



## DEVELOPMENT COMMITTEE

# REPORT

Held Wednesday, April 24, 2013 at 1:30 p.m.  
In the Classroom, Town Hall

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<b>PRESENT:</b>	N. Bifulchi	Councillor/Chair
	D. Foster	Deputy Mayor
	M. Bercovitch	Councillor
	N. Bifulchi	Councillor
	S. Wells	Councillor
	G. Watson	Councillor
	C. Patterson	Mayor
	K. Lalonde	Acting Chief Administrative Officer
R. Kelso	Manager of Planning and Development	
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. DELEGATIONS/PRESENTATIONS/PUBLIC MEETING

#### Delegations

#### a) Mr. John McMullen – Review of the Active Transportation Plan

The Chair welcomed Mr. John McMullen of PLANbyDESIGN to the table.

Mr. McMullen gave an overview of the work that was completed for the review of the Active Transportation Plan as follows:

- Review of the Active Transportation Plan which was completed five (5) years ago;
- Evaluation was completed of what work had been completed from the plan;
- Evaluation was completed of what parts of the plan may need to be edited to allow for completion of the recommendations;

- Review of goals and recommendations within the Active Transportation Plan;
- Further review with stakeholders and Town departments; and
- Preparation of surveys to be completed by Public Works, Planning Department, Parks & Facilities, EDO and the Healthy Community Network.

Mr. McMullen stated that the consultants realized early on within the process that the Active Transportation Plan relates to the goals of the Town as a healthy community and has these goals integrated within all departments.

Mr. McMullen noted that the Town of Wasaga Beach is the first municipality within the County to proceed with the Active Transportation Plan.

Mr. McMullen reported that the results of the review by the consultant team found it to be a good news story for the Town of Wasaga Beach, considering the size of the municipality, since there has been great contributions by the stakeholders, volunteers, Council and Staff.

Mr. McMullen reported that there is no need to make any changes to the Active Transportation Plan at this point.

Councillor Watson asked what was happening at the Collingwood/Wasaga Beach boundaries with respect to the trail linkages. Discussion continued regarding the need for the municipality to assume the old Highway 26 roadway from the MTO which will allow for the an easier facilitation of the trails within this location.

Deputy Mayor Foster stated that it was nice to see the progress that has been noted from the findings of the consultant's work, adding that the Town still needs to work on promoting the support and input from the community which may require some diligence. Deputy Mayor Foster asked if bicycle racks were mandated for all commercial site plans and whether developers are asked to install bike racks and to comply with the Active Transportation Plan. Mr. Herron advised that this issue is reviewed with the developers during the Site Plan process however the Town does not tell them the specific style or kind of rack that is required.

Mr. McMullen suggested that a large portion of the establishment of the Active Transportation Plan involves promotion and that this may be a specific milestone when an announcement could be made outlining the accomplishment of the Town to the community based on the report.

The Chair thanked Mr. McMullen for his presentation.

The Chair allowed Agenda Item 5(a)(ii) to be moved to this point of the Agenda as follows:

**5(a)(ii) - Program Evaluation of the 2008 Town of Wasaga Beach Active Transportation Plan**

MOVED BY D. FOSTER

SECONDED BY M. BERCOVITCH

RESOLUTION NO. 2013-04-01

RESOLVED THAT the Development Committee recommends to Council that it accept the “Monitoring the Town of Wasaga Beach’s 2008 Active Transportation Plan” report prepared by PlanbyDesign dated March 2013, for information.

CARRIED

**b) Ms. Brandi Clement – Revised Marocco Plan of Subdivision**

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

Ms. Clement provided the revised development plan layout to the Committee for their review as it was not available at the time of the preparation of the Agenda.

Ms. Clement highlighted the number of units proposed initially by the developer and stated that following review the developer is proposing more units which increased the density of the development from 11 units per hectare to 15 units per hectare.

Ms. Clement advised that the subject property is unique and oddly shaped which needed extra review and consideration for the developer when they were trying to come up with an efficient subdivision plan while trying to fit in the internal streets, walkways etc.

