



DEVELOPMENT COMMITTEE

REPORT

Held Wednesday, April 23, 2014 at 1:30 p.m.
In the Classroom, Town Hall

PRESENT:

N. Bifulchi	Councillor/Chair
D. Foster	Deputy Mayor
M. Bercovitch	Councillor
G. Watson	Councillor
C. Patterson	Mayor
G. Vadeboncoeur	Chief Administrative Officer
R. Kelso	Manager of Planning and Development
N. Wukasch	Planner
N. Ainley	Junior 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 disclosed pecuniary interest with the Langman Deputation and item 5(a)(i) Wasaga Paintball Storage Proposal.

3. DEPUTATIONS/PRESENTATIONS/PUBLIC MEETING

Public Meeting

Hamount Investments Block 4, 51M-923 – Temporary Use

Notice of Public Meeting was published in the Wasaga Sun Newspaper on April 3, 2014, and circulated to all property owners and assessed persons within 400 feet from the subject lands. This provided 20 days of notice for the public meeting and this meeting is therefore properly constituted as required by the Planning Act.

THE LAND SUBJECT TO THE PROPOSED TEMPORARY USE BY-LAW AMENDMENT are located at the southeast intersection of Stonebridge Boulevard and Wally Drive. The parcel is approximately 2.13 hectares in size, with municipal road frontage on Stonebridge Boulevard and Wally Drive. The lands are legally described as Block 4 of Registered Plan 51M-923, Part Lot 26, Concession 9 (former geographic Township of Flos).

THE PROPOSED ZONING BY-LAW AMENDMENT would allow a temporary use that is not permitted in the District Commercial Holding (CDH) Zone on the property for a period of three (3) years.

THE EFFECT of the proposed Temporary Use Zoning By-law Amendment would be to permit a temporary construction staging area for a period of three (3) years.

RELATED APPLICATIONS: There are no related applications under the *Planning Act* that apply to the subject property.

As a result of the circulation of the Notice of Public Meeting the following written comments were submitted.

Letters of No Objection:

The Simcoe County District School board advised they have no comments concerning the proposed temporary use by-law.

Letters of Concern: A letter dated April 16, 2014 from Barb Bauldry of Covington Blue Crescent, who indicates she has concerns with noise from trucks and equipment, garbage blowing, slow traffic flow and the location of the entrance. Concerns also include aesthetics, and timing of the development of the subject lands as they have already been used as a construction yard.

Letters of Objection: None

Letters of Support: None

The Chair asked Ms. Jarratt if any further letters or correspondence in regard to this application had been received. Ms. Jarratt advised that nothing further had been received.

The Chair advised that Ms. Vienna Hutton, of Hamount Investments Limited, will now make a brief presentation and will provide further details with respect to the proposed temporary use by-law.

Ms. Hutton gave a brief presentation regarding the matter and explained that Block 4 was used as the construction storage site in the past for the development and was then relocated to Block 24. She further explained that they are now in the process in preparing to develop Block 24 and therefore are proposing to relocate the storage site back to Block 4. Ms. Hutton advised that trucks will be delivering material directly to the site rather than the storage site, and that Block 4 would be used for storage of equipment under tent in winter. Ms. Hutton advised that access to Block 4 would be off of Stonebridge Boulevard rather than Wally Drive and that a fence with fabric would be installed around the storage site to reduce blowing dust.

The Chair asked if there was anyone present that would like to provide input either in support of, or in opposition to, the proposed amendment and if so, please stand and clearly state your name and address in order that it may be correctly entered into the records of today's proceedings.

Mr. George Papastathis of 11 Wally Drive commented that he lived through the last three years of construction and is concerned that the construction storage site is coming back for 3 more years. He noted concerns of noise, traffic, and dust.

Ms. Hutton advised that the material will not be brought to the storage site but rather delivered directly to the site under development. She further advised that the size of the storage site has been reduced,

and that trucks will not be coming to this block and that the intention is to only to store equipment, and minimal material. Ms. Hutton advised that there will be no access from Wally Drive.

Jill Saunders asked if the ball hockey rink would be moved. Ms. Hutton advised that the ball hockey rink will remain in the same location.

Marlaine Buchal of 1 Covington Blue Crescent commented they she has lived through 3 years of construction and is not excited about the proposed storage site but is relieved that the access is not on Wally Drive.

The Chair asked if there were any further comments. There were none.

The Chair asked members of Development Committee if they have any questions or comments with regards to the proposed Zoning By-law Amendment.

Deputy Mayor Foster asked if the issue of blowing dust would be addressed. Ms. Hutton advised that the matter would be addressed.

Councillor Bercovitch asked about direction of trucks on site. Ms. Hutton advised that trucks would enter the development along Stonebridge Boulevard to Block 24.

The Chