



DEVELOPMENT COMMITTEE

REPORT

Held Wednesday, March 27, 2013 at 1:30 p.m.
In the Classroom, Town Hall

PRESENT:	N. Bifulchi	Councillor/Chair
	D. Foster	Deputy Mayor
	M. Bercovitch	Councillor
	S. Wells	Councillor
	G. Watson	Councillor
	C. Patterson	Mayor
	G. Vadeboncoeur	Chief Administrative Officer/Deputy Clerk
	D. Herron	Senior Planner
N. Wukasch	Planner	
T. Jarratt	Zoning Administrator	
D. Wulff	Recording Secretary	

1. CALL TO ORDER

Councillor Bifulchi called the meeting to order at 1:30 p.m.

2. DISCLOSURE OF PECUNIARY INTEREST - None

3. DEPUTATIONS/PRESENTATIONS/PUBLIC MEETING

Deputations

a) Ms. Brandi Clement, Jones Consulting Group – Marocco Subdivision

The Chair welcomed Ms. Brandi Clement of Jones Consulting Group to the table.

Ms. Clement highlighted the Draft Plan of Subdivision approval, for the proposed development on the north side of Ramblewood Drive west of 45th Street that lapsed in June 2012. Ms. Clement advised that typically the extensions are given for three (3) years intervals; however the last time the Committee approved an extension for this development they only granted it for a two (2) year period. Ms. Clement stated that most municipalities approved extensions for three (3) years so the lapse date was not noticed.

Deputy Mayor Foster entered the meeting at 1:32 p.m.

Ms. Clement advised that the applicant is not making any changes to the existing Draft Plan of Subdivision and stated that she was respectively asking for the reduction in the required fees from the full application fee for a new approval to Draft Plan of Subdivision to the fee for an Extension to Draft Plan Approval. Ms. Clement added that she was fully aware that the application would be required to go through the complete public forum process.

The Chair thanked Ms. Clement for her presentation.

b) Ms. Kristine Loft, Loft Planning Inc., Proposed Official Plan and Zoning By-Law Amendment - Wasaga Beach Village Phase 3 – Berkley Homes

The Chair welcomed Ms. Kristine Loft of Loft Planning Inc. to the table.

Ms. Loft advised that she was acting on behalf of Berkley Homes, the owner of the subject property for their proposed development which was also presented to the Development Committee at their January Development Committee meeting. Ms. Loft advised that following the comments that were received at that meeting, she would be able to provide further information to the Committee for their review.

Using a Powerpoint presentation, Ms. Loft advised the following information regarding the proposed development:

- The development land is well treed;
- The location and lot dimensions for the proposed development;
- The initial development proposed 27 medium density townhouse units however the application has been amended to 22 townhouse units following the finding of a wetland by the Nottawasaga Valley Conservation Authority;
- The development will front onto a private interior common element roadway;
- The garages will allow be for a single car vehicle;
- The developer proposes four (4) blocks of units within the development;
- The development proposes one (1) block of units to have eight (8) units under one roofline, one will have seven (7) units and the balance of the blocks will have a total of three (3) units within each which conform to the Zoning By-Law 2003-60, as amended;
- The developer proposes to keep the wetland area within their ownership;
- The fencing requirements by the Nottawasaga Valley Conservation Authority are acceptable to the developer; and
- Further to the previous Committee concerns regarding the accessibility to the rear yards, the developer's architect has amended the plans to include access from each unit garage to the back of the unit which will allow each owner to have access to their own backyards.

Ms. Loft reported that while the developer will require exceptions to the zoning requirements for the proposed development, the developer has tried to limit the number needed. Ms. Loft added that due to the irregular shape of the property and the location of the wetland that has since been identified as Environmentally Protected (EP) land, some exceptions will be required. Ms. Loft advised that the architect has reviewed the Site Plan and has made changes to allow for stagger rooflines allowing for a better concept design.

