



**TOWN OF WHITCHURCH-STOUFFVILLE
COUNCIL PUBLIC HEARING MINUTES
TUESDAY, SEPTEMBER 23, 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 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

There were no minutes for adoption at this meeting.

CONSIDERATION OF REPORTS

The Chair advised that a Public Hearing with respect to a proposed Zoning By-law Amendment related to Cedar Beach Park Limited, property located at 67 Cedarvale Blvd., will now commence.

**PROPOSED ZONING BY-LAW AMENDMENT
CEDAR BEACH PARK LIMITED, Lot 39 & Part Lot 40, Plan 212
67 Cedarvale Blvd., Musselman Lake, File No. ZBA03.005 (C10-DV & D14)**

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 any of the items on the agenda were to complete a Public Delegation Form, clearly noting name, address with postal code and submit to the Clerk prior to addressing Council.

Any persons wishing to receive further notice were also asked to complete the Public Delegation Form and submit to the Clerk.

REQUEST FOR FURTHER NOTICE:

Paul Empringham, 6 Rosehill Drive, Stouffville L4A 7X3
Lise Low, 58 Connor Drive, Stouffville L4A 7X3
Algis Matulaitis, 1 Rosehill Drive, Stouffville L4A 7X3
Dwayne Mittelstaedt, 29 Rosehill Drive, Stouffville, L4A 7X3

PURPOSE:

The Planner advised that the purpose of the Public Meeting is to obtain public and agency comments with respect to an application for a proposed Amendment to General Zoning By-law 87-34 to rezone the OS portion (approximately the northern 60% of the site) of the 1457 square metre (15686 sq. ft.) property from Open Space (OS) to Rural Residential Seven Special (RR7S). The southerly portion of the property would remain zoned Open Space Environmental (OSE). The purpose of the application is to permit the demolition of an abandoned building on the site to allow the erection of a single detached dwelling.

The subject property is located on the north side of Musselman Lake and is identified with the civic address of 67 Cedarvale Blvd.

Within the Oak Ridges Moraine Conservation Plan (ORMCP), the subject lands are situated within the 'Rural Settlement Area' land use designation. The Ballantrae-Musselman Lake Secondary Plan (OPA No.90) permits the construction of one single detached dwelling on a lot of record subject to a zoning by-law amendment provided that the Town is satisfied that the proposed development can be serviced with private water and sewage facilities which shall not include a sewage holding tank.

No correspondence from the Public has been received. The Fire Department, in a memo dated August 17, 2003, has commented that they have no objection to the proposed Zoning By-law Amendment.

REPRESENTATION FROM THE PROPONENT:

Randy Alcorn, Alcorn & Associates, noted that the applicant concurs with the recommendations of the Development Services Department. The Conservation Authority are satisfied with the procedures being taken, and look forward to a vegetative protection zone. Seven property owners will have access from Cedarvale Blvd. to the lake via a walkway, with no loss of community lands. The relocation of the storm sewers will stay away from any roots associated with trees found on the lot.

CITIZENS IN SUPPORT:

Helene Johnson, 90 Beryl Avenue, Stouffville, L4A 7X8 has no objection to development on this property which has been in the Davies family for over one hundred years.

Lisa Gallagher-White, 43 Rosehill Drive, Stouffville, L4A 7X3, President of the Cedarvale Club in support of changes with proper culverts and easements.

CITIZENS IN OPPOSITION:

Stephanie Christine Vlachos, 66 Cedarvale Blvd., Stouffville, L4A 7X3

Dwayne Mittelstaedt, 29 Rosehill Drive, Stouffville, L4A 7X3

Tracey Emery, moving to area

Tom Turner, 58 Connor Drive, Stouffville, L4A 7X3

Concerns related to:

- Possible loss of lake view with new building structure
- Children will not longer be able to play in the area
- Community events would be lost at this location
- Right of ways should be left open in the case of an emergency
- Confirmation that a ten foot easement will be cleaned and left open
- A tertiary on-site sewage system

MOVED by Councillor Carroll

SECONDED by Councillor Sherban

THAT an engineering study be provided to the Town that defines the stormwater catchment area; indicates a new location for the drainage pipe within the

property boundary; and, provides recommendations as to the design

of the system that may be employed to mitigate the environmental impact on the direct discharge into Musselman Lake;

AND THAT a Landscape Plan prepared by a professional landscape architect (OLA) indicating proposed landscaping improvements to the property, consistent with the minimum vegetative buffer requirements of the Oak Ridges Moraine Conservation Plan which shall include a rehabilitation plan for the lands between the edge of Musselman Lake and the existing retaining wall, be submitted to the Town for review and approval;

AND THAT all comments from government agencies and members of the public be referred back to Staff for a further report regarding the disposition of this matter.

