

**Minutes of the
Community Affairs & Planning Committee Meeting
Held in the Council Chambers, Ajax Town Hall,
At 7:00 p.m. on May 6, 2013**

Present:	Chair - Regional Councillor	-	S. Collier
	Regional Councillor	-	C. Jordan
	Councillors	-	M. Crawford
		-	R. Ashby
		-	J. Dies
		-	P. Brown
	Mayor	-	S. Parish

1. Call to Order

Chair Collier called the meeting to order at 7:00 p.m.

2. Disclosure of Pecuniary Interest

There were no disclosures of pecuniary interest.

3. Adoption of Minutes

Moved by: S. Parish
Seconded by: C. Jordan

That the Minutes of the Community Affairs and Planning Committee Meeting held on April 2, 2013 be adopted.

CARRIED

4. Public Meetings

**4.1 Town-initiated Zoning By-law Amendment Application Z1/12
Private Elementary and Secondary Schools & Places of Worship in the
Prestige Employment Zone**

Kevin Heritage, Policy Planning Coordinator, delivered a presentation with respect to the Town-initiated Zoning By-law Amendment Application Z1/12. Members of the Committee confirmed that the three sites for which site plan applications have been submitted for places of worship will be exempt from the proposed by-law to remove places of worship as a permitted use within the PE zone. Staff also clarified that existing places of worship and private elementary and secondary schools within the PE zone would have legal non-conforming status.

Chair Collier declared the meeting to be a public meeting and invited comments from the public. There being none, Chair Collier closed the public meeting.

Moved by: S. Parish

Seconded by: J. Dies

1. That the Town-initiated Zoning By-law Amendment Application Z1/12 regarding Private Elementary and Secondary Schools & Places of Worship in the Prestige Employment Zone, to implement the Ontario Municipal Board's Decision regarding ROPA 128 to the Durham Regional Official Plan dated January 9, 2013 (Case No: PL101409), be approved in order to:
 - a) remove places of worship from the list of permitted uses in the Prestige Employment Zone, save and except for the lands known as 360 Westney Road South, 877 Westney Road South, and 438 Monarch Avenue;
 - b) add a footnote to the permission of "commercial school" in the Prestige Employment Zone to indicate that it does not include elementary or secondary schools registered with the Ministry of Education;
 - c) amend site-specific exceptions 61, 122, 136 to 140 inclusive, 152 and 156 to delete references to places of worship that include an accessory day care facility and accessory offices from which counseling and/or children/youth/adult/seniors' programs are provided on lands in the vicinity of the Highway 401/Salem Road interchange; and
 - d) amend site-specific exception 132 to delete the reference to place of worship on lands at the southwest corner of Westney Road and Clements Road;
2. That a Zoning By-law to implement the above noted Town-initiated Zoning By-law Amendment Application Z1/12 be forwarded to a future Council meeting for review and approval; and
3. That a Zoning By-law amendment be brought forward within two years of the passing of the proposed by-law or once building permits have been issued for the proposed places of worship on lands known as 360 Westney Road South, 877 Westney Road South, and 438 Monarch Avenue, whichever is sooner, to remove places of worship as a permitted use on the said sites.

CARRIED

4.2 Church Street Improvements, Schedule C Class Environmental Assessment, Draft Environmental Study Report

Carol Coleman, Manager of Engineering/Capital Projects, presented with respect to the proposed Church Street Improvements. The presentation covered potential problems and opportunities, and overviewed the various options for improvement of the subject area. Options for improvements were recommended with respect to road alignment, bridge construction, and intersections. Public consultation efforts and comments from residents were highlighted. Next steps were identified.

Members of the Committee inquired about available means to mitigate nuisances to surrounding properties such as dust and noise. Ms. Coleman noted that staff are working with residents to resolve these issues as best as possible by exploring options like the planting of hedges as barriers. These solutions will be determined during the detailed design period. Further discussion surrounded detour routes during construction, groundwater filtration, the archaeological study required by the Ministry of Culture and the funding source for the various improvement projects. It was clarified that any necessary land acquisition costs are not included in the estimated cost of this project, however staff noted that there is not a great deal of land that will need to be acquired. The project is in the town's long term forecast beginning in 2017, and is estimated to cost approximately \$4.5 million over two years.

Chair Collier declared the meeting to be a public meeting and invited comments from the public.

Ms. Heather Scott, a resident on Rossland Road, spoke about how she and her family are impacted by development and construction in the area. Construction noise and vehicle noise are particularly disruptive. Ms. Scott requested that special consideration be given to how such nuisances can be mitigated for all affected homes in the area. Members of the Committee echoed these comments and emphasized that staff should do whatever possible to address these concerns. There being no further comments, Chair Collier closed the public meeting.

Moved by: C. Jordan

Seconded by: P. Brown

1. That the report entitled, "*Church Street Improvements, Schedule C Class Environmental Assessment, Draft Environmental Study Report*", by R.V. Anderson Associates Limited, dated April 3, 2013, be received for information; and
2. That Council endorse the preferred solution and preferred design as developed by R.V. Anderson Associates Limited in the April 2013 report entitled, "*Church Street Improvements, Schedule C Class Environmental Assessment, Draft Environmental Study Report*".

CARRIED

5. Presentations

None

6. Reports

None

7. Adjournment

Moved by: R. Ashby
Seconded by: P. Brown

That the May 6, 2013 meeting of the Community Affairs and Planning Committee be adjourned. (7:55 p.m.)

CARRIED

N. Wellsbury, Deputy Clerk