

Request for Minister's Zoning Order at 120 Lake Woods Drive, Whitchurch-Stouffville,
Region of York, Ontario

Information Session

Tuesday, July 23, 2024, 6:30 PM

On Tuesday, July 23rd, 2024, approximately 11 people participated in an informal information session hosted by Paola Malandrino (the Applicant) as part of the public engagement process for the request for Minister's Zoning Order at 120 Lake Woods Drive, Whitchurch-Stouffville, Region of York, Ontario. Attendees included members of the public, the local Councillor of Ward 2 Whitchurch-Stouffville, and the project team (representatives from List Planning and LC Development Group).

The information session was held in person and included an introduction of the proposal followed by a presentation from List Planning and discussions about various components of the project including the Oak Ridges Moraine Conservation Plan, municipal land-use planning, and application procedures related to a request for a Minister's Zoning Order.

SUMMARY OF QUESTIONS & RESPONSES

Questions and feedback from participants are in bold text, and responses from Bob List, List Planning, are noted in italics. Additional information and context have been included in certain responses for clarity. If you have any questions about what's here, please contact the project team at bob@listplanning.ca

Does all of Stouffville fall within the Oak Ridges Moraine? If so, do other development proposals face the same challenges as this file?

Bob List proceeded to describe the extent to which the ORMCP applied to the Stouffville area and clarified various designations. A discussion ensued regarding the different development restrictions associated with the ORM Linkage and Core designations as well as the applicable Secondary Plan areas.

Under what circumstances are other properties in the Stouffville area exempt from the Oak Ridges Moraine restrictions that apply to 120 Lake Woods Drive?

Bob List provided historical context regarding the methodology and application of the ORMCP to the extent that it recognized and preserved the development rights of certain properties. The role that MZO's have played in facilitating new development in Stouffville was also discussed.

What is the process for this file to proceed?

Bob Listing described the critical path for this file including that two resolutions must be considered and passed by local Council. The first relates to the one-foot reserve along the entire frontage of the subject property becoming part of the road allowance. The second relates to a resolution of support of the MZO request from the local municipality. Once these resolutions have been passed, the Minister can consider approving the MZO request. The process by which an MZO is considered and ultimately approved was further discussed in detail.

What materials have been provided to the local municipal planners for their consideration as they prepare a report?

Bob List described the complete submission package that was assembled and submitted to the local municipal planners working on this file as well as the province. He also described the way in which he worked closely with staff as the submission package was prepared.

MEETING DETAILS

Date & Time: Tuesday, July 23, 2024, 6:30 PM

Participants: 11 people participated in-person

- *Members of the public*
 - Rocky Curcio, 26 Hill Top Trail
 - Gus Speciale, 5096 Bethesda Rd.
 - Sal, 4873 Bethesda Rd.
 - Vince, 11 Hooverwood Crt.
 - Damian, 11 Hooverwood Crt.
 - Lori, 97 Lake Woods Dr.

- *Elected Officials / Staff*
 - Councillor Maurice Smith, Town of Whitchurch Stouffville

- *Project Team / Applicant*
 - Bob List, List Planning
 - Angus Knowles, LCDG
 - Paola Malandrino, Applicant
 - Sal Malandrino, Applicant

All persons who spoke at the information session were in favour of and supported the proposal. There were no objections of any kind.

Copy of notice
Copy of circulation list.

NOTICE
of an
INFORMATION SESSION
OPEN to the PUBLIC

Mr. Sal Malandrino and Mrs. Paola Malandrino residing on the property known as 120 Lake Woods Drive in the Town of Whitchurch-Stouffville have made applications to the Province of Ontario (MMAH) and the Town of Whitchurch-Stouffville (Council and Committee of Adjustment) to subdivide their property roughly in half and rezone the vacant portion of the property for a new single detached dwelling unit. The purpose of this Information Session is to provide an explanation of this minor development proposal to the public, in particular neighbouring property owners, as well as receive public input respecting same.

Further opportunity for public input will be provided by the Province through a posting on the Provincial Environmental Registry and by the Committee of Adjustment of the Town of Whitchurch-Stouffville by direct circulation of the proposed Consent to Sever. It is suggested that this initial Information Session is the earliest and best opportunity to request any changes or alterations to the proposal.

