



DEVELOPMENT COMMITTEE

REPORT

Held Wednesday, March 26, 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
G. Watson	Councillor
C. Patterson	Mayor
G. Vadeboncoeur	Chief Administrative Officer
R. Kelso	Manager of Planning and Development
D. Herron	Senior Planner
N. Wukasch	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

The Chair declared an pecuniary interest with items 5(a)(i) and 5(h)(i) due to a family storage business.

3. DEPUTATIONS/PRESENTATIONS/PUBLIC MEETING

Richard Marcolini and Matthew Finelli - 361 Mosley Street

Mr. Herron introduced Richard Marcolini and Matthew Finelli to the Committee and welcomed them to the table. Mr. Marcolini explained their intentions for the proposed hotel property located at 361 Mosley Street.

Mayor Patterson commented that he was thankful to see the purchase of the property and that the development of the site would be good for the community. Mr. Marcolini passed around a concept plan showing the design of the proposed hotel. Councillor Bercovitch asked about the shoreline retaining wall and if they planned to accommodate seasonal boaters. Mr. Marcolini advised they intend to have floating boat slips and a boardwalk to welcome boaters.

The Committee agreed to hear the agenda out of order and moved to item 5(d)(iii);

iii) 361 Mosley – Marcolini – Application for Revision to Site Plan Control

It was then;

MOVED BY S. WELLS

SECONDED BY D. FOSTER

RESOLUTION NO. 2014-03-01

RESOLVED THAT Development Committee recommend to Council that the Planner's Staff Report dated March 26/14 describing the application for revision to site plan approval of the hotel development at 361 Mosley Street, proposed by 1904329 Ontario Inc. (Richard Marcolini and Partners), be accepted for information.

CARRIED

The Chair thanked Mr. Marcolini and Mr. Fenelli for attending and they then left the 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 – On Agenda
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; <i>(On hold pending outcome of Tourism Accommodation Review)</i>
PS03/13	Proposed Draft Plan of Subdivision – Marocco Subdivision – Ramblewood Drive – 27 March 2013; Public Meeting 27 August 2013

5. DEPARTMENT REPORTS

a) Official Plan Amendments

i) **Storage Zone Official Plan Amendment & Rezoning**

The Chair passed the proceedings over to Deputy Mayor Foster as she had declared a pecuniary interest in the matter.

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

MOVED BY C. PATTERSON
SECONDED BY D. FOSTER

RESOLUTION NO. 2014-03-02

RESOLVED THAT Development Committee recommend to Council that it approve the Official Plan Amendment and the Zoning By-Law Amendment submitted by 1515365 Ontario Inc.

(Evan Sone, The Storage Zone), for lands legally described as Part of Lot 36, Concession 4, Parts 1 & 2 of 51R-17041, and Part 1 of 51R-36840, in the Town of Wasaga Beach.

CARRIED

The Chair resumed the proceedings of the meeting.

b) Zoning Amendments

i) Sunnidale Road North – Affordable Housing Initiative

Councillor Bercovitch asked if this site was being considered for Habitat for Humanity. Mr. Kelso explained that a name has not been put to the site as yet, and advised that the property requires a rezoning and installation of services.

Councillor Bercovitch commented that he does not feel comfortable spending \$30,000 without having someone named to the site.

The Chair asked if the intent could be for the Town to lease the proposed site for affordable housing. Mr. Kelso confirmed that this could be an option.

Mr. Vadeboncoeur clarified that the recommendation is two part and that Council would have to approve budgeting, which is conditional upon rezoning of the site.

It was then;

MOVED BY S. WELLS

SECONDED BY C. PATTERSON

RESOLUTION NO. 2014-03-03

RESOLVED THAT Development Committee recommends to Council that it authorize staff to schedule a Public Meeting to be held at Council for a proposed Zoning By-Law Amendment for lands located south of 102 Sunnidale Road North to permit a semi-detached affordable housing residence on the subject site; and.

FURTHER THAT Development Committee recommends Council authorize staff to allocate approximately \$30,000 in future budgeting to provide sanitary and water services to the two proposed units conditionally upon a rezoning of the site.

CARRIED

c) Subdivision/Condominium Matters

i) Exemption to Draft Plan of Condominium – Phase 1; Stage 2 – New England Village

It was;

MOVED BY C. PATTERSON

SECONDED BY D. FOSTER

RESOLUTION NO. 2014-03-04

RESOLVED THAT Development Committee recommends to Council that it approve the application from 2130922 Ontario Limited for exemption to Draft Plan of Condominium

approval for the 39 residential townhouse units located in Stage 2 of Phase 1 of the New England Village project on lands legally described as Parts 21-32, 36, 37 & 38 Reference Plan No. 51R-36613, provided payment of the Parkland Dedication amount is received and a Shared Facilities Agreement is executed and registered on title and easements for emergency servicing purposed over the private road are provided to the municipality.