Ms. Clement advised that following the revisions and presentation of the new proposal, she is hoping to get comments and feedback from the Committee for further review and consideration from the developer.

Ms. Clement highlighted some of the features within the proposed plan of subdivision that included:

- The addition of 79 street townhomes within the middle of the proposal;
- A good mix of types of houses that will provide for a variety of options for varying income groups; and
- The lots fronting onto Ramblewood Drive are proposed to remain the same as the initial subdivision approval.

Ms. Clement advised that she will be meeting with Planning Staff further with respect to the proposal which may require a Zoning By-Law Amendment application and a Plan of Subdivision application.

Councillor Wells advised that the revised concept plan showed a good compromise with a good blend of styles of homes and added that he like that the proposed townhomes in the middle of the development that did not abut the existing neighbourhoods.

Councillor Wells reiterated his concerns regarding the need for exceptions to the zoning requirements and the request for variances from developers that may be needed. Councillor Wells asked the consultant to advise of any variances that would be required to allow for the developer to move forward with the proposed subdivision plan. Ms. Clement advised that she was not made aware of any need for any requests for any variances to the Zoning By-Law 2003-60, as amended.

Mayor Patterson stated that he felt that the presentation showed a good use of the land and also supported the provincial and land use policies.

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

The Chair thanked Ms. Clement for her presentation.

#### 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; <i>(on hold)</i> |
| 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 – <i>On hold at the request of the applicant</i>     |
| 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; 27 March 2013  |
| 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 – 32<sup>nd</sup> Street South – John Valeriani – 28 November 2012; 12 December 2012; 23 January 2013; 27 March 2013
- OP03/12 Proposed Official Plan Amendment and Zoning By-Law Amendment – 878 Mosley Street – Bremont Homes (Gary Breda) – 28 November 2012; 12 December 2012; 23 January 2013; 27 March 2013
- OP01/13 Closed Private Landfill Assessment Draft Policies - 20 February 2013; 27 March 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; *On Agenda*

## 5. DEPARTMENT REPORTS

### a) Official Plan Updates and Amendments

#### i) OP01/13 - Floodplain Policy and Zoning By-Law Amendment Update

Mr. Wukasch advised that this report outlines a complex policy issue regarding the Town's attempt to find a policy solution to assist the residents that own vacant land within the floodplain areas.

Mr. Wukasch reported that the Holding (H) Symbol is no longer necessary since the Nottawasaga Valley Conservation Authority process covers all of the requirements that the property owners need to fulfil in order to obtain a building permit for the subject property.

Mr. Kelso reported that any owners that have property that is within a Holding (H) Zone currently must go through the application process to remove the Holding Provision. Mr. Kelso advised further that the Official Plan and the provincial policies do not permit development within the floodplain areas. Mr. Kelso reported to the Committee of the need for the Town to have an updated flood contingency plan. Staff have met with the Public Works, the Fire Department and the Nottawasaga Valley Conservation Authority with respect to this matter and will continue to work towards a plan.

Mr. Herron entered the meeting at 2:10 p.m.

Discussion ensued regarding what could happen if the Town was in contravention of the Official Plan and the provincial planning policies.

Mayor Patterson stated that he supported Alternative #2 from the Staff Report and added that the Town should be upfront with the County and advise of their proposed direction

that needs to be done along with the co-operation with Nottawasaga Valley Conservation Authority.

Mr. Wukasch advised that this proposed exception only applies to nine (9) vacant lots within the municipality.

Councillor Bercovitch asked for clarification for property owners within the floodplain areas that may request to demolish the existing cottages to allow for new construction and how this will affect the building permit process. Mr. Wukasch advised that the Nottawasaga Valley Conservation Authority regulates all permits and that all building proposals within the regulated areas must follow the requirements of the Nottawasaga Valley Conservation Authority. Mr. Kelso stated that historically there is no record in living memory that shows of any flooding issues within the identified floodplain area.