The entire current property is approximately 24,450 square meters (2.45h) in area and generally fronts upon Lake Woods Drive for a distance of 260 meters. An estate residence and accessory buildings and structures thereto have long existed on the easterly side of the property. The westerly side of the property is vacant consisting mainly of a large open field.

The proposal is to split the property roughly in half and construct a new estate residence on a new lot on the west (currently vacant) side of the property. The easterly 'retained parcel' with the existing house on it would consist of approximately 13,450 sqm of area having approximately 134 m of frontage onto Lake Woods Drive. The westly (currently vacant) 'severed parcel' would consist of approximately 11,000 sqm of area and have approximately 125 m of frontage onto Lake Woods Drive. The proposed severed and retained parcels would exhibit lot sizes, shapes, and dimensions consistent with and in character with other existing residential lots in the vicinity.

The property is bounded on the west by developed estate residential lots primarily in a plan of subdivision, to the direct north by a vacant estate sized lot zoned for residential use, to the northeast by lots developed for rural residential and accessory uses, and to the southeast by a lot developed for an estate residential purpose. The south side of the proposed severed parcel abuts a significant woodland.

The Oak Ridges Moraine Conservation Plan, the Official Plan for the Town of Whitchurch-Stouffville, and the Comprehensive Zoning Bylaw of the Town do not designate or zone the proposed westerly severed parcel for residential use nor do such plans permit the creation of new lots in the Oak Ridges Moraine Linkage designation in which the proposed lot falls. The Town of Whitchurch-Stouffville cannot change the Provincial Oak Ridges Moraine Conservation Plan nor consider or pass a zoning bylaw amendment that does not conform to the Provincial Plan. As such, a Minister's Zoning Order is required to rezone the lands for the proposed use and allow the creation of a new

lot. The Committee of Adjustment for the Town will then be permitted to consider, decide and provide a Consent to Sever.

A Natural Heritage Assessment of the property was undertaken as was a Hydrological and Servicing Feasibility Assessment. Neither report identified any significant constraints to the creation of a new lot and the residential use thereon. Copies of the reports and other information will be available at the Information Session.

