



# Special Council Meeting Minutes

Tuesday, September 6, 2005  
7:40 PM

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## PRESENT:

Mayor David Ryan

## COUNCILLORS:

K. Ashe  
M. Brenner  
D. Dickerson  
R. Johnson  
B. McLean  
D. Pickles

## ALSO PRESENT:

T. J. Quinn - Chief Administrative Officer  
N. Carroll - Director, Planning & Development  
D. Bentley - City Clerk  
A. Allison - City Solicitor  
T. Melymuk - Division Head, Corporate Projects & Policy  
C. Rose - Manager, Policy  
D. Watrous - Committee Coordinator

## (I) INVOCATION

Mayor Ryan called the meeting to order and led Council in the saying of the Invocation.

## (II) DISCLOSURE OF INTEREST

1. Councillor Ashe made a declaration of interest under the Municipal Conflict of Interest Act with respect to Report No. PD 38-05 of the Director, Planning & Development concerning the Proposed Central Pickering Development Plan as he is a member of the Whitevale Golf Club located within the Development Plan area. Councillor Ashe left the meeting and did not take part in the discussion or vote on the matter.



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## (III) DELEGATIONS

1. The following delegates provided their comments with respect to Report PD 38-05 of the Director, Planning & Development concerning the Proposed Central Pickering Development Plan:
  - a) David Grey Eagle Sandford, Executive Director, Waipiti Alliance Consulting, 38 Sundial Cres., Toronto, questioned where the information on native interests and burial sites is from the many meetings, consultations and diaries. The government should not proceed until there is meaningful consultation with First Nations, which can take years. He stated his support of the Planning staff recommendation to Council.
  - b) Harvey Kirsch, 83C Fourth Avenue, Unit 2, Toronto, representing Waipiti Group, advised of his interest and involvement with First Nations and commented on his work over the past years making the public aware of their history. He stated that he has spent two days reviewing the document and found the Provincial proposal is more compact and less intrusive. There are many burial sites on the agricultural lands and Pickering would be adding to the problem by developing these lands. He suggested making the largest site a First Nations Interpretative Site.
  - c) Terry Nuspl, 140 Woodview Drive, commented that the Provincial Plan and Pickering Plan for Seaton are identical except that the Province does not want to develop the agricultural lands and Pickering does. She suggested that it would be more prudent to service one large area rather than two small areas. She requested Council support and work with the Province on their proposed plan.
  - d) Bonnie Littley, representing the Rouge Duffins Greenspace Coalition, advised that all reports from the Region of Durham, Province (PPS) and agencies point to the need to sustain ourselves but yet Pickering fails to support this opinion. She questioned how Pickering could justify building two smaller communities both requiring servicing when they cannot service the present urban community. She stated her support of the Provincial plan and not developing the agricultural lands. She further stated her support of higher density in Seaton rather than urban sprawl.
  - e) John Newell, stated his objection to developing Seaton, the Airport or the Agricultural Preserve lands. He stated that development leads to massive air problems, which causes severe health problems for the residents. This is not smart growth but over development and a waste of taxpayer's money.



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- f) Wolf Mueller, 2955 Altona Road, commented on the absurdity of developing Seaton. He stated that the greenbelt between the Oak Ridges Moraine and Lake Ontario has never been followed up on and that consideration should be given to the width of land needed and where the wildlife travel. The Pickering proposal comes very close to the Heron Rookery. He suggested taking a good look at some key areas for development.
- g) Bruce Flattery, Cherrywood, urged Council to have a third party mediate between the Province and Pickering. Mr. Flattery referenced comments from a book entitled 'Rise to the Creative Class' by R. Florida.
- h) David Steele, 966 Timmins Gardens, urged Council to go for an individual environmental assessment and oppose the Provincial Plan. Mr. Steele provided a hand out to Members of Council present.
- i) Mark Flowers, Davies Howe Partners, representing Duffin Capital Corporation, stated their support of the Planning staff report and advised that a full environmental assessment is required. He stated that there has not been sufficient consultation, the Province did not make reports available to the public and the public comment period is unrealistic. He further noted that there will be serious repercussions if development is limited to Seaton. Official Plan Amendment 13 adopts a balance and protects Whitevale. He suggested the City question the Province as to their reason for developing these lands and their decision to undertake a scope environmental study rather than a full environmental study.

### **Resolution #144/05**

Moved by Councillor Dickerson  
Seconded by Councillor Brenner

That further delegations be heard.

**CARRIED**

- j) Steve Gilchrist, 1995 Royal Road, stated his support and commended the Director, Planning & Development for the recommendation submitted by his staff. He stated that the Provincial proposal would destroy the quality of life and double transit and infrastructure. The public deserves to know the financial implications and should be involved in further consultation and debate. The Seaton lands are worth a full-scale environmental assessment.



