



DEVELOPMENT COMMITTEE

REPORT

Held Wednesday, July 24, 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
R. Kelso	Manager of Planning and Development
D. Herron	Senior Planner
N. Wukasch	Planner
S. Martin	Planner
T. Jarratt	Zoning Administrator
C. Taggart	Recording Secretary

1. CALL TO ORDER

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

2. DISCLOSURE OF PECUNIARY INTEREST

Deputy Mayor Foster declared a conflict with Item **3 a) Public Meeting - Bartolini Rezoning – Proposed Relief from Street Frontage Requirements -12 Norman Avenue, 5 b. iii) Z04/13 – Proposed Zoning By-law Amendment – Michael Bartolini – 12 Norman Avenue** and item **5 b) i) Z05/13 – Proposed Zoning By-law Amendment – Nick Ainis – 46 – 29th Street North** as he owns property in the general vicinity.

3. DEPUTATIONS/PRESENTATIONS/PUBLIC MEETING

Mr. Kelso introduced Sarah Martin who will be working within the Planning Department as our new contract planner.

Public Meeting

a) Bartolini Rezoning – Proposed Relief from Street Frontage Requirements – 12 Norman Avenue

Notice of Public Meeting was published in the Wasaga Sun Newspaper on July 4, 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 include approximately 757 square metres (8,149 square feet) of lands legally described as Lot 7, Plan 565, Part of Lot 71 Plan 1705, Part 4, Reference Plan 51R-37189, Town of Wasaga Beach, County of Simcoe. The subject property is addressed as 12 Norman Avenue and does not front onto a municipal street.

THE PROPOSED Zoning By-law Amendment would rezone the portion of the subject lands zoned Residential Type 1 to the Residential Type 1 Thirty First Exception (R1-31) Zone.

THE EFFECT of the proposed Zoning By-law Amendment would be to allow the applicant to obtain a building permit to construct an addition and a detached garage on the subject property which does not have frontage onto a municipally owned street.

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

Letters of Support: Mr. Harold Fidani advised he was in support of the application in an email dated July 23, 2013.

Letters of No objection: The Nottawasaga Valley Conservation Authority has advised they have no objection to the application. The property is under the regulatory jurisdiction of the NVCA, and a permit will be required. The authority has advised that the lands appear to be subject to Georgian Bay shore line hazards. They have indicated minor additions would be permitted subject to certain criteria and should the applicant wish to exceed the size limitations based on the criteria, then a shore line hazard study would be required.

Letters of Concern: None

Letters of Objection: None

The Simcoe County Board of Education has indicated they have reviewed the notice and have no comments.

Planning staff, have we received any further letters or correspondence in regard to this application? The Chair asked planning staff if there was any further letter or correspondence received in regard to the application. Ms. Jarratt advised that there was no further correspondence submitted.

Mr. Bartolini, the owner of the subject property, was welcomed to the table.

The Chair then asked Mr. Bartolini to provide further details with respect to the proposed amendment.

Mr. Bartolini gave a brief explanation for the purpose of the application.

The Chair asked members of Development Committee if they had any questions or comments with regards to the proposed Zoning By-law Amendment.

Councillor Wells asked for clarification of the location of lot 7 and then asked where the registered easement comes in. Mr. Bartolini confirmed the location of Lot 7 and explained that the easement comes in off of Norman Avenue.

Deputy Mayor Foster asked if the letter came from an address within the vicinity of the property. Mr. Bartolini advised that it is from a neighbour close by.

The Chair asked if there anyone present that would like to provide input either in support of, or in opposition to, this proposed amendment. There were none.

The Chair advised that the comments received today will be considered and a decision made as to whether Committee will recommend the proposed Zoning By-Law proceed further through the approvals process.

The Chair then advised that anyone receiving Notice of the Public Meeting will receive Notice of the Decision of Council in this matter. If they did not receive the Notice and would like to receive a copy of the Notice of Decision for the proposed Zoning By-law Amendment, they are to please leave their name and address with Christine Taggart the recording secretary or make a written request to the Clerk of the Town of Wasaga Beach.

The Chair then closed the Public meeting.

Delegations

a) **Mr. Gerry Jordan – Request for Zoning By-law Amendment – 46 29th Street North - Nick Ainis**

Mr. Gerry Jordan and Mr. David Peterson were welcomed to the table.

Mr. David Peterson, the architect for the proposed development, gave a presentation with regards to the intended design for the units and landscaping. Mr. Peterson described the dwelling as semi-detached recreational housing. He then further explained the intended design of the units and the landscaping.

Mr. Jordan then described the location of the site for the proposed development as well as the designs of the surrounding dwellings in the area and described them as being diverse. Mr. Jordan commented that this proposal would be a slight increase in density. He then commented that Official Plan designation supports the proposed development. Mr. Jordan then explained the zoning for the subject site, and that the current zoning is Residential Type 1 and that there is a need to rezone to a Residential Type 2 Special Exception to permit this development. He then advised that there are other sites in the area with the Residential Type 2 Exceptions zoning. Mr. Jordan explained that the need for a site specific exception is to accept the garage common wall and a reduction in the lot frontage requirement to recognize unit 1. He then advised that the lot size is not compromised nor the interior side yard setback requirements. He further advised that there is more than double the floor area for the dwelling unit. Mr. Jordan then concluded by requesting that the Committee support the application to move to a public meeting.

The Chair asked if there were any comments or questions.

Councillor Wells asked for confirmation of the total frontage of the lot. Mr. Jordan confirmed that the lot has a frontage of 60 feet.

Councillor Wells then asked if the south east vacant property had a frontage of 60 feet as well. Mr. Jordan advised that he believed that it did have a 60 foot frontage as well. Councillor Wells asked if the lots to the south were also 60 foot lots with singles. Mr. Jordan confirmed that he believed they were.

Councillor Bercovitch commented that he likes the changes to the proposed development and commented that he believes this development would increase the value of other properties in the vicinity.

Deputy Mayor Foster commented that he likes the project but felt he needed to declare a conflict of pecuniary interest at this time.

There were no further comments and Mr. Jordan and Mr. Peterson left the table.

b) Don May – Request to Retain Landscape Design for Beach Area One Improvements

Mr. Don May was welcomed to the table.

Mr. May gave a brief explanation of the purpose for the request to retain landscape design for Beach Area 1 and 2 and commented that it would be beneficial to have a professional come in to articulate ideas and present them with a budget surrounding each one and then have them presented to a committee.

The Chair asked if there were any questions or comments, and there were none.

Mr. May left the table.

c) Kris Menzies – Sand Piper Lane Proposal

Ms. Kris Menzies of MHBC Planning was welcomed to the table.

Ms. Menzies gave an explanation of the subject site and advised that the original proposal of 22 units has been decreased to 18 and that tenure has been changed from a common element to a standard condominium with a driveway and underground garage. She then advised that they have reoriented the entrance way for better movement of emergency vehicles. Ms. Menzies advised that an application has not been submitted as yet because they have been in discussion with the Planning Department with regards to the number of units per hectare and whether an Official Plan Amendment is required. She then advised that they are here to seek guidance to determine if an Official Plan Amendment is going to be required by the municipality.

Mayor Patterson asked Mr. Kelso for his comments.

Mr. Kelso stated that the Official Plan states that the density numbers as they relate to the difference between high and medium density say that they “shall not generally exceed” and there may be room for interpretation of the number. Mr. Kelso then commented that the additional effort and cost for an Official Plan Amendment in this case may not be necessary or a benefit to the Town or applicant. Mr. Kelso advised that the Official Plan is a guide and policy document and not a regulatory document such as the Zoning By-law. He then commented that the revision is now much more closer to the medium density designation numbers with the reduction from the previous 22 units to the 18 units now proposed.

Councillor Wells commented that he feels that there should be a report from Planning staff with recommendations to council.

Deputy Mayor Foster commented that they could be setting a precedent if the Town did not require the Official Plan Amendment. He then stated that he would welcome a report back from Planning staff.

Mayor Patterson commented he supports Planning's recommendations.

The Chair then asked if there were any further questions or comments, there were none.

Ms. Menzies then left the table.

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; 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)*
- Z01/13 Proposed Zoning By-Law Amendment – Corallo (2077143 Ontario Ltd.) – 25
 Mosley Street - 20 February 2013; Public Meeting 26 March 2013; 24 April 2013
 (On hold pending outcome of Tourism Accommodation Review)
- Z04/13 Proposed Zoning By-law Amendment – Bartolini – 12 Norman Avenue – June 12,
 2013; Public Meeting July 24, 2013- On Agenda

5. DEPARTMENT REPORTS

a) Official Plan Updates and Amendments

b) Zoning Amendments

i) Z05/13 – Proposed Zoning By-law Amendment – Nick Ainis – 46 – 29th Street North

MOVED BY C. Patterson
SECONDED BY S. Wells

RESOLUTION NO. 2013-07-01

RESOLVED THAT Development Committee recommend Council hold a Public Meeting pursuant to the requirements of the *Planning Act*, to obtain public and agency input with regards to the application to amend the Comprehensive Zoning By-Law submitted by Nick Ainis, for lands legally described as Part of Lot 4, Concession 16, Lot 140 of Watson's Unregistered Plan 51C-309, in the Town of Wasaga Beach.

CARRIED

ii) Z04/13 – Proposed Zoning By-law Amendment – Michael Bartolini – 12 Norman Avenue

MOVED BY C. Patterson
SECONDED BY S. Wells

RESOLUTION NO. 2013-07-02

RESOLVED THAT Development Committee recommend to Council that the proposed Zoning By-law Amendment for lands legally described as Lot 7, Plan 665 Part Lot 71 Plan 1705 Part 4, Reference Plan 51R-37189 and municipally addressed as 12 Norman Avenue be forwarded to Council for consideration.

CARRIED

iii) Z06/13 – Proposed Zoning By-Law Amendment – Lift H – Jotinder Sharma – 20 William Avenue

Ms. Martin spoke to the matter. It was then;

MOVED BY M. Bercovitch
SECONDED BY S. Wells

RESOLUTION NO. 2013-07-03

RESOLVED THAT Development Committee recommend to Council that the Holding (H) symbol be lifted from the property located at 20 William Avenue, legally described as Lot 53, Part Lot 54, Plan 852 conditional upon receipt of a Nottawasaga Valley Conservation Authority (NVCA) permit, and further that Development Committee recommend waiving the requirement for Site Plan Control for the subject lands.

CARRIED

- c) **Subdivision/Condominium Matters**
- d) **Site Plan Matters**
- e) **Committee of Consent/Adjustment Matters**
- i) **Notices** (*previously circulated to Council*)

Notices (previously circulated to Council)

Notices

B23/13	119 Lily Drive, Da Costa
A08/13	2100 Shore Lane, Romanin
A09/13	1019 Shore Lane, Ballinger
A10/13	12 Norman Avenue, Bartolini

Decisions

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
B23/13	119 Lily Drive, Da Costa
A08/13	2100 Shore Lane, Romanin
A09/13	1019 Shore Lane, Ballinger
A10/13	12 Norman Avenue, Bartolini

MOVED BY M. Bercovitch

SECONDED BY S. Wells

RESOLUTION NO. 2013-07-04

RESOLVED THAT the Development Committee does hereby receive the Notices for B23/13, A08/13, A09/13, and A10/13 and the Decisions for B15-19/13, B20/13, B21/13, B22/13, A25/12, B23/13, A08/13, A09/13, and A10/13, for information.

CARRIED

f) **Planning Division**

i. **Second Units Update Report**

MOVED BY D. Foster
SECONDED BY S. Wells

RESOLUTION NO. 2013-07-05

RESOLVED THAT Development Committee receive the project update report on Accessory Dwelling Units in Residential Dwellings for information.

CARRIED

ii. **Request for the Retention of a Landscape Design and Budget Re-allocation of Funds**

Councillor Bercovitch asked where the money is coming from. Mr. Kelso explained that the money is coming from the planning budget, and that planning does not anticipate using the monies that were to be used for OMB hearings and that one OMB appeal was recently withdrawn.

Councillor Wells commented that he is a little uncomfortable with the single sourcing, but does support the motion as he would like to see improvements by next summer.

It was then;

MOVED BY C. Patterson
SECONDED BY S. Wells

RESOLUTION NO. 2013-07-06

RESOLVED THAT Development Committee recommend to Council that it approve the recommendations contained in the staff report dated July 24, 2013 on the Phase Two Implementation Strategy for Beach Areas 1 & 2 and the Planning Budget Re-allocation of Funds and further,

That Development Committee recommends to Council that it authorize staff to retain the firm of O'Connor Mokrycke as Landscape Designer/Special Consultant for the Phase Two Implementation of the Beach Area 1 & 2 Concept Plan at a cost not to exceed \$20,000 inclusive for all project management and design costs to October 31, 2013, as a single source purchasing action.

CARRIED

iii. Walk Friendly Application Report

MOVED BY C. Patterson
SECONDED BY S. Wells

RESOLUTION NO. 2013-07-07

RESOLVED THAT Development Committee recommend to Council to support the submission of an application for a walk friendly designation through WALK Friendly Ontario for the Town of Wasaga Beach.

CARRIED

iv. Vacant Lot Unit Report dated July 2, 2013

MOVED BY D. Foster
SECONDED BY S. Wells

RESOLUTION NO. 2013-07-08

RESOLVED THAT the Development Committee receives the Vacant Lot Unit Report dated July 2, 2013, for information.

CARRIED

vi) New Unit Report dated July 2, 2013

MOVED BY C. Patterson
SECONDED BY S. Wells

RESOLUTION NO. 2013-07-09

RESOLVED the Development Committee receives the New Unit Report dated July 2, 2013, for information.

CARRIED

g) Building Division

i) Building Department Report dated July 2, 2013

MOVED BY M. Bercovitch
SECONDED BY S. Wells

RESOLUTION NO. 2013-07-10

RESOLVED THAT the Development Committee receives the Building Department's Report dated July 2, 2013 for information.

CARRIED

h) Other Business

i) Second Quarter Budget Report

Deputy Mayor Foster asked how they came up with the Healthy Community Network number as it does not reflect what he believes they have spent. Mr. Waukasch left the meeting to inquire and then returned with an explanation of how the numbers have been reflected.

It was then;

MOVED BY M. Bercovitch
SECONDED BY S. Wells

RESOLUTION NO. 2013-07-11

RESOLVED THAT Development Committee receives for information purposes the Second Quarterly Report of the Planning and Building Division Budget for 2013.

CARRIED

i) Departmental Accounts

i) Planning and Building Department Accounts (June 1 - 30, 2013)

MOVED BY C. Patterson
SECONDED BY S. Wells

RESOLUTION NO. 2013-07-12

RESOLVED THAT the Planning and Building Department Accounts for June 1 - 30, 2011, as reviewed by the Development Committee, are hereby confirmed.

CARRIED

6. OTHER AGENCY REPORTS

a) Ainley Project Status Report dated July 17, 2013

MOVED BY C. Patterson
SECONDED BY S. Wells

RESOLUTION NO. 2013-07-13

RESOLVED THAT the Development Committee receives the Ainley Project Status Report of July 17, 2013, for information.

CARRIED

b) Public Works / Engineering Technologist Development Project Status Report dated July 18, 2013

Discussion ensued regarding the Coral Sunrise and Gateway Subdivisions.

It was then;

MOVED BY M. Bercovitch

SECONDED BY S. Wells

RESOLUTION NO. 2013-07-14

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

CARRIED

c) Planning Application Tracking System Report

MOVED BY D. Foster

SECONDED BY S. Wells

RESOLUTION NO. 2013-07-15

RESOLVED THAT the Development Committee receives the Planning Application Tracking System Report dated July 19, 2013, for information.

CARRIED

d) Accessibility Advisory Committee Report dated May 23, 2013

MOVED BY M. Bercovitch

SECONDED BY S. Wells

RESOLUTION NO. 2013-07-16

RESOLVED THAT the Development Committee hereby receives the Accessibility Advisory Committee Report of May 23, 2013, for information.

CARRIED

7. DATE OF NEXT MEETING

Wednesday, August 28, 2013 at 1:30 p.m. in the Classroom.

8. ADJOURNMENT

Councillor Bifulchi adjourned the meeting at 2:50 p.m.

