



**TOWN OF WHITCHURCH-STOUFFVILLE  
COUNCIL PUBLIC HEARING MINUTES  
WEDNESDAY, JUNE 23, 2004**

**BALLANTRAE COMMUNITY CENTRE  
5592 AURORA SIDEROAD  
7:00 P.M.**

A Council Public Hearing was held at the Ballantrae Community Centre on the above date and time. All members of Council were present with the exception of Councillor Hargrave and Councillor Bowes. Councillor Ferdinands was present at 7:30 p.m. Mayor Sherban was in the Chair.

**CONFIRMATION OF AGENDA**

MOVED by Councillor Smith  
SECONDED by Councillor Hilton

THAT the agenda be confirmed as circulated.

CARRIED.

**DECLARATIONS**

There were no declarations from members of Council.

**ADOPTION OF MINUTES**

None at this time.

The Chair advised that a Public Hearing now commence for:

**BALLANTRAE-MUSSELMAN LAKE & ENVIRONS SECONDARY PLAN  
OFFICIAL PLAN AMENDMENT NO. 90 - SECTION 26 PUBLIC MEETING**

**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:**

- Angelo Chieco
- Paul Hope
- Karen Zoras
- Tony Withall
- Brian & Christine Reynolds
- Robert James
- Linda Hook
- Bruce Hoppe

**PURPOSE:**

The Planner advised that the purpose of the Public Meeting is to provide an opportunity to solicit comments from members of the public on the Ballantrae-Musselman Lake & Environs Secondary Plan (OPA 90) as the Town responds to the requirements of Section 26 of the *Planning Act*. The Ballantrae-Musselman Lake & Environs Secondary Plan was adopted by Town Council on March 8th, 1994 and was approved by the Region of York on April 16th, 1997.

The Secondary Plan establishes a policy framework and a hierarchy of land use designations to guide and shape the future development within this area. The vision of the Plan was established to govern development within the area for a period of twenty years, ending in Year 2015. The present population of the Ballantrae-Musselman Lake area is estimated to be 3,800 to 4,000 persons. Based upon the current lands designated for development, the population for the Ballantrae-Musselman Lake area is expected to increase to approximately 5,700 to 6,000 persons by 2015. The majority of the future growth for the Secondary Plan area is to be directed to Ballantrae.

The Town initiated the Secondary Plan process in the early 1990's to respond to three key issues that arose within the Ballantrae-Musselman Lake area as follows:

- ▶ The former Official Plan established separate secondary plan areas for the Ballantrae and Musselman Lake communities.
- ▶ An emerging problem with the water quality of the area had been identified, and, a Regional water supply system was being proposed to respond to this concern.

- ▶ The general area represents many of the environmental issues which are now being dealt with in the Greater Toronto Area, and specifically, its location within the Oak Ridges Moraine.

As a conclusion of the Secondary Plan study, Town Council adopted a vision which enshrined the following principles:

- ▶ Provide a strategy for the conservation and enhancement of existing natural systems and features;
- ▶ Ensure that new development occurs in a manner which minimizes any negative impacts on natural systems and features; and,
- ▶ Provide a strategy for the enhancement of existing development in a manner which will assist in the resolution of existing environmental concerns.

The Provincial Government passed the Oak Ridges Moraine Conservation Act, in December 2001. In April 2002, the Provincial Government through a Regulation issued the Oak Ridges Moraine Conservation Plan (ORMCP). In accordance with the ORMCP land use schedule, the Ballantrae-Musselman Lake Secondary Plan has been divided into a series of classifications in recognition of historic land use patterns, and, the sensitivity of area environmental features or functions as follows:

- ▶ the majority of lands within the Community of Ballantrae have been designated as "Settlement Area".
- ▶ the majority of lands within the Community of Musselman Lake have been designated as "Rural Settlement Area".
- ▶ the balance of the lands within the Secondary Plan area are designated "Natural Core Area", "Natural Linkage Area", and, "Countryside Area".

*The Oak Ridges Moraine Conservation Act, 2001* also states that future expansion of Settlement Areas cannot extend into lands presently designated as Natural Core or Natural Linkage. This policy is important because it effectively limits the future potential to expand the Settlement Area boundaries of Musselman Lake or Ballantrae to the west, south or east.

**Correspondence was received from:**

B. Arrowsmith, CBCO, Arrowsmith and Associates, on behalf of Wayne Nesbitt, requesting the opportunity to review the short and long term status of his clients property prior to finalization of amendments to Official Plan Amendment 90.

Victor Labreche, PEIL Planning & Engineering Initiatives Ltd., on behalf of an unidentified client that has a conditional offer of purchase and sale on an 88 acre parcel of land, situated west of Hwy. #48 and south of Felcher Blvd. PEIL on behalf of their client will monitor the progression of the OPA 90 review and may provide further comments at a later date.

**Inquiries/comments were received from:**

- Gary Dubenofsky
- Wayne Downey
- Bob James
- Anthony Chieco
- Bruce Hoppe
- Karen Zoras
- Betty Ellen Palmer

**Inquiries/comments from the public related to:**

- availability of future water supply
- lands encompassed in the Oak Ridge Moraine
- variances in different mappings showing Moraine lands
- clarification of Oak Ridges Moraine boundaries
- available land uses on different classification areas
- loss of potential development on private lands
- residents have asked for environment preservation which has contributed to some classifications
- 80% of Whitchurch-Stouffville is on the ORM
- drainage concerns and the discharge of stormwater into Musselman Lake
- uncontrolled discharge into Windsor Lake
- consultation with the Region needed regarding storm water retention ponds
- insufficient park lands in Ballantrae/Musselman Lake area

MOVED by Councillor Hilton  
SECONDED by Councillor Bannon

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

CARRIED.

### **COUNCIL MEETING TIMES - JULY 13, 2004 (C10-C0)**

MOVED by Councillor Smith  
SECONDED by Councillor Ferdinands

THAT the Council meetings scheduled for July 13th, 2004 be held as follows:  
3:00 p.m. Special Council meeting to hold an In-Camera Meeting  
4:30 p.m. Council in Committee meeting to review Development Charges -  
*"Fiscal Impact Analysis Report"*  
7:00 p.m. Council in Committee Regular Agenda

CARRIED.

### **CONFIRMATORY BY-LAW**

MOVED by Councillor Bannon  
SECONDED by Councillor Smith

THAT Confirmatory By-law 2004-132-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 8:25 p.m.

CARRIED.

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

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Mayor

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Clerk