



**TOWN OF WHITCHURCH-STOUFFVILLE  
COUNCIL PUBLIC HEARING MINUTES  
TUESDAY, SEPTEMBER 16, 2003**

**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 Dobrich  
SECONDED by Councillor Dunkeld

THAT the agenda be confirmed as circulated.

CARRIED.

**DECLARATIONS**

There were no declarations from members of Council.

**ADOPTION OF MINUTES**

MOVED by Councillor Sherban  
SECONDED by Councillor Carroll

THAT the minutes of the Council Public Hearing held on August 19, 2003 be adopted as circulated.

CARRIED.

The Chair advised that a Public Hearing with respect to an Official Plan Amendment - Oak Ridges Moraine Conservation Plan Conformity Exercise will now commence.

**OFFICIAL PLAN AMENDMENT - OAK RIDGES MORaine CONSERVATION PLAN  
CONFORMITY EXERCISE (C10-DV & D08)**

**NOTICE GIVEN:**

The Clerk advised the procedure by which notice was given, and confirmation as to the dates that the notices were given.

The Chair advised that any persons wishing to speak to the item were to complete a Public Delegation Form, clearly noting name, address with postal code and submit to the Clerk prior to addressing Council.

**REQUEST FOR FURTHER NOTICE:**

Cap Cowan, 110 Charles Street, Stouffville, L4A 1B7  
Michael Crang, 92 South Road, Gormley, L0H 1G0  
Robert Heaton, 50 Parkhill, Gormley, L0H 1G0  
Ken May, 124 Wheeler Crescent, Stouffville, L4A 1K2  
Peter & Janet van Nostrand, 2375 Vandorf Road, Gormley, L0H 1G0  
William & Jane Warren, 16885 Ninth Line, R.R.#3 Mount Albert, LOG 1M0  
Michelle Riordan, 11670 Woodbine Avenue, Gormley, L0H 1G0  
John DiCostanzo, 105 Father Ermanno Crescent, Woodbridge, L4L 7L9  
James & Deborah Teeter, 14960 Durham Rd. 30, RR#3, Stouffville, L4A 7X4

**PURPOSE:**

The Planner advised that the purpose of the Public Meeting is to obtain public and agency comments with respect to the Oak Ridges Moraine Conservation Plan (ORMCA).

Consultant Liz Howson, Macaulay Shiomi Howson Ltd. reviewed the purpose of the meeting which included: to summarize the approach taken to the Oak Ridges Moraine Conservation Plan (ORMCP) Conformity Exercise for the Town of Whitchurch-Stouffville Official Plan and the Secondary Plans for the Communities of Gormley, Stouffville and Ballantrae - Musselman Lake; to update Council on the status of the Conformity Exercise and further action required with respect to this study; and, to solicit comments on the draft Conformity Exercise Official Plan Amendment from interested members of the public and government agencies.

*The Oak Ridges Moraine Conservation Act, 2001* authorizes the Lieutenant Governor in Council to designate an area of land as the Oak Ridges Moraine Area. A major portion of the Town is located in the Moraine. As a consequence, the Conservation Plan has significant implications for the Official Plan and the Secondary Plans for the Communities of Gormley, Stouffville and Ballantrae - Musselman Lake, as any plans for these areas must conform with the Conservation Plan. The Town has until October 22, 2003 to bring its Official Plan and Secondary Plans into conformity with the Conservation Plan to allow the amendments to be approved by the Minister of Municipal Affairs, rather than through the normal process under the Planning Act. Any Amendment forwarded to the Minister prior to the October 22<sup>nd</sup> deadline is not subject to an appeal to the Ontario Municipal Board.

The Town initiated its Conformity Exercise with a background analysis which was reviewed with the public at an open house in April 2003. Based on that analysis, a proposed Official Plan Amendment was prepared.

The land use designations and related policies applicable to the Town include: Natural Core Areas; Natural Linkage Areas; Countryside Areas; Rural Settlement; and Settlement Area.

The Moraine Plan is a very complex document and many of its sections reference other sections. As a consequence it is extremely difficult to bring the Town's Official Plan into conformity without either incorporating the ORMCP in its entirety into the Town's Official Plan or referencing the Plan as it pertains to specific designations. The approach recommended for Whitchurch-Stouffville was to reference specific sections of the ORMCP in the Town's Official Plan.

It should also be noted that the ORMCP permits only limited modifications to existing uses which do not conform to the Plan. The Town's amendment proposes to expand on the permissions in the ORMCP, based on discussions with Provincial staff, to permit new accessory uses and expansions of existing buildings without a zoning by-law amendment.

Once the comments have been assessed and the necessary adjustments completed, the revised Amendment will be brought back to Council for adoption. This must occur prior to October 22, 2003 to meet the deadline imposed by the Legislation. The Plan will then be submitted to the Province for approval.

Correspondence was received from:

- The Toronto Region Conservation Authority
- Bethesda - 404 Landowners Group
- James & Deborah Teeter
- Dr. Peter van Nostrand/Janet vanNostrand and James vanNostrand.

Concerns and comments related to:

- request for revisions on the OPA to indicate either Settlement area, or deferred Settlement area
- land use designation
- changes in land designation
- prior consideration to provide for increased employment uses in the Gormley area
- the right to sever and construct buildings
- prior development proposals that are "being held in abeyance"
- the need for the creation of additional linkages between Vandorf and Preston Lake including a trail system
- a review of all existing development applications giving consideration to future useage potentials within the Plans

**CITIZEN RESPONSE:**

- John DiConstanzo, on behalf of the Bethesda - 404 Landowners, 105 Father Ermanno Crescent, Woodbridge L4L 7L9
- Lesley Everest, 46 Parkhill Cr, Gormley L0H 1G0
- Michael Crang, 92 South Road, Preston Lake, L0H 1G0
- Cap Cowan, 110 Charles Street, Stouffville L4A 1B7
- Solomon Gomes, 2299 York Road 30, Stouffville L4A 7X4
- Bill Warren, 16885 Ninth Line, Stouffville, L4A 7X3
- Robert Heaton, 50 Parkhill, Gormley, L0H 1G0
- Randy Mole, 128 Rose Avenue, Stouffville L4A 8A4
- A. Chieco, 5472 St. John's Sideroad, Stouffville L4A 7X4
- Christine Greenwood, 16085 Woodbine Ave, R. R. #3, Newmarket, L3Y 4W1
- Pat Cashman, 6084 Hillsdale Drive, Stouffville L4A 7X3

Comments/concerns/questions related to:

- The plans as proposed are very restrictive.
- Is it necessary to combine Vandorf and Preston Lake. Why can they not be dealt with separately.
- Confirmation that there will be further meeting on these issues

- Comments that the Town request to the Province for an extension to the deadline of October 22nd will probably not be granted.
- The intent of the Town was never to exempt certain properties, but to see how land uses were integrated.
- Any plan that is not passed by October 22nd must still pass an amendment to bring it into conformity.
- It was pointed out that there may be some errors in the mapping that is being used.
- Well head protection areas are only protecting municipal wells and not private wells.
- Land Form Conservation Area (hills, valleys, etc.) put restrictions on grading of lands.
- Land use policies changed with the ORM Conservation Plan and major recreational activities are not permitted in the Natural Linkage Area.
- Decisions on all historic files to reflect in the new Town planning documents.
- Transitional files prior to November 2001 with no decision rendered will still have to meet prescribed conditions of the OPA on key environmental and hydrological features. This doesn't permit as a right, but allows chance.
- Concerns with part countryside and linkage.
- Who will enforce conditions of the Oak Ridges Moraine - will the Province follow up on regulations.
- Environmentally sustained development in settlement areas and open space environmental areas
- Signs are needed for the trail systems on the walkways
- There is great concern regarding lands that cannot be developed because of the ORMCP and the need for financial compensation.

MOVED by Councillor Carroll  
SECONDED by Councillor Sherban

THAT all public and agency comments received through the public meeting process be received;

AND THAT all public and agency comments be referred to Town Staff and the Town's Planning Consultant for further review and consideration;

AND THAT Town Staff and the Town's Planning Consultant report back on the results of this review, including a revised version of the Oak Ridges Moraine Conservation Plan Conformity Exercise Official Plan Amendment for consideration at the Council meeting scheduled for October 7, 2003.

CARRIED.

**CONFIRMATORY BY-LAW**

MOVED by Councillor Dunkeld  
SECONDED by Councillor Dobrich

THAT Confirmatory By-law 2003-143-MS be read a first, second and third time.

CARRIED.

**ADJOURNMENT**

MOVED by Councillor Pliakes  
SECONDED by Councillor Bowes

THAT there being no further business, the Council Public Hearing be adjourned at 8:53 p.m.

CARRIED.

DATED at the Town of Whitchurch-Stouffville this      day of October, 2003.

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Mayor

\_\_\_\_\_  
Clerk