



**TOWN OF WHITCHURCH-STOUFFVILLE
COUNCIL PUBLIC HEARING AGENDA
TUESDAY, OCTOBER 1, 2002**

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

7:00 P.M.

1. CONFIRMATION OF AGENDA
2. DECLARATIONS
3. ADOPTION OF MINUTES
- September 17, 2002
4. CONSIDERATION OF REPORTS
5. CONFIRMATORY BY-LAW
6. MOTION TO ADJOURN

COUNCIL PUBLIC HEARING AGENDA

TUESDAY, OCTOBER 1ST, 2002

NOTES	ITEM	DESCRIPTION	PAGE	RECOMMENDATION
SP MC SS WE PD HB CD _____ _____ _____	1.	SAVOIA DEVELOPMENTS LTD. PROPOSED PLAN OF SUBDIVISION & ZONING BY-LAW AMENDMENT PART OF LOT 22, CONCESSION 7 - 15532 HIGHWAY No. 48 COMMUNITY OF BALLANTRAE, FILE Nos. 19T(W)-02.001 & ZBA02.014 (C10-DV & D14)	1	THAT the Plan of Subdivision and Zoning By-law Amendment applications (File Nos. 19T(W)-02.001 & ZBA02.014) be held in abeyance pending the conclusion of the groundwater investigation analysis and the resolution of the requested increase in the Water Take Permit for the Ballantrae - Musselman Lake Water System; AND THAT all agency and public comments be referred back to Staff for a further Report regarding the disposition of this matter.
SP MC SS WE PD HB CD _____ _____ _____	2.	SOUTHWEST FUNCTIONAL SERVICING STUDY ("DRAFT") COMMUNITY OF STOUFFVILLE (C10-DV & D00)	9	THAT all public comments be referred to Staff for a further report regarding the disposition of this matter.

REPORT #1

**SAVOIA DEVELOPMENTS LTD.
PROPOSED PLAN OF SUBDIVISION & ZONING BY-LAW AMENDMENT
PART OF LOT 22, CONCESSION 7 - 15532 HIGHWAY No. 48
COMMUNITY OF BALLANTRAE, FILE Nos. 19T(W)-02.001 & ZBA02.014 (C10-DV & D14)**

Report Prepared By: Manager of Planning Services

RECOMMENDATION

The Director of Development Services concurs with the following recommendation:

The Manager of Planning Services recommends:

THAT the Plan of Subdivision and Zoning By-law Amendment applications (File Nos. 19T(W)-02.001 & ZBA02.014) be held in abeyance pending the conclusion of the groundwater investigation analysis and the resolution of the requested increase in the Water Take Permit for the Ballantrae - Musselman Lake Water System;

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

1.0 SUMMARY

Savoia Developments Ltd. has submitted Plan of Subdivision and Zoning By-law Amendment applications to the Town for review and consideration. The applications are designed to facilitate the development of fifteen (15) residential lots and a 1.03 hectare (2.5 acre) commercial block.

The principle access to the development would be from Highway No. 48, with the creation of a new road immediately opposite the entranceway into the Ballantrae Golf & Country Club. This road would continue westerly and connect with the terminus of Ballantrae Road. A second internal road, that is oriented to the south, would connect Ballantrae Road to the terminus of George Pipher Lane situated to the west of the proposed commercial block. The proposed road pattern of the subdivision provides for the connections that were originally designed with the approval of the first phase of the Savoia subdivision lands to the south and west. The proposed subdivision would be serviced by municipal water and individual private sewage disposal systems.

The Zoning By-law Amendment contemplates the reclassification of the 15 residential lots to the Suburban Residential One (SR1) Zone. The SR1 Zone permits single detached residential dwellings and accessory uses. The minimum lot area is 5000 square metres (1.23 acres) with a corresponding minimum lot frontage of 35 metres (115 ft.). The commercial block is proposed to be rezoned to the Local Commercial (LC) Zone. The LC Zone permits a range of commercial

activities which include: professional and business offices; clinics; convenience stores; financial institutions; personal service establishments; restaurants; service and repair shops; studios; and, accessory dwelling units.

A further report assessing the merits of the two planning applications will be prepared upon the receipt and evaluation of agency and public comments.

2.0 PROPOSAL

Owner:	Harry & Marlene Simpson
Applicant:	Savoia Developments Ltd.
Location:	West side of Highway No. 48, north of the Ballantrae Fire Hall Part of Lot 22, Concession 7 Community of Ballantrae
Residential Units:	15 single detached
Commercial:	1 commercial block - 1.03 hectares (2.5 acres) in area
Water Supply:	Municipal water
Sewage Treatment:	Private individual septic systems
Storm Drainage:	Roadside ditch to be drained to two off-site existing stormwater management ponds
Total Land Area:	Approximately 10.2 hectares (25 acres)

The draft plan of subdivision consists of 15 single detached residential lots and a 1.03 ha (2.5 acre) commercial block. The proposed commercial block is sited at the southwest corner of the proposed extension of Ballantrae Road and Highway No. 48, immediately opposite the entranceway into the Ballantrae Golf & Country Club. The fifteen residential lots will be accessed via the internal road system, consisting of an extension to Ballantrae Road from its present terminus easterly through to Highway No. 48, and, an extension northerly of George Pipher Lane from its present terminus where it will intersect the proposed extension of Ballantrae Road. The proposed road network was contemplated in the original development approvals associated with the first phase of the Savoia Development (57 residential lots) situated to the west and south of the subject lands. A reduced copy of the draft plan of subdivision is attached to this Report as Attachment No. 2.

In order to facilitate the proposed plan of subdivision, it is proposed that the residential component of the development be rezoned from Rural (RU) to Suburban Residential One (SR1),

and, the commercial block be rezoned from Rural (RU) to Local Commercial (LC). Attachment No. 2 to this Report delineates the proposed zone boundaries overlaid on the road and lot pattern associated with the plan of subdivision.

3.0 SITE DESCRIPTION

3.1 Location and Size

The subject lands are located in Part of Lot 22, Concession 7 within the community of Ballantrae. The property is assigned the civic address of 15532 Highway No. 48. The property is situated on the west side of Highway No. 48, approximately 85 metres (278 feet) north of the property associated with the Ballantrae Fire Hall. The general location of the subject lands is shown on Attachment No. 1 to this Report.

The subject property has an area of approximately 10.2 hectares (25 acres) with a corresponding lot frontage on the west side of Highway No. 48 of 203 metres (667 feet).

3.2 Site Characteristics

There are no buildings or structures on the subject lands. The lands are under agricultural cultivation.

The subject lands are fairly flat, with a gentle slope to the west. Vegetation in the form of trees and shrubs are found on the perimeter of the property in the form of hedgerows. For the most part, these hedgerows connect with hedgerows that have been protected in the existing Savoia Subdivision Phase 1 lands to the south and west and form part of a linkage to the Regional Forest block to the west.

The soils found on the property and the immediate area are characterized by fine sand, silt and silty sand surficial deposits, intermixed with occasional deposits of clayey silt. It is estimated that the shallow surficial water table will not be encountered for excavations of less than 3 metres (10 ft.) in depth.

3.3 Surrounding Land Uses

The subject lands are situated at the northern edge of the settlement area associated with the community of Ballantrae, and as such, the area is dominated by transitional land use activities.

The adjacent land uses can be summarized as follows:

- ▶ to the north, by agricultural uses;
- ▶ to the south, by a vacant commercial zoned block and a suburban residential subdivision that is presently being established;
- ▶ to the west, by a suburban residential subdivision that is presently being

- established; and,
- ▶ to the east, across Highway No. 48, the Ballantrae Golf & Country Club and an adult lifestyle community comprised of approximately 250 homes (ultimate residential yield is 750 to 900 units)

4.0 BALLANTRAE - MUSSELMAN LAKE & ENVIRONS SECONDARY PLAN

The subject lands are designated “Ballantrae Future Residential Area II” within the Ballantrae - Musselman Lake & Environs Secondary Plan. The intent of this designation is to permit development by plan of subdivision subject to stringent controls with respect to negative impacts on area natural features and systems.

Development may proceed on the basis of either:

- ▶ a communal water and sanitary sewer system; or,
- ▶ a communal water system and individual private sewage septic systems.

It is further stipulated within this designation that for development which occurs on the basis of communal water and private individual septic systems, as is the case for this proposed subdivision, the minimum residential lot size shall be 5000 square metres (1.23 acres).

The Ballantrae Future Residential Area II designation also permits limited commercial and institutional uses to be developed on lots fronting onto the Highway No. 48 corridor.

Lands within the adjacent subdivision to the west and south of the subject lands are similarly designated “Ballantrae Future Residential Area II”, however, the earlier development also had the overlay designation “Natural Feature Enhancement Area”. This overlay designation recognizes natural heritage attributes that contribute to natural systems and processes. In the case of the earlier subdivision, this overlay designation recognized the mature hedgerows that framed the edge of cultivated fields which eventually connected to the Regional Forest block located further to the west.