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- He suggested including this as a referendum question on the 2006 election ballot.
- k) Don Harvey, 470 Concession 4, speaking on behalf of Mike Wilfer, stated his opposition to building on the agricultural preserve, and that Pickering must ensure that growth is smart and sustainable. The Cherrywood Residents' Association are in support of the Provincial Plan and, Pickering's plan proposes vastly more urban sprawl than the Province's proposal. He suggested that the province be contacted and a meeting be held concerning the proposal.
- l) Jim Robb, Friends of the Rouge Watershed, stated that the agricultural preserve agreements should be honoured along with a need to protect the First Nations. The province has not completed enough studying of the area. Both plans propose too many crossings of streams and the road network should be limited.
- m) Additional correspondence was received as a handout from the following:
- Brenda Taylor & Tom Martin
  - Martin Herzog, Director, LWCA
  - Bob Johnson

Neil Carroll, Director, Planning & Development outlined in detail the contents of Report PD 38-05. He specifically noted the Central Pickering context, the approval process and Pickering as the host community,

A detailed question and answer period ensued.

## (IV) REPORTS

### Resolution #145/05

Moved by Councillor Dickerson  
Seconded by Councillor Brenner

1. Director, Planning & Development, Report PD 38-05  
Proposed *Central Pickering Development Plan*  
Prepared by the Ministry of Municipal Affairs & Housing  
Dated July 14, 2005  
EBR Registry Number PF05E0002
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1. That Pickering Council **RECEIVE** Report PD 38-05 as its comments on the proposed Central Pickering Development Plan, prepared by the Ministry of Municipal Affairs and Housing, dated July 14, 2005, EBR Registry Number PF05E0002; and
2. That Pickering Council **ADVISE** the Minister of Municipal Affairs and Housing that the proposed Central Pickering Development Plan is unacceptable to the City, and request the Minister to not submit the Provincial Plan to the Lieutenant Governor in Council for approval under the *Ontario Planning and Development Act, 1994*, as there has been insufficient investigation, survey and consultation, as required by the *Act*, respecting all of the matters set out in sections 2,1 and 2,2 of this Report, including:
  - (a) inadequate consultation on the Provincial Plan with the public, the landowners and the City;
  - (b) insufficient financial investigations on the impacts to the City of Pickering and the Region of Durham of the development set out in the Provincial Plan;
  - (c) inadequate economic development analysis;
  - (d) incomplete environmental investigations;
  - (e) unresolved issues with protection of First Nations sites and resources;
  - (f) unresolved transportation issues;
  - (g) inadequate analysis of agricultural viability;
  - (h) inadequate urban land supply analysis; and
3. That Pickering Council **REQUEST** the Minister of Municipal Affairs and Housing to not pursue a Provincial Development Plan for Central Pickering under the *Ontario Planning and Development Act, 1994*, except in the context of a full environmental assessment; and
4. That Pickering Council **REQUEST** the Minister of Municipal Affairs and Housing, prior to exchanging lands and allowing development to occur in Central Pickering, to enter into appropriate agreements with the City of Pickering and the Region of Durham respecting the provision of land for, and the timing, funding and type, of all municipal facilities and services required to ensure the development of an environmentally, socially and fiscally sustainable community, and respecting other matters of interest and concern to the municipalities; and
5. That prior to the exchange of lands, the Ministry of Municipal Affairs and Housing provide to the City the exact lands to be conveyed to each developer



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and allow sufficient time for the City to enter into, discuss and finalize a Seaton net-community benefit agreement on behalf of its current residents.

6. The Pickering Council **TABLE** draft Amendment 14 to the Pickering Official Plan, City Initiated: Modified Seaton Plan (OPA 05-002/P) in light of recommendations 2, 3 and 4; and
7. That the City Clerk **FORWARD** a copy of Report PD 38-05 to the Minister of Municipal Affairs and Housing, the Project Director for the North Pickering Land Exchange Team, the Region of Durham, and the Toronto and Region Conservation Authority.

**CARRIED AS AMENDED**  
(See Following Motion)

## **Resolution #145/05(a)**

Moved by Councillor Dickerson  
Seconded by Councillor Brenner

That the following Operative Clause be inserted as Clause 5 and Clauses 5 and 6 be renumbered to Clause 6 and 7:

That prior to the exchange of lands, the Ministry of Municipal Affairs and Housing provide to the City the exact lands to be conveyed to each developer and allow sufficient time for the City to enter into, discuss and finalize a Seaton net-community benefit agreement on behalf of its current residents.

**CARRIED**

## **Recorded Vote:**

Yes: Councillors Brenner, Dickerson, Johnson, McLean, Pickles and Mayor Ryan

## **Recorded Vote on Main Motion as Amended**

Yes: Councillors Brenner, Dickerson, Johnson, McLean, Pickles and Mayor Ryan



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**(V) CONFIRMATION BY-LAW**

**By-law Number 6562/05**

Councillor Brenner, seconded by Councillor Dickerson, moved for leave to introduce a By-law of the City of Pickering to confirm those proceedings of the Council of The Corporation of the City of Pickering at its Special Meeting of September 6, 2005.

**CARRIED**

**(VI) ADJOURNMENT**

The Meeting adjourned at 11:30 pm.

**DATED** \_\_\_\_\_

\_\_\_\_\_  
**MAYOR**

\_\_\_\_\_  
**CITY CLERK**