



TOWN OF
WHITCHURCH-STOUFFVILLE



Ontario
Ontario Municipal Board

Commission des affaires municipales de l'Ontario

At the request of Duffern-Custom Concrete Group, North York Sand & Gravel Ltd., Markham Equipment Sales Limited and others, the Honourable Minister of Municipal Affairs has referred to the Ontario Municipal Board under subsection 17(1) of the Planning Act, R.S.O. 1990, c.P. 13 Proposed Amendment No. 84 to the Official Plan for the Town of Whitchurch-Stouffville
Minister's File No. 10-OP-0032-084 - O.M.B. File No. O 930064

and
893472 Ontario Limited has appealed to the Ontario Municipal Board under subsection 34(18) of the Planning Act, 1983 against Zoning By-law 90-55 of the Town of Whitchurch-Stouffville - O.M.B. File No. R 900307

and
Pitway Holdings Limited, North York Sand & Gravel Ltd., 893472 Ontario Limited and others have appealed to the Ontario Municipal Board under subsection 34(19) of the Planning Act, R.S.O. 1990, c.P. 13 against Zoning By-law 92-112 of the Town of Whitchurch-Stouffville - O.M.B. File No. R 920503

NOTICE OF PREHEARING CONFERENCE

The Ontario Municipal Board will conduct a prehearing conference respecting these matters.

If you do not attend the prehearing conference, the Ontario Municipal Board may proceed in your absence and you will not be entitled to any further notice of these proceedings.

TIME AND PLACE OF PREHEARING CONFERENCE

A prehearing conference will be held

at: Council Chambers
Municipal Building
19 Civic Avenue
Stouffville, Ontario

on: Monday, the 28th day of March, 1994

at: 10:00 a.m.

PURPOSE OF PREHEARING CONFERENCE

The conference will deal with preliminary and procedural matters, including the following:

- Identification of parties. These persons have the right to participate throughout by presenting evidence, questioning witnesses, and making final arguments. In order for the Board to determine your status for the hearing, you or your representative should attend the prehearing conference and ask to be added as a party. Groups, whether incorporated or not, who wish to become parties should name a representative. Parties do not need to be represented by lawyers.
- Identification of participants. Persons who do not wish to participate throughout the hearing may attend the hearing and make a statement to the Board. Such persons should also attend the prehearing conference.
- Identification of issues.
- Start date of the hearing.
- Duration of the hearing.
- Directions for prehearing of witness lists, expert witness statements and written evidence.
- Possibility of settlement of any or all of the issues.
- The hearing of motions.
- Such further matters as the Board considers appropriate.

Everyone present should come prepared to consider specific dates for proceedings in this matter.

EVIDENCE

Evidence or formal statements may also be heard at the prehearing conference in an attempt to settle the matters in dispute. Note that even if no settlement is reached the Board may make a final decision on the evidence it has received.

All parties or their representatives should attend the prehearing conference.

If any party or participant requires assistance or information regarding the prehearing conference, please contact the Ontario Municipal Board at 655 Bay Street, Suite 1500, Toronto, Ontario, M5G 1E5. Telephone: (416) 326-6800; Fax (416) 326-5370.

Pour recevoir des services en français, veuillez communiquer avec la Division des audiences au (416) 326-6800, au moins 25 jours civils avant la date fixée pour l'audience.

DATED at Toronto this 8th day of February, 1994.

DIANA MACRI, SECRETARY

EXPLANATORY NOTES

OFFICIAL PLAN AMENDMENT NO. 84

Amendment No. 84 to the Official Plan of the Town of Whitchurch-Stouffville applies to all lands within the Town which are presently designated Extractive Industrial. The purpose of the Amendment is to replace the existing policies regarding Extractive Industrial land uses or uses permitted in that designation. Lands presently designated Extractive Industrial would be redesignated Extractive Rural by the Amendment. The effect of Amendment No. 84 is to update and revise the policies that govern aggregate extraction and the use of land once aggregate extraction has ceased. The policies of OPA 84 with respect to Extractive Rural lands are:

1. to encourage permitted rural uses once aggregate extraction has ceased;
2. to prevent the use of lands designated Extractive Rural for asphalt, ready-mix concrete plants or transfer stations, or storage of recyclable materials and similar uses.