Discussion was held regarding how prospective buyers are made aware of the zoning requirements within these areas so that the new owners are aware of what is required with the vacant properties within the floodplain areas. Mr. Kelso advised that a Zoning Compliance letter can be requested by the lawyer or any resident that will advise of the zoning requirements within these specific areas and that the suffix 'F' would be retained for these R1 properties in the floodplain.

MOVED BY S. WELLS

SECONDED BY D. FOSTER

RESOLUTION NO. 2013-04-02

RESOLVED THAT the Development Committee recommends to Council that it direct Staff to pursue Alternative No. 2 as outlined in the Staff Report prepared by the Planning Department's Planner dated April 24, 2013, concerning the Floodplain Policy Review and Zoning By-Law Amendment Update, which would remove the Holding "H" Symbol from the floodplain areas.

CARRIED

**5(a)(ii) - Program Evaluation of the 2008 Town of Wasaga Beach Active Transportation Plan** – This item was dealt with earlier in the Agenda.

**b) Zoning Amendments**

**i) Z01/13 – Proposed Zoning By-Law Amendment – Report back from Public Meeting – Corallo (2077143 Ontario Ltd.) – 25 Mosley Street**

Mr. Wukasch outlined the Zoning By-Law Amendment request from the property owner of 25 Mosley Street. Mr. Wukasch added that this application is simple in application, however it is also complicated since it deals with many issues. Mr. Wukasch advised that

this issue will continue to be reviewed through the Housing Strategy implementation process.

The Chair asked for clarification of the number of days that the applicant has before this application can be appealed to the Ontario Municipal Board. Mr. Wukasch advised that the applicant can appeal the application if Council has not made a decision regarding the matter within 120 days of the receipt of the complete application. Mr. Wukasch stated that the applicant has not indicated proceeding with this process.

Discussion ensued amongst the Committee regarding their concerns of the possibility that the approval of the proposed Zoning By-Law Amendment for the subject property could be precedent setting.

Mr. Wukasch briefly highlighted that legal issues can arise with respect to some landlords using the *Innkeepers Act* and some using the *Residential Tenancies Act* to govern their rental situations.

Discussion continued amongst the Committee. It was then;

MOVED BY S. WELLS

SECONDED BY M. BERCOVITCH

RESOLUTION NO. 2013-04-03

RESOLVED THAT the Development Committee receives the Staff Report prepared the Planning Department's Planner dated April 24, 2013, regarding the Zoning By-Law Amendment application submitted by 2077143 Ontario Ltd. (Corallo), for lands municipally known as 25 Mosley Street.

CARRIED

**ii) Nancy Street Rezoning – Town Sponsored Zoning By-Law Amendment**

Mr. Kelso advised that the Town has applied to the County through the Investment in Affordable Housing (IAH) Program for the provision of monies to assist the municipality to build affordable housing within the Committee. Mr. Kelso gave a brief outline of the expected timeline for the process and advised that if funding becomes available the application will need to proceed to the first available Council meeting for review and consideration due to the limited timeline for obtaining building permits as set out in the requirements for the grant money.

Mr. Wukasch left the meeting at 2:33 p.m.

MOVED BY D. FOSTER  
 SECONDED BY M. BERCOVITCH

RESOLUTION NO. 2013-04-04

RESOLVED THAT the Development Committee recommend that Council authorize staff to schedule a Public Meeting to be held at Council, in accordance with the requirements of the *Planning Act*, for a proposed Zoning By-Law Amendment to permit a municipally sponsored four-unit Townhouse building at 27 Nancy Street provided that the project qualifies for funding by the Province of Ontario's Investment in Affordable Housing Program.