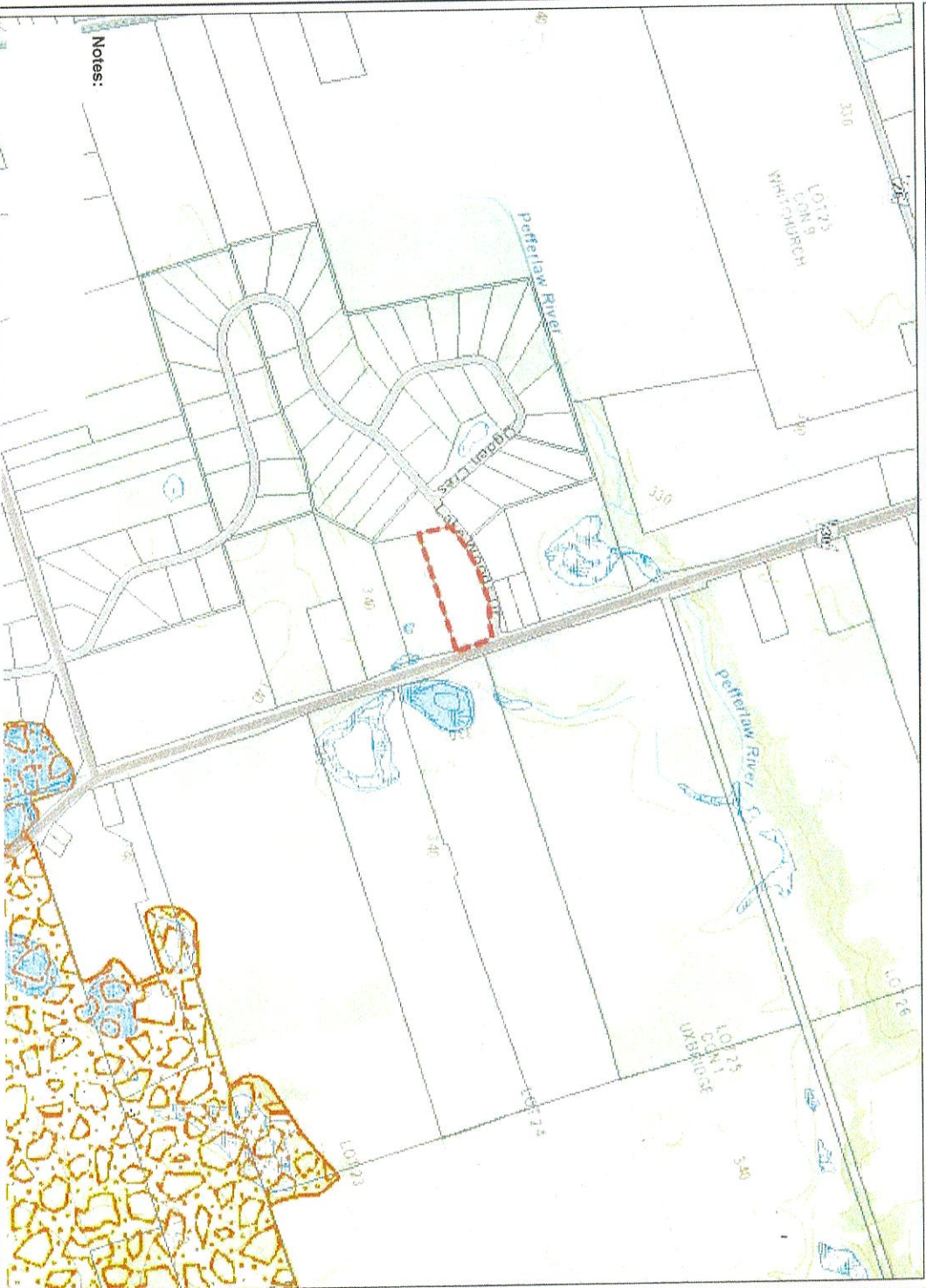
A map identifying the location of the property is affixed hereto as well as a further survey sketch outlining the proposed severed and retained parcels.

The INFORMATION SESSION will be held at the HOME of Paola and Sal Malandrino at 120 LAKE WOODS DRIVE, WHITCHURCH-STOUFFVILLE on Tuesday, July 23, 2024 at 6:30 PM. You are invited to attend, review the plans and information, and make comment. The owner and a planning consultant will be available to make explanations and receive comment.

Prepared by
Robert List
List Planning Ltd.
1 705 645 7096
bob@listplanning.ca

120 Lake Woods Drive, WS

Map created: 3/9/2023



Notes:

0.7 0 0.33 0.7 Kilometres
 Absence of a feature in the map does not mean they do not exist in this area.

This map should not be relied on as a precise indicator of routes or locations, nor as a guide to navigation. The Ontario Ministry of Natural Resources and Forestry (OMNRF) shall not be liable in any way for the use of, or reliance upon, this map or any information on this map.
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Legend

- Assessment Parcel
- ANSI
- Earth Science Provincially Significant/Sciences de la terre d'importance provinciale
- Earth Science Regionally Significant/Sciences de la terre d'importance régionale
- Life Science Provincially Significant/Sciences de la vie d'importance provinciale
- Life Science Regionally Significant/Sciences de la vie d'importance régionale
- Evaluated Wetland
- Provincially Significant/considérée d'importance provinciale
- Non-Provincially Significant/Non considérée d'importance provinciale
- Unevaluated Wetland
- Conservation Reserve
- Provincial Park



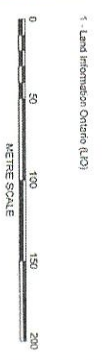


KEY MAP



LEGEND

- Watercourse ¹
- Wetland ¹
- Not Evaluated
- Evaluated-Provincial
- Subject Property (2.4 ha)



