



**Executive Committee  
Meeting Minutes  
Tuesday, May 23, 2006  
7:30 pm  
Council Chambers  
Chair: Councillor Brenner**

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**PRESENT:**

Mayor Ryan

**COUNCILLORS:**

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

R. Johnson – Absent – Regional Business

**ALSO PRESENT:**

T. J. Quinn - Chief Administrative Officer  
E. Buntsma - Director, Operations & Emergency Services  
N. Carroll - Director, Planning & Development  
G. Paterson - Director, Corporate Services & Treasurer  
D. Bentley - City Clerk  
L. Taylor - Manager, Development Review  
D. Shields - Deputy Clerk

**(I) MATTERS FOR CONSIDERATION**

1. Director, Planning & Development, Report PD 32-06  
Request for Council's Permission to Create Lots by Land Severance  
B. and M. Cillo  
Lot 8, Plan M90  
(719 Simpson Avenue)  
City of Pickering
- 

Jeff Skelton, 717 Simpson Avenue, Pickering, appeared before the Committee in opposition to the land severances. Mr. Skelton stated that this area and the streets were designed for cottages, therefore, by adding an additional 6 lots he felt that the higher density would increase the problems they already had with traffic flow and on street parking. He was also concerned with whether the water and sewer system could handle the additional housing.



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Eileen Higdon, 852 Fairview Avenue, Pickering, appeared before the Committee and stated that she would like to see a restriction placed on the height of the proposed new homes and built in conformity with the housing already in the area. She stated that she was concerned with the additional traffic the severances would create and noted that the streets in the area were narrow and traffic congestion was already a problem.

The Director, Planning & Development outlined the Land Division Committee process, including the notification and appeal dates for the residents with respect to this application.

A brief question and answer period ensued.

Moved by Councillor Dickerson  
Seconded by Councillor Pickles

That the request made by Leo Perciasepe of Almont Homes Inc., on behalf of the owners B. and M. Cillo, be approved, to permit the division of lands (being Lot 8, Plan M90 [municipally known as 719 Simpson Avenue]) by land severance rather than by draft plan of subdivision for future residential development.

CARRIED

2. Director, Planning & Development, Report PD 33-06  
Zoning By-law Amendment Application A 1/06  
1678445 Ontario Ltd.  
1630 – 1634 Bayly Street  
South Part of Lot 19, Concession 1  
City of Pickering
- 

Samantha Keser, Barrister & Solicitor for the applicant, appeared before the Committee in support of Zoning By-law Amendment Application A 1/06. She stated that her client was well aware of the public concerns with this type of business and was willing to take steps to ensure their concerns were met. She noted that her client was willing to enter into an agreement that would restrict signage on Bayly Street.

Tyson Orley, Planning Consultant appeared before the Committee in opposition to Zoning By-law Amendment Application A 1/06. Mr. Orley stated that he represented 1430658 Ontario Inc. who leases space at 1050 Brock Road and had submitted an application for rezoning that had a positive planning report but was denied by Council. He also noted that his client had appealed that decision



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to the Ontario Municipal Board. Mr. Orley requested that the Committee defer their decision on the subject application until the Ontario Municipal Board had heard his clients appeal. A written copy of his submission was provided to all members present.

A question and answer period ensued.

Moved by Councillor Dickerson  
Seconded by Councillor McLean

1. That Zoning By-law Amendment Application A 1/06 be approved, to amend the existing zoning on the subject property to add a body-rub parlour as a permitted use on lands being South Part of Lot 19, Concession 1, City of Pickering; and
2. That the amending zoning by-law to implement Zoning By-law Amendment Application A 1/06, as set out in Appendix I to Report PD 33-06, be forwarded to City Council for enactment.

CARRIED

3. Director, Planning & Development, Report PD 34-06  
Zoning By-law Amendment Application A 17/05  
Lakeland Associates Ltd. on behalf of Christine Ward  
3325 Highway 7, Hamlet of Kinsale  
(North Part of Lot 2, Concession 5)  
City of Pickering
- 

Les Jagoda, Planning Agent for Lakeland Associates Limited appeared before the Committee in support of Zoning By-law Amendment Application A 17/05.

A brief question and answer period ensued. The applicant, Christine Ward, answered questions from the Committee with respect to her proposed business.

