



## DEVELOPMENT COMMITTEE

# REPORT

Held Wednesday, September 25, 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
	C. Patterson	Mayor
	G. Vadeboncoeur	Chief Administrative Officer/Deputy Clerk
	R. Kelso	Manager of Planning and Development
	D. Herron	Senior Planner
	S. Martin	Planner
	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 **5 (b)(i) Z05/13 – Proposed Zoning By-law Amendment – Report back from Public Meeting - Nick Ainis – 46 – 29<sup>th</sup> Street North** as he owns property in the general vicinity.

Councillor Bercovitch declared a conflict with item **5 (e)(i) Committee of Consent/Adjustment Matters i) Notices A13/13** as he owns property in the general vicinity.

### 3. DEPUTATIONS/PRESENTATIONS/PUBLIC MEETING

#### Delegations

- a) **Ms. Vienna Hutton, Mr. Mark Crowe and Mr. Wayne Harrison – Phase 1 Multi Residential Building – Block 24, 51M-923 - Hamount Investments Ltd.**

The Chair welcomed Ms. Vienna Hutton, agent for Hamount Investments Ltd., and Mr. Wayne Harrison, architect for the proposed development, to the meeting.

Mr. Harrison gave a brief presentation on the 110 unit, 3 storey proposed development. He explained that the underground parking with landscaped roof would grade back down to blend in with the storm water pond area at the rear of the development. Mr. Harrison advised that the developer is proposing 1, 2 and 3 bedroom units and that there would be surface parking for visitors. He also explained that the overall design of the development has been designed to blend with the existing residential area.

Deputy Mayor Foster asked if they have designated lands for snow storage within the development. Mr. Harrison advised they have a left a 4 metre and 3 metre landscaped area for snow storage. Deputy Mayor Foster then asked for clarification on the comment that was made about variances for the project. Mr. Harrison advised that there would be no variances for parking however they do require a variance for the covered entrance which extends from the south face of the building towards Sandy Coast Crescent.

Councillor Bercovitch asked if it was the developer's intent to market for seasonal tenants. Ms. Hutton advised that is not their intent but rather to focus their marketing towards seniors.

Councillor Bercovitch then asked about the end walls of the 3 storey building and if they planned to include windows. Mr. Harrison clarified that they would construct terracing for units at the end of the building.

Mayor Patterson commented that he very much liked the proposed development.

Mr. Vadeboncoeur asked what the original proposal was for the development. Ms. Hutton advised that the original proposal was for a four storey condominium development.

The Chair thanked Ms. Hutton and Mr. Harrison for their presentation and then they left the 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     |
| Z21/10  | Proposed Zoning By-Law Amendment – Wasaga Beach Village, 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 - None**
- b) **Zoning Amendments**
- i) **Z05/13 – Proposed Zoning By-law Amendment – Report back from Public Meeting - Nick Ainis – 46 – 29<sup>th</sup> Street North**

Deputy Mayor Foster stepped back from the table as he declared conflict with the matter and it was then;

MOVED BY M. BERCOVITCH  
SECONDED BY C. PATTERSON

RESOLUTION NO. 2013-09-01

RESOLVED THAT Development Committee recommends Council approve the Zoning By-law amendment 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

- c) **Subdivision/Condominium Matters**
- i) **PS03/13 - Proposed Draft Plan of Subdivision - Report back from Public Meeting – Marocco Subdivision, Ramblewood Drive**

Councillor Bercovitch asked if the developer could be requested to get a hydrogeological report based on water concerns in the area of the proposed subdivision. Ms. Martin advised that they will be meeting with the engineers on October 3<sup>rd</sup> and that the issue would be discussed at that time and the necessary reports will be requested of the developer.

The Chair commented that the Committee should not be requiring reports unless it is deemed necessary by staff so as not to put the burden on developers that is not required.

It was then;

MOVED BY D. FOSTER

SECONDED BY C. PATTERSON

RESOLUTION NO. 2013-09-02

RESOLVED THAT the Development Committee recommend to Council that the Staff Report prepared by the Planning Department Planner dated September 25, 2013, describing the Statutory Public Meeting held in regards to the application for Draft Plan of Subdivision by 1678574 Ontario Inc., Amicorp Development (Marocco) be accepted for information and that it continue to proceed through the municipal review and approval process.

CARRIED

**ii) PS04/12 – Phase One – Villas of Upper Wasaga – Wasaga Sands Drive – Baycliffe Homes (Mr. Nick Falvo) – Additional Model Homes and Revision to Model Home Locations**

Mr. Kelso advised that the request to change the number of model homes from 9 to 11 is based on a marketing suggestion. It was then;

MOVED BY D. FOSTER

SECONDED BY M. BERCOVITCH

RESOLUTION NO. 2013-09-03

RESOLVED TAHT the Development Committee recommends Council support an amendment to the existing model home approval for Baycliffe Homes 1556614 Ontario Limited to increase the permitted number of model home permits from nine (9) to eleven (11) and to change the location of 9 of the model homes within the First Phase of the Plan of Subdivision.

CARRIED

**d) Site Plan Matters**

**i) SP03/13 – Hamount Investments Ltd. – Information Report**

MOVED BY M. BERCOVITCH

SECONDED BY D. FOSTER

RESOLUTION NO. 2013-09-04

RESOLVED THAT the Development Committee recommend to Council that the Staff Report prepared by the Planning Department Planner dated September 25, 2103, describing the proposed development for a residential condominium located at

Stonebridge By the Bay, Block 24, proposed by Hamount Investments Ltd. be received for information.

CARRIED

**ii) Request for Habitat for Humanity for Development Charges Reduction**

Mayor Patterson advised that the request is in line with what they have done in the past. It was then;

MOVED BY D. FOSTER

SECONDED BY M. BERCOVITCH

RESOLUTION NO. 2013-09-05

Recommendation: That Development Committee receives the planning report on the request from Habitat for Humanity to provide municipal financial assistance for the 2013 Building project at 133 Beck Street; and

Further that Development Committee recommends Council provide a financial contribution to Habitat for Humanity of \$2,645.00 being the equivalent of the combined municipal building permit and lot grading review fees.

CARRIED

**iii) Revisions to Nottawasaga Valley Conservation Authority Fee and Flood Plain Mapping - Status**

The Chair asked if planning staff have been making developers aware. Ms. Martin advised that she has advised the consultant for the Marocco development.

MOVED BY M. BERCOVITCH

SECONDED BY C. PATTERSON

RESOLUTION NO. 2013-09-06

Recommendation: That Development Committee accept this report for information purposes as it pertains to NVCA Ontario Regulation 172/06 2013 draft map updates to the Regulated Areas Boundary Mapping, and that this report provide a summary of action to date as it pertains to review and discussion on the proposed 2013 mapping.

CARRIED

**iv) 2013 Proposed Education Development Charges Update**

Deputy Mayor Foster asked if this information guarantees the Town a high school. Ms. Quinlan advised that at this point it is unknown, but that she will be attending an upcoming meeting where she will obtain more information.

Mr. Vadeboncoeur advised that the information we have right now shows growth the south part of the County.

Mr. Kelso commented that St. Noel Chabanel here in Wasaga Beach has approached the Town about adding two new portables to their school for the fall because they have had an increase in enrolment. It was then;

MOVED BY C. PATTERSON  
SECONDED BY D. FOSTER

RESOLUTION NO. 2013-09-07

Recommendation: That the Development Committee recommend to Council that it receive the Staff Report prepared by the Treasurer dated September 25, 2013, on the 2013 Proposed Education Development Charges Update, for information.

CARRIED

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

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

B26/13	186 Main Street / Dowling
A11/13	469 Bluewater Lane / Kolish
A12/13	509 Shore Lane / Ramanauskas
A13/13	53 Knox Road East / Stein

**Decisions**

A12/13	509 Shore Lane / Ramanauskas
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Councillor Bercovitch stepped away from the table as he had declared a conflict of interest on the matter. It was then:

MOVED BY C. PATTERSON  
SECONDED BY D. FOSTER

RESOLUTION NO. 2013-09-08

RESOLVED THAT Development Committee does hereby receive the Notices for B26/13, A11/13, A12/13 and A13/13 and the Decision for A12/13, for information.

CARRIED

f) **Planning Division**

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

MOVED BY D. FOSTER  
SECONDED BY C. PATTERSON

RESOLUTION NO. 2013-09-09

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

CARRIED

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

MOVED BY M. BERCOVITCH  
SECONDED BY D. FOSTER

RESOLUTION NO. 2013-09-10

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

CARRIED

**g) Building Division**

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

MOVED BY C. PATTERSON  
SECONDED BY M. BERCOVITCH

RESOLUTION NO. 2013-09-11

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

CARRIED

**h) Other Business - None**

**i) Departmental Accounts**

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

MOVED BY M. BERCOVITCH  
SECONDED BY D. FOSTER

RESOLUTION NO. 2013-09-12

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

CARRIED

**6. OTHER AGENCY REPORTS**

**a) Ainley Project Status Report – Not Available**

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

Councillor Bercovitch stated that he has seen the proposed schedule of works for the Coral Sunrise subdivision and commented that it is nice to see. It was then;

MOVED BY M. BERCOVITCH

SECONDED BY C. PATTERSON

RESOLUTION NO. 2013-09-13

RESOLVED THAT the Development Committee receives the Public Works / Engineering Technologist Development Project Status Report of September 18, 2013 for information.

CARRIED

**c) Planning Application Tracking System Report**

MOVED BY D. FOSTER

SECONDED BY C. PATTERSON

RESOLUTION NO. 2013-09-14

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

CARRIED

**7. DATE OF NEXT MEETING**

Wednesday, October 23, 2013 at 1:30 p.m. in the Classroom.

**8. ADJOURNMENT**

Councillor Bifulchi adjourned the meeting at 1:56 p.m.