¹ Land Information Ontario (LIO)
 National Plan, 1995
 Universal Transverse Mercator Projection Zone 17
 Scale: 1:5,000
 Paper Size: Tropical (17 x 17 inches)
 Drawn: -
 Checked: 21/03/23
 Date: 21/03/23
 Project: 120 Lake Woods Drive - Environmental Review
 Files: 120 Lake Woods Drive - Environmental Review - 2023/03/21
 023 provided by York Region Open GIS Survey Corridor
 023 provided by York Region Open GIS Survey Corridor

DRAFT
NORTH

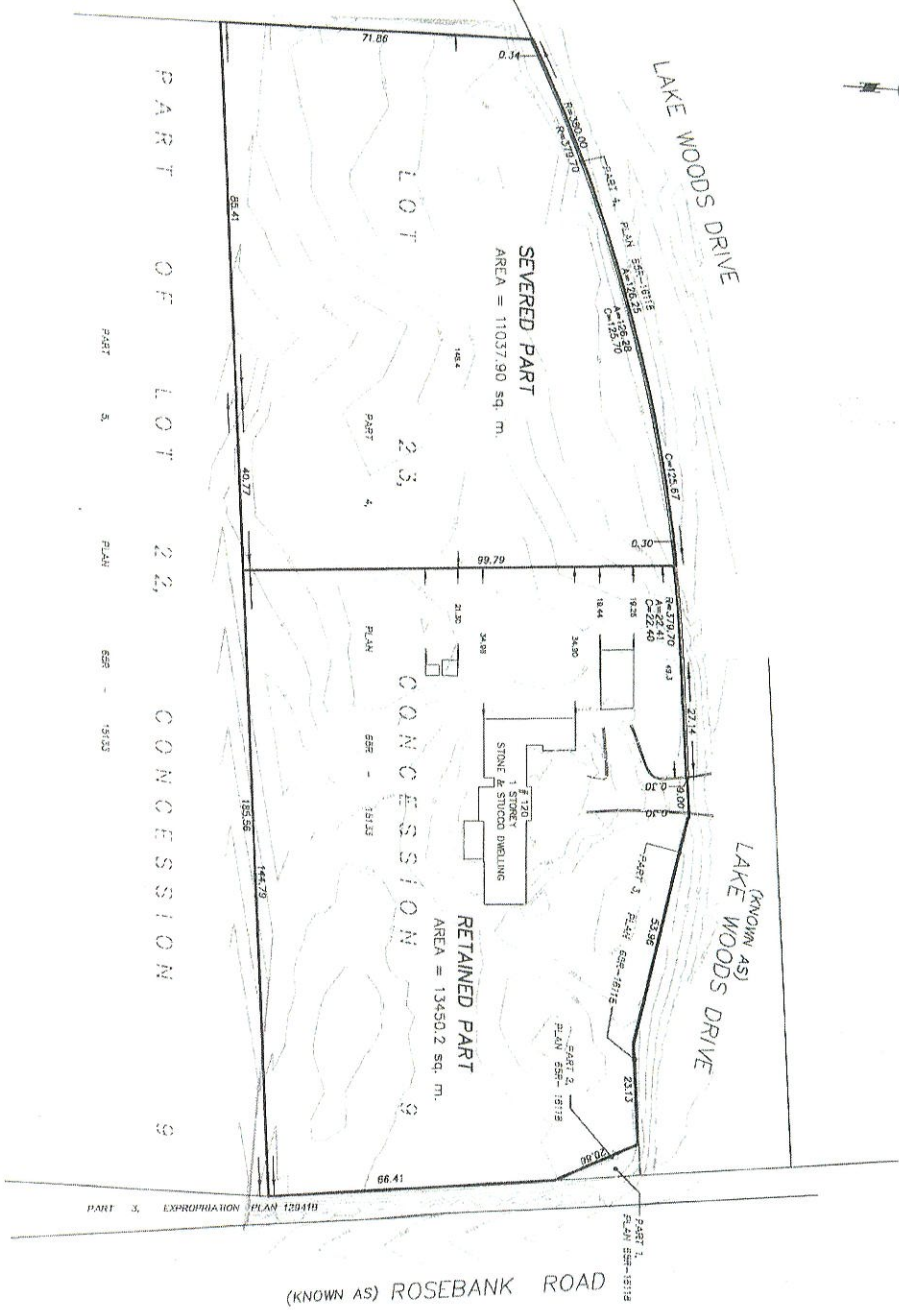
CLIENT: MNAL

PROJECT: 120 Lake Woods Drive - Environmental Review

TITLE: Site Location

Palmer
 REF NO: 1803128-1-1
 Figure 1

LOT 24, REGISTERED PLAN 65M-3768



Copyright © BW Surveyors Ltd. 2023
 DRAFT SKETCH PART 4, PLAN 65M-3768
 VERSION #4
 120 LAKE WOODS DRIVE
 TOWN OF WHITCHURCH -
 STOUFFVILLE
 SCALE 1 : 750 METRES

CAUTION
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PLAN 65M-3768, DRAWN BY: [Name], DATE: [Date], SCALE: 1:750, SHEET 1 OF 1, 2023
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Mailing List

ADDRESS1_1	ADDRESS2_1	CITY_1	PROVINCE_1	PCODE_1	COUNTRY_1
24 LAKE WOODS DR		STOUFFVILLE	ON	L4A 1P9	CANADA
15434 YORK-DURHAM LINE		STOUFFVILLE	ON	L4A 3L6	CANADA
15676 YORK/DURHAM LINE		STOUFFVILLE	ON	L4A 3L7	CANADA
41 LAKE WOODS DR		STOUFFVILLE	ON	L4A 1P9	CANADA
38 LAKE WOODS DR		STOUFFVILLE	ON	L4A 1P9	CANADA
34 LAKE WOODS DR		STOUFFVILLE	ON	L4A 1P9	CANADA
46 NORWICH DR		MARKHAM	ON	L3P 6R4	
19 OGDEN CRES		STOUFFVILLE	ON	L4A 1P1	CANADA
5 OGDEN CRES		STOUFFVILLE	ON	L4A 1P1	CANADA
34 OGDEN CRES		STOUFFVILLE	ON	L4A 1P9	
ATTN: TAX & REVENUE DEPT	111 SANDIFORD DR	STOUFFVILLE	ON	L4A 0Z8	CANADA
2 BRIMWOOD CRES		RICHMOND HILL	ON	L4B 4B4	CANADA
80 LAKE WOODS DR		STOUFFVILLE	ON	L4A 1P1	CANADA
