, L4A 5B9
William Childs, 123 O'Brien Avenue, Stouffville, , L4A 4J8
Tammy Thornton, 145 Alderwood Street, Stouffville, L4A 5E5

Inquiries and comments related to:

- Will there be adequate parking spots at the school site for buses and cars? (Parking areas will be determined by the expected occupancy of the school).
- What will be the location and size of the water retention facility? (size will be approximately one acre for the storm retention ponds. They will be designed to be a fenced structure. The wet pond will be terraced or gradual incline, but does not need to be a fenced ground cover.
- Lot sizes and frontage should match up with existing residents that they border.
- Existing lot sizes need to be maintained and a better mix of larger and smaller lots.
- Is not the lowest part of the property usually the preferred location for a storm retention facility?
- Are the School Boards agreeable to a storm water management facility close to the school grounds?
- Will there be trail systems through out with connections to parks? (Trail system is in planning stages for all areas).
- Drainage is a concern for some on Alderwood and Geoffrey. (Engineering drawings are required for the infrastructure).
- Why is there only one access road onto the Tenth Line, and will there be traffic lights? (It is anticipated that there will be traffic lights at Tenth Line and Main Street in approximately two years.)
- A request was made for the developer to provide plans showing the types and styles of the proposed new homes.
- Concern noted that some lots are too small in depth and width.
- Townhouses are not wanted in the area.
- Concern that there will be increased traffic that will cause problems on all internal roads.
- Hydro brown-outs are a problem in the Town now, and creating more homes will only make this worse.
- Parking concerns for visitors on the streets, with such small frontages.
(An integrated mix of home sizes will help parking on street concerns.)
- Efficiency of emergency services could be affected. Crime Prevention will be a concern.
- It was requested that the homestead and hedgerows be kept.

IN SUPPORT:

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

IN OPPOSITION:

Fred Robbins, 12392 Ninth Line, Stouffville, L4A 1C1
William Childs, 123 O'Brien Avenue, Stouffville, , L4A 4J8
Sal Bianco, 276 Cam Fella Blvd, Stouffville, L4A 7G5
Carmine Viapiana, 226 Cam Fella Blvd, Stouffville, L4A 7J5
Lina Woods, 99 Geoffrey Crescent, Stouffville, L4A 5C1
Sharon O'Shaughnessy, 131 Geoffrey Crescent, Stouffville, L4A 5B7
Tammy Thornton, 145 Alderwood Street, Stouffville, L4A 5E5
Glen MacMillan, 94 Geoffrey Crescent, Stouffville, L4A 5B9
Angela Benko, 37 Greenwood Road, Stouffville, L4A 5E8
Frank Daigle, 72 Aspen Crescent, Stouffville, L4A 5C7
Marg Daigle, 72 Aspen Crescent, Stouffville, L4A 5C7
Virginia James, 91 Geoffrey Crescent, Stouffville, L4A 5C1
Janice Majuskas, 159 Geoffrey Crescent, Stouffville, L4A 5B8
Michelle Bisling, 8 Katherine Crescent, Stouffville, L4A 1K4
Dave Charbaneau, 141 Alderwood Street, Stouffville, L4A 5E5

Letters of Objection:

John & Aileen Pander, 108 Katherine Crescent, Stouffville L4A 1K5
Chris & Sharron Thomas, 85 Katherine Crescent, Stouffville L4A 1K5
Gary & Connie McQuaid, 37 Katherine Crescent, Stouffville L4A 1K4
Bryan & Laura Gray, 28 Katherine Crescent, Stouffville L4A 1K4
Linda Marano, 21 Katherine Crescent, Stouffville L4A 1K4
B. Rgds/Paul Greco, 111 Katherine Crescent, Stouffville L4A 1K5
Margaret & Wally Hayes, 8 Katherine Crescent, Stouffville L4A 1K4

MOVED by Councillor Bowes
SECONDED by Councillor Dobrich

THAT all Public and Agency comments be referred to Staff for inclusion in a future Report regarding the disposition of this matter.

CARRIED.

CONFIRMATORY BY-LAW

MOVED by Councillor Dunkeld
SECONDED by Councillor Carroll

THAT Confirmatory By-law 2002-117-MS read a first, second and third time.

CARRIED.

ADJOURNMENT

MOVED by Councillor Dobrich
SECONDED by Councillor Bowes

THAT there being no further business, the Council Public Hearing be adjourned at 1:10 p.m.

CARRIED.

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

Mayor

Clerk