Ms. Loft advised that the developer has been working with Nottawasaga Valley Conservation Authority and Town staff and is focusing towards moving forward with a Public Meeting for the proposal.

The Chair thanked Ms. Loft for her presentation.

c) **Ms. Kris Menzies, MHBC Planning – Allistonia Site – Acchione – Proposed Severances**

The Chair welcomed Ms. Kris Menzies of MHBC Planning to the table.

Ms. Menzies handed out copies of the revised plan layout for the Committee to review. Ms. Menzies began by advising the Committee of the unique situation from a planning perspective of the zoning requirements and Official Plan designation for the property.

Ms. Menzies added that the developer is looking for a general feel and direction from Committee regarding their possible support of the applicant's proposal at 66 River Road East.

Ms. Menzies reported that her client is proposing to build units that could be used year round as well as for short term rental. Ms. Menzies highlighted the conflicting Official Plan designation and the Zoning By-Law 2003-60, as amended requirements. Ms. Menzies gave a brief overview of the owner's initial proposal of single family dwellings which has been amended slightly following the Pre-Consultation meeting with the Planning Department.

Ms. Menzies reiterated that the developer was not asking for approval however, they were looking for Committee's general agreement with the proposal.

Ms. Menzies advised of the following with respect to the proposed development:

- The property is currently zoned within the Residential Type Three Third Exception (R3-3) Zone which allows for different interior and exterior side yard setbacks within the development;
- The developer's proposal for use effectively complies with the R3-3 zone;

- The developer is proposing two (2) blocks with seven (7) units in each;
- The developer is proposing a six (6) metre unit width instead of the required seven (7) metres;
- The area close to the river would be considered for an Easement Agreement which would allow each owner in the development to have access to this area for recreational and personal use; and
- The proposal allows for the parking of vehicles within the driveway of each unit with the units set back within the lot.

Ms. Menzies advised that the developer is looking for exceptions that are site specific and would be similar to the development across the street which received approval for unit width of 5.5 metres. Ms. Menzies advised that the development will be marketed like the units across the street to allow for full time residential or for the maximum amount of time for rental uses.

Mr. Herron advised that a Pre-Consultation meeting was held with the applicant; consultant and Town staff where discussions were held regarding the zoning and Official Plan requirements highlighting that if the applicant needed to apply for a Zoning By-Law Amendment then an Official Plan Amendment would also be required.

Ms. Menzies advised of the engineering requirements for the watermain which could not be tapped into the existing municipal watermain for each dwelling unit due to the maximum existing load on the watermain at the subject property.

Councillor Wells stated that the application appeared to be too premature for the Committee's comment at this point adding that the proposed use is consistent with the other uses within the area of the subject lands.

Discussion ensued amongst the Committee regarding the proposal. The members of the Committee stated that this proposal would definitely add new life to the street and it would be good for something like this to happen on the subject property.

Further discussion continued regarding this type of proposed use to allow for residential townhouse dwellings that could be used for seasonal residents and full time.

The Chair thanked Ms. Menzies for her presentation.

- d) **Mr. Tom Patterson – Model Home Permit – Building A – Wasaga Meadows East, Parkbridge Lifestyle Communities Inc.**

The Chair welcomed Mr. Tom Patterson of Parkbridge Lifestyle Inc. to the table.

Mr. Patterson, using a plan layout, highlighted the developer's proposal for the issuance of building permits for the construction of six (6) units within Building 'A' in Phase 1 of the Wasaga Meadows East development without the completion of the operational stormwater management pond which was initially required to be completed prior to the availability of building permits for the site.

Mr. Patterson advised that the proposed construction for Building 'A' will be fronting onto the municipal roadway which currently has existing infrastructure which could handle the interim drainage until the developer completes the stormwater pond. Mr. Patterson highlighted the developer's plan to complete the stormwater pond by May 2013 with further construction for the units in Buildings 'B' and 'C' to be completed by June/July 2013.