As part of the review of this new subdivision proposal, Staff will be assessing whether the opportunity exists to extend or enhance the hedgerows within this second phase of development and thereby build upon the efforts undertaken in the earlier proposal. In this respect, specific zone restrictions or provisions could be developed to protect the hedgerow feature(s) and/or requirements that the Owner undertake the planting of native species to augment the feature where it has been thinned out or interrupted.

5.0 REGION OF YORK OFFICIAL PLAN

The communities of Ballantrae and Musselman Lake are designated as “Towns & Villages” within the Regional Official Plan. The intent of this designation is to recognize an area within the Region where moderate growth can occur on the basis of municipal servicing infrastructure.

6.0 OAK RIDGES MORAINÉ CONSERVATION ACT, 2001

The subject lands are within the Oak Ridges Moraine physiographic region, and as such, the applicable provisions of the *Oak Ridges Moraine Conservation Act, 2001* apply in any future decision rendered on these planning applications.

Within the Oak Ridges Moraine Conservation Plan (ORMCP), the subject lands are classified as "Settlement Area". This designation recognizes the development lands within the larger Ballantrae community area. Urban development is to be directed to Settlement Areas, provided that it is undertaken in a fashion consistent with Secondary Plan policies, and, it is demonstrated that development can occur without impairing the ecological and hydrological features of the area. The Owner must demonstrate through the submission of technical studies that there is no impact on area features, and thus, conformity with the ORMCP.

7.0 ZONING BY-LAW

The subject lands are currently zoned Rural (RU) in General Zoning By-law 87-34.

To facilitate the proposed subdivision, an Amendment to General Zoning By-law 87-34 has been sought to reclassify the lands to the Suburban Residential One (SR1) and Local Commercial (LC) Zones.

The Zoning By-law Amendment contemplates the reclassification of the 15 residential lots to the Suburban Residential One (SR1) Zone. The SR1 Zone permits single detached residential dwellings and accessory uses. The minimum lot area is 5000 square metres (1.23 acres) with a corresponding minimum lot frontage of 35 metres (115 feet).

The 1.03 hectare (2.5 acre) commercial block is proposed to be rezoned to the Local Commercial (LC) Zone. The LC Zone permits a range of commercial activities which include: professional and business offices; clinics; convenience stores; financial institutions; personal service establishments; restaurants; service and repair shops; studios; and, accessory dwelling units. The minimum lot area for the LC Zone is 695 square metres (0.17 acres) with a corresponding minimum lot frontage of 18 metres (60 feet) where municipal water service and a private septic system are proposed.

The proposed boundaries of the two zone classifications are overlaid on the draft plan of subdivision as shown on Attachment No. 2 to this Report.

8.0 CORRESPONDENCE

8.1 Public

As of the date of submitting this Report for inclusion in the October 1st, 2002 Public Meeting Agenda, no correspondence has been received from members of the Public.

8.2 Government Agencies & Utilities

The Region of York (Letter dated September 24/02) has advised that at the present time, the water supply system for the area is at capacity and is limited by the present terms of the Permit to Take Water as issued by the Ministry of the Environment & Energy (MOEE). The Region has commissioned studies to support an increase in the capacity of the well field. It is expected that this analysis will be completed by December 2002 with a subsequent submission to the MOEE at that time for the requested increase in the Permit. In the absence of water capacity in the present term, the approval of the draft plan of subdivision is deemed to be premature and is not recommended at this time. The Region has advised that, once sufficient water capacity is available in the system and water supply is allocated by the Town to the development, they would have no objections to the proposal.

The York Catholic District School Board (Letter dated July 30/02) and the York Region District School Board (Letter dated July 22/02) have both indicated that they have no objections to the proposed development.

Enbridge Consumers Gas (Letter dated July 22/02) has advised that, as part of any future subdivision agreement to implement development, the Owner be required to co-ordinate the preparation of an overall utility distribution plan to the satisfaction of all affected authorities.

8.3 Town Departments

The Engineering Division of the Development Services Department (Memo dated August 1/02) has advised that all future submissions should contain the information (re: road cross-sections and details; open ditch profiles; etc.) as required and in a form consistent with Section A Part 2 of the Town Standards document. The Engineering Division also believes that a traffic analysis should be carried out to address expected increases in traffic volume to be generated at this location.

The Fire Department (Memo dated July 11/02) has advised that, if traffic lights are to be installed at the proposed intersection of Ballantrae Road and Highway No. 48, emergency vehicle controllers are to be provided at this location.