CARRIED

d) Site Plan Matters

i) Request for Exemption to Site Plan Control – 60 Beck Street – Dr. Johannes Greyling

Councillor Bercovitch commented that in the report it is referenced three times that a requirement of painting lines for parking spaces and asked if this is necessary.

The Chair advised that it is typically required under site plan.

Ms. Jarratt advised that typically when providing accessibility parking stalls painted lines are required.

Councillor Wells asked for confirmation that the accessibility parking stalls are shown on the site plan. Ms. Jarratt confirmed that they are shown on the site plan.

It was then;

MOVED BY C. PATTERSON
SECONDED BY S. WELLS

RESOLUTION NO. 2014-03-05

RESOLVED THAT Development Committee recommends to Council that the requirement to apply for site plan approval for lands located at 160 Beck Street, be waived as it pertains to the proposed addition shown on the preliminary concept plan prepared by ACK Architects, dated March 2014.

CARRIED

ii) DAS Site Preparation Agreement Request – Mosley Street

Councillor Bercovitch asked if the plans provided are acceptable.

Mr. Herron advised that Staff and the Nottawasaga Valley Conservation Authority are satisfied with the internal site works drawings. He then advised that the plans have not been approved for construction as yet due to the roundabout still being confirmed by the Ministry of Transportation.

Councillor Bercovitch asked if the developer should be required to build a bigger culvert.

Mr. Herron advised that the solution is to put in berms near the upper reaches to handle the output in high flow times

It was then;

MOVED BY D. FOSTER
SECONDED BY C. PATTERSON

RESOLUTION NO. 2014-03-06

RESOLVED THAT Development Committee recommend to Council that it authorize staff to prepare and execute a Site Preparation Agreement for lands owned by DAS Developments Corporation and described as Part of Lot 33, Concession 3, Part 1 and 2 of 51R-22887 and 51R-32826.

CARRIED

e) Committee of Consent/Adjustment Matters

Notices and Decisions *(previously circulated to Council)*

It was;

MOVED BY D. FOSTER
SECONDED BY C. PATTERSON

RESOLUTION NO. 2014-03-07

RESOLVED THAT Development Committee does hereby receive the Notices and Decisions for A01/14, B03/14, B04/14, B01/14, B02/14, A02/14, B05/14, B06/14 and B07/14 for information.

CARRIED

f) Planning Division

i) Vacant Lot Unit Report dated March 3, 2014

It was;

MOVED BY
SECONDED BY

RESOLUTION NO. 2014-03-08

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

CARRIED

ii) New Unit Report dated March 3, 2014

It was;

MOVED BY
SECONDED BY

RESOLUTION NO. 2014-03-09

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

CARRIED

g) Building Division

i) Building Department Report dated March 3, 2014

It was;

MOVED BY
SECONDED BY

RESOLUTION NO. 2014-03-10

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

CARRIED

h) Other Business**i) Storage Containers Review**

The Chair passed the proceedings to Deputy Mayor Foster as she declared pecuniary interest on the matter.

Ms. Jarratt spoke to the matter.

Councillor Bercovitch commented the he expected to see in the report how the containers could be used for food or retail. Ms. Jarratt advised that she spoke to commercial and human occupancy of containers within her report which would cover those types of uses.

Councillor Bercovitch commented that he believes they should be recommending storage containers for this type of use.

Councillor Watson commented that he is disappointed with the report and that it has not been taken into account the use of storage containers in a commercial use particularly main beach area. He then commented that he is in favour of going to public meeting but that he is not in favour of report.

Councillor Wells commented that he does not support the report or moving to a public meeting due to the content of the report. He then questioned what the building code requirements will be. Mr. Kelso advised that all aspects of the building code would apply. Discussion ensued regarding building code requirements. Councillor Wells then commented that he did not agree with the 14 day temporary use of storage containers in residential zones as this would not be flexible enough for those in a situation who may have lost a home to fire and may take months to rebuild.

Mr. Vadeboncoeur advised the Committee that in the prior report presented at the last meeting also contained a report from the Chief Building Official confirming building code requirements.

Mayor Patterson commented that he was surprised by the report. He advised that there was a meeting held with Mr. Vindinovski which discussed the proposed use of storage containers on his commercial property at Beach Area One and that he is in support of what Mr. Vindinovski presented. He then stated that he does not support the report and that there needs to be changes prior to moving to a public meeting.

Councillor Watson commented that agreed with the Mayors comments and that he would like staff to research how building code is implemented.

Mr. Kelso responded to Councillor Wells comment about temporary construction use of storage containers. He then advised that the report suggested that the use of storage containers in commercial zones could be allowed under site specific rezoning. He further commented that the Town does not currently have any regulations or standards to deal with storage containers. Mr. Kelso advised that if it is decided that storage containers be permitted that there should be design criteria required. He further commented that quality of development needs to be looked at.

Councillor Wells commented that he feels the length of time that a storage container could be used could be regulated and feels that esthetics could be simplistic. He then suggested that a permitting system could be used.

Mr. Herron asked for clarification and direction from the Committee on where they would like to see the use of storage containers permitted, in all commercial zones or only Beach Area 1?

Mayor Patterson answered Beach Area One is where he would like to see the use of storage containers permitted.

Mr. Vadeboncoeur commented that from a property tax standpoint would the use of storage containers on commercial property be considered vacant commercial or full use commercial, and he suggested that this matter also be researched.

Deputy Mayor Foster stated that agreed with comments from the Committee and commented that he feels that the 14 day permit use is not enough. He then stated that he would like the matter referred back to staff.

Councillor Wells commented that time is of the essence and would like the matter referred back to staff.

Mr. Kelso advised Committee that no applications have been received to date and therefore nothing is being held up at this time.

It was then;

MOVED BY S. WELLS

SECONDED BY M. BERCOVITCH

RESOLUTION NO. 2014-03-11

RESOLVED THAT Planning Report 5(h)(i) from the March 26, 2014 Development Committee meeting be referred back to Staff for further review, taking into consideration the comments made at the meeting.

CARRIED

The Chair resumed the proceeding of the meeting.

ii) Representatives on the County of Simcoe 10 Year Affordable Housing & Homelessness Prevention Strategy Working Group

The Chair asked the Mayor for clarification on how many representatives are being selected from the names which are being submitted for the Working Group. Mayor Patterson confirmed that all three representatives would be selected.

It was;

MOVED BY D. FOSTER
SECONDED BY S. WELLS

RESOLUTION NO. 2014-03-12

RESOLVED THAT Development Committee recommends to Council that Gail Michalenko, Clearview Township Deputy Mayor Alicia Savage, and Warden and Wasaga Beach Mayor Cal Patterson represent West Simcoe on the County of Simcoe 10 Year Affordable Housing and Homelessness Prevention Strategy Working Group.

CARRIED

iii) Proposed Street Addressing for Second Units

It was;

MOVED BY C. PATTERSON
SECONDED BY S. WELLS

RESOLUTION NO. 2014-03-13

RESOLVED THAT Development Committee recommends to Council that the Municipal Address By-Law No. 2007-41 be amended to include a provision for the numbering of second units, as described in Option 1, which maintains consistency with the current addressing By-Law or residential units.

CARRIED

i) Departmental Accounts

i) Planning and Building Department Accounts (February 1-28, 2014)

It was;

MOVED BY S. WELLS
SECONDED BY D. FOSTER

RESOLUTION NO. 2014-03-14

RESOLVED THAT the Planning and Building Department Accounts for February 1 - 28, 2014, as reviewed by the Development Committee, are hereby confirmed.

CARRIED

6. OTHER AGENCY REPORTS

a) Ainley Project Status Report dated March 6, 2014

Councillor Bercovitch inquired if there has been any movement on the proposed Community Health Centre. Mayor Patterson advised that meetings have been taking place and that the

South Georgian Bay Community Health Centre and Mr. Morocco are working together to make it happen.

It was then;

MOVED BY D. FOSTER
SECONDED BY S. WELLS

RESOLUTION NO. 2014-03-15

RESOLVED THAT the Development Committee receives the Ainley Project Status Report of March 6, 2014, for information.

CARRIED

b) Public Works / Engineering Technologist Development Project Status Report dated March 20, 2014

It was;

MOVED BY S. WELLS
SECONDED BY D. FOSTER

RESOLUTION NO. 2014-03-16

RESOLVED THAT the Development Committee receives the Public Works / Engineering Technologist Development Project Status Report of March 20, 2014, for information.

CARRIED

c) Planning Application Tracking System Report

It was;

MOVED BY D. FOSTER
SECONDED BY S. WELLS

RESOLUTION NO. 2014-03-17

RESOLVED THAT the Development Committee receives the Planning Application Tracking System Report dated March 21, 2014, for information.

CARRIED

7. DATE OF NEXT MEETING

Wednesday, April 23, 2014 at 1:30 p.m. in the Classroom.

8. ADJOURNMENT

The Chair adjourned the meeting at 2:23 p.m.