



DEVELOPMENT COMMITTEE

REPORT

Held Wednesday, February 19, 2014 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
	R. Kelso	Manager of Planning and Development
	D. Herron	Senior Planner
	N. Wukasch	Planner
	B. Vickers	Chief Building Official
	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

3. DEPUTATIONS/PRESENTATIONS/PUBLIC MEETING

4. UNFINISHED BUSINESS

File No.

Z19/08	Proposed Service Commercial Official Plan Amendment & Zoning By-Law 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; <i>(on hold)</i>
OP05/08	
PS02/10	Draft Plan of Subdivision & Zoning By-Law Amendment – Sunnidale Estates Ltd., 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>
Z23/10	
Z03/12	Proposed General Amendment to Section 3 – Accessory Uses, Building and Structures – Shipping Containers – 22 February 2012 – <i>On Agenda</i>
OP01/12	Woodlands Village Resort - Sceptre Developments – River Road West, Concession 9, 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>
PS04/11	
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)
PS03/13	Proposed Draft Plan of Subdivision – Marocco Subdivision – Ramblewood Drive – 27 March 2013; Public Meeting 27 August 2013

5. DEPARTMENT REPORTS**b) Zoning Amendments****i) DAS Developments Lift ‘H’**

Mr. Herron spoke to the matter and advised that staff is agreeable to the internal site plan layout. He then advised that DAS is still working with the Ministry of Transportation regarding the entrance design. Mr. Herron noted that the Site Plan agreement will be executed when the external works which need to be completed are done.

Councillor Wells asked why the By-Law should go forward so early in the process, and commented that the project could possibly sit for the next 2 to 3 years. Councillor Wells then asked what the By-Law would allow DAS to do.

Mr. Herron advised that staff received the application over a year ago now and has waited until staff was satisfied with the design of the project. He then advised that staff is not able to stamp the accepted for construction drawings until the entrance design is complete with the MTO. Mr. Herron commented that staff is willing to move the process along for DAS as off-site works need to be completed prior to the By-Law going to Council.

Deputy Mayor Foster asked if by doing this is it likely the project will move ahead. Mr. Herron advised that staff have no control over timing and that it is dependent upon DAS to firm up tenants so that the project may move forward.

Deputy Mayor Foster asked if there is anything the Town can do to push DAS to move forward. Mr. Herron advised that there is nothing the Town can do to push the project forward.

Councillor Bercovitch commented to the design of the entrance and expressed that a roundabout would make more sense rather than stop lights. Mr. Herron advised that the MTO is currently leaning toward requiring a roundabout for the entrance.

Mayor Patterson commented that he is in support of the recommendation.

It was then;

MOVED BY M. BERCOVITCH

SECONDED BY S. WELLS

RESOLUTION NO. 2014-02-01

RESOLVED THAT Development Committee recommends to Council that it lift the Holding (H) symbol for Phases 1 and 2 of development per the DAS Development Corporation site plans, from the property legally described as Nottawasaga Part Lot 33, Concession 3, Part 1 of 51R-32826 conditional upon a site plan control agreement being executed by both the owner and the Town of Wasaga Beach.

CARRIED

ii) Hamount Temporary Use By-Law – Block 4, Registered Plan 51M-923 (Stonebridge Boulevard)

Mr. Herron explained that the current construction storage site will be need to be vacated for the construction of new townhouses and therefore Stonebridge requires a new construction storage site.

It was then;

MOVED BY M. BERCOVITCH
SECONDED S. WELLS

RESOLUTION NO. 2014-02-02

RESOLVED THAT Development Committee recommend to Council that a Public Meeting be held by Development Committee for the proposed Temporary Use By-Law submitted by Hamount Investments Ltd. for a construction storage building on Block 4 of Plan 51M-923, and Flos Part Lot 26, Con. 9, Part 3 of 51R-33799, Part 21 of 51R-34918.

CARRIED

c) Subdivision/Condominium Matters

i) Baywood Draft Plan Approval Extension – New England Village - PS01/14

Nathan spoke to the matter.

Councillor Wells commented that he is not prepared to support the 5 year extension but would support the extension for 3 years.

It was then;

MOVED BY C. PATTERSON
SECONDED BY S. WELLS

RESOLUTION NO. 2014-02-03

RESOLVED THAT Development Committee recommend to Council to extend the draft approval for the New England Village plan of subdivision (Owner: Baywood Homes), located at 305 River Road West, for a period of five years.

CARRIED

ii) Hamount Part Lot Control By-Law – Lots 14-20, Registered Plan 51M-923

Ms. Jarratt spoke to the matter.

It was then;

MOVED BY C. PATTERSON
SECONDED BY S. WELLS

RESOLUTION NO. 2014-02-04

RESOLVED THAT the request to Lift Part Lot Control to permit lot reconfigurations for Lots 14-20 within Registered Plan 51M-923 be supported and the required By-Law be forwarded to Council for consideration conditional upon Zoning By-Law 2014-11 coming into full force and effect.

