



DEVELOPMENT COMMITTEE

REPORT

Held Wednesday, June 12, 2013 at 1:30 p.m.
In the Classroom, Town Hall

PRESENT:	N. Bifulchi	Councillor/Chair
	D. Foster	Deputy Mayor
	M. Bercovitch	Councillor
	N. Bifulchi	Councillor
	S. Wells	Councillor
	G. Watson	Councillor
	C. Patterson	Mayor
	G. Vadeboncoeur	Chief Administrative Officer/Deputy Clerk
	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**

2. **DISCLOSURE OF PECUNIARY INTEREST**

3. **DEPUTATIONS/PRESENTATIONS/PUBLIC MEETING**

Delegations

- a) **Mr. Saren Balsingham – Request for Model Home Permits – Villas of Upper Wasaga – Baycliffe Homes**

- b) **Ms. Miriam Vasni – Golfview Estates – Request for Extension of Draft Plan of Subdivision Approval - Peter Regina**

- c) **Ms. Brandi Clement – Request for Planning Fee Application Credit - Marocco Plan of Subdivision Resubmission – Ramblewood Drive**

4. UNFINISHED BUSINESS

5. DEPARTMENT REPORTS

- a) **Official Plan Updates and Amendments**

- i) **OP02/10, Z21/10 – Proposed Official Plan and Zoning By-law Amendment, Wasaga Beach Village, Phase 3 – Berkley Homes (Wasaga)Inc.**

MOVED BY _____

DATE: JUNE 12, 2013

SECONDED BY _____

RESOLUTION NO. 2013-06-

RESOLVED THAT Development Committee recommend to Council that 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 scheduled for a statutory public meeting at Council.

CARRIED _____ DEFEATED _____

- b) **Zoning Amendments**

- i) **Z04/13 – Proposed Zoning By-law Amendment -Michael and Janet Bartolini, 12 Norman Avenue**

MOVED BY _____

DATE: JUNE 12, 2013

SECONDED BY _____

RESOLUTION NO. 2013-06-

RESOLVED THAT Development Committee recommend to Council that it authorize a public meeting be held at Development Committee to gather public and agency input on a proposed Zoning By-Law Amendment application for lands legally described as Lot 7, Plan 665, Part of Lot 71, Plan 1705, Part 4, 51R-37189 and municipally addressed as 12 Norman Avenue.

CARRIED _____ DEFEATED _____

c) Subdivision/Condominium Matters

i) PC02/13 - Exemption of Draft Plan of Condominium – Sandy Coast Crescent – Hamount Investments Ltd.

MOVED BY _____

DATE: JUNE 12, 2013

SECONDED BY _____

RESOLUTION NO. 2013-06-

RESOLVED THAT the Development Committee recommends to Council that it approve the application from Hamount Investments Limited for exemption to Draft Plan of Condominium approval for the 27 residential townhouse units located on Blocks 13 and 23, Registered Plan 51M-923, in the Stonebridge Town Centre project.

CARRIED _____ DEFEATED _____

ii) PL01/13 - Lifting of Part Lot Control – Sandy Coast Crescent – Hamount Investments Ltd.

MOVED BY _____

DATE: JUNE 12, 2013

SECONDED BY _____

RESOLUTION NO. 2013-06-

RESOLVED THAT the Development Committee recommend to Council that it approve the request to Lift Part Lot Control to permit the dividing of Blocks 13 and 23, Registered Plan 51M-923 of the Stonebridge project by Hamount Investments Ltd. into 27 residential parcels of tied land.

CARRIED _____ DEFEATED _____

iii) PS02/13 - Extension to Draft Plan Approval – Golfview Estates Plan of Subdivision- Peter Regina

MOVED BY _____

DATE: JUNE 12, 2013

SECONDED BY _____

RESOLUTION NO. 2013-06-

RESOLVED THAT Development Committee recommend to Council that it extend the draft approval for the Golfview Estates Draft Plan of Subdivision, located to the north and west of Golf Course Road, for a period of three (3) years.

CARRIED _____ DEFEATED _____

iv) PS04/12 – Request for Model Homes Villas of Upper Wasaga – Wasaga Sands Drive – Baycliffe Homes (Mr. Nick Falvo)

MOVED BY _____

DATE: JUNE 12, 2013

SECONDED BY _____

RESOLUTION NO. 2013-06-

RESOLVED THAT Development Committee recommends Council that it approve the issuance of Model Home Permits for 9 single detached dwellings in the first phase of the Villas of Upper Wasaga project by 1556614 ONTARIO LIMITED (Baycliffe Homes) provided a Model Home Agreement is executed by the developer and the required securities of \$10,000 per dwelling are posted.

CARRIED _____ DEFEATED _____

v) PS01/13 Request for Draft Plan of Subdivision Application Fee Credit, 1678574 Ontario Inc.

MOVED BY _____

DATE: JUNE 12, 2013

SECONDED BY _____

RESOLUTION NO. 2013-06-

RESOLVED THAT Development Committee recommends to Council that it adopt the recommended planning application fees for the re-submission of the Draft Plan of Subdivision application by 1678574 Ontario Inc. Amicorp Developments (Marocco); and

Further that the Development Committee recommend to Council that the proposed Draft Plan of Subdivision re-submission by 1678574 Ontario Inc. Amicorp Developments (Marocco) be scheduled for a statutory public meeting to be held at Council in accordance with the *Planning Act*.

CARRIED _____ DEFEATED _____

c) Site Plan Matters

i) Canada Post – Request – Proposed Condition for Site Plan Approval

MOVED BY _____

DATE: JUNE 12, 2013

SECONDED BY _____

RESOLUTION NO. 2013-06-

RESOLVED THAT Development Committee receive the request from Canada Post that a new condition be added to the Town of Wasaga Beach Site Plan Control Agreement, for information.

CARRIED _____ DEFEATED _____

e) Committee of Consent/Adjustment Matters

Notices (previously circulated to Council)

B15-19/13	Wally Drive, Stonebridge Building Group
B20/13	Wally Drive, Stonebridge Building Group
B21/13	Wally Drive, Stonebridge Building Group
B22/13	288-45 th Street South, Lortie
A25/12	67-41 st Street North, Di Marco

MOVED BY _____

DATE: JUNE 12, 2013

SECONDED BY _____

RESOLUTION NO. 2013-06-

RESOLVED THAT the Development Committee does hereby receive the Notices for B15-19/13, B20/13, B21/13, B22/13 and A25/12, for information.

CARRIED _____ DEFEATED _____

f) Planning Division

i) Vacant Lot Unit Report dated June 3, 2013

MOVED BY _____

DATE: JUNE 12, 2013

SECONDED BY _____

RESOLUTION NO. 2013-06-

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

CARRIED _____ DEFEATED _____

ii) New Unit Report dated June 3, 2013.

MOVED BY _____

DATE: JUNE 12, 2013

SECONDED BY _____

RESOLUTION NO. 2013-06-

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

CARRIED _____ DEFEATED _____

g) Building Division

i) Building Department Report dated June 3, 2013.

MOVED BY _____

DATE: JUNE 12, 2013

SECONDED BY _____

RESOLUTION NO. 2013-06-

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

CARRIED _____ DEFEATED _____

h) Other Business

i) Tourism Accommodation Conversion Review – Update on Planning Considerations

MOVED BY _____

DATE: JUNE 12, 2013

SECONDED BY _____

RESOLUTION NO. 2013-06-

RESOLVED THAT Development Committee recommend to Council that it receive the update report on Tourism Accommodation Conversions for information.

CARRIED _____ DEFEATED _____

i) Departmental Accounts

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

MOVED BY _____

DATE: JUNE 12, 2013

SECONDED BY _____

RESOLUTION NO. 2013-06-

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

CARRIED _____ DEFEATED _____

6. OTHER AGENCY REPORTS

a) Ainley Project Status Report – Not available

b) Public Works / Engineering Technologist Development Project Status Report dated June 5, 2013

MOVED BY _____

DATE: JUNE 12, 2013

SECONDED BY _____

RESOLUTION NO. 2013-06-

RESOLVED THAT the Development Committee receives the Public Works / Engineering Technologist Development Project Status Report of June 5, 2013 for information.

CARRIED _____ DEFEATED _____

c) Planning Application Tracking System Report

MOVED BY _____

DATE: JUNE 12, 2013

SECONDED BY _____

RESOLUTION NO. 2013-06-

RESOLVED THAT the Development Committee receives the Planning Application Tracking System Report dated June 6, 2013, for information.

CARRIED _____ DEFEATED _____

d) Healthy Community Network Committee Report dated May 16, 2013

MOVED BY _____

DATE: JUNE 12, 2013

SECONDED BY _____

RESOLUTION NO. 2013-06-

RESOLVED THAT the Development Committee hereby receives the Healthy Community Network Committee Report of May 16, 2013, for information.

CARRIED _____ DEFEATED _____

e) Accessibility Advisory Committee Report dated April 25, 2013

MOVED BY _____

DATE: JUNE 12, 2013

SECONDED BY _____

RESOLUTION NO. 2013-06-

RESOLVED THAT the Development Committee hereby receives the Accessibility Advisory Committee Report of April 25, 2013, for information.

CARRIED _____ DEFEATED _____

7. DATE OF NEXT MEETING

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

8. ADJOURNMENT