94 LAKE WOODS DR		STOUFFVILLE	ON	L4A 1P1	CANADA
C/O CAMELOT RESIDENTS ASSOCIATION	64 LAKEWOODS DR	STOUFFVILLE	ON	L4A 1P1	CANADA
15612 YORK DURHAM LINE		STOUFFVILLE	ON	L4A 3L7	
RR 3 STN MAIN	15888 YORK/DURHAM LINE	STOUFFVILLE	ON	L4A 7X4	CANADA
6386 AURORA RD		STOUFFVILLE	ON	L4A 3K4	
20 LAKE WOODS DR		STOUFFVILLE	ON	L4A 1P9	CANADA
23 LAKE WOODS DR		STOUFFVILLE	ON	L4A 1P9	
C/O CAMELOT RESIDENTS ASSOCIATION	64 LAKEWOODS DR	STOUFFVILLE	ON	L4A 1P1	CANADA
6550 AURORA RD		STOUFFVILLE	ON	L4A 3K5	CANADA
15540 DURHAM RD 30		STOUFFVILLE	ON	L4A 3L6	CANADA
51 OGDEN CRES		STOUFFVILLE	ON	L4A 1P1	CANADA
3420 PHARMACY AVE	UNIT 3 C/O CENTRAL DENTAL	SCARBOROUGH	ON	M1W 2P7	CANADA
20 OGDEN CRES		STOUFFVILLE	ON	L4A 1P9	CANADA
98 LAKE WOODS DR		STOUFFVILLE	ON	L4A 1P1	
106 LAKE WOODS DR		STOUFFVILLE	ON	L4A 1P1	CANADA
85 LAKE WOODS DR		STOUFFVILLE	ON	L4A 1P1	CANADA
C/O CAMELOT RESIDENTS ASSOCIATION	64 LAKEWOODS DR	STOUFFVILLE	ON	L4A 1P1	CANADA
77 LAKE WOODS DR		STOUFFVILLE	ON	L4A 1P1	CANADA
86 LAKEWOODS DR		STOUFFVILLE	ON	L4A 1P1	CANADA
15983 NINTH LINE	RR 3	STOUFFVILLE	ON	L4A 3N5	CANADA
35 WEMBLEY AVE		MARKHAM	ON	L3R 1Z1	CANADA
15472 YORK DURHAM LINE 30		STOUFFVILLE	ON	L4A 7X4	CANADA
15622 DURHAM RD 30		STOUFFVILLE	ON	L4A 3L7	CANADA
120 LAKE WOODS DR		STOUFFVILLE	ON	L4A 1P1	CANADA
57 LAKE WOODS DR		STOUFFVILLE	ON	L4A 1P1	CANADA
53 LAKE WOODS DR		STOUFFVILLE	ON	L4A 1P1	CANADA
49 LAKE WOODS DR		STOUFFVILLE	ON	L4A 1P9	
45 LAKE WOODS DR		STOUFFVILLE	ON	L4A 1P1	
37 LAKE WOODS DR		STOUFFVILLE	ON	L4A 1P9	CANADA
31 LAKE WOODS DR		STOUFFVILLE	ON	L4A 1P9	CANADA
46 LAKE WOODS DR		STOUFFVILLE	ON	L4A 1P1	CANADA
42 LAKEWOODS DR		STOUFFVILLE	ON	L4A 1P9	CANADA
111 LAKE WOODS DR		STOUFFVILLE	ON	L4A 1P1	