CARRIED

d) **Site Plan Matters**

i) **Update on 361 Mosley Street (former Sarah Yau site) – Richard Marcolini**

Mr. Herron spoke to the matter.

Councillor Bercovitch asked if the developer was planning to use the cabana/gazebo area. Mr. Herron advised that the owner hopes to use the cabana as an amenity to the hotel.

Mayor Patterson asked if staff could request that the owner install sound barriers to reduce noise for neighbours across the river.

It was then;

MOVED BY S. WELLS
SECONDED BY C. PATTERSON

RESOLUTION NO. 2014-02-05

RESOLVED THAT Development Committee recommend to Council that the report concerning the proposed completion of the unfinished hotel development at 361 Mosley Street, proposed by 1904329 Ontario Inc. (Richard Marcolini and Partners), be accepted for information.

CARRIED

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

Decisions *(previously circulated to Council)*

It was;

MOVED BY M. BERCOVITCH
SECONDED BY S. WELLS

RESOLUTION NO. 2014-02-06

RESOLVED THAT Development Committee does hereby receive the Decision for A22/13 for information.

CARRIED

f) Planning Division

i) Vacant Lot Unit Report dated February 3, 2014

It was;

MOVED BY M. BERCOVITCH
SECONDED BY S. WELLS

RESOLUTION NO. 2014-02-07

RESOLVED THAT the Development Committee receives the Vacant Lot Unit Report dated February 3, 2014, for information.

CARRIED

ii) 2013 Year End Financial Statement

It was;

MOVED BY M. BERCOVITCH
SECONDED BY S. WELLS

RESOLUTION NO. 2014-02-08

RESOLVED THAT Development Committee recommends that the 2013 Planning Division Fourth Quarter Budget Report be accepted for information.

CARRIED

iii) New Unit Report dated February 3, 2014

It was;

MOVED BY M. BERCOVITCH
SECONDED BY S. WELLS

RESOLUTION NO. 2014-02-09

RESOLVED THAT the Development Committee receives the New Unit Report dated February 3, 2014, for information.

CARRIED

g) Building Division

i) Building Department Report dated February 3, 2014

It was;

MOVED BY S. WELLS
SECONDED BY C. PATTERSON

RESOLUTION NO. 2014-02-10

RESOLVED THAT the Development Committee receives the Building Department's Report dated February 3, 2014, for information.

CARRIED

ii) 2013 Year End Financial Statement

It was;

MOVED BY S. WELLS

SECONDED BY C. PATTERSON

RESOLUTION NO. 2014-02-11

RESOLVED THAT Development Committee recommends that the 2013 Building Division Fourth Quarter Budget Report be accepted for information.

CARRIED

h) Other Business**i) Second Units Guide – Proposed Guide to Implement Official Plan Amendment & Zoning By-Law Amendment**

Mr. Wukasch spoke to the matter. Responding to a question regarding Second Units in townhouses he then advised that second units are permitted in townhouses, however there are minimum lot frontage and parking requirements that must be met.

The Chair asked if basement kitchens would be permitted. Mr. Wukasch advised that inspections would occur and basement kitchens will be permitted.

Councillor Bercovitch asked if front line staff is aware of how to answer questions about second units. Mr. Kelso advised that there will be a training exercise.

Councillor Wells commented to Section 2.2.6 of the Guide, second units without permit, he stated that he feels it could be worded differently and list prosecution as the last option.

Deputy Mayor Foster commented that the frequently asked questions were well done, and commended Mr. Wukasch for the good report.

Mr. Vadeboncoeur made comment to bunkies and asked in terms of review would staff look at the matter again in the next few years regarding changes to the second units By-Law. Mr. Kelso advised that the Zoning By-Law is reviewed every 5 years and that the review of second units would be incorporated into the 5 year zoning review.

Mayor Patterson commented to the inquiry he had received from Mr. Mickevics with regard to being permitted to have a unit above his garage. Mr. Wukasch advised that Mr. Mickevics may apply for a site specific amendment.

Councillor Bercovitch asked how garbage pickup would be addressed.

The Chair asked if there would be emergency numbers assigned to second units. Mr. Wukasch advised that addressing is one of the finer points staff is dealing with right now, and that staff is trying to nail down how a property would be notified from the street, he advised that discussions are ongoing. Mr. Wukasch then advised that the County has a GIS program that their garbage trucks use so they are aware of how many units are in a building and how many bags are to be picked up.

Mayor Patterson commented that the County is pretty flexible with regard to garbage pickup.

Councillor Wells commented that he is not interested in allowing bunkies at this stage and he would support only like to going forward with what staff has for now. He then commented that after a few years the matter of bunkies could be considered. Councillor Wells then commented that he liked the idea for addressing on houses to add a 'B'.

Deputy Mayor Foster commented that the idea of using a B it is a great way to address.

Mr. Kelso advised that A's are being utilized for single detached units, for example, infill lot development and that second units would have a 'B' after the street address number.