NATURE OF REFERRAL

Amendment No. 84 has been referred to the Ontario Municipal Board by certain landowners. The basis for the appeals is that Amendment No. 84 will reduce the number of permitted land uses in an Extractive Rural designation including certain uses such as batching of asphalt and concrete, the processing of off-site aggregate materials once extraction has ceased and transfer stations, and that the Amendment may be in conflict with the Provincial Mineral Aggregate Resource Policy Statement.

BY-LAW NO. 92-112

Zoning By-law No. 92-112 applies to all lands within the Town of Whitchurch-Stouffville which are presently zoned Industrial Extractive in the Town's General Zoning By-law No. 87-34.

By-law No. 92-112 implements Official Plan Amendment No. 84 by deleting the Industrial Extractive (IE) Zone and creating a Rural Extractive (RE) Zone and by establishing the permitted uses and regulations for the RE Zone.

The purpose of By-law No. 92-112 is to permit aggregate extraction and accessory uses on licensed land designated and zoned Rural Extractive and to permit only rural uses once extraction has ceased. Asphalt plants, ready-mix and concrete manufacturing, transfer stations, the storage of recyclable materials and other similar uses would be prohibited by the By-law.

NATURE OF APPEALS

By-law No. 92-112 has been appealed to the Ontario Municipal Board by various landowners on the basis that the By-law would prohibit certain uses which are presently permitted such as an aggregate transfer station, batching of off-site aggregate materials and the stockpiling of aggregate materials. The appellants further believe that the By-law is contrary to the Mineral Aggregate Resources Policy Statement.

BY-LAW NO. 90-55

Zoning By-law No. 90-55 amends the General Zoning By-law No. 87-34 of the Town of Whitchurch-Stouffville. The effect of By-law No. 90-55 is to:

1. establish a three lot separation distance between Group Homes;
2. permit Accessory Business Offices rather than Business Offices in the Industrial Extractive zones;
3. establish a minimum gross floor area requirement of 100 square metres in an RR7S zone; and
4. establish a minimum gross floor area requirement of 139 square metres in an RR14 zone.

NATURE OF APPEAL

By-law No. 90-55 has been appealed to the Ontario Municipal Board by an owner of land zoned Industrial Extractive on the basis that it deletes "Business Offices" from the list of uses presently permitted in the Industrial Extractive Zone. The Appellant believes that the prohibition of "stand-alone" business offices will detrimentally affect its land and believes that it was not given sufficient opportunity to address this issue before the By-law was passed.

Residents looking forward to new grocery store here

(From page 1)

"I'm really looking forward to having the new store," said Diane Serjeant. "I'm always heading down to Sunkist because I can't find good fresh produce in town and for me that's very important. It will be great to get what I want in Stouffville."

Lana Burchett is a strong believer in supporting local merchants but often finds it difficult to get what she needs in Stouffville. "I think it will be great to have another choice in town," she said.

At present she shops at the IGA and the A & P, "but unfortunately you don't have the selection in terms of produce and I often go to Sunkist because I like the produce and the meat selection there."

"I also go to them because there are certain things you just can't get here." Nevertheless, she said, she prefers to shop in town whenever possible.

Critics wanted more time to fight plant

(From page 1)

opportunity to voice support or opposition or pose questions about plans and that no decision is made until after a planning meeting and final council vote.

But critics say they need time to prepare objections long before a public hearing. Many say they don't find out about issues until the meeting where council is to make its final decision.

Last November several other taxpayer groups, including the Whitchurch-Stouffville Citizens Association complained council didn't notify them regarding a matter the town knew they were opposed to.

Since then, however, the town has come up with a new policy whereby the town gathers a list of people

wanting mailed notice, said town clerk Michele Skinner.

Skinner said groups can take several other steps to ensure they have adequate notice:

- pay a yearly \$125 fee and obtain detailed agendas mailed for each meeting;
- or ask your ward councillor to ensure his constituents and groups are notified of impending issues of interest.

"We're following all the regulations under the Planning Act and we're not always sure exactly what some groups want to the know and what they don't want to know. It would mean an awful lot of extra mailing if we notified everyone about all issues," Skinner said.

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TOWN OF
WHITCHURCH-STOUFFVILLE

LOAD RESTRICTIONS

Reduced load restrictions will be in force on all roads under the jurisdiction of the Town of Whitchurch-Stouffville from **MARCH 1ST, 1994 TO MAY 31ST, 1994** inclusive. Vehicle loads shall be restricted to five (5) tonnes per axle.

Paul Whitehouse, C.E.T.
Director of Public Works