



DEVELOPMENT COMMITTEE

REPORT

Held Wednesday, August 28, 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
S. Martin	Planner	
N. Wukasch	Planner	
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

Delegations

a) Mr. John Dunlop – Request to Appear as Delegation Regarding Stonebridge Project Matters – Robert Wilkinson

The Chair advised that notification had been received by Mr. John Dunlop withdrawing his request for the above noted delegation from the Agenda.

b) Ms. Kristine Loft, Loft Planning Inc. – Proposed Official Plan Amendment and Zoning By-Law Amendment - Wasaga Distribution, 90 Nancy Street

The Chair welcomed Ms. Loft from Lofting Planning Inc. to the table.

Ms. Loft presented information regarding the adjacent property to the Wasaga Distribution site located at 90 Nancy Street. Ms. Loft outlined the lot dimensions for the subject lands which the applicant purchased for the provision of additional outdoor equipment and highlighted the surrounding land uses for the abutting lands.

Ms. Loft highlighted the proposed Zoning By-Law Amendment which included two (2) exceptions to the Zoning By-Law 2003-60, as amended to maximize the use of the site. Ms. Loft outlined the proposed reduction for the required front yard depth (frontage along Nancy Street) from 6 metres to 3 metres and the proposed reduction for the required northern interior side yard width where the subject property abuts existing residential lands from 7.6 metres to 3 metres which is a requirement under the Institutional (I) Zone.

Ms. Loft highlighted the developer's proposal for placement of fencing and buffers along Nancy Street and on the northerly property line.

Ms. Loft indicated that Wasaga Distribution has just submitted their applications with respect to the subject property and are looking forward to moving forward to a Public Meeting. Ms. Loft indicated that the applicant is aware of the storm water drainage, buffering and fencing.

Mr. Vadeboncoeur entered meeting at 2:38 p.m.

Discussion ensued regarding the use of the subject property for staging of hydro equipment and whether there were any guidelines for staging hours due to possible noise.

Councillor Wells stated his concern regarding the maintenance of the proposed buffer areas which he stated should be clearly dealt with in the Site Plan Agreement to clarify who will be responsible for the maintenance of the trees within the buffer.

Ms. Loft indicated that the subject lands are securely locked and only used during operational hours.

Councillor Bifulchi thanked Ms. Loft 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; (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; 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)
- 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)

5. DEPARTMENT REPORTS

a) Official Plan Updates and Amendments

i) **OP02/13 & Z08/13 – Wasaga Distribution Official Plan Amendment and Rezoning – 90 Nancy Street**

MOVED BY C. PATTERSON

SECONDED BY D. FOSTER

RESOLUTION NO. 2013-08-01

RESOLVED THAT the Development Committee receives the Planner’s Staff Report dated August 28, 2013, regarding the applications for Zoning By-Law and Official Plan Amendments, for the subject lands located at 90 Nancy Street, for information; and

FURTHER THAT Development Committee recommends 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 and Official Plan Amendment applications.

CARRIED

ii) **OP02/10 & Z21/10 — Official Plan Amendment & Rezoning - Report Back from Public Meeting – Berkley Homes (Wasaga) Inc. - Wasaga Beach Village, Phase 3**

Mr. Wukasch advised that following the Public Meeting, the developers for the proposed Wasaga Beach Village Phase 3 development have been in contact with the Condominium Corporation from the abutting property who presented a petition from the residents requesting the retention of trees within the six (6) metre wide Town-owned drainage ditch which is located between the proposed development and their property. Mr. Wukasch advised that Staff are comfortable with the recommendation for the Official Plan Amendment to move forward at this time.

Councillor Wells stated that he would prefer to defer this matter and deal with the Official Plan Amendment and Zoning By-Law Amendment as one package at the same time.

Councillor Bercovitch stated his concern for how emergency vehicles and garbage trucks would be expected to move around within the development site to complete their functions. Discussion ensued amongst the Committee about how the trucks would need to back up within the development to fulfil their duties and the concern of the danger of this.

Councillor Bifulchi asked if this proposal had been circulated to the Fire Department for comment. Mr. Wukasch advised that they were circulated with this information however, did not provide any comments. Mr. Wukasch advised that Simcoe County has approved door to door garbage removal for the proposed private residential development.

Mr. Wukasch advised that the developer has not completed an up to date Site Plan which will work through issues like egress and ingress within the proposed development. It was then;

MOVED BY S. WELLS

SECONDED BY C. PATTERSON

RESOLUTION NO. 2013-08-02

RESOLVED THAT the Development Committee recommend to Council that it adopt the proposed Official Plan Amendment by Berkley Homes (Wasaga) Inc., for Phase 3 of the Wasaga Beach Village Plan of Subdivision.

CARRIED

iii) Wasaga Beach Housing Strategy – Accessory Dwelling Units in Residential Dwellings

Mr. Wukasch gave an overview of the provincial legislation that has required the municipality to implement provisions within the Official Plan and Zoning By-Law which would permit a second dwelling unit in buildings within the Town.

Mr. Wukasch compared the difference between the definition of ‘cellar’ and ‘basement’ within the Zoning By-Law 2003-60, as amended and the effect of these with respect to the implementation of dwelling units within the lower level of the dwelling. Discussion ensued regarding the clarification of cellar and basement.

Deputy Mayor Foster asked for clarification that the zoning amendment would change the Zoning By-Law 2003-60, as amended to be not be as restrictive with respect to the terms of basement and cellar while approval would still be met under the Fire and Building Codes for a second unit dwelling.

Councillor Watson referred to the proposed approval process of using an existing Change of Use permit through the Building Department and asked how restrictive that the drawings and sketch plans would need to be. Mr. Wukasch advised that the working group is still working out the finer details and he added that the intention of the process was not to make the process more onerous or costly.

Councillor Watson stated that he liked the idea of the registry system for the accessory dwelling units.

Councillor Wells asked for clarification if consideration would be given to adequate lighting if a second unit was located in the lower level. Mr. Wukasch advised that Building Codes would be considered for ventilation, access and lighting requirements. Mr. Wukasch added that access could be a window as long as it was an adequate size under the Building Code regulations.

Mr. Vadeboncoeur asked if second units will be considered in townhouse units. Mr. Wukasch stated that many variables will be considered for any second unit including additional parking which could limit the possibilities of having these units within townhouse dwelling due to the typical smaller frontages found in townhouse sites. Mr. Wukasch added that some developers may propose larger units or develop townhouse developments that would allow for second units.

Mr. Vadeboncoeur asked for clarification that second units would be permitted within bunkies or accessory structures. Mr. Wukasch advised that through discussion, it has been decided that to allow second units within accessory structures could get out of control within the municipality causing further disruption within the residential neighbourhoods. Further discussion ensued regarding the handling of existing non-compliant situations. Mr. Wukasch advised that the finer process details would be reviewed through the working Committee.

MOVED BY C. PATTERSON
SECONDED BY S. WELLS

RESOLUTION NO. 2013-08-05

RESOLVED THAT Development Committee does hereby receive the Notice and Decision for B25/13, for information.

CARRIED

Ms. Martin left the meeting at 2:08 p.m.

f) Planning Division

i) Vacant Lot Unit Report dated August 20, 2013

MOVED BY D. FOSTER
SECONDED BY S. WELLS

RESOLUTION NO. 2013-08-05

RESOLVED THAT the Development Committee receives the Vacant Lot Unit Report dated August 20, 2013, for information.

CARRIED

ii) New Unit Report dated August 1, 2013

MOVED BY M. BERCOVITCH
SECONDED BY S. WELLS

RESOLUTION NO. 2013-08-07

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

CARRIED

g) Building Division

i) Building Department Report dated August 1, 2013

MOVED BY D. FOSTER
SECONDED BY S. WELLS

RESOLUTION NO. 2013-08-08

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

CARRIED

h) Other Business - None

i) Departmental Accounts

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

MOVED BY M. BERCOVITCH
 SECONDED BY C. PATTERSON

RESOLUTION NO. 2013-08-09

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

CARRIED

6. OTHER AGENCY REPORTS

a) **Ainley Project Status Report dated August 19, 2013**

MOVED BY S. WELLS
 SECONDED BY D. FOSTER

RESOLUTION NO. 2013-08-10

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

CARRIED

b) **Public Works / Engineering Technologist Development Project Status Report dated August 22, 2013**

Councillor Bercovitch asked for an update of the meeting held between Ground Breakers and C.C. Tatham Staff on August 14th, 2013 regarding the outstanding deficiency works at the Coral Sunrise development. Mr. Kelso advised that the developers have not secured a contact with the contractor to date however are working towards a final agreement with the contractors for the work to begin in September. It was then;

MOVED BY C. PATTERSON
 SECONDED BY M. BERCOVITCH

RESOLUTION NO. 2013-08-11

RESOLVED THAT the Development Committee receives the Public Works / Engineering Technologist Development Project Status Report of August 22, 2013 for information.

CARRIED

c) **Planning Application Tracking System Report**

MOVED BY D. FOSTER
 SECONDED BY S. WELLS

RESOLUTION NO. 2013-08-12

RESOLVED THAT the Development Committee receives the Planning Application Tracking System Report dated August 23, 2013, for information.

CARRIED

d) Healthy Community Network Committee Report dated June 20, 2013

MOVED BY C. PATTERSON

SECONDED BY M. BERCOVITCH

RESOLUTION NO. 2013-08-13

RESOLVED THAT the Development Committee hereby receives the Healthy Community Network Committee Report of June 20, 2013, for information.

CARRIED

e) Healthy Community Network Committee Report dated July 18, 2013

MOVED BY D. FOSTER

SECONDED BY S. WELLS

RESOLUTION NO. 2013-08-14

RESOLVED THAT the Development Committee hereby receives the Healthy Community Network Committee Report of July 18, 2013, for information.

CARRIED

f) Healthy Community Network Committee Report dated August 15, 2013

MOVED BY S. WELLS

SECONDED BY D. FOSTER

RESOLUTION NO. 2013-08-15

RESOLVED THAT the Development Committee hereby receives the Healthy Community Network Committee Report of August 15, 2013, for information.

CARRIED

g) Healthy Community Network Committee Status Update dated August 28, 2013

Deputy Mayor Foster highlighted the new signage at the Community Gardens location. Deputy Mayor Foster reminded the Committee of the opening of the Community Gardens on September 4th at 5:00 p.m.

MOVED BY D. FOSTER

SECONDED BY M. BERCOVITCH

RESOLUTION NO. 2013-08-16

RESOLVED THAT the Development Committee receives to the Healthy Community Network's Report, "Goals for 2013-Status Report" dated August 28, 2013, for information.

CARRIED

7. DATE OF NEXT MEETING

Wednesday, September 25, 2013 at 1:30 p.m. in the Classroom.

Mr. Vadeboncoeur asked if the matter at the Mosley Street Grill that has developed following the placing of two (2) yellow curbs in front of the island resulting in a narrow entrance could be investigated.

Mr. Kelso highlighted the issue between the two restaurants which has been ongoing and advised of the installation of the curbing that has created a narrow entrance to the Mosley Street Grill. Mr. Kelso advised that ideally the Mosley Street Grill needs a wider entrance which would lead to less parking spaces. Mr. Kelso stated that there was no permission given for the curbing to be installed.

Mr. Vadeboncoeur asked for clarification if a deadline was given to the owners regarding the removal of the curbing. Mr. Kelso advised that a deadline was not given as it was anticipated that this issue could be negotiated and the curbing would be removed voluntary.

Mayor Patterson will visit the location and investigate the issues with respect to the commercial locations.

8. ADJOURNMENT

Councillor Bifulchi adjourned the meeting at 2:18 p.m.