



**Planning & Development
Committee Meeting Minutes
Monday, April 6, 2009
7:30 pm – Council Chambers
Chair: Councillor Littley**

PRESENT:

Mayor Ryan

COUNCILLORS:

D. Dickerson
R. Johnson
B. Littley
D. Pickles

ABSENT:

B McLean
J. O'Connell

ALSO PRESENT:

T. Melymuk - (Acting) Chief Administrative Officer
N. Carroll - Director, Planning & Development
C. Rose - Manager, Policy
L. Taylor - Manager, Development Review
S. Gaunt - Principal Planner, Policy
G. McGregor - Principal Planner, Policy
R. Pym - Principal Planner, Development Review
A. Yearwood - Planner I
D. Shields - Deputy Clerk

(I) PART 'A' INFORMATION REPORTS

1. City Initiated Amendment to the Pickering Official Plan
File: OPA 09-001/P
Council's Recommendations of October 20, 2008 respecting the
Duffin Heights Neighbourhood Environmental Servicing Plan
City initiated Revisions to the Duffin Heights Neighbourhood Development
Guidelines
Part of Lots 15 to 24, Concession 3
City of Pickering
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**Planning & Development
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Monday, April 6, 2009
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A public information meeting was held under the Planning Act, for the purpose of informing the public with respect to the above noted application.

Lynda Taylor, Manager, Development Review gave an outline of the requirements for a Statutory Meeting under the Planning Act. She also noted that if a person or public body does not make oral or written submissions to the City before the by-law is passed, that person or public body are not entitled to appeal the decision of City Council to the Ontario Municipal Board, and may not be entitled to be added as a party to the hearing unless, in the opinion of the Board, there are reasonable grounds to do so.

Grant McGregor, Principal Planner, Policy and Ross Pym, Principal Planner, Development Review, gave an overview of the City Initiated Amendment to the Pickering Official Plan regarding the Duffin Heights Neighbourhood Environmental Servicing Plan and the Duffin Heights Neighbourhood Development Guidelines.

J. Lappin, 2325 Strathmore Crescent appeared before the Committee in opposition to the development of the lands. She noted that she had moved to this area because of the greenbelt and felt that the development would increase the traffic and create more problems for the area.

S. Tayyeb, 2520 Tillings Road appeared before the Committee representing his mother, Husna Tayyeb the owner of the property. He noted that they have had numerous trespassing problems with the developers. He stated that he has had to call the police and also had his solicitor contact the City Solicitor to put a stop to the trespassing. He stated that trees had been cut down, bulldozers on more than one occasion had blocked entrance to their driveway and numerous holes had been dug in the area to gather soil samples. He stated that at one time his mother had been approached about selling her property but that was the only communication she had from the developers, no one contacted her further in this regard. He stated that they were frustrated with the lack of communication and outraged at the trespassing on their property. The Tayyeb family is in opposition to the Duffin Heights development, the greenbelt designation and the adverse effect it has and plan to challenge it through legal action.

A letter was submitted April 6, 2009 to the Clerk's Division from Tina Wagner, Tanya Cattley, Stevyn McCoy and Jeffrey McCoy stating their objection to the Open Space and Natural Heritage designation on their father's property municipally known as 2538 Tillings Road.



**Planning & Development
Committee Meeting Minutes
Monday, April 6, 2009
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A letter was submitted April 6, 2009 to the Clerk's Division from Gerald McCoy stating his objection to the Open Space and Natural Heritage designation on his property municipally know as 2538 Tillings Road.

2. Zoning By-law Amendment – A 10/09
Pine Ridge Management Inc. and 1331301 Ontario Inc.
1450 and 1525 Pickering Parkway
(Part of Lot 20, Concession 1)
City of Pickering
-

A public information meeting was held under the Planning Act, for the purpose of informing the public with respect to the above noted application.

Lynda Taylor, Manager, Development Review gave an outline of the requirements for a Statutory Meeting under the Planning Act. She also noted that if a person or public body does not make oral or written submissions to the City before the by-law is passed, that person or public body are not entitled to appeal the decision of City Council to the Ontario Municipal Board, and may not be entitled to be added as a party to the hearing unless, in the opinion of the Board, there are reasonable grounds to do so.

Lynda Taylor, Manager, Development Review, gave an overview of zoning amendment application A 10/09.

