



**TOWN OF WHITCHURCH-STOUFFVILLE  
COUNCIL PUBLIC HEARING MINUTES  
TUESDAY, MARCH 9, 2004**

**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 Hargrave. Mayor Sherban was in the Chair.

**CONFIRMATION OF AGENDA**

MOVED by Councillor Hilton  
SECONDED by Councillor Bowes

THAT the agenda be confirmed as circulated.

CARRIED.

**DECLARATIONS**

There were no declarations from members of Council.

**ADOPTION OF MINUTES**

MOVED by Councillor Bowes  
SECONDED by Councillor Smith

THAT the minutes of the Council Public Hearing held on October 7, 2003 be adopted as circulated.

CARRIED.

**CONSIDERATION OF REPORTS:**

The Chair advised that a Public Hearing with respect to a proposed Zoning By-law Amendment related to Robert Edward Barry, property located at 6143 Bethesda Road, will now commence.

**1. ROBERT EDWARD BARRY - PROPOSED ZONING BY-LAW AMENDMENT  
Part Lot 5, Concession 9, 6143 Bethesda Road  
Planning File No. ZBA04.001 (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 telephone number, 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:**

- Robert Barry, 6143 Bethesda Road, Stouffville, L4A 7X3
- Fred Robbins, 12392 Ninth Line, Stouffville L4A 1C1
- Randy Mole, 5991 Main Street, Stouffville, L4A 8A4

**PURPOSE:**

The Planner advised that the purpose of the Public Meeting is to obtain public and agency comments with respect to an application to change the zoning from Rural (RU) to Rural Residential 2 (RR2) on a 1.98 acre portion of the Owner's land located in the northwest corner of the subject property, municipally known as 6143 Bethesda Road. The Amendment also proposes to change the zoning from Rural (RU) to Open Space Environmental (OSE) on the valley system lands along the east property boundary.

The purpose of the application is to facilitate the severance of an 0.8 hectare (1.98 acre) residential farm retirement lot from the subject property and to protect the stream valley system along the eastern edge of the property through the introduction of the OSE zone. In addition, the Amendment will accommodate a lot area less than zoning requirements for the remnant RU parcel. The proposed lot will be serviced by individual well and private sewage disposal system.

The Zoning By-law Amendment is being considered in conjunction with Committee of Adjustment (CA) Application No. CA-03-35. The purpose of the Committee of Adjustment application is to sever the farm retirement lot from the remainder of the Subject Property.

A farm retirement lot is only available to those individuals who have been bona fide farmers. Mr. Barry has supplied the Town with a letter and other information in support of his position that he is a retiring farmer. Staff have reviewed the information supplied by Mr. Barry and are satisfied that he is a bona fide retired farmer.

Staff will explore the feasibility/appropriateness of securing the dedication of the valleylands into public ownership through the consent process. The rezoning application and subsequent application for consent must conform to the Town and Region Official Plans, the relevant portions of the Provincial Policy Statement and the Oak Ridges Moraine Conservation Act, 2001.

The Toronto Region Conservation Authority have requested that the Consent application be deferred and noted that final comment on the Zoning By-law Amendment application cannot be provided until a site visit has been completed and their comments have been addressed.

**REPRESENTATION FROM THE PROPONENT:**

Mr. Barry noted that he has farmed on this property for fifty one years, and would like to be able to build a retirement home and have his family continue to operate the farm.

**CITIZENS IN SUPPORT:**

- \* Dr. Terry O'Connor, 4802 Bethesda Road, Stouffville L4A 7X5, representative for the York Region Federation of Agriculture supports the request from Mr. Barry for a retirement lot.

**CITIZENS IN OPPOSITION:**

There were no citizens in opposition to the proposed zoning by-law amendment.

MOVED by Councillor Bowes  
SECONDED by Councillor Bannon

THAT all comments received from the public and government agencies 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 Zoning By-law Amendment related to Stoufcon Eight Developments Ltd./Geranium Corporation, part of lots 2 & 3, Concession 8, will now commence.

**2. PROPOSED PLAN OF SUBDIVISION & ZONING BY-LAW AMENDMENT  
STOUFCON EIGHT DEVELOPMENTS LTD. / GERANIUM CORPORATION  
Part of Lots 2 & 3, Concession 8, Community of Stouffville  
File Nos. 19T(W)-03.005 & ZBA03.011 (D10-DV & D12)**

**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 telephone number, 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:**

Fred Robbins, 12392 Ninth Line, Stouffville, L4A 1C1  
Oliver L. Brasseur, Lot 3, Con 8, 12703 Highway #48, Stouffville, L4A 7Z5  
John Bona, 3595 17<sup>th</sup> Side Road, King City, L7B 1K4  
Spring Lakes Golf Club, 4632 Stouffville Road, Stouffville, L4A 7X5  
Bob Reesor, 680 Elm Road, Stouffville, L4A 1A3  
Terry Epp, 595 Elm Road, Stouffville, L4A 1W9  
John Magnante, 637 Elm Road, Stouffville, L4A 1A3  
Mike Trajkovski, 661 Elm Road, Stouffville, L4A 1A3  
Randy Mole, 5991 Main Street, Stouffville, L4A 8A4  
Michael Anderson, Don Anderson Haulage, 5472 Main St, Box 490, Stouffville, L4A 7Z7  
Jill McWhinnie, P. O. Box 378, Stouffville, L4A 7Z6  
Tony Mauro, P.O. Box 370, Stouffville, L4A 7Z6  
Siegfried (Ziggy) Wiebe, 160 Sandale Road, Stouffville, L4A 1J9  
Liana Hrynewich, 120 Glengall Lane, Stouffville, L4A 1W4  
Khaled Elsayed, 304-45 Silversprings Blvd, Toronto, M1V 1R2  
Bill Simmons, 12371 Highway #48, Stouffville, L4A 7X5  
Hyprescon, Robert M. Hoppe, President, 5387 Bethesda Road, Stouffville, L4A 7X3  
Elizabeth MacMillan, 94 Geoffrey Crescent, Stouffville, L4A 5B9  
1057524 Ontario Limited, Cam Amos, 20 Forfordale Road, Stouffville, L4A 7X3  
Toronto and Region Conservation, Mary-Ann Burns, Plans Analyst, Development Services  
Section, 5 Shoreham Drive, Downsview, M3N 1S4

**PURPOSE:**

The Planner advised that the purpose of the Public Meeting is to obtain public and agency comments with respect to a draft plan of subdivision and zoning by-law amendment application from StoufCon Eight Developments Ltd. & Geranium Corporation.

The lands subject to the applications represent two adjacent landholdings, which for the purposes of the review/approval of the subdivision and Zoning By-law Amendment are being considered as one contiguous parcel.

The subject lands are located in Part of Lots 2 & 3, Concession 8, within the northwest quadrant of the community of Stouffville. The entire landholding has an area of approximately 81.699 ha (201.87 acres). Access to the property is provided from Highway No. 48, and, from the future extensions of Ringwood Drive, Sandale Road and Millard Street. The subject lands are identified with the civic addresses of 12479 Highway No. 48 and 12621 Highway No. 48.

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 lot areas. Additional zone classifications are required to recognize the floodplain/development constraints associated with the Little Rouge Creek and an associated tributary, an elementary school site and 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 Density Six (R6), Residential Wide Shallow Two (RWS2), Industrial Light (IL), Institutional (I), Open Space Environmental (OSE) and Open Space (OS).

The development of the property is contingent upon the completion of the Ninth Line York Durham Sanitary Sewer (9<sup>th</sup> Line YDSS) project, and, the supply of water by the Region of York beyond the population threshold of 28,000 persons for the Community of Stouffville, as this development would be serviced by municipal water and sanitary sewage infrastructure. The development proposal envisages the creation of 467 single detached residences and 9 Blocks totaling 47.4 acres for employment/business park uses. Blocks will also be created for an elementary school site, storm detention facilities, open space systems and park facilities.

The subject lands are presently designated 'Greenland Area', 'Residential Area' and 'Business Park Area' in the Community of Stouffville Secondary Plan.

The *Greenland Area* designation recognizes the Little Rouge Creek and tributary, the valley lands associated with these features and the tableland woodlot. The west branch of the Creek has been identified as an 'Environmental Core Area'. The east branch of the Creek and the tableland woodlot (situated at the north property line) have been identified as an 'Environmental Function Area'.

The *Residential Area* designation recognizes the lands situated on the east side of the Little Rouge Creek. This designation provides for the creation of new residential neighborhoods which are generally compatible with the character and density of the existing community area.

The *Business Park Area* designation is an employment classification which applies to areas where a full range of light industrial and office uses will be permitted.

Correspondence from public agencies was received from the Toronto Region Conservation Authority (TRCA) and Canada Post.

The TRCA has advised that the subject lands are traversed by two tributaries of the Little Rouge Creek, and as such, no development can occur in an area susceptible to flooding; and, a permit will be required if there is any proposed changes to the existing alignment of the watercourse. The delineation of the valleylands and the proposed setbacks is consistent with the recommendations of contained in the Northwest Functional Servicing Study. The environmental features external to the valley system should be recognized and protected from development.

Canada Post 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.

Correspondence from the public was received from:

- Hyprescon, Robert M. Hoppe, President, 5387 Bethesda Road, Stouffville, L4A 7X3
- 1057524 Ontario Limited, Cam Amos, 20 Forfordale Road, Stouffville, L4A 7X3
- Oliver L. Brasseur, Lot 3, Con 8, 12703 Highway #48, Stouffville, L4A 7X3
- Liana Hrynewich, 120 Glengall Lane, Stouffville, L4A 1W4
- Elizabeth MacMillan, 94 Geoffrey Crescent, Stouffville, L4A 5B9
- Toronto and Region Conservation, Mary-Ann Burns, Plans Analyst, Development Services Section, 5 Shoreham Drive, Downsview, M3N 1S4

**REPRESENTATION FROM THE PROPONENT:**

- Michael Melling, law firm of Davies Howe; and the consulting firms represented by Mr. Cutler, Mr. Cripp, and Mr. Hubbard were in attendance to answer any questions from Council and the public. The Owner has started the process for long term planning and is aware of the restrictions at this time. It was noted that the Developers have no objection to the recommendations from the Development Services Department.

**CITIZENS IN SUPPORT:**

There were no citizens in support of the proposed zoning by-law amendment.

**CITIZENS IN OPPOSITION: (questions, clarification, concerns)**

- Randy Mole, 5991 Main Street, Stouffville, L4A 8A4
- Jill McWhinnie, P. O. Box 378, Stouffville, L4A 7Z6
- Terry Epp, 595 Elm Road, Stouffville, L4A 1W9
- Michael Anderson, Don Anderson Haulage, 5472 Main St, Box 490, Stouffville, L4A 7Z7
- Fred Robbins, 12392 Ninth Line, Stouffville, L4A 1C1
- Bob Reesor, 680 Elm Road, Stouffville, L4A 1A3

**Comments/concerns related to:**

- Is there a time table for Millard Street being extended to Highway #48 (is conditional upon the development phasing of the Madori subdivision)
- Are the Urban Design Guidelines being adhered to.
- Are bicycle paths and parks incorporated into the plans (trail systems are planned for both on and off the roadway areas).
- Water allocation is available for the industrial/commercial component of the development. Employment lands could be developed prior to residential.
- It was noted that at present there is no time frame for the residential development as it is conditional on the Region finalizing their well development program. This development is not part of the water allocation anticipated for 28,000 people by the year 2006.
- The extension of Millard Street and Ringwood Drive will be needed to relieve traffic congestion.
- Infrastructure needs to be in place prior to any building.
- Buffer requirement of 30 metres away from housing not being adhered to in some areas of the housing plan (in some instances under the Oak Ridges Moraine Conservation Plan the extent of buffer may be reduced if it meets certain environmental criteria.) 30 metres buffers were requested regardless of ORMCP exemptions.

- It was requested that lot lines match existing properties in size.
- The proposed planning for Ringwood Drive extension would divide private property and there is concern with storm water management requirements. (Land Owner, and the Town to work with Developers on a storm water management pond to the west of the Ringwood extension.)
- Who are the Town consultants? (Gartner Lee Limited prepare the environmental impact studies and functional servicing studies for the Town).
- Existing ground water will be protected and the development would proceed with environment check and balances.
- It was noted that lot pattern has changed since the original submission, due to refinement through the review process to address earlier concerns.
- A condition of draft plan approval would be the provision of an architectural control manual.
- The future of two heritage homes has not been determined at this time.
- Storm water management ponds will be structured to deter Canada Geese and other birds from using the facilities.
- Passive parkland is needed as well as active parks.
- Concern relating to narrow roads, lack of sidewalks and traffic volume on Sandale Road, Elm Road and Rupert Avenue. Sandale Road should not become a main thoroughway for north/south traffic. (Staff are investigating interim and long term conflicts with roads in this area)
- Property owner to the north at Timber Creek Golf, noted that his business may have some impact on the new homes as it relates to lighting and activities, and also they would not want the new development to impact their ability to expand in the future.

MOVED by Councillor Smith  
SECONDED by Councillor Hilton

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

AND THAT the return of these development files to Council be held in abeyance pending the resolution of the supply of water to accommodate development above and beyond the 28,000 person threshold as contemplated for the Community of Stouffville;

**AND THAT the Developer be encouraged to advance the development in the commercial/industrial zoned lands in advance of the residential component of the plan of subdivision;**

**AND FURTHER THAT staff pursue the completion of the planned update to the Stouffville Secondary Plan prior to bringing the residential component of the plan of subdivision before Council for a decision.**

**CARRIED AS AMENDED.**

**CONFIRMATORY BY-LAW**

MOVED by Councillor Bowes  
SECONDED by Councillor Hilton

THAT Confirmatory By-law 2004-59-MS read a first, second and third time.

CARRIED.

**ADJOURNMENT**

MOVED by Councillor Ferdinands  
SECONDED by Councillor Smith

THAT there being no further business, the Council Public Hearing be adjourned at 9:00 p.m.

CARRIED.

DATED at the Town of Whitchurch-Stouffville this            day of            , 2004.

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Mayor

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Clerk