



DEVELOPMENT COMMITTEE

REPORT

Held Wednesday, November 20, 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
	C. Patterson	Mayor
	G. Vadeboncoeur	Chief Administrative Officer/Deputy Clerk
	R. Kelso	Manager of Planning and Development
	M. Quinlan	Treasurer
	D. Herron	Senior Planner
	S. Martin	Planner
	N. Wukasz	Planner
	B. Vickers	Chief Building Official
	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 (e) Committee of Consent/Adjustment Matters, file A14/13, 66 - 31st Street North as he owns property in the immediate area.

3. DEPUTATIONS/PRESENTATIONS/PUBLIC MEETING

4. UNFINISHED BUSINESS

File No.

Z19/08	Proposed Service Commercial Official Plan Amendment & Zoning By-Law Amendment –
OP05/08	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>
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 9,
PS04/11	Part Lot 24 (geographical Township of Flos) – 22 February 2012; 27 June 2012- Public Meeting 31 July 2012 – <i>Applicant has lost control of property</i>
Z13/11	
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)
Z03/13	Proposed Commercial Accommodation Rezoning (Acchionne) – 66 – 90 River Road

- PS03/13 East (former Allistonia Lodge property) – 12 June 2013; *On Agenda*
 Proposed Draft Plan of Subdivision – Marocco Subdivision – Ramblewood Drive – 27
 March 2013; Public Meeting 27 August 2013
- PS04/13 Donato Contruction – Golf Course Road Subdivision – Extension to Draft Plan of
 Subdivision Approval; *On Agenda*

5. DEPARTMENT REPORTS

- a) **Official Plan Updates and Amendments - None**
- b) **Zoning Amendments**
- i) **Acchione – Zoning By-law Amendment**

Mr. Herron advised that the Nottawasaga Valley Conservation Authority is requesting an additional 6 metres to the Environmental Protection Zone however, staff do not agree and will request the applicant provide a 6 metre access easement.

Deputy Mayor Foster commented that there is a noise concern with By-law department, and suggested that there be a way to bill back fines to owners of the units.

It was then;

MOVED BY S. Wells
 SECONDED BY D. Foster

RESOLUTION NO. 2013-11-01

RESOLVED THAT Development Committee recommends Council approve the Zoning By-law amendment submitted by 2323918 Ontario Limited, for lands legally described as Lots 2, 4, 5 and Part of Lot 3 on Plan 648 and Parts 1-3 on Plan 51R-2289, in the Town of Wasaga Beach.

CARRIED

ii) **Second Units – Zoning By-law Amendment**

Councillor Wells commented that he would like the By-law to clearly state that it be a requirement for second units located in basements to conform to all building and fire code requirements.

Mr. Wukasch directed the Committees attention to the section in the By-law which speaks to second units having to conform to the Ontario Building Code requirements and stated that the requirement for second units to meet fire code could be added as well.

Councillor Bercovitch inquired about street townhouses containing second units which must front onto a public street and asked if there were townshouses in Stonebrigde that do not front onto a public street. Mr. Wukash advised that there are townhouses that do not front onto a public street in Stonebridge and that it had previously been determined that townhouses not fronting onto a public street would not be permitted to contain second units due to overflow parking.

Councillor Wells commented that he had read in another Municipalities by-law, a requirement for parking spaces for townhouses with second units to provide a greater front yard setback.

Mr. Wukasch advised that the City of Barrie has a site specific by-law for stacking parked vehicles for second units and that our by-law would be taking a different direction.

Deputy Mayor Foster commented that he feels it was a good choice to prohibit home occupation in second units.

Mr. Wukasch advised the Committee that the Zoning By-Law Amendment may not be forwarded to Council until February or March to ensure all administrative items are inline.

It was then;

MOVED BY D. Foster
SECONDED BY S. Wells

RESOLUTION NO. 2013-11-02

RESOLVED THAT Development Committee receive the report on Accessory Dwelling Units in Residential Dwellings and authorize the passing of the attached Zoning By-law Amendment.

