

DEALS

...at the
Christ Church
Bazaar
Sept. 24



SPIRIT

...the
Festival of
Stars Friday
See pages 17-21



Stouffville Tribune

VOL. 102 NO. 48

A Metroland Community Newspaper

Wednesday, November 29, 1989

32
40 pages

50 cents



It's bazaar!

Lisa Libertus, 10, gets her face painted downstairs at the Kiddie Corner of the Christ Church Anglican bazaar, last weekend. At right, Kristen Hoeller, 2 1/2, tries his luck at the fishing hole at the

annual bazaar. Funds raised from the event go to help with Christ Church Anglican projects.

Photo / ANNETTE BUCHKOWSKI

Stouffville resident set to challenge zoning bylaw

TRACY KIBBLE
Staff Reporter

A Stouffville property owner says there are a number of "technical flaws" surrounding a decision made by town council and will "put my money where my mouth is" during an OMB hearing next month to prove it.

Jamie Simm of Aintree Dr. will tell the OMB board on Dec. 6 that a bylaw to amend a 17-acre severance zoning — originally a part of the Westfield Estates residential subdivision — "should never have been passed" because the law is in direct conflict with the town's Official Plan and in violation of the provincially-legislated Municipal Act.

The severance from the estate subdivision was approved by council in 1982 and the land (now the stockyard parking lot) was rezoned highway commercial and purchased by the massive flea market in the mid-'80s.

But Mr. Simm charges the Official Plan designated the parking lot area a subdivision residential zone since 1981 and a rezoning bylaw is incompatible with the existing plan.

"Because the Official Plan states the land was zoned subdivision residential, (the property owners affected) have the right of precedence."

Mr. Simm says when he purchased an abutting property in the Westfield subdivision in 1987 and investigated surrounding

(See page 3)

Proposed apartments pose problems

TRACY KIBBLE
Staff Reporter

The owner of the Stouffville Bakery wants to construct six studio apartments off Main St. and gear the quarters toward affordable housing units.

But Whitchurch-Stouffville planning committee has concerns in two main areas: The tentative dwellers would have nowhere to park and two of units would have no windows.

A&S Construction represented owners Gerhard and Peter Hartung of the Stouffville Bakery in their bid to construct apartments on top of an existing retail outlet behind the bakery and just in front of the library on Main St.

The proposal — for six studio-type apartments ranging from 365 sq. ft. to 545 sq. ft. and renting from \$550 to \$650

monthly — was frowned upon by members of council because of the lack of parking and because two of the units would be completely void of windows.

The size of the units was another downfall to the proposal. Each unit would have a separate den but the apartments would not be considered one-bedroom dwellings.

"We would be catering to the single person who can't afford or find an apartment or to couples without children," explained A&S representative Ken Sandiford.

Each unit would be encased with concrete precast slabs over the roof and he assured council the construction methods that would include skylights in those units without windows "would be beyond the building code requirements and would not pose fire problems," Sandiford said.

Ward 2 Councillor Ron Robb asked where the tenants

would park if the proposal was approved by the committee.

"They wouldn't be parking on our library lot overnight I would hope," Councillor Robb commented.

"I can see this as a senior's choice for an apartment because they don't need the space and they won't need a car. And 50 per cent of tenants would not need a car, the other 50 per cent would be off to work and gone by 8 a.m. We're at your mercy for parking," he said.

Sandiford said the owners would be willing to enlarge the units from six to four if size was a problem but maintained the plans showed skylights for two of the units.

"Where are the trees to blow some fresh air into the apartments?" asked Mayor Fran Sainsbury.

The planning committee will make a recommendation to be voted on at the next council meeting.