Councillor Bifulchi asked for clarification that the stormwater pond will be completed before the balance of the proposed units are to be constructed. Mr. Patterson advised that the developer is currently within the tendering process for the contractor who will be responsible for the construction of the stormwater pond.

The Chair thanked Mr. Patterson for his presentation.

Public Meetings

a) **Mr. John Valeriani - Proposed Zoning By-Law Amendment – 103B – 32nd Street South**

The Chair read the Notice of the second Public Meeting that was published in the Wasaga Sun Newspaper on March 7, 2013 and circulated to all property owners and assessed persons within 400 feet from the subject lands. This provided more than 20 days of notice for the public meeting and this meeting is therefore properly constituted as required by the *Planning Act*.

THE LAND subject to the proposed Zoning By-law Amendment is approximately 2,314 square metres (24,909 square feet) and is legally described as Part of Lot 22, Lots 23 and 24, Registered Plan 686, Town of Wasaga Beach, County of Simcoe. The subject property is located at 103B 32nd Street South.

THE PROPOSED ZONING BY-LAW AMENDMENT would rezone the subject lands from the Residential Type 1 (R1) Zone to the Residential Type 1 Exception Twenty-Seven (R1-27) Zone.

THE EFFECT of the proposed Zoning By-law Amendment would be to allow the applicant to obtain a building permit to construct a garage on a portion of the property which does not have frontage onto a municipally owned street. The exception would also

allow the garage to be larger and have a greater height than the Zoning By-law permits. The application proposes to increase the lot coverage for accessory buildings from a maximum of 65 square metres (700 square feet) to 134 square metres (1,442 square feet), and increase the height of an accessory building from 5 metres (16 feet) to 7.3 metres (24 feet).

The Chair advised that the following written correspondence was received as a result of the circulation of the Notice of Public Meeting:

Letters of Support: Three letters of support were received from three adjacent neighbours, stating that they understand, have no concerns with, and are in agreement with the proposed Zoning By-Law Amendments. The neighbours are John Wight (103A 32nd St. South), Arden Allen (109 32nd St.S.), and Tim and Karen Daley (117 32nd St.S.).

Letters of No objection: A letter of no objection dated January 10, 2013 from the Nottawasaga Valley Conservation Authority. The property is under the regulatory jurisdiction of the NVCA, so a permit will be required. Through the permit process the garage will be directed away from the floodplain and erosion hazard areas of the Nottawasaga River. It is acknowledged that there is suitable development area on the property not affected by natural hazards.

Letters of Concern: None

Letters of Objection: A letter was received from a neighbor, Ron Nadolny, located at 121 32nd Street South. His concern is with changing the By-Law to allow a garage to stand out from neighbouring properties because of their size and height. The size of the garage is in excess of the neighbouring houses and cottages.

The Chair asked Planning Staff if any further letters or correspondence had been received regarding the proposed application. Mr. Wukasch advised that no further correspondence had been received.

The Chair welcomed Mr. Dean Malott from Reynolds Surveying to the table to make a brief presentation and provide further details with respect to the proposed amendment.

Dean Malott, the Operations Manager from Reynolds Surveying advised that he was standing in for Rod Reynolds with respect to this application for John Valeriani. Mr. Malott highlighted an email that he received from Mr. Reynolds that indicated that the property was on a full lot within a registered plan which should allow for the proposed building to be constructed on it. Mr. Malott added that the applicant's properties have gone through the application process to deem the two (2) lots to be one (1) lot.

The Chair asked if there was anyone present in the audience that wanted to provide their input either in support of, or in opposition to, this proposed amendment. The Chair asked that anyone who would like to speak to the application, to stand and clearly state their name and address in order that the information could be correctly entered into the records of today's proceedings.

Ms. Kathy Hunt of 77 - 32nd Street South stated her concern that the approval of this application could set a precedent within the neighbourhood of the subject land and although the proposal would not impact her property directly; if her adjoining neighbor decided to do something similar, then it would impact her property and her view.

Mr. Wukasch stated that in terms of setting precedence within the municipality, every application that is presented to Council for their review and approval is considered on its own individual merit adding that this application is fairly unique, as the proposed garage is situated behind two (2) other homes, and does not front onto a municipal roadway which would have less impact compared to if it were fronting onto a municipal street.

The applicant, John Valeriani advised that the garage design has not been prepared to date as they were waiting to find out the outcome of the Zoning By-Law Amendment application. The applicant advised that the building centre where he will purchase the garage kit have been helping him to get the design to a lower height of 21 to 22 feet high rather than the proposed 24 feet in the application. The applicant added that he hoped to get the approval he needed before spending any money on the finalized plans.

The Chair asked a second time for anyone present who would want to speak for or against the application. Hearing none, the Chair asks members of the Committee if they had any questions or comments with regards to the proposed Zoning By-law Amendment.

Hearing none, the Chair advised that the comments received today would be referred back to Development Committee where a decision would be made whether to recommend the proposed Zoning By-Law Amendment proceed further through the approval process.

The Chair added that if anyone that received the Notice of the Public Meeting would receive Notice of the Decision of Council in this matter. The Chair stated that if someone in the audience did not receive the Notice and would like to receive a copy of the Notice of Decision for the proposed Zoning By-law Amendment, that they should make a written request to the Clerk of the Town of Wasaga Beach.

Councillor Bifulchi closed the Public Meeting.

4. UNFINISHED BUSINESS

File No.

- 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 2008; Public Meeting 26 August 2009; *(on hold)*
- 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 – 29 August 2012 – *On hold at the request of the applicant*
- 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; 23 January 2013; *On Agenda*
- Z03/12 Proposed General Amendment to Section 3 – Accessory Uses, Building and Structures – Shipping Containers – 22 February 2012
- OP01/12 Woodlands Village Resort - Sceptre Developments – River Road West, Concession
 PS04/11 9, Part Lot 24 (geographical Township of Flos) – 22 February 2012; 27 June 2012-
 Z13/11 Public Meeting 31 July 2012 (*On hold pending payment of Accounts Receivable*)
- Z20/12 Proposed Zoning By-Law Amendment – 103B – 32nd Street South – John Valeriani – 28 November 2012; 12 December 2012; 23 January 2013; *On Agenda*
- OP03/12 Proposed Official Plan Amendment and Zoning By-Law Amendment – 878 Mosley
 Z17/12 Street – Bremont Homes (Gary Breda) – 28 November 2012; 12 December 2012; 23 January 2013; *On Agenda*
- OP01/13 Closed Private Landfill Assessment Draft Policies - 20 February 2013; *On Agenda*
 Z01/13 Proposed Zoning By-Law Amendment – Corallo (2077143 Ontario Ltd.) – 25 Mosley Street - 20 February 2013; Public Meeting 26 March 2013

5. DEPARTMENT REPORTS

a) Official Plan Updates and Amendments

i) **OP01/13 – D4 Closed Private Landfill Assessment Official Plan Amendment**

Councillor Bercovitch asked for clarification of the significance of the different well head protection capture zones on the draft Schedule ‘G’ – Well and Protection Areas and Vulnerable Aquifer Areas for the Official Plan. Mr. Wukasch outlined these capture zones that have been identified to reflect how much time that it would take for any contaminant to reach the well head locations. Further discussion continued. It was then;

MOVED BY S. WELLS

SECONDED BY M. BERCOVITCH

RESOLUTION NO. 2013-03-01

RESOLVED THAT the Development Committee receive the Staff Report prepared by the Planner dated March 27, 2013 and direct Town Planning Staff to undertake an Official Plan Amendment to implement the recommendations of the Terraprobe Report entitled ‘Closed Private Landfill Review’ and schedule a Public Meeting to gather comments from the public and other agencies.

