

Present: Mayor Mitchell
Councillor Drumm
Councillor Emm
Councillor Gleed
Councillor Mulcahy
Councillor Roy
Councillor Yamada (arrived at 7:02 p.m.)

Also Present: S. Beale, Commissioner of Public Works
R. Short, Commissioner of Planning
S. Cassel, Deputy Clerk
C. Bantock, Acting Legislative Coordinator

Regrets: Councillor Leahy

1. Declarations of Pecuniary Interest

1.1 There were no declarations of pecuniary interest.

Resolution # 54-17

Moved By Councillor Emm
Seconded By Councillor Gleed

That Council resolve itself into Committee of the Whole with Councillor Roy in the Chair.

Carried

2. Presentations

2.1 There were no presentations.

3. Public Meetings

3.1 Planning and Development Department Report, PL 4-17
Re: Official Plan Review - Comprehensive Draft Recommended Official

Plan Amendment - Statutory Public Meeting (OPA-2007-W/04)

The time being 7:10 p.m., the public meeting began.

S. Cassel, Deputy Clerk, provided the purposes and guidelines of the public meeting to members of the audience.

The Chair noted that a number of pieces of correspondence had been received and distributed to Members of Council prior to the meeting in regard to this matter.

Ed Belsey, Manger, Long Range Planning and Susan McGregor, Principal Planner, appeared before Council and provided a PowerPoint presentation summarizing the changes and highlights of the Draft Recommended Amendment for the Town's Official Plan Review.

The Chair opened the floor for comments from the public.

Matthew Cory from Malone Given Parsons Ltd, appeared before Council on behalf of the Brooklin Land Owners Group and stated that there comments were technical in nature and that they would be submitting a written submission in this regard. He advised that he was at the original Official Plan Review meetings and hopes to see the Brooklin Secondary Plan come forward soon. He commented on the Brooklin Bypass and noted that although the route had not yet been selected, that it was important to acknowledge it in the Plan.

Jim McGrory, 18 Kimberly Drive, Brooklin, appeared before Council and stated that he was hoping to see more information regarding source water protection. Mr. McGrory further stated that he was hoping the Transportation amendment would move towards supporting an active and safe transportation theme. He advised that active transportation is healthy transportation and would like to see more small local green spaces that are within walking distances for communities. Mr. McGrory stated that green spaces should be a part of the overall Plan noting that once the space has been used up the opportunities will be lost and it cannot be gained back

Lisa Bulford, 114 Crystal Beach Boulevard, Whitby, appeared before Council and stated that she lives in an amazing community along the shoreline of Lake Ontario but that it is not recognized for its value in the community through the Official Plan and respective land uses. She noted that residential land use is not recognized for the area and that this needs to be brought to the Town's attention as it affects land values. She advised that she submitted comments through the public process at a previous meeting and was disappointed in how the Town has addressed her comments in advising that a majority of the lands are designated as Hazard Lands. Ms. Bulford advised she has been in

contact with the Conservation Authority and was advised that they can get a permit to demolish and rebuild on the lands, however the zoning provisions in place would require her to obtain a minor variance in order to make modifications to her property.

John Armstrong, 8991 St. Paul Street, Street, Catharines, appeared before Council on behalf of Masonry Works to congratulate the Town on putting forward a strong draft Plan that contained strong language supporting urban design and climate change. Mr. Armstrong suggested that the Official Plan include more site plan control for linked residential, duplexes, and single family homes as provided for under the Planning Act and apply site plan control to smaller residential developments. He further advised that the Official Plan should not only be focused on the front facade of houses but that building material should be carried all the way around dwellings so as to avoid the Hollywood Set Effect. Mr. Armstrong stated the he encouraged best practice principles used in the Official Plan to also be applied to the Urban Design Manual and to give more notice to the key entry points that are gateways in and out of Whitby.

Chris Jones, Director of Planning Regulation, Central Lake Ontario Conservation Authority (CLOCA), 100 Whiting Avenue, Oshawa, appeared before Council to congratulate Town Staff in working cooperatively with CLOCA to achieve the amendments presented in the Plan. Mr. Jones stated that the key item they asked for in their comments was vegetation protection zones or buffers to woodlands and wetlands. He further stated that previously these were established through environmental assessment impacts but the proposed amendment by the Town looks to include fixed protection zones to provide some certainty of protection. Mr. Jones advised that the language used in the Official Plan in relation to climate change will help to add more vegetative areas and mitigate temperature changes in Town streams. He further advised that CLOCA was grateful to be a partner in this Official Plan process and provide input into the environmental components being presented.

Richard Klingler, 4945 Garden Street, Whitby, appeared before Council regarding his property, otherwise known as Lot 24, Concession 4. Mr. Klingler stated that for many years the Town was allowed to burn garbage on the land adjacent to his property. He further stated that after 1960, garbage was buried instead of burned so now that land is a garbage dump site with no liner. Mr. Klingler stated that he has been approached by the Town several times regarding his property because he is the only private owner that abuts the former dump site. He advised that the Town has encroached on his property and dug past the property line causing an erosion issue on the embankment. He further advised

leachate also goes into his property due an easement that the Town put through in 1974. Mr. Klingler stated that he has received four proposals for putting a leachate pond up against his property and that the Town was going to repair the right-of-way. He inquired about the extension of Garden Street and the location for the extension noting that if the dump was disturbed it would open up several issues. He requested that he be given answers to address his concerns.

There were no further submissions from the public.

A question and answer period ensued between Members of Council and Staff with respect to:

- the designations for the properties on Crystal Beach and how this relates to repairs or expansions on the properties;
- the Garden Street extension and the environmental assessment process;
- why the arterial road identified along the lakefront in Transportation Schedule D had not been removed from the Official Plan as previously directed by Council;
- the need to conform to the Durham Region Official Plan for the Type C arterial road along Lakefront until such time as the Durham Region Plan is amended;
- the need to include schedules and text in the Plan to state the Town's position on specific items and indicate the requirement to conform to the Regional Official Plan in order to provide information to the public on the relationship between the two plans;
- the criteria for the designation of estate properties; and,
- not introducing recreation use on prime agricultural land due to required conformity with Regional Official Plan and Provincial Policy.

Moved By Councillor Emm

1. That Planning and Development Report Item No. PL 4-17 be received for information; and,
2. That the Planning and Development Department report back to the February 21, 2017 Council meeting with a Final Recommended Official Plan Amendment following the consideration of input from the public, commenting agencies and departments.

Carried

Mayor Mitchell resumed the Chair.

Moved By Councillor Drumm

That Council rise and ratify the recommendations from the Committee of the Whole.

Carried

4. Adjournment

4.1 Motion to Adjourn

Resolution # 55-17

Moved By Councillor Gleed
Seconded By Councillor Emm

That the meeting adjourn.

Carried

The meeting adjourned at 8:13 p.m.

Don Mitchell, Mayor

Susan Cassel, Deputy Clerk