43 OGDEN CRES		STOUFFVILLE	ON	L4A 1P1	
39 OGDEN CRES		STOUFFVILLE	ON	L4A 1P1	CANADA
31 OGDEN CRES		STOUFFVILLE	ON	L4A 1P1	CANADA
27 OGDEN CRES		STOUFFVILLE	ON	L4A 1P1	CANADA
15 OGDEN CRES		STOUFFVILLE	ON	L4A 1P1	CANADA
9 OGDEN CRES		STOUFFVILLE	ON	L4A 1P1	CANADA
10 OGDEN CRES		STOUFFVILLE	ON	L4A 1P9	CANADA
97 LAKE WOODS DR		STOUFFVILLE	ON	L4A 1P1	CANADA
102 LAKE WOODS DR		STOUFFVILLE	ON	L4A 1P1	CANADA
ATTN: TAX & REVENUE DEPT	111 SANDIFORD DR	STOUFFVILLE	ON	L4A 0Z8	CANADA
81 LAKE WOODS DR		STOUFFVILLE	ON	L4A 1P1	CANADA
69 LAKE WOODS DR		STOUFFVILLE	ON	L4A 1P1	CANADA
64 LAKE WOODS DR		STOUFFVILLE	ON	L4A 1P1	CANADA
90 LAKE WOODS DR		STOUFFVILLE	ON	L4A 1P1	
6400 AURORA RD	RR 3	STOUFFVILLE	ON	L4A 3K4	CANADA
15502 DURHAM RD 30	RR# 3	STOUFFVILLE	ON	L4A 3L6	CANADA
61 LAKE WOODS DR		STOUFFVILLE	ON	L4A 1P1	
30 LAKE WOODS DR		STOUFFVILLE	ON	L4A 1E3	CANADA
C/O CAMELOT RESIDENTS ASSOCIATION	64 LAKEWOODS DR	STOUFFVILLE	ON	L4A 1P1	CANADA
ATTN: TAX & REVENUE DEPT	111 SANDIFORD DR	STOUFFVILLE	ON	L4A 0Z8	CANADA
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47 OGDEN CRES		STOUFFVILLE	ON	L4A 1P1	
23 OGDEN CRES		STOUFFVILLE	ON	L4A 1P1	CANADA
105 LAKE WOODS DR		STOUFFVILLE	ON	L4A 1P1	
110 LAKEWOODS DR		STOUFFVILLE	ON	L4A 1P1	
73 LAKE WOODS DR		STOUFFVILLE	ON	L4A 1P1	CANADA