CARRIED

ii) OP02/10, Z21/10 – Proposed Official Plan Amendment & Zoning By-Law Amendment – Wasaga Beach Village, Phase 3 – Berkley Homes, River Road West

Mr. Wukasch gave a brief overview of the proposed Official Plan Amendment and Zoning By-Law Amendment for the proposed development that will require some changes prior to moving forward to a Public Meeting forum. Mr. Wukasch advised that more discussion would be needed with the applicant regarding specific design requirements and the determination of any zoning exceptions that may be needed.

MOVED BY M. BERCOVITCH

SECONDED BY S. WELLS

RESOLUTION NO. 2013-03-02

RESOLVED THAT the Development Committee recommend to Council that the Staff Report prepared by the Planner dated March 27, 2013 on the proposed Official Plan and Zoning By-law Amendment applications by Berkley Homes (Wasaga) Inc., for Phase 3 of the Wasaga Beach Village Plan of Subdivision, be received for information and that the Official Plan Amendment/Rezoning be further revised prior to a Public Meeting being scheduled.

CARRIED

b) Zoning Amendments

i) Z20/12 – Proposed Zoning By-Law Amendment – John Valeriani, 103B 32nd Street South

Mr. Wukasch spoke to the matter and highlighted that when the Staff Report was initially prepared there had not been any objections received to the proposed application. Mr. Wukasch advised that he had copies of the objections and support letters for the Committee’s review.

Mr. Wukasch highlighted some of the issues raised regarding the proposed application for the Zoning By-Law Amendment. Mr. Wukasch stated that the applicant has not finalized the design to his proposed garage and is attempting to lower the height of the

proposed accessory structure to be more acceptable. Mr. Wukasch added that the opinion of Staff for the proposal is that the property is located within a very unique location that creates little impact on the street since it will not be visible from the street. Mr. Wukasch briefly gave details of the Easement Agreement between the applicant and the municipality for legal access to his property over municipal lands.

Discussion ensued amongst the Committee regarding the proposed accessory structure.

Ms. Jarratt entered the meeting at 2:14 p.m.

Councillor Wells stated that he would like to see all of the details of the application prior to making any decisions. Councillor Wells added that the information was premature since there was not any Site Plan indicating the location for the proposed garage on the subject property as well as no definite height requirement for the building.

Mayor Patterson asked the owner from of 77 - 32nd Street South who spoke in opposition of the proposed garage during the Public Meeting for clarification of the actual impact to her property if the building was constructed on the applicant's property. Ms. Kathy Hunt of 77 - 32nd Street South reiterated her concern that the approval could set a precedent and declared that her concern was only if one of her abutting neighbours built a building of the same size.

Councillor Wells asked for a deferral for the application to allow for more details to be provided by the applicant for the proposed Zoning By-Law Amendment.

MOVED BY S. WELLS

SECONDED BY M. BERCOVITCH

RESOLUTION NO. 2013-03-03

RESOLVED THAT the Development Committee recommend to Council that it approve the proposed Zoning By-Law Amendment submitted by John Valeriani subject to registration of the Easement Agreement to provide access to the property.

DEFERRED

Councillor Watson declared a disclosure of pecuniary interest with Item 5(c)(i)- PS01/13 – Marocco – Proposed Ramblewood Drive Draft Plan of Subdivision Renewal due to a business relationship and moved away from the table.

c) **Subdivision/Condominium Matters**

i) **PS01/13 – Marocco – Proposed Ramblewood Drive Draft Plan of Subdivision Renewal**

Deputy Mayor Foster stated his concern regarding the acceptance of the proposed Extension to Draft Plan Approval fee instead of the full application fee for a new Plan of Subdivision application which could put the municipality into a situation if they needed to try and recover their costs for administrative work or if the application was appealed to the OMB. Mr. Herron advised that he had discussed with the consultant regarding the possibility of the execution of an Undertaking by the developer which could reflect an arrangement that would not create any hardship to the taxpayers if there was any significant changes to the plan or if there were any appeals to the OMB.

Mr. Herron advised that the current owner does not have any desire to amend the existing plan.

Councillor Bercovitch stated his concerns regarding the lapse of the Approval to Draft Plan of Subdivision and added that the subject property has a new For Sale sign that was installed recently.

Councillor Wells suggested that the resolution as presented be considered by the Committee in two (2) separate parts. Councillor Wells stated that he could not be supportive of the request for the Public Meeting or the renewal of the extension since the development has not been touched in the past six (6) years adding that the Agreement has clearly lapsed.

Councillor Wells added that if the developer was having difficulty due to possible construction delays etc. the extension may be supportable however there has not been any movement towards development on the subject property.

Discussion was held regarding the fact that having the property Draft Plan approved makes the property more saleable.

The Chair advised that she would read each part of the resolution separately to allow for the Committee's consideration.

MOVED BY C. PATTERSON
SECONDED BY S. WELLS

RESOLUTION NO. 2013-03-04

RESOLVED THAT the Development Committee receives the report prepared by the Manager of Planning and Development dated March 27, 2013 on the proposed renewal of the Draft Plan Approval for the Amicorp Developments (Marocco – Ramblewood) Plan of Subdivision for information, and recommends to Council that it accept the application fee of \$4,000.00 for an "Extension to Draft Plan Approval".

DEFEATED

The Chair then read the second part of the resolution. It was then;

MOVED BY C. PATTERSON
SECONDED BY S. WELLS

RESOLUTION NO. 2013-03-05

THAT a statutory Public Meeting be held at a Council meeting in accordance with the *Planning Act* for the proposed renewal to the Draft Plan of Subdivision.

DEFEATED

Councillor Watson returned to the table.

d) **Site Plan Matters**

i) **SP01/13 – 878 Mosley Street – Bremont Homes (Gary Breda)**

MOVED BY M. BERCOVITCH
SECONDED BY S. WELLS

RESOLUTION NO. 2013-03-06

RESOLVED THAT the Development Committee recommend to Council that it accept the Staff Report prepared by the Senior Planner dated March 27, 2013 describing the proposed development of 15 townhouses at 878 Mosley Street, proposed by 2015429 Ontario Inc. (c/o Bremont Homes), for information.

CARRIED

Further to the deferral of Item **5(b)(i) - Z20/12 – Proposed Zoning By-Law Amendment – John Valeriani, 103B 32nd Street South**, Councillor Bifulchi read the following resolution regarding this matter. It was then;

MOVED BY S. WELLS
SECONDED BY D. FOSTER

RESOLUTION NO. 2013-03-07

RESOLVED THAT Item 5(b)(i) - Z20/12 – Proposed Zoning By-Law Amendment – John Valeriani, 103B 32nd Street South be deferred to the April Development Committee meeting to provide sufficient time for the applicant to finalize the size of the proposed garage.

CARRIED

ii) **SP11/09 – Model Home Permits – Building A – Wasaga Meadows East, Theme Park Road – Parkbridge Lifestyle Communities Inc.**

MOVED BY S. WELLS

SECONDED BY M. BERCOVITCH

RESOLUTION NO. 2013-03-08

RESOLVED THAT the Development Committee recommends to Council that it support the issuance of a Model Home Permit for Building A of the Wasaga Meadows East project by Parkbridge Lifestyle Communities Inc. provided that an Interim Drainage solution is accepted by Public Works and a Model Home Agreement is completed and the required securities are posted.

CARRIED

e) **Committee of Consent/Adjustment Matters**

i) **Notices (previously circulated to Council)**

A25/12	67 – 41 st Street North / DiMarco
A01/13	265 Shore Lane / Gow
B01/13	25 – 67 th Street North / Donovan
A03/13	25 – 67 th Street North / Donovan
A09/12	42 Old Mosley Street / Ciamarra
B02/13	Shore Lane / Chapman
B03/13	Shore Lane / Chapman
B04/13	Shore Lane / Chapman
B05/13	Shore Lane / Chapman
B06/13	River Road West / Baywood Homes
A02/13	River Road West / Baywood Homes

Decisions

A01/13	265 Shore Lane / Gow
B01/13	25 – 67 th Street North / Donovan
A03/13	25 – 67 th Street North / Donovan
A09/12	42 Old Mosley Street / Ciamarra
B02/13	Shore Lane / Chapman
B03/13	Shore Lane / Chapman
B04/13	Shore Lane / Chapman
B05/13	Shore Lane / Chapman
B06/13	River Road West / Baywood Homes
A02/13	River Road West / Baywood Homes

Mr. Vadeboncoeur left the meeting at 2:28 p.m.

Mr. Wukasch left the meeting at 2:29 p.m.

MOVED BY M. BERCOVITCH
SECONDED BY S. WELLS

RESOLUTION NO. 2013-03-09

RESOLVED THAT the Development Committee does hereby receive the Notices for A25/12, A01/13, B01/03, A03/13, A09/12, B02/13, B03/13, B04/13, B05/13, B06/13, A02/13 and the Decisions for A01/13, B01/03, A03/13, A09/12, B02/13, B03/13, B04/13, B05/13, B06/13, A02/13, for information.

CARRIED

Ms. Jarratt left the meeting at 2:30 p.m.

f) **Planning Division**

i) **Vacant Lot Unit Report dated March 21, 2013**

MOVED BY C. PATTERSON
SECONDED BY S. WELLS

RESOLUTION NO. 2013-03-10

RESOLVED THAT the Development Committee receives the Vacant Lot Unit Report dated March 21, 2013, for information.

CARRIED

ii) **New Unit Report dated March 1, 2013**

MOVED BY S. WELLS
SECONDED BY M. BERCOVITCH

RESOLUTION NO. 2013-03-11

RESOLVED THAT the Development Committee receives the New Unit Report dated March 1, 2013, for information.

CARRIED

iii) **2012 Year End Financial Report – Planning Division**

MOVED BY C. PATTERSON
SECONDED BY S. WELLS

RESOLUTION NO. 2013-03-12

RESOLVED THAT the Development Committee recommends to Council that it accept the 2012 Planning Division Fourth Quarter Budget Report, for information.

CARRIED

iv) **Ontario Professional Planners Institute – The Implementation of a New Continuous Professional Learning (CPL) Program**

MOVED BY M. BERCOVITCH
 SECONDED BY S. WELLS

RESOLUTION NO. 2013-03-13

RESOLVED THAT the Development Committee accepts the Information Report prepared by the Manager of Planning and Development dated March 27, 2013 on Continuous Professional Learning for Professional Planners, for information.

CARRIED

g) **Building Division**

i) **Building Department Report dated March 1, 2013**

MOVED BY S. WELLS
 SECONDED BY M. BERCOVITCH

RESOLUTION NO. 2013-03-14

RESOLVED THAT the Development Committee receives the Building Department's Report dated March 1, 2013, for information.

CARRIED

ii) **Review of Building Code Consultation Paper prepared by Ministry of Municipal Affairs and Housing – Buildings Branch titled Accessible Built Environment**

MOVED BY C. PATTERSON
 SECONDED BY S. WELLS

RESOLUTION NO. 2013-03-15

RESOLVED THAT the Development Committee receives the Staff Report prepared by the Chief Building Official dated March 25, 2013 outlining Notice of proposed potential changes to the *Ontario Building Code* relating to accessibility, currently being reviewed by Technical Advisory Committees reporting to the Ministry of Municipal Affairs and Housing, ultimately subject to review by the Cabinet, for information.

CARRIED

iii) **2012 Year End Financial Report – Building Division**

MOVED BY M. BERCOVITCH
 SECONDED BY S. WELLS

RESOLUTION NO. 2013-03-16

RESOLVED THAT the Development Committee recommends to Council that it accept the 2012 Building Division Fourth Quarter Budget Report, for information.

CARRIED

h) Other Business

i) Baywood Homes – New England Village – Road Naming for the Plan of Subdivision

MOVED BY C. PATTERSON
SECONDED BY S. WELLS

RESOLUTION NO. 2013-03-17

RESOLVED THAT the Development Committee recommends to Council that it consider the approval of Sherwood Drive, Buckingham Boulevard, Shelburne Avenue and Rylan Road, as names for the road network in New England Village.

CARRIED

ii) Surplus Declaration - Proposed Site for Habitat for Humanity, Beck Street frontage of Cedar Grove Drive Right-of-Way

Discussion ensued. It was then;

MOVED BY M. BERCOVITCH
SECONDED BY S. WELLS

RESOLUTION NO. 2013-03-18

RESOLVED THAT the Development Committee recommends to Council that it deem surplus to the needs of the municipality the Beck Street frontage of the unopened portion of the Cedar Grove Drive Right-of-Way.

CARRIED

iii) Telecommunication Communication Protocol Revision

MOVED BY C. PATTERSON
SECONDED BY S. WELLS

RESOLUTION NO. 2013-03-19

RESOLVED THAT the Development Committee recommends to Council that Staff perform a comparison of the existing Town of Wasaga Beach Telecommunication Protocol against the Telecommunication Protocol Template prepared by the Canadian Federation of Municipalities and by the Canadian Wireless Telecommunication Association and, if warranted, recommend on updates or improvements to the Town of Wasaga Beach Telecommunication Protocol.

CARRIED

i) Departmental Accounts

i) Planning and Building Department Accounts (February 1 - 28, 2013)

MOVED BY S. WELLS

SECONDED BY M. BERCOVITCH

RESOLUTION NO. 2013-03-20

RESOLVED THAT the Planning and Building Department Accounts for February 1 - 28, 2013, as reviewed by the Development Committee, are hereby confirmed.

CARRIED

6. OTHER AGENCY REPORTS

a) Ainley Project Status Report dated March 13, 2013

Councillor Bercovitch asked for more information regarding the resident's complaint of ceiling damage during construction at the Villas of Upper Wasaga – Phase 1. Mr. Herron advised that he would obtain further information regarding the matter.

MOVED BY C. PATTERSON

SECONDED BY S. WELLS

RESOLUTION NO. 2013-03-21

RESOLVED THAT the Development Committee receives the Ainley Project Status Report of March 13, 2013, for information.

CARRIED

b) Public Works / Engineering Technologist Development Project Status Report dated March 20, 2013

MOVED BY M. BERCOVITCH

SECONDED BY S. WELLS

RESOLUTION NO. 2013-03-22

RESOLVED THAT the Development Committee receives the Public Works / Engineering Technologist Development Project Status Report of March 20, 2013, for information.

CARRIED

c) Planning Application Tracking System Report

MOVED BY S. WELLS

SECONDED BY C. PATTERSON

RESOLUTION NO. 2013-03-23

RESOLVED THAT the Development Committee receives the Planning Application Tracking System Report dated March 22, 2013, for information.

CARRIED

d) Beach Area 1 and 2 Vision Implementation Steering Committee Minutes dated March 4, 2013

MOVED BY C. PATTERSON
SECONDED BY S. WELLS

RESOLUTION NO. 2013-03-24

RESOLVED THAT the Beach Area 1 and 2 Vision Implementation Steering Committee Minutes of March 4, 2013, be received for information.

CARRIED

Mr. Vadeboncoeur returned to the meeting.

Mayor Patterson advised that the first meeting for the Beach Area One and Two Implementation was a successful meeting between the Town staff, the consultant and the property owners within the main beach areas. Mayor Patterson highlighted some of the details of that meeting for the Committee.

7. DATE OF NEXT MEETING

Wednesday, April 24, 2013 at 1:30 p.m. in the Classroom.

8. ADJOURNMENT

Councillor Bifulchi adjourned the meeting at 2:40 p.m.