Moved by Councillor McLean  
Seconded by Councillor Pickles

That Zoning By-law Amendment Application A 17/05, submitted by Lakeland Associates Ltd. on behalf of Christine Ward, to permit a dog daycare and boarding facility with associated retailing, on lands being North Part of Lot 2, Concession 5,



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City of Pickering, be approved as a temporary use for a period of three years, subject to conditions outlined in Appendix I to Report PD 34-06.

CARRIED

4. Director, Operations & Emergency Services, Report OES 23-06  
Traffic Concerns – Rougemount Drive (south of Toynevale Road)

A brief discussion ensued on this matter.

Moved by Councillor Dickerson  
Seconded by Councillor McLean

1. That Report OES 23-06 regarding traffic operational concerns on Rougemount Drive be received;
2. That All-Way Stop Controls be installed at the intersection of Rougemount Drive at Pine Ridge Drive; and
3. That staff be directed to initiate the traffic operational improvements as identified in this report.

CARRIED

5. Director, Operations & Emergency Services, Report OES 24-06  
Quotation No. Q-25-2006 for Road Improvements on  
Belinda Court, Orion Court and Bonita Avenue

Moved by Councillor Dickerson  
Seconded by Councillor McLean

1. That Report OES 24-06 regarding Road Improvements on Belinda Court, Orion Court & Bonita Avenue be received;
2. That Quotation Q-25-2006 submitted by Serve Construction Limited for Road Improvements on Belinda Court, Orion Court and Bonita Avenue in the amount of \$104,522.95 (GST included) be accepted;
3. That the total gross project cost of \$107,000 (GST included) and a net project cost of \$100,000 including the above quotation amount and other project costs identified in this report be approved; and



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4. That the appropriate City of Pickering officials be authorized to take necessary action to bring effect thereto.

CARRIED

6. Director, Corporate Services & Treasurer, Report CS 25-06  
Development Charges Reserve Fund -  
Statement of the Treasurer for 2005

Moved by Councillor Dickerson  
Seconded by Councillor McLean

That Report CS 25-06 of the Director, Corporate Services & Treasurer respecting the Development Charges Reserve Fund be received for information.

CARRIED

7. Director, Corporate Services & Treasurer, Report CS 29-06  
Development Charges – Annual Indexing

Moved by Councillor Dickerson  
Seconded by Councillor McLean

1. That Report CS 29-06 of the Director, Corporate Services & Treasurer be received;
2. That effective July 1, 2006 as provided for in Section 16 of By-law 6349/04, the Development Charges referred to in Sections 6 and 11 of that By-law be increased by 6.2 percent being the annual increase in the Construction Price Statistics for the Non-Residential Building Construction Price index as reported by Statistics Canada for the year ended March 31, 2006; and,
3. That the appropriate officials of the City of Pickering be given authority to give effect thereto.

CARRIED



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**(II) DISCLOSURE OF INTEREST**

1. Councillor Ashe made a declaration of interest under the Municipal Conflict of Interest Act with respect to the 'In Camera' matter dealing with the 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.

**(III) OTHER BUSINESS**

1. The following matter was considered following the regular meeting:

Moved by Councillor McLean  
Seconded by Councillor Dickerson

That the rules be suspended for the purpose of moving into a Special Council meeting in order to deal with a confidential matter.

CARRIED ON A 2/3  
MAJORITY VOTE

Moved by Councillor McLean  
Seconded by Councillor Dickerson

That Council move into a closed meeting of Council in order to discuss a matter subject to litigation or potential litigation, including matters before administrative tribunals, affecting the City; the receiving of advice that is subject to solicitor-client privilege.

CARRIED

1. Confidential Matter Related to the Central Pickering Development Plan

Prior to the closed session of Council, members had been provided with a briefing of the matter by the City Solicitor at the end of the Management Forum held on May 23, 2006 at 1:30 pm.

Refer to the May 23, 2006 'In Camera' Special Council minutes.



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Moved by Mayor Ryan  
Seconded by Councillor McLean

That Committee rise and ratify the actions taken at the 'In Camera' meeting.

CARRIED

**(IV) ADJOURNMENT**

The meeting adjourned at 9:02 pm.