No members of the public in attendance at the public information meeting spoke in support or opposition to zoning amendment application A 10/09.

3. Zoning By-law Amendment – A 26/08
A. Adjedani & S. Aliyannajad
1234 Kingston Road
(Lot 17, Plan 489)
City of Pickering
-

A public information meeting was held under the Planning Act, for the purpose of informing the public with respect to the above noted application.

Lynda Taylor, Manager, Development Review gave an outline of the requirements for a Statutory Meeting under the Planning Act. She also noted that if a person or public body does not make oral or written submissions to the City before the by-law is passed, that person or public body are not entitled to appeal the decision of City Council to the Ontario Municipal Board, and may not be entitled to be added as a party to the hearing unless, in the opinion of the Board, there are reasonable grounds to do so.



**Planning & Development
Committee Meeting Minutes
Monday, April 6, 2009
7:30 pm – Council Chambers
Chair: Councillor Littley**

Ashley Yearwood, Planner I, gave an overview of zoning amendment application A 26/08.

Grant Morris, Planning Consultant for the owner appeared before the Committee in support of the application. Mr. Morris noted that when the owner purchased the property he thought he could rezone the property to allow for the Pizza restaurant but just recently was advised by the Conservation Authority that the floodplain boundaries had been changed and they would not support the application. Mr. Morris noted that the owner was in discussions with the Conservation Authority.

Doug Howard, 1775 Storrington Street appeared before the Committee in opposition to the commercial zoning and felt that it should remain residential. He stated that his concerns regarding commercial zoning allowing for a restaurant would bring food odours to the area, created more garbage which would attract wildlife or rodents. He questioned what would happen if the pizza restaurant did not work, what use would come next. Mr. Howard also felt that this use would put additional strain and damage on the creek which was next to the property.

Mary Aroukatos the representative for Nancy and Betty Aroukatos, owners of 1222 Kingston Road appeared before the Committee with concerns regarding the rezoning. She stated that her clients felt that the driveway should not be moved and noted that there were a number of mature trees along the property line that should be protected. She stated that they felt once commercial zoning was allowed then it would just continue to grow in this area. Ms. Aroukatos also noted the heavy traffic in the area and felt this type of zoning would make it worse and also noted that there had been flooding problems on the property and that the grading should be looked at. Ms. Aroukatos noted that if this is what the City is planning for this area then they should follow the same type of concept that they planned at the bottom of Liverpool Road where the commercial units closed early in the evening. She also stated that they definitely did not want a patio to be allowed. Written submission was received in the Clerk's Division on April 6th regarding their concerns.

Paul Newman, 1769 Storrington Street appeared before the Committee and noted his opposition to the Pizza Restaurant for the property. He stated that he is not opposed to the commercial zoning but it should be office type uses and not food or drinking type uses. Mr. Newman stated that when rezoning this area consideration should be given to the surrounding residential component.



**Planning & Development
Committee Meeting Minutes
Monday, April 6, 2009
7:30 pm – Council Chambers
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III) PART 'B' – PLANNING & DEVELOPMENT REPORTS

1. Director, Planning & Development, Report PD 12-09
Silver Lane Estates Inc.
Plan of Subdivision 40M-2119/Plan 40R-21358
Final Assumption of Plan of Subdivision

RECOMMENDATION

Moved by Councillor Pickles
Seconded by Councillor Dickerson

1. That Report PD 12-09 of the Director, Planning & Development regarding the Final Assumption of Plan of Subdivision 40M-2119 be received;
2. That the highways being Strouds Lane, Treetop Way, Calvington Drive and Tilson Court within Plan 40M-2119 be assumed for public use;
3. That the services required by the Subdivision Agreement relating to Plan 40M-2119, which are constructed, installed or located on lands dedicated to, or owned by the City, or on lands lying immediately adjacent thereto, including lands that are subject to easements transferred to the City, be accepted and assumed for maintenance, save and except from Blocks 35, 39, 46, Plan 40M-2119 and Parts 1 and 2, Plan 40R-21358, which lands were required to extend Calvington Drive and Treetop Way sufficient to provide frontage to Lots within Plan 40M-2339; and
4. That the Subdivision Agreement and any amendments thereto relating to Plan 40M-2119, save and except from Blocks 35, 39 and 46, be released and removed from title.