CARRIED

c) Subdivision/Condominium Matters

i) Donato - Golf Course Road – Extension to Draft Plan Approval

Mr. Kelso advised that Condition 9 in the approval should be amended to remove items e, f and g.

It was then;

MOVED BY D. Foster
SECONDED BY S. Wells

RESOLUTION NO. 2013-11-03

RESOLVED THAT Development Committee recommend to Council to extend the draft approval for the Donato Strite Golf Course Road Plan of Subdivision, located south of Golf Course Road, for a period of three (3) years.

CARRIED

d) Site Plan Matters – None

e) Committee of Consent/Adjustment Matters

i) Notices *(previously circulated to Council)*

Notices (previously circulated to Council)

B28-32/13	Wally Drive/Hamout Investments Ltd.
B33/13	55 Wally Drive/Hamout Investments Ltd.
A15/13	490 Mosley Street/Winner-Carnwell
A05/12	201 Mosley Street/Brohman
A19/13	2222 Shore Lane/Chapman
A18/13	2128 Shore Lane/Oxley
A14/13	66-31 st Street North/Antunes
A16/13	Queensdale Ave./G & S Vanderburg Holdings Inc.

Deputy Mayor Foster removed himself from the table.

It was;

MOVED BY S. Wells

SECONDED BY M. Bercovitch

RESOLUTION NO. 2013-11-04

RESOLVED THAT Development Committee does hereby receive the Notices for B28-32/13, B33/13, A15/13, A05/12, A19/13, A18/13, A14/13 and A16/13, for information.

CARRIED

f) Planning Division

i) Vacant Lot Unit Report dated November 1, 2013

MOVED BY C. Patterson

SECONDED BY D. Foster

RESOLUTION NO. 2013-11-05

RESOLVED THAT the Development Committee receives the Vacant Lot Unit Report dated November 1, 2013, for information.

CARRIED

ii) New Unit Report dated November 1, 2013

Deputy Mayor Foster commented that the construction of town house units appear to be an upcoming new trend.

Mr. Kelso advised that developers are noticing this trend and looking to update plans to intensify. This is the case in the Sunnidale Trails Secondary Plan Area where he had met with the developer and they had indicated their desire to intensify older approved plans.

MOVED BY S. Wells

SECONDED BY C. Patterson

RESOLUTION NO. 2013-11-06

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

CARRIED

iii) Proposed Update to Consolidated Municipal Rates and Fees By-law – Planning Matters

Mr. Kelso spoke to the matter and it was then;

MOVED BY D. Foster
SECONDED BY M. Bercovitch

RESOLUTION NO. 2013-11-07

RESOLVED THAT the Development Committee recommends to Council that it approve the fees and charges as recommended in the Planning Staff report of November 20, 2013 and further that the Municipal Rates and Fees and Charges List be updated accordingly.

g) Building Division

i) Building Department Report dated November 1, 2013

It was;

MOVED BY C. Patterson
SECONDED BY S. Wells

RESOLUTION NO. 2013-11-08

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

CARRIED

iv) Proposed Building Permit Fee Revisions

Mr. Vickers spoke to the matter and it was then;

MOVED BY D. Foster
SECONDED BY C. Patterson

RESOLUTION NO. 2013-11-09

RESOLVED THAT Development Committee recommends Committee of the Whole hold a statutory Public Meeting on December 10, 2013 to consider proposed Building Permit Fee revisions.

Mr. Vickers left the meeting.

h) Other Business

i) Development Charges Fee Schedule for 2014

Mrs. Quinlan spoke to the matter and it was then;

MOVED BY C. Patterson
SECONDED BY D. Foster

RESOLUTION NO. 2013-11-10

RESOLVED THAT Recommendation: That Development Committee recommends to council that it support the recommendation from the Treasurer to increase the development charges for 2014 using schedules “B-5” and “C-5” of the Development Charge By-law 2010-106 and the appropriate NRBCPI increase.

CARRIED

ii) Draft Terms of reference for Beach Area 1 and 2 – Natural Hazards Study

Mayor Patterson asked what type of qualified consultant would be required. Ms. Martin advised that a costal engineer would be required.

It was then;

MOVED BY C. Patterson
SECONDED BY S. Wells

RESOLUTION NO. 2013-11-11

RESOLVED THAT Development Committee recommend to Council that the draft Terms of Reference (TR) as prepared be accepted and that staff be authorized to prepare a formal Request for Proposals (RFP) to engage a qualified consultant to complete the Natural Hazard Study for the Beach Area One and Two Community Improvement Project Area.

CARRIED

iii) Correction of Clerical Error – Schedule “J” – Comprehensive Zoning By-law 2003-60

It was;

MOVED BY D. Foster
SECONDED BY S. Wells

RESOLUTION NO. 2013-11-12

RESOLVED THAT Development Committee recommend to Council that it is appropriate to amend Schedule J to Zoning By-law Law 2003-60 to correct a clerical error as it relates to lands municipally addressed as 53 Donald Crescent and legally described as Part of Lot 127, Plan 51M-433, Part 4, Plan 51R-23086.

CARRIED

iv) Multi Year Accessibility Plan – Progress Report

It was;

MOVED BY D. Foster
SECONDED BY C. Patterson

RESOLUTION NO. 2013-11-13

RESOLVED THAT Development Committee recommend to Council that it receive the Multi Year Accessibility Plan 2013 Progress Report, for information.

CARRIED

i) Departmental Accounts

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

It was;

MOVED BY D. Foster
SECONDED BY S. Wells

RESOLUTION NO. 2013-11-14

RESOLVED THAT the Planning and Building Department Accounts for October 1 - 31, 2011, as reviewed by the Development Committee, are hereby confirmed.

CARRIED

6. OTHER AGENCY REPORTS

a) Ainley Project Status Report dated October 17, 2013

Councillor Bercovitch asked about the number of deficiencies that were listed for Bremont Homes on Christy drive and whether that was normal.

Mr. Kelso advised the the Christy Drive subdivision is nearing assumption and that this is common when they are coming close to assumption for minor details to be highlighted in the report.

Councillor Wells inquired about the status of the Morocco subdivision.

Mr. Kelso advised that they are currently running computer simulation models concerning the drainage for the proposed plan of subdivision.

It was then;

MOVED BY S. Wells
SECONDED BY D. Foster

RESOLUTION NO. 2013-11-15

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

CARRIED

b) Public Works / Engineering Technologist Development Project Status Report dated November 13, 2013

It was;

MOVED BY D. Foster
SECONDED BY S. Wells

RESOLUTION NO. 2013-11-16

RESOLVED THAT the Development Committee receives the Public Works / Engineering Technologist Development Project Status Report of November 13, 2013, for information.

CARRIED

c) Planning Application Tracking System Report

It was;

MOVED BY C. Patterson
SECONDED BY S. Wells

RESOLUTION NO. 2013-11-17

RESOLVED THAT the Development Committee receives the Planning Application Tracking System Report dated November 14, 2013, for information.

CARRIED

d) Healthy Community Network Committee Report dated October 17, 2013

It was;

MOVED BY C. Patterson
SECONDED BY D. Foster

RESOLUTION NO. 2013-11-18

RESOLVED THAT the Development Committee hereby receives the Healthy Community Network Committee Report of October 17, 2013, for information

CARRIED

e) Accessibility Advisory Committee Report dated September 26, 2013

It was;

MOVED BY S. Wells
SECONDED BY D. Foster

RESOLUTION NO. 2013-11-19

RESOLVED THAT the Development Committee hereby receives the Accessibility Advisory Committee Report of September 26, 2013, for information.

CARRIED

7. DATE OF NEXT MEETING

Wednesday, December 18, 2013 at 1:30 p.m. in the Classroom.

8. ADJOURNMENT

Councillor Bifulchi adjourned the meeting at 2:20 p.m.