

**DEVELOPMENT SERVICES COMMITTEE**  
**FEBRUARY 15, 2005**  
**EXTRACT**

To: Manager of Administration  
Senior Planner (D. Miller)

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**23. SKY HOMES CORPORATION (FORMERLY CASTER DEVELOPMENTS.), 8232 AND 8176 MCCOWAN ROAD ZONING BY-LAW AMENDMENT AND DRAFT PLAN OF SUBDIVISION (ZA 04 009915, SU 04 009913)(10.5, 10.7)**

The Chair advised that the subject of the Public Meeting this date was to consider the proposed zoning by-law amendment and draft plan of subdivision, Files ZA 04 009915, SU 04 009913, submitted by Sky Homes Corporation for 8232 and 8176 McCowan Road.

Committee was advised that 242 notices were mailed on January 26, 2005, and a Public Meeting sign was posted on January 25, 2005. Committee received written submissions from:

1. Li Su Hou, 8202 McCowan Road – in objection
2. Hay Meng Hou, 8192 McCowan Road – in objection
3. Chris Sauer – stating concerns

Staff gave a presentation regarding the proposal, the location, surrounding uses, and proposed uses of the subject property, and explained changes made to the proposal by the applicant since the preliminary report was presented to the Committee. Staff reviewed outstanding issues.

Committee received clarification that the open space will be conveyed to the Town. Committee considered adding a condition of approval that would ensure the demolition of the existing house. In response to concerns for the preservation of trees, staff advised that a tree inventory will be done. Discussions included the provision of parkland to address the shortage in South Unionville, and the possible inclusion of commercial uses on the subject lands. Comments were also made with respect to the width of Laneway A, and the possible requirement for privacy fencing along existing lots on Annina Crescent.

Gary Templeton of Templeton Planning Ltd., representing the applicant, made a brief presentation and answered questions from the Committee.

Ming Chui, 8202 – 8192 McCowan Road, owner of adjacent lands, expressed concerns for tree preservation and for the impact on his own lands with respect to access. He requested the application be deferred.

Chris Sauer, 60 Annina Crescent, stated his concerns for the preservation of the trees, and suggested Lot 31 be removed from the plan and used as public open space. He discussed that the subject land is presently used by the residents for baseball and recreation, and he encouraged the Town to work with the developer to provide parkland within the community.

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Doug Groat, representing the adjacent Church, discussed parking issues and the proposed transfer of parcels of land between the Church property and the subject lands.

Staff responded to comments and advised that the issues identified will be addressed in a further report. Committee suggested that Mr. Chui get in touch with staff with respect to plans for his own property. It was noted that servicing allocation is required prior to approval, and staff was requested to review if existing frontages on Annina Crescent have allocation that can be utilized in this development.

Moved by: Regional Councillor J. Heath  
Seconded by: Deputy Mayor F. Scarpitti

That the written submissions from Li Su Hou, Hay Meng Hou, and Chris Sauer, stating concerns regarding the proposed zoning by-law amendment and draft plan of subdivision, Files ZA 04 009915, SU 009913, submitted by Sky Homes Corporation, be received;

And that the depositions by Gary Templeton of Templeton Planning Ltd., representing the applicant, and by Ming Chui, Chris Sauer, and Doug Groat, with comments and concerns regarding the proposed zoning by-law amendment and draft plan of subdivision, Files ZA 04 009915, SU 009913, submitted by Sky Homes Corporation, be received;

And that the Planning Department report dated May 18, 2004, entitled "Caster Developments Inc., 860152 Ontario Ltd. & 1147389 Ontario Ltd., 8232 McCowan Road, Draft Plan of Subdivision and Zoning By-law Amendment, File Nos. SU 04 009913 and ZA 04 009915" be received;

And that the Record of the Public Meeting for Sky Homes Corporation (formerly Caster Developments Inc.) held on February 15, 2005, with respect to the proposed plan of subdivision and amendment to By-law 304-87, be received;

And further that the applications be referred back to staff for a report and recommendation.

CARRIED