CARRIED

2. Director of Planning & Development, Report PD 15-09
Street Name Change of (Old) Taunton Road east of Brock Road to
William Jackson Drive

RECOMMENDATION

Moved by Councillor Pickles
Seconded by Councillor Dickerson



**Planning & Development
Committee Meeting Minutes
Monday, April 6, 2009
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1. That Report PD 15-09 of the Director, Planning & Development regarding the street name change of (Old) Taunton Road east of Brock Road, legally described as:

Firstly: Regional Road #4, being Part Lots 17 and 18, Concession 3, as in Highway Plan 538 and Part Lot 17, Concession 3, as in CO212542 & CO213985, except Parts 1 and 2, Plan 40R-24188;

Secondly: Part Lot 16, Concession 3, Part Lot 16, Concession 4 and part of the Road Allowance between Concessions 3 and 4, designated as Part 1, Plan 40R-23354; and

Thirdly: Part Lot 16, Concession 3, designated as Parts 1 to 5, Plan 40R-15548, to William Jackson Drive be received;

2. That Council authorize the payment of \$175.00 to each household having a municipal address on (Old) Taunton Road to help offset any inconvenience and out-of-pocket expenses they will incur as a result of this name change; and
3. That Council enact a by-law formally changing the name of the above-noted portions of (Old) Taunton Road east of Brock Road to William Jackson Drive.

CARRIED

3. Director, Planning & Development, Report PD 16-09
Official Plan Amendment Application OPA 08-002/P
Amendment 17 to the Pickering Official Plan
Informational Revision 14
City Initiated: Complete Applications and Pre-Submission Consultations
City of Pickering
Pickering Official Plan Review

RECOMMENDATION

Moved by Councillor Pickles
Seconded by Councillor Dickerson

1. That Report PD 16-09 of the Director, Planning & Development on Official Plan Amendment Application OPA 08-002/P, Amendment 17 to the



**Planning & Development
Committee Meeting Minutes
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Pickering Official Plan, and Informational Revision 14 City Initiated:
Complete Applications and Pre-Submission Consultations be received;

2. a) That Official Plan Amendment Application OPA 08-002/P, initiated by the City of Pickering, to set out the requirements for complete applications for official plan amendments, zoning amendments, approval of draft plans of subdivision and condominium, and approval of site plans, and to require pre-submission consultation by applicants with City staff as set out in Appendix I to Report PD 16-09, be approved;
- b) That the Draft By-law to adopt Amendment 17 to the Pickering Official Plan, to implement the complete application and pre-submission consultation requirements, as set out in Appendix I to Report PD 16-09, be forwarded to Council for enactment;
3. That Council adopt Informational Revision 14 as set out in Appendix II to Report PD 16-09 for inclusion in the Pickering Official Plan;
4. That the Draft By-law to require that applicants consult with City staff prior to submission of applications for official plan amendments, zoning amendments, approval of draft plans of subdivision and condominium, and site plans, as set out in Appendix III to Report PD 16-09, be forwarded to Council for enactment;
5. That Council endorse the responses to comments received respecting the proposed draft official plan amendment contained in Appendix IV - Table 1 – Responses to Comments Received on the Proposed Official Plan Amendment;
6. That staff:
 - a) revise planning application forms to include an acknowledgement by applicants of the obligation to pay for peer review of technical studies, should the City so require; and
 - b) update the City's Tariff of Fees By-law to add peer review costs to the list of charges for planning applications;
7. That Council endorse the Procedures for Pre-Submission Consultation Meetings detailed in Appendix V of Report PD 16-09; and



**Planning & Development
Committee Meeting Minutes
Monday, April 6, 2009
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8. Further, that the City Clerk forward a copy of Report PD 16-09 and Council's resolution on the matter to the Region of Durham, the Toronto Region Conservation Authority, the Central Lake Ontario Conservation Authority, the City of Toronto, the Region of York, the Town of Markham, the Township of Uxbridge, the Town of Whitchurch-Stouffville, the Township of Scugog, the Town of Whitby and the Town of Ajax and to each person or public body that provided written or verbal comments at the Open House, the Public Meeting, the Planning & Development Committee or City Council Meeting.

CARRIED

(II) ADJOURNMENT

The meeting adjourned at 8:55 pm.