The Planning Division of the Development Services Department recognizes the benefit of these lands being developed with specific objectives being an improved traffic circulation and an outlet onto Highway No. 48 being secured. Despite this objective, the Planning Division believe that consideration of this proposal at this time is premature in the absence of a secure water supply. In accordance with Section 51(24) i) of the *Planning Act*, in considering a draft plan of subdivision, regard shall be had for the adequacy of utilities and municipal services. It is Staff's contention that until such time as the issue revolving around the ability to attain additional water capacity in the Ballantrae - Musselman Lake system is determined, these two planning files

should be held in abeyance and no decision should be rendered.

9.0 TECHNICAL STUDIES

In support of the plan of subdivision and implementing Zoning By-law Amendment, the Owner has commissioned the following reports and submitted these documents to the Town for review purposes. The Studies include:

- ▶ Geotechnical Investigations, Bruce A. Brown Associates Ltd., dated May 21/02;
- ▶ Functional Engineering & Preliminary Stormwater Management Report, Higgins Engineering Ltd., June 2002;
- ▶ Noise Control Feasibility Study, SS Wilson Associates, May 31, 2002;
- ▶ Traffic Impact Study, BA Consulting Group, June 2002; and,
- ▶ Stage 1 and 2 Archaeological Assessment, Archaeological Services Inc., June 2002.

These Studies have been circulated to the appropriate Town Departments and Government Agencies for their review and comments. The conclusions and recommendations arising from this review will be contained in a future Report to Council.

9.1 Traffic Impact Study

Mark Engineering, the Traffic Consultant for the Town, has reviewed the BA Consulting Group Traffic Impact Study (dated June 2002) and has offered the following summary comments:

- ▶ traffic lights at the proposed intersection of Ballantrae Road and Highway No. 48 are warranted in recognition of the background traffic volumes experienced on Highway No. 48 and the projected trip movements / estimated waiting times that will be experienced by this development and the Ballantrae Golf & Country Club;
- ▶ lane improvements will be required within the Highway No. 48 corridor to account for the traffic signals and the turning movements into the proposed subdivision;
- ▶ the eastbound approach of Ballantrae Road where it intersects Highway No. 48 should have two lanes to provide a separate left and a combined through/right lane; and,

- ▶ access from the Highway No. 48 corridor onto the proposed commercial block may prove to be problematic. It is recommended that the site be developed in conjunction with the vacant commercial block situated to the immediate south and that a mutual driveway be pursued. Further capital improvements (ie: centre median, turning taper, etc.) along the Highway No. 48 corridor may be necessary if direct access or limited access is secured. Further analysis of the traffic impacts of the potential access configurations for both commercial sites should be completed.

The Mark Engineering peer review comments and the BA Consulting Group Traffic Report have been submitted to the Ministry of Transportation for their review and consideration.

REPORT #2

SOUTHWEST FUNCTIONAL SERVICING STUDY (“DRAFT”) COMMUNITY OF STOUFFVILLE (C10-DV & D00)

Report Prepared By: Manager of Planning Services

RECOMMENDATION

The Director of Development Services concurs with the following recommendation.

The Manager of Planning Services recommends:

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

1.0 SUMMARY

Development Landowners in the Northeast, Northwest, Southeast and Southwest quadrants of the community of Stouffville have commissioned the preparation of Reports that are designed to provide a comprehensive assessment of the limits and opportunities to development within the urban expansion area of Stouffville. These Studies have been completed consistent with the vision, the guiding principles and the policy framework as set out in the Stouffville Secondary Plan.

Once approved by Council, the Functional Servicing Studies will be used by the Town and other public agencies to assess site specific subdivision and development applications for the lands that have been designated for residential or employment uses as set out in the Secondary Plan.

The Public Meeting being convened on October 1st, 2002 by Council represents a formal opportunity for interested members of the community to learn more about the implications arising from development and to participate in the shaping of the Southwest Functional Servicing Study. This meeting represents the second formal session that has been set aside to discuss the implications of area wide planning and engineering issues associated with the future development of lands within the Southwest quadrant.

2.0 BACKGROUND

2.1 Stouffville Secondary Plan

Section 12.9.4.1 (‘Information Requirements: Proposed Development Outside of Existing Community Area’) of the Stouffville Secondary Plan establishes the policy framework that requires the completion and approval of Functional Servicing Studies prior to the approval of development applications that are submitted for lands outside the “existing community area”.

The objectives of the Functional Servicing Studies are to ensure that the form and layout of new development is viewed in a broad fashion rather than as a singular property that is considered in isolation of the larger network or system. In this regard, the Town and other public agencies can be assured that area wide infrastructure and facilities are properly accounted for and integrated in the future development of lands as designated in the Secondary Plan.

The Terms of Reference for the Functional Servicing Studies were established and approved by the Town. As a minimum, the Studies are required to address the following matters:

- a. Master Servicing Strategy (ie: water, sanitary, stormwater and stormwater detention);
- b. Environmental Features and Protection of Identified Features;
- c. Transportation and Traffic Analysis;
- d. Heritage and Archeological Analysis;
- e. Financial Impact Analysis;
- f. Open Space Analysis; and,
- g. Land Use Development Concepts

2.2 Four Quadrants - Community of Stouffville

Four separate Functional Servicing Studies have been completed by the Development Landowners, each Study tied to a specific geographic quadrant within Stouffville. Included as Attachment No. 1 to this Report is a representative breakdown of the quadrant boundaries for the Northeast, Northwest, Southeast and Southwest Studies.

The Lead Consultants for the each of the Studies are as follows:

Southeast:	URS Cole Sherman
Southwest:	Stantec Consulting
Northwest:	Sabourin Kimble & Associates
Northeast:	Ecotech International Systems

The Public Meeting being convened on October 1st, 2002 focuses exclusively upon the emerging conclusions associated with development in the Southwest quadrant.

2.3 Terms of Reference - Functional Servicing Studies

The Terms of Reference for the Functional Servicing Studies are included as Attachment No. 2 to this Report. The Terms of Reference established the detailed specifics of the analysis

required to support the premise of development within the urban expansion lands of Stouffville. The Functional Servicing Studies, including the Southwest quadrant, have been prepared based upon the scope of work as set out in the Terms of Reference.

3.0 CONSULTATION & REVIEW PROCESS

3.1 Public Meetings

As outlined in the Terms of Reference, the Town will host two Public Meetings for each Study to solicit comments from interested members of the community.

For the Northwest, Northeast and Southeast quadrants, the two Open House / Public Meetings have been convened by the Town on December 12th, 2000 and May 21st, 2002 respectively. These sessions provided the opportunity for members of the community to review the conclusions of the work that had emerged at that time in terms of the premise for development and the strategies to be employed to accommodate the projected employment and residential growth.

With respect to the Southwest quadrant, only one Open House / Public Meeting has been convened to date, that being on May 21st, 2002. In accordance with the provisions as set out in the approved Terms of Reference, the meeting scheduled for October 1st, 2002 represents the second opportunity for members of the Public to review and participate in discussions associated with the Southwest quadrant.

Since the May 21st Public Meeting, the principle change that has occurred within the Southwest quadrant is a refinement to the edge of the greenlands system and the delineation of a buffer to protect the continued ecological function of area natural heritage features. Key tasks completed have included: site visits with representatives of the Town and the Toronto Region Conservation Authority (TRCA) to complete staking exercises to define the limits of development and the associated buffer adjacent the greenlands system (ie: watercourses, valleylands, tableland woodlots); the completion of a four seasons audit of vegetation communities and area habitat; erosion assessment along the Little Rouge system; and, water balance calculations.

3.2 Technical Review & Consultation

Staff from the Town of Whitchurch-Stouffville, Town engineering & environmental consultants, the Toronto & Region Conservation Authority, the Region of York, the York District School Board and the York Catholic District School Board have been reviewing and commenting upon the Functional Servicing Studies that have been completed to date.

The Toronto Region Conservation Authority (TRCA), in a letter dated July 17th, 2002, have advised that they are now in a position to support the environmental analysis and conclusions of the Functional Servicing Study for the Southwest quadrant. The Conservation Authority continues by stating that the revised Functional Servicing Study also complies with the

requirements of the Oak Ridges Moraine Conservation Plan and the objectives of the Rouge Park Plan.

3.3 Approvals

The document presented to Council at the October 1st Public Meeting still represents a “draft” Study and as such it continues to be “work-in-progress”. Further revisions to the document may be required based upon comments received from the Public, Council, government agencies and Town Staff.

It is Staff’s expectation that this Study will be returned to a future Council in Committee Meeting later this autumn for approval. At that time, Staff will prepare a further Report on the Southwest Functional Servicing Study with a recommendation on how to deal with issues / standards that have emerged as a result of our analysis.

Once a quadrant Functional Servicing Study has been approved by Council, the municipality will be in a position to subsequently consider a decision on the implementing draft plans of subdivision that have been submitted for certain landholdings within Stouffville.