CARRIED.

The Chair advised that a Public Hearing with respect to a proposed Plan of Subdivision & Zoning By-law Amendment for Savoia Developments Ltd., Phase III will now commence.

**SAVOIA DEVELOPMENTS LTD. PHASE III (Dunec & Watson Properties)
PROPOSED PLAN OF SUBDIVISION & ZONING BY-LAW AMENDMENT
PART OF LOT 21, CONCESSION 7 4752 & 4852 AURORA ROAD
COMMUNITY OF BALLANTRAE
FILE Nos. 19T(W)-03.002 & ZBA03.006 - (C10-DV & D12)**

NOTICE GIVEN:

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REQUEST FOR FURTHER NOTICE:

Wayne Nesbitt, R. R. #2, Stouffville, L4A 7X3
Vince Love, 4839 Aurora Road, Stouffville L4A 7X4
Ray Parry, 52 Greenan Road, Stouffville L4A 7X4
Carla Schouten, 19 Grayfield Drive, Stouffville, L4A 1M4

PURPOSE:

The Planner advised that the purpose of the Public Meeting is to obtain public and agency comments with respect to applications for a proposed Plan of Subdivision and Zoning By-law Amendment, for property known as 4752 and 4852 Aurora Road.

The Zoning By-law Amendment contemplates the reclassification of the thirty-two residential lots to the Suburban Residential One (SR1) Zone. The SR1 Zone permits single detached residential dwellings and accessory uses. The minimum lot area would be 5000 sq.metres (1.23 acres) with a corresponding minimum lot frontage of 35 metres (115 ft.). The proposed stormwater management facility is to be zoned Open Space (OS).

The subject lands are located in Part of Lot 21, Concession 7, within the Community of Ballantrae. The development lands are comprised of two landholdings which for the purposes of the planning applications are being considered as one total parcel. The subject lands are located on the north side of Aurora Road, approximately 630 metres (2,065 ft.) east of the intersection of McCowan / Aurora Roads.

The principle access to the development would be from Aurora Road at a point approximately 630 metres (2,065 ft.) east of the intersection of Aurora and McCowan Roads. The access road proceeds northerly and then easterly through the subdivision until it connects with the present terminus of Grayfield Drive. A second internal road would run parallel to Aurora Road and would terminate in a temporary cul-de-sac at the eastern limits of the development property. The proposed subdivision would be serviced by municipal water and individual private sewage disposal systems.

The subject lands are designated "Ballantrae Future Residential Area II" within the Ballantrae - Musselman Lake 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.

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. The subject lands are classified as "Settlement Area", which designation recognizes the development lands within the larger Ballantrae community area.

A letter from seven homeowners (Schouten, Tardella, Mitchell, Thomas, Caruso, Howarth and Neshouski) on Grayfield Drive was submitted at the public meeting. The letter raises concerns about preservation of mature trees located on the east property line, and, that Grayfield Drive not be extended into the subdivision.

The York Region District School Board and the York Catholic District School Board have advised that they have no objections to the development proposal.

The Lake Simcoe Region Conservation Authority has advised that the subject lands are within the "Vivian Infiltration Environmentally Sensitive Area (B5)". The Owner will have to submit an Environmental Impact Study which will determine whether or not development of the subject lands will have an impact on the recharge/discharge function for the area. The Conservation Authority states that they will require the completion of a stormwater management report.

The Fire Department has advised that they have no objection to the proposed development.

The Planning Division of the Development Services Department has identified the need for a parkette (approximate size of 0.3 to 0.4 ha in area) within this subdivision.

REPRESENTATION FROM THE PROPONENT:

Bruce Brown, Bruce Brown & Associates, representative for the Owner, was available to answer questions.

CITIZENS IN SUPPORT:

There were no citizens in support of the proposed development

CITIZENS IN OPPOSITION:

- Ray Parry, 52 Greenan Road, Stouffville L4A 7X4
- Carla Schouten, 19 Grayfield Drive, Stouffville L4A 1M4
(on behalf of the residents of Grayfield Drive)
- Joan Bain, 5 Percy Wright, R. R. #3, Newmarket, L3Y 4W1
- Dave Probert, 14377 McCowan Road, Stouffville L4A 7X5
- Steve Love, 4647 Aurora Road, Stouffville L4A 7X4
- Vince Love, 4839, Aurora Road, Stouffville L4A 7X4

Concerns/comments related to:

- Increased traffic on Greenan Road
- Construction traffic using Greenan Road
- An outlet road onto Hwy. #48 is needed
- Opposition to a road going through the end of Grayfield Drive
- Concerns with wild life in the area that will be disturbed
- Speed of traffic (especially trucks) on Aurora Road
- Traffic calming devices are needed
- Road noise needs to be addressed (noted that a combination of berms and tree planting should help alleviate traffic noise)
- Are improvements to Aurora Road in the plans (no improvements noted)
- Could sidewalks be put on Aurora Road (not in Subdivision agreement - plans call for open road side ditches)
- Concerns with storm water management ponds
- It is suggested that the roads do not open until necessary to help prevent noise and keep dirt/dust from existing homes

MOVED by Councillor Dobrich

SECONDED by Councillor Dunkeld

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

CARRIED.

The Chair advised that a Public Hearing with respect to a proposed Official Plan Amendment, Plan of Subdivision and Zoning By-law Amendment related to Schickedanz Bros. Ltd. will now commence.

**PROPOSED OFFICIAL PLAN AMENDMENT, PLAN OF SUBDIVISION & ZONING
BY-LAW AMENDMENT - SCHICKEDANZ BROS. LTD.
(Ballantrae Golf & Country Club Adult Lifestyle Community)
Part of Lot 23, Concession 8, Community of Ballantrae
File Nos. OPA03.002, 19T(W)-03.003 & ZBA03.009 (C10-DV & D12)**

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REQUEST FOR FURTHER NOTICE:

- Wayne Nesbitt, R. R. #2, Stouffville L4A 7X3
- Bob Forhan, iPLANcorp., 211 Main Street S., Newmarket, L3Y 5M9

PURPOSE:

The Planner advised that the purpose of the Public Meeting is to obtain public and agency comments with respect to applications for an Official Plan Amendment, Plan of Subdivision and Zoning By-law Amendment. The applications are to permit the relocation of two existing golf course holes to an adjacent location, and, to allow the development of the former golf holes for residential purposes.

The principle access to the subject lands is from Highway No. 48 via the internal private condominium road system. The proposed residential units will be serviced through the municipal water system and the existing centralized private sewage treatment plant.

The Plan of Subdivision proposes the creation of two (2) Blocks of land to recognize the proposed residential development (Block 1) and the relocated golf course holes (Block 2).

The overall yield of residential units will not exceed the threshold of 750 to 900 dwellings which was established by Council in era 1997/98 with the original approvals afforded to the Ballantrae Golf & Country Club adult lifestyle community.

The proposed Amendment would change the zone classification on Block 1, from Recreational Commercial (RC) to Recreational Residential Holding (RRC-h). The proposed zone classification would permit the construction of single detached, semi-detached and townhouse dwelling units. The range of permitted uses and zone standards for the RRC Zone will mirror the provisions that were designed for the original phases of the adult lifestyle residential community.

The proposed Amendment would change the zone classification on Block 2 from Rural (RU) to Recreational Commercial (RC). The proposed zone classification would permit the development of the subject lands for the purposes of a golf course.

The Holding (-h) symbol affixed to the RRC zone classification has been established to ensure that the residential component of the larger development occurs in a phased manner consistent with the policy objectives as established in the Ballantrae-Musselman Lake Secondary Plan.

The subject lands are designated Special Rural Area and Ballantrae Residential Golf Course Area in the Secondary 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.

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), Block 1 is classified as "Settlement Area" and Block 2 is classified as "Countryside".

No correspondence has been received from the Public. The Ministry of Transportation have advised that they have no objections.

In support of the development proposal, the Owner has submitted Studies for review and approval on a "Recreation Plan and Water use Analysis" and a "Natural Heritage Study and Vegetation Management Plan". These Studies have been circulated to the appropriate Town Departments and Government Agencies for their review and comments.

REPRESENTATION FROM THE PROPONENT:

Mr. Bob Forhan, iPLANcorp, was in attendance to answer any questions.

CITIZENS IN SUPPORT:

There were no citizens in support of the applications.

CITIZENS IN OPPOSITION:

There were no citizens in opposition of the applications.

MOVED by Councillor Carroll
SECONDED by Councillor Dobrich

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

CARRIED.

CONFIRMATORY BY-LAW

MOVED by Councillor Sherban
SECONDED by Councillor Carroll

THAT Confirmatory By-law 2003-148-MS read a first, second and third time.

CARRIED.

ADJOURNMENT

MOVED by Councillor Bowes
SECONDED by Councillor Dunkeld

THAT there being no further business, the Council Public Hearing be adjourned
at 9:20 p.m.

CARRIED.

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

Mayor

Clerk