



**TOWN OF WHITCHURCH-STOUFFVILLE
COUNCIL PUBLIC HEARING MINUTES
TUESDAY, APRIL 27, 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. Mayor Sherban was in the Chair.

CONFIRMATION OF AGENDA

MOVED by Councillor Hilton
SECONDED by Councillor Smith

THAT the agenda be confirmed as circulated.

CARRIED.

DECLARATIONS

There were no declarations from members of Council.

ADOPTION OF MINUTES

MOVED by Councillor Hilton
SECONDED by Councillor Hargrave

THAT the minutes of the Council Public Hearing held on March 9, 2004 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 Clifton Group Inc, property located at 40 Freel Lane, Stouffville will now commence.

- 1. CLIFTON GROUP INC. - PROPOSED ZONING BY-LAW AMENDMENT
Part Block C, Plan 61 and Part Lots 5 and 46, Plan 70
40 Freel Lane, Stouffville, File No. ZBA04.002 (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:

- David Moon for Barbara Renwick, 60 Mill Street, Stouffville, L4A 1C6
- Randy Mole, 5991 Main Street, Stouffville, L4A 3A1

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 zoning by-law amendment which would change the zoning on the subject property from Institutional - Holding (I-h) to Residential Medium Density Four - Holding (R4-h) on those lands identified as "Change Area". The Amendment would also establish site specific building set-backs and, for development to proceed on the basis of frontage on a private road. The Holding (h) symbol will allow the release of lands for development to be regulated contingent upon the allocation of municipal water/sewage by Council and the execution of a Site Plan Control Agreement with the Town.

The Planner advised that the nature of the proposal contemplates the construction of twenty-five (25) townhouse dwelling units.

Access to the property is proposed to be via Freel Lane which, at the property line, would become a 6 metre wide private road held as Vacant Land Common Element Condominium Corporation.

REPRESENTATION FROM THE PROPONENT:

Ted Davis, Planning Consultant for the proponent thanked the Planner for his presentation and advised that they had no further information to present to Council with respect to the proposal.

CITIZENS IN SUPPORT:

No citizens spoke in support of the proposed zoning by-law amendment.

CITIZENS IN OPPOSITION:

- David Moon, 60 Mill Street, Stouffville, L4A 1C6
- Randy Mole, 5991 Main Street, Stouffville, L4A 3A1

Comments/Concerns related to:

- Will adjacent creek be affected? - *no, proposal is not on flood plain, no alteration to the creek is required; edge treatment practices will be employed adjacent to the creek to introduce improvements*
- Will land to the north be developed? - *no plans at this time*
- Has the permitted height changed? - *zoning allows for 11m height*
- What happened to the original plan for Seniors housing? - *the bank took over the property and it has been resold*
- Is the road access into the property sufficient for emergency vehicles and garbage collection? - *yes, consistent with other existing developments*
- If a fire occurred in a unit at the south end, how would residents to the north exit the property? - *there were no objections from Fire & Emergency Services*
- Will the proposed parking be adequate to allow for residents and visitors? - *yes, parking is double the requirements of the current by-law*
- Will there be fencing in the yards? - *not yet looked at*
- Which side of the creek will the proposed walking trail follow? - *east side*

MOVED by Councillor Bowes
SECONDED by Councillor Bannon

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

AND THAT Staff be authorized to obtain an updated appraisal of value for the lands herein referred to as "the northern terminus of Freel Lane";

AND THAT the Owner be advised that it will be necessary to make application to Council to seek allocation equivalent to 25 residential units of water/sanitary sewer servicing capacity to facilitate the development proposal;

AND THAT the Owner be advised that, based on the yield of the development proposal, the Company will be required to contribute to the cost of the construction of the Ninth Line York Durham Sanitary Sewer project, consistent with the requirements of the Ninth Line York Durham Sanitary Sewer Development Charges Credit Agreement;

AND THAT the Owner be advised that he will be required to reimburse the Town the proportional share of the costs incurred by the Town relating to the upgrading of Freel Lane that were assigned to the 40 Freel Lane property in the approximate amount of \$60,000.00, consistent with the terms negotiated in the 1996 Development Agreement;

AND THAT the concept plans be revised to reflect Zoning By-law requirements, with accommodation for:

- a) a minimum front yard setback of 6 metres for the garage and a minimum rear yard / front yard setback of 4.5 metres for the Townhouse units;
- b) a minimum separation distance between townhouse clusters of 4.5 metres;
- c) a minimum frontage per Townhouse dwelling of 6 metres;
- d) a minimum lot area of 150 square metres;
- e) recognition of the Freel Lane property frontage of approximately 9 metres; and,
- f) an exemption from zoning requirements to allow the Townhouses to front on an internal private road;

AND THAT the Owner prepare an Oak Ridges Moraine Compliance Report and submit it to the Town for review and approval.

CARRIED.

CONSIDERATION OF REPORTS:

The Chair advised that a Public Hearing with respect to a proposed Zoning By-law Amendment related to Mattamy (Hoover Park) Limited Plan of Subdivision, property located in part of lots 32, 33 & 34, Concession 8 (M), will now commence.

**2. PROPOSED ZONING BY-LAW AMENDMENT
MATTAMY (HOOVER PARK) LIMITED PLAN OF SUBDIVISION
Part of Lots 32, 33 & 34, Concession 8 (M), Community of Stouffville
File No. ZBA04.003 (C10-DV & D14)**

NOTICE GIVEN:

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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:

- Randy Mole, 5991 Main Street, Stouffville, L4A 3A1
- Fred Robbins, 12392 Ninth Line, Stouffville, L4A 1C1

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 zoning by-law amendment to alter the boundaries of the various urban residential, employment, institutional and open space uses that were originally established by Council through the adoption of By-law No. 2003-110-ZO on June 25th, 2003. The Amendment is required to implement the red-line revisions to the road/lot fabric of the associated plan of subdivision which was approved by Council at the April 6th, 2004 meeting.

The Planner outlined and explained the revisions.

REPRESENTATION FROM THE PROPONENT:

There were no comments from the Proponent.

CITIZENS IN SUPPORT:

No citizens spoke in support of the proposed zoning by-law amendment.

CITIZENS IN OPPOSITION:

- Randy Mole, 5991 Main Street, Stouffville, L4A 3A1
- Fred Robbins, 12392 Ninth Line, Stouffville, L4A 1C1

Comments/Concerns related to:

- What happened to the "Live/Work" plan? - *proximity to Business Park maintained*
- Is there a defined lot coverage percentage? - *no but there are lot footprints*
- Is water supply adequate? Artificial watering? - *awaiting engineering submissions*
- In order to maintain a country feel, roads need to allow view to green space.
- What is the total projected number of units? - *approx. 784 residential units*
- Where does the proposed east/west street exit on Hwy 48 in relation to existing buildings? - *between former Houston Ford and Nobledee Kennels*
- Are there future plans for the land on Mostar behind Cable Tech and by the proposed Secondary School? - *no future plans at this time*
- What is the set-back for lots adjacent to Parkview Village cluster homes? - *three easements allowed equalling approximately 30 meters*
- Where is the new area for the new Parkview Home nursing care in relation to the proposed development and what is the size? - *not yet filed but most likely in the s/w corner of Parkview property with frontage off Weldon Road*
- Are view corridors to greenland protected? - *yes*
- Reserve re greenland area? - *adjacent greenland area has a 0.3m reserve incorporated to prevent the owner from using that space*
- Are there public walkways between any of the residential lots? - *no*
- Some concerns about the timing of commercial and industrial development.
- Is the Architectural Control Manual complete? - *no*
- Concern expressed that due process be followed on archaeological assessment.

MOVED by Councillor Bowes
SECONDED by Councillor Smith

THAT all comments received from members of the Public and Government Agencies be referred back to Staff for a further report regarding the disposition of this matter.

CARRIED.

CONFIRMATORY BY-LAW

MOVED by Councillor Hargrave
SECONDED by Councillor Ferdinands

THAT Confirmatory By-law 2004-81-MS read a first, second and third time.

CARRIED.

ADJOURNMENT

MOVED by Councillor Hilton
SECONDED by Councillor Smith

THAT there being no further business, the Council Public Hearing be adjourned at 8:36 p.m.

CARRIED.

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

Mayor

Clerk