It was then;

MOVED BY S. WELLS

SECONDED BY C. PATTERSON

RESOLUTION NO. 2014-02-12

RESOLVED THAT Development Committee receive the report on Accessory Dwelling Units in Residential Dwellings and authorize staff to complete the attached draft Information Guide and print copies for distribution to the general public as outlined in the February 19, 2014 staff report;

AND THAT Development Committee recommend to Council to make minor changes to the proposed Zoning By-Law Amendment prior to its passing, that do not have the effect of substantially changing the intent of the By-Law, and therefore do not require any further public notification;

AND THAT Development Committee recommends to Council that the Municipal Addressing By-Law be amended to include a protocol for addressing and signage of second units within residences in Wasaga Beach.

CARRIED

ii) Growth Plan Status Update – Simcoe County

It was;

MOVED BY M. BERCOVITCH

SECONDED BY S. WELLS

RESOLUTION NO. 2014-02-13

RESOLVED THAT Development Committee receive the report dated February 19, 2014 on the Growth Management Policy Review update for information.

CARRIED

iii) Private Road Street Naming – Bremont Homes – Beach20 Project

It was;

MOVED BY S. WELLS

SECONDED BY M. BERCOVITCH

RESOLUTION NO. 2014-02-14

RESOLVED THAT Development Committee hereby recommends Council consider the approval of Bremont Way, as the name for the private road in Bremont Homes Townhouse development.

CARRIED

iv) Deeming By-Law – 112 Main Street – Lawrence

It was;

MOVED BY M. BERCOVITCH

SECONDED BY S. WELLS

RESOLUTION NO. 2014-02-15

RESOLVED THAT Development Committee recommend to Council that a By-Law, pursuant to Section 50(4) of the *Planning Act* be adopted do deem Lots 53 and 54 Plan 714 to no longer be within a registered plan.

CARRIED

i) Departmental Accounts

i) Planning and Building Department Accounts (January 1-31, 2014)

It was;

MOVED BY S. WELLS

SECONDED BY M. BERCOVITCH

RESOLUTION NO. 2014-02-16

RESOLVED THAT the Planning and Building Department Accounts for January 1 - 31, 2014, as reviewed by the Development Committee, are hereby confirmed.

CARRIED

6. OTHER AGENCY REPORTS

a) Ainley Project Status Report dated February 13, 2014

It was;

MOVED BY S. WELLS

SECONDED BY C. PATTERSON

RESOLUTION NO. 2014-02-17

RESOLVED THAT the Development Committee receives the Ainley Project Status Report of February 13, 2014, for information.

CARRIED

b) Public Works / Engineering Technologist Development Project Status Report dated February 12, 2014

It was;

MOVED BY S. WELLS

SECONDED BY C. PATTERSON

RESOLUTION NO. 2014-02-18

RESOLVED THAT the Development Committee receives the Public Works / Engineering Technologist Development Project Status Report of February 12, 2014, for information.

CARRIED

c) Planning Application Tracking System Report

It was;

MOVED BY C. PATTERSON

SECONDED BY S. WELLS

RESOLUTION NO. 2014-02-19

RESOLVED THAT the Development Committee receives the Planning Application Tracking System Report dated February 14, 2014, for information.

CARRIED

d) Healthy Community Network Committee Report dated January 16, 2014

It was;

MOVED BY C. PATTERSON

SECONDED BY S. WELLS

RESOLUTION NO. 2014-02-20

RESOLVED THAT the Development Committee hereby receives the Healthy Community Network Committee Report of January 16, 2014, for information.

e) Healthy Community Network Committee Goals for 2014

Mr. Bercovitch asked about the goal with regards to Worsley Public School. Deputy Mayor Foster explained that they were looking at safe walk and bike routes to the school. Councillor Bercovitch then asked for more information regarding the active living show. Mr. Wukasch advised that Fredy Heyduk is the Chair of the Healthy Community Network Committee and advised how the goals have been ranked and that he is not sure how much effort would go into the goal of the active living show and it is ranked lower in the list.

It was then;

MOVED BY M. BERCOVITCH

SECONDED BY S. WELLS

RESOLUTION NO. 2014-02-21

RESOLVED THAT the Development Committee recommends to Council that the Healthy Community Network's Report, "Goals for 2014" be received for information.

CARRIED

f) Accessibility Advisory Committee Report Dated October 24, 2013

Councillor Wells asked why there would be additional mobile mats needed. Councillor Bercovitch advised that additional mobile mats are being considered for parking lots and washroom areas with soft surfaces. He then advised that it was a suggestion made but nothing formal decided.

It was;

MOVED BY S. WELLS

SECONDED BY M. BERCOVITCH

RESOLUTION NO. 2014-02-22

RESOLVED THAT the Development Committee hereby receives the Accessibility Advisory Committee Report of October 24, 2013, for information.

CARRIED

7. DATE OF NEXT MEETING

Wednesday, March 26, 2014 at 1:30 p.m. in the Classroom.

8. ADJOURNMENT

Councillor Bifulchi adjourned the meeting at 2:25 p.m.