CARRIED

- iii) **Z02/13 – Application for Lifting Holding (H) Provision – Northeast corner of 45<sup>th</sup> Street & Puccini Drive, Part Lot 1, Concession 15 (geographic Township of Sunnidale), Part 1 of Reference Plan 51R-12100**

MOVED BY S. WELLS  
 SECONDED BY M. BERCOVITCH

RESOLUTION NO. 2013-04-05

RESOLVED THAT the Development Committee recommends to Council that the Zoning By-Law Amendment proposed by J. Donato Construction Limited to lift the Holding (H) Provision for the 22 unit freehold townhouse project located on the northeast corner of 45<sup>th</sup> Street and Puccini Drive be considered for approval subject to the execution of the Subdivision Agreement and the posting of securities.

CARRIED

- c) **Subdivision/Condominium Matters – None**
- d) **Site Plan Matters - None**
- e) **Committee of Consent/Adjustment Matters**
- i) **Notices (previously circulated to Council)**

B07/13	25 Norman Avenue / Neale
B08/13	Wally Drive / Stonebridge Building Group
B09/13	Wally Drive / Stonebridge Building Group
B10/13	Wally Drive / Stonebridge Building Group
B11/13	Wally Drive / Stonebridge Building Group
B12/13	Wally Drive / Stonebridge Building Group



**Decisions**

B07/13	25 Norman Avenue / Neale
B08/13	Wally Drive / Stonebridge Building Group
B09/13	Wally Drive / Stonebridge Building Group
B10/13	Wally Drive / Stonebridge Building Group
B11/13	Wally Drive / Stonebridge Building Group
B12/13	Wally Drive / Stonebridge Building Group

MOVED BY D. FOSTER

SECONDED BY M. BERCOVITCH

RESOLUTION NO. 2013-04-06

RESOLVED THAT the Development Committee does hereby receive the Notices for B07/13, B08/13, B09/13, B10/13, B11/13 and B12/13 and the Decisions for B07/13, B08/13, B09/13, B10/13, B11/13 and B12/13, for information.

CARRIED

**f) Planning Division**

**i) Vacant Lot Unit Report dated April 3, 2013**

MOVED BY S. WELLS

SECONDED BY M. BERCOVITCH

RESOLUTION NO. 2013-04-07

RESOLVED THAT the Development Committee receives the Vacant Lot Unit Report dated April 3, 2013, for information.

CARRIED

**ii) New Unit Report dated April 3, 2013**

MOVED BY M. BERCOVITCH

SECONDED BY D. FOSTER

RESOLUTION NO. 2013-04-08

RESOLVED THAT the Development Committee receives the New Unit Report dated April 3, 2013, for information.

CARRIED

**g) Building Division**

**i) Building Department Report dated April 3, 2013**

MOVED BY S. WELLS  
 SECONDED BY M. BERCOVITCH

RESOLUTION NO. 2013-04-09

RESOLVED THAT the Development Committee receives the Building Department's Report dated April 3, 2013, for information.

CARRIED

**h) Other Business**

**i) First Quarterly Financial Report – Planning and Building Divisions 2013 Operational Budget**

MOVED BY D. FOSTER  
 SECONDED BY S. WELLS

RESOLUTION NO. 2013-04-10

RESOLVED THAT the Development Committee receives the First Quarterly Report of the Planning and Building Division for 2013, for information.

CARRIED

**ii) DB03/13 - Deeming By-Law – 203 Knox Road East, Lot 20, Plan 758, Ms. Heather Masson**

MOVED BY S. WELLS  
 SECONDED BY M. BERCOVITCH

RESOLUTION NO. 2013-04-11

RESOLVED THAT the Development Committee recommend to Council that a By-Law, pursuant to Section 50(4) of the *Planning Act*, be adopted to deem Lot 20 within Registered Plan 758 to no longer be within a registered plan.

**i) Departmental Accounts**

**i) Planning and Building Department Accounts (March 1 - 31, 2013)**

MOVED BY M. BERCOVITCH  
 SECONDED BY S. WELLS

RESOLUTION NO. 2013-04-12

RESOLVED THAT the Planning and Building Department Accounts for March 1 - 31, 2013, as reviewed by the Development Committee, are hereby confirmed.

CARRIED

**6. OTHER AGENCY REPORTS****a) Public Works / Engineering Technologist Development Project Status Report dated April 17, 2013**

MOVED BY M. BERCOVITCH  
SECONDED BY D. FOSTER

RESOLUTION NO. 2013-04-13

RESOLVED THAT the Development Committee receives the Public Works / Engineering Technologist Development Project Status Report of April 17, 2013, for information.

CARRIED

**b) Planning Application Tracking System Report**

MOVED BY D. FOSTER  
SECONDED BY S. WELLS

RESOLUTION NO. 2013-04-14

RESOLVED THAT the Development Committee receives the Planning Application Tracking System Report dated April 18, 2013, for information.

CARRIED

**c) Healthy Community Network Committee Report dated March 21, 2013**

Discussion was held regarding the item within the Healthy Community Network Report about the alleged pollution resulting from local snowmobiles. Deputy Mayor Foster advised of the Healthy Community Network meeting when this issue was discussed following a phone call to Peter Willmott from a resident. Councillor Watson stated that the snowmobile is a provincially licensed vehicle similar to a motorcycle.

MOVED BY D. FOSTER  
SECONDED BY S. WELLS

RESOLUTION NO. 2013-04-15

RESOLVED THAT the Development Committee hereby receives the Healthy Community Network Committee Report of March 21, 2013, for information.

CARRIED

**d) Healthy Community Network Committee Goals for 2013 – Status Report dated April 18, 2013**

MOVED BY M. BERCOVITCH  
SECONDED BY D. FOSTER

RESOLUTION NO. 2013-04-16

RESOLVED THAT the Development Committee hereby receives the Healthy Community Network Goals of 2013 – Status Report dated April 18, 2013, for information.

CARRIED

**e) Ainley Project Status Report dated April 19, 2013**

MOVED BY S. WELLS  
SECONDED BY M. BERCOVITCH

RESOLUTION NO. 2013-04-17

RESOLVED THAT the Development Committee receives the Ainley Project Status Report of April 19, 2013, for information.

CARRIED

Discussion ensued amongst the Committee regarding the DAS Development and their rushed request for tree cutting approval on the development site which has not been followed by any construction on the site. Mr. Kelso advised that the developer is actively seeking approval from the MTO.

Discussion continued regarding the discussion on record that had the developer admit that he had tenants that were prepared to move into the commercial development in 2014 which required that the development be cleared immediately to allow for construction to begin. Mr. Kelso advised that the Planning department did not support the tree cutting proposal and added that the developer has indicated that there are no potential tenants for the proposed development site at this time.

Councillor Wells stated his position not to approve the lands to be stumped and graded since the property trees will regrow if left in the condition following the tree cutting.

Mr. Lalonde gave a brief update of the status of the water and sewer work and the upcoming joint meeting with the servicing contractor.

Discussion was held regarding the required buffer that was to remain on three (3) sides of the development site.

Mr. Kelso advised that the developer has not paid their Engineering Review Fee or entered into the Engineering Review Fee Agreement and added that any further requests from the developer will not be entertained until these outstanding matters are completed.

Concerns were discussed amongst the Committee like the property sitting vacant without any development and how unsightly the property looks in its present state. Committee requested that the developer be invited to the next Development Committee with respect to these matters. Mr. Kelso advised that he would advise the developer of the request.

Discussion was held regarding the status of the Green Hill Homes development site. Mr. Kelso advised that the owner was directed by the By-Law Department to cut the dead trees within the site. Further discussion was held about what trees were considered dead. Mr. Kelso advised that the developer has reported that he is only chipping trees that were dead and cut down in January.

Mayor Patterson advised that the Town of Wasaga Beach has extended their support to the municipalities of Gravenhurst, Bracebridge and Ramara and areas that are struggling with their flooding issues.

**7. DATE OF NEXT MEETING**

Wednesday, June 12, 2013 at 1:30 p.m. in the Classroom.

**8. ADJOURNMENT**

Councillor Bifulchi adjourned the meeting at 3:36 p.m.