



DEVELOPMENT COMMITTEE

REPORT

Held Wednesday, January 25, 2012 at 1:30 p.m.
In the Classroom, Town Hall

PRESENT:	D. Foster	Deputy Mayor/Chair
	M. Bercovitch	Councillor
	N. Bifulchi	Councillor
	S. Wells	Councillor
	C. Patterson	Mayor
	G. Vadeboncoeur	Chief Administrative Officer/Deputy Clerk
	R. Kelso	Manager of Planning and Development
	B. Vickers	Chief Building Official
D. Herron	Senior Planner	
N. Wukasz	Planner	
D. Wulff	Recording Secretary	

1. CALL TO ORDER

Deputy Mayor Foster called the meeting to order at 1:30 p.m.

2. DISCLOSURE OF PECUNIARY INTEREST None

3. DELEGATIONS/PRESENTATIONS/PUBLIC MEETING

Delegations

a) **Mr. Mark Crowe – Hamount Investments Ltd. – Wally Drive Development Proposal**

The Chair welcomed Mr. Crowe from Hamount Investments Ltd. to the table. Mr. Crowe outlined the location of the proposed Wally Drive development using a plan layout and showed photos of some of the surrounding properties.

Mr. Crowe also showed a proposed layout of the style and design of the proposed townhomes which would have the front porches protruding outwards creating a focal point similar to the dwelling units within the Stonebridge development. Mr. Crowe added that the proposed townhomes will be bungalow style to keep the living area of the dwellings low to avoid any possible complaints from future purchasers due to the activity in the rear of the property.

Mayor Patterson entered the meeting at 1:36 p.m.

Discussion was held regarding the municipally owned property to the rear of the proposed development which was confirmed to be an active Public Works site.

Further discussion continued about the following issues:

- The need for information to be included within the Purchase of Agreement with the new owners advising that the municipal property behind the development is actively used by the municipality;
- The completion of an Acoustical Study will include all requirements that the developer will need to complete as well as any information regarding any clauses that may be required within the Purchase Agreements. Mr. Crowe stated that he would meet any requirements that are needed with respect to any noise issues for the proposed development.

Discussion continued about any possibility of future re-development of the municipal property in the rear of the proposed development. Mr. Crowe stated that the land in the rear of the proposed freehold townhouse complex is currently designated as Tourism Accommodation and added that he would not have any issue with noting the existing zoning and Official Plan designation for the property within the Purchase Agreement with the new owners.

The Chair thanked Mr. Crowe for his presentation.

4. UNFINISHED BUSINESS

File No.

	Zoning By-Law Amendment – Waterfront Storage of Special Vehicles – Town of Wasaga Beach – 21 Nov 07;
Z19/08	Proposed Service Commercial Official Plan Amendment & Zoning By-Law
OP05/08	Amendment – Mary Picard In Trust (Maram Building Corporation) – Hwy 26 & Fairgrounds Road; 15 Oct 08; Public Meeting 25 Nov 08; Public Meeting 26 August 2009;
Z23/08	Zoning By-Law Amendment – Sunnidale Estates Ltd., Fresun Estates Ltd. &
PS02/08	1281533 Ontario Ltd. – River’s Edge Subdivision Sunnidale Trails (Mr. Fred Picavet) - 22 July 2009; 23 September 2009; 25 August 2010; Referred to O.M.B.
OP03/10	Proposed Official Plan & Zoning By-law Amendment and Site Plan Control – 3267
Z25/10	Mosley Street (formerly Silvercrest Christian School) – Polidaro – 24 November
SP15/10	2010 (Withdrawn)
PS02/10	Draft Plan of Subdivision & Zoning By-Law Amendment – Sunnidale Estates Ltd.,
Z23/10	Fresun Estates Ltd. – River’s Edge Subdivision, Phase 2, Freethy Road (Mr. Fred Picavet) – 24 November 2010 – Referred to O.M.B.

- OP02/10 Proposed Official Plan and Zoning By-Law Amendment – Wasaga Beach Village,
 Z21/10 Phase 3 – Berkley Homes – 24 November 2010; 26 January 2011; 27 April 2011
 Z14/09 Proposed Zoning by-Law Amendment – 60 – 31st Street North – Manuel Antunes
 – 20 July 2011; 31 August 2011; 28 September 2011
 Heritage Advisory Committee 2012 Municipal Heritage Annual Plan – 26 October
 2011

5. DEPARTMENT REPORTS

a) Official Plan Updates and Amendments - None

Mayor Patterson gave a brief overview of the outcome of the meeting with the province regarding the Growth Plan Amendment adding that Staff and the community will have more flexibility with their future developments with the final Growth Plan Amendment.

Discussion ensued regarding the proposed settlement boundary within the Growth Plan Amendment. Mr. Kelso advised that there will be some phasing policies to be implemented by the County which will require Staff to work closely with the County during this process.

b) Zoning Amendments

i) **Z01/12 – Medium Density Rezoning – Hamount Investments Ltd., Wally Drive**

Discussion ensued regarding the list of exceptions requested by the developer. Ms. Beattie indicated that there were specific exceptions required for both the townhouse units and for the proposed semi-detached unit.

MOVED BY S. WELLS

SECONDED BY M. BERCOVITCH

RESOLUTION NO. 2012-01-01

RESOLVED THAT the Development Committee recommend to Council that it hold a Public Meeting pursuant to the requirements of the *Planning Act* to obtain public and agency input with regards to the Zoning By-Law Amendment application submitted by Hamount Investments Ltd., for lands located on the north side of Wally Drive between Zoo Park Road and Theme Park Drive, and legally described as Lot 25, Concession 9, being Part 3 of Reference Plan 51R-36534.

CARRIED

Ms. Beattie left the meeting at 1:54 p.m.

ii) Z11/11 – Commercial Accommodation Rezoning – Report back from Public Meeting – Campagnolo Holdings, 77 River Road East

MOVED BY N. BIFOLCHI

SECONDED BY M. BERCOVITCH

RESOLUTION NO. 2012-01-02

RESOLVED THAT the Development Committee recommends to Council that it adopt the Zoning By-Law Amendment proposed by Campagnolo Holdings Inc. for Lots 1 and 2 Registered Plan 804, River Road East.

CARRIED

iii) Z14/11 – Lifting of the Holding (H) Provision – Donald Joly/Elaine Chong, 189 – 32nd Street South, Lot 21, S Pt Lot 22, Plan 822

MOVED BY M. BERCOVITCH

SECONDED BY N. BIFOLCHI

RESOLUTION NO. 2012-01-03

RESOLVED THAT the Development Committee recommends to Council that the Holding (H) Symbol be lifted from the property located at 189 32nd Street South and legally described as Lot 21, Part of Lot 22, Plan 822 conditional upon the approval of application for a Deeming By-Law under File DB04/11, and further recommend waiving the requirement for Site Plan Control for the subject lands.

CARRIED

c) Subdivision/Condominium Matters

i) PS01/12 – Requested Extension to Draft Plan of Subdivision Approval – Sunnidale Trails Subdivision, Pacific Homes

Mr. Wukasch spoke to this matter. Mr. Wukasch stated that following the clarification of the recent information regarding the Growth Plan Amendment from the Province, the circulation for the Extension of the Draft Plan Approval for the development can proceed as there will not be any requirement for any phasing through built form.

Mr. Wukasch advised that the OMB Appeal for the River's Edge Subdivision – Phase 1 and 2 will have dates scheduled for the Hearing for a one (1) month period.

MOVED BY N. BIFOLCHI

SECONDED BY S. WELLS

RESOLUTION NO. 2012-01-04

RESOLVED THAT the Development Committee receive the report dated January 25, 2012 on the proposed extension to draft approval for the Pacific Developments Inc. (Sunnidale Trails-Phase One) Plan of Subdivision, located on the east side of Sunnidale Road/County Road 10, for information.

CARRIED

ii) PC01/12 – Exemption to Draft Plan of Condominium – Aqua Beach Phase 1, 400 Coastline Drive, Lots 1-6, 10 and 11, Plan 814

MOVED BY M. BERCOVITCH
SECONDED BY N. BIFOLCHI

RESOLUTION NO. 2012-01-05

RESOLVED THAT the Development Committee recommends to Council that it approve the request from Aqua Luxury Beach Residences Inc. for exemption to Draft Plan of Condominium approval for the 36 unit townhouse development at 400 Coastline Drive provided the following requirements of the Town are met:

- 1) That the owner submit a payment of 5% cash-in-lieu of parkland to the satisfaction of the Town;
- 2) That the owner provide to the Town an Undertaking stating that the owner will complete construction of the swimming pool no later than June 30th as an amenity to the Condominium Development, said Undertaking to be in a form satisfactory to the Town;
- 3) That the owner provide to the Town securities in an amount sufficient to guarantee the works associated with the construction and finishing of the swimming pool; and
- 4) That, if necessary, the draft Plan of Condominium be amended to reflect comments received through the circulation of the proposed Plan of Condominium to commenting agencies and departments.

CARRIED

d) Site Plan Matters

i) SP10/11 – Simcoe County District School Board- Worsley Street Public School, Junior Kindergarten, 31 – 40th Street South

MOVED BY N. BIFOLCHI
SECONDED BY S. WELLS

RESOLUTION NO. 2012-01-06

RESOLVED THAT Development Committee recommends to Council that the information report dated January 25, 2012 describing the proposed addition to the Worsley Elementary School, by the Simcoe County District School Board, located at 31-40th Street South, be accepted for information.

CARRIED

Mr. Herron left the meeting at 2:06 p.m.

Mr. Vickers entered the meeting at 2:07 p.m.

ii) SP11/09 – Street Naming for Wasaga Meadows East – Theme Park Road – Parkbridge Lifestyle Communities Inc.

MOVED BY S. WELLS

SECONDED BY M. BERCOVITCH

RESOLUTION NO. 2012-01-07

RESOLVED THAT the Development Committee hereby recommends to Council that it consider the approval of Chestnut Lane and Clover Crescent as names for the road network in Parkbridge Community Inc., Wasaga Meadows East.

CARRIED

e) Committee of Consent/Adjustment Matters

i) Notices *(previously circulated to Council)*

B29/11 97 Constance Boulevard

B30/11 35 Marilyn Avenue South

Decisions

B29/11 97 Constance Boulevard

B30/11 35 Marilyn Avenue South

MOVED BY M. BERCOVITCH

SECONDED BY N. BIFOLCHI

RESOLUTION NO. 2012-01-08

RESOLVED THAT the Development Committee does hereby receive the Notices for B29/11 and B30/11 and the Decisions for B29/11 and B30/11, for information.

CARRIED

f) Planning Division

i) Vacant Lot Unit Report dated January 2, 2012

MOVED BY N. BIFOLCHI

SECONDED BY S. WELLS

RESOLUTION NO. 2012-01-09

RESOLVED THAT the Development Committee receives the Vacant Lot Unit Report dated January 2, 2012, for information.

CARRIED

ii) New Unit Report dated January 2, 2012

MOVED BY S. WELLS

SECONDED BY N. BIFOLCHI

RESOLUTION NO. 2012-01-10

RESOLVED THAT the Development Committee receives the New Unit Report dated January 2, 2012, for information.

CARRIED

g) Building Division**i) Building Department Report dated January 2, 2012**

MOVED BY S. WELLS

SECONDED BY M. BERCOVITCH

RESOLUTION NO. 2012-01-11

RESOLVED THAT the Development Committee receives the Building Department's Report dated January 2, 2012, for information.

CARRIED

ii) Ontario Building Code Changes Effective January 1, 2012

Discussion was held amongst the Committee regarding the occupancy and final building permit process. Further discussion was held regarding the legal and refinancing issues that present themselves when the original owners attempt to sell or refinance their properties that did not have a final inspection completed prior to occupancy.

Mr. Vickers briefly outlined the stages throughout the construction phases to allow for the legal occupation of a dwelling which leaves the new owner responsible for the completion of the final inspection following the closing of the deal, however the purchaser rarely is aware that this is a requirement.

Further discussion ensued about ways to ensure that the final inspections are requested prior to the occupancy of the homes by the new owners. Suggestions included:

- Possible partnership with Hydro which would require a final inspection to be completed prior to the initiation of the hydro servicing. Mayor Patterson will discuss this further with Wasaga Distribution;
- Sending letters to the developers to remind the purchasers to have a final inspection completed. Mr. Vickers added that this has been done in the past, however has not proved to be adequate as few new owners actually do call to request the final inspection;

- The possibility of having a declaration signed at the Building Permit stage that would require the developer/builder call for inspections at specific points of completion of the construction;
- Implementing a procedure through the water/sewer servicing process.

Mr. Vickers stated that municipalities that have more comprehensive databases are able to flag outstanding inspections while presently the Town to complete this process manually which is not been proven to be effective or adequate.

Mr. Vickers added some brief information about what the low budget software that the Town is presently using can do with respect to some of these issues.

Mr. Vickers stated that commercial developments do not have any issue with outstanding final inspections since the current municipal business licensing process requires proof of a complete final inspection prior to the issuance of a business license.

Information will be reported back to the Committee following further investigation.

MOVED BY N. BIFOLCHI
SECONDED BY S. WELLS

RESOLUTION NO. 2012-01-12

RESOLVED THAT the Development Committee accepts the following information report dated January 25, 2012 relative to the most recent changes to the Ontario Building Code, for information.

CARRIED

Discussion was held regarding the occupancy of units within the Aqua Beach development. Mr. Vickers advised that the lead inspector who is working with the Site Manager has highlighted outstanding issues on an ongoing basis adding that he has a concern that the developer may not be aware of the deficiencies. Mr. Vickers stated that he has not discussed this directly with the developer and is concerned that the Site Manager may not have a level of knowledge for what is required for occupancy for a development of this nature.

Mayor Patterson advised that he would be willing to meet with the developer to advise that occupancy of the units within the development would be not given unless specific matters are corrected. Mr. Vadeboncoeur stated that he would co-ordinate a meeting with the developer regarding these issues.

Mr. Vickers left the meeting at 2:24 p.m.

h) Other Business

i) DB04/11 – Joly / Chong Deeming By-Law, 189 – 32nd Street South, Lot 21, S Pt Lot 22, Plan 822

MOVED BY N. BIFOLCHI

SECONDED BY M. BERCOVITCH

RESOLUTION NO. 2012-01-13

RESOLVED THAT the Development Committee recommends to Council that a By-law, pursuant to Section 50(4) of the *Planning Act* be adopted to deem Lot 21 within Registered Plan 822 to no longer be within a registered plan.

CARRIED

ii) Source Water Protection – Status Update

Mr. Wukasch spoke to this matter. Councillor Wells highlighted some of the aspects of the Draft Source Water Protection Plan like:

- The ongoing work on the water quantity issues;
- The next stages for the draft which included the redrafting of the Plan and the public consultation process which should start in April 2012;
- The municipality's need for a Risk Management Official with a brief outline of the training requirements for this position;
- Possible ways that the municipality could consider implementing the Risk Management Official position;
- The proposed submission date for the revised draft Plan adding that the Plan will take effect on the date of approval.

Councillor Wells stated that the Risk Management Official could be appointed to someone currently employed by the Town who would be properly trained to complete the responsibilities for the position along with their present duties, the possible hiring a joint Official with another municipality or working through an agency like the NVCA or Health Unit on a contract basis.

MOVED BY S. WELLS

SECONDED BY N. BIFOLCHI

RESOLUTION NO. 2012-01-14

RESOLVED THAT the Development Committee recommends to Council that it receive the report dated January 25, 2012 on the Draft Source water Protection Plan, for information.

CARRIED

Mr. Wukasch left the meeting at 2:36 p.m.

i) Departmental Accounts

i) Planning and Building Department Accounts (December 1 - 31, 2011)

MOVED BY M. BERCOVITCH

SECONDED BY S. WELLS

RESOLUTION NO. 2012-01-15

RESOLVED THAT the Planning and Building Department Accounts for December 1 - 31, 2011, as reviewed by the Development Committee, are hereby confirmed.

CARRIED

5. OTHER AGENCY REPORTS

a) Ainley Project Status Report dated January 16, 2012

Mr. Kelso reported that Staff have received information from the agent acting for on behalf of the developer advising that Baywood Homes are currently working towards a joint venture with a reputable building firm from the Greater Toronto area.

Discussion was held amongst the Committee regarding the status of the completion of the deficiencies at the Coral Sunrise subdivision. Mr. Kelso advised that a very detailed list has been prepared of all deficiencies and added that the portfolio has been transferred from Ainley Group to the municipal CET. Mr. Kelso reported that the winter season has created an issue with the progress of the deficiency work and highlighted the status of several items from the deficiency list.

Discussion ensued regarding the status of the development at the Club Villa Resort site on Mosley Street. Mr. Kelso advised that Mr. Bujak from Baywood Homes has advised that Baywood Homes will still be working on the project under contract. Mr. Kelso advised the Committee of some outstanding issues that the mortgagee is working on completing prior to the continuation of the development.

MOVED BY N. BIFOLCHI

SECONDED BY S. WELLS

RESOLUTION NO. 2012-01-16

RESOLVED THAT the Development Committee receives the Ainley Project Status Report of January 16, 2012, for information.

CARRIED

b) C.E.T. Project Status Report dated January 18, 2012

Discussion ensued regarding the status of the development at Mosley Street / 33rd Street commercial development by Mr. Kowalik as the report indicated that there has not been any request by the developer for a final inspection or the release of the securities held. Mr. Kelso advised that he would look into the status of this application.

MOVED BY M. BERCOVITCH
SECONDED BY S. WELLS

RESOLUTION NO. 2012-01-17

RESOLVED THAT the Development Committee receives the C.E.T. Project Status Report of January 18, 2012, for information.

CARRIED

c) Planning Application Tracking System Report

MOVED BY S. WELLS
SECONDED BY N. BIFOLCHI

RESOLUTION NO. 2012-01-18

RESOLVED THAT the Development Committee receives the Planning Application Tracking System Report dated January 19, 2012, for information.

CARRIED

d) Healthy Community Network Committee Report dated November 17, 2011

MOVED BY N. BIFOLCHI
SECONDED BY S. WELLS

RESOLUTION NO. 2012-01-19

RESOLVED THAT the Development Committee hereby receives the Healthy Community Network Committee Report of November 17, 2011, for information.

CARRIED

e) Accessibility Advisory Committee Report dated November 24, 2011

MOVED BY M. BERCOVITCH
SECONDED BY N. BIFOLCHI

RESOLUTION NO. 2012-01-20

RESOLVED THAT the Development Committee hereby receives the Accessibility Advisory Committee Report of November 24, 2011, for information.

CARRIED

f) Heritage Advisory Committee Report dated November 30, 2011

MOVED BY M. BERCOVITCH
SECONDED BY S. WELLS

RESOLUTION NO. 2012-01-21

RESOLVED THAT the Development Committee hereby receives the Heritage Advisory Committee Report of November 30, 2011, for information.

CARRIED

g) Heritage Advisory Committee Report dated January 18, 2012

Discussion ensued regarding the Annual Plan for the Heritage Advisory Committee that was referred to the Committee of the Whole the Committee at the November 23, 2011 Development Committee meeting.

Councillor Wells stated that the 2012 Annual Plan that was presented did indicate the *Heritage Act* and suggested that the Committee should be called the Historical Advisory Committee instead of Heritage Advisory Committee to avoid any connection to the *Heritage Act* as this could have implications regarding provincial regulations.

The Chair asked for the Committee's consideration to invite Ms. Connie Gray from the Heritage Advisory Committee to the table to be part of the discussion regarding the 2012 Annual Plan. The Committee was in full agreement.

Ms. Gray stated that the Committee's input was limited to a small component of the Annual Plan and the remainder of the plan was brought forward in a template form from the Clerk. Ms. Gray added that the Committee is seeking to be recognized as an Advisory Committee to Council.

Councillor Wells reiterated his concern with the proposed Annual Plan and the wording that may implicate the involvement of the *Heritage Act*. Councillor Wells added that there was definitely history within the municipality that would definitely benefit with the Heritage Advisory Committee.

Ms. Gray reported that the Heritage Advisory Committee has discussed withdrawing the 2012 Annual Plan and re-submitting the plan that the Committee worked on which included the short term and long term plans of Committee.

Discussion continued and Mr. Vadeboncoeur was asked by the Committee to discuss any possible confusion between the Clerk, Council and Heritage Advisory Committee with respect to the proposed 2012 Annual Plan.

MOVED BY S. WELLS

SECONDED BY M. BERCOVITCH

RESOLUTION NO. 2012-01-22

RESOLVED THAT the Development Committee hereby receives the Heritage Advisory Committee Report of January 18, 2012, for information.

CARRIED

h) Heritage Appreciation Award

Discussion was held regarding the Heritage Advisory Committee's request for the proposed Heritage Appreciation award to be presented on two (2) different dates. Ms. Gray advised that the Committee wanted the award to be presented at Council as well as during Heritage Week in February.

The Chair reiterated on behalf of the Committee that Council did not want to diminish any work by the Heritage Advisory Committee resulting from the concerns over the Annual Plan and added that Council is happy to be able to work with the Heritage Advisory Committee.

MOVED BY M. BERCOVITCH

SECONDED BY S. WELLS

RESOLUTION NO. 2012-01-23

RESOLVED THAT the Development Committee recommends to Council that it recognizes Thelma Morrison with the Wasaga Beach Appreciation Award at the February Council meeting and that the award be presented at the Wasaga Beach Recognition Day.

CARRIED

7. DATE OF NEXT MEETING

Wednesday, February 22, 2012 at 1:30 p.m. in the Classroom.

8. ADJOURNMENT

Deputy Mayor Foster adjourned the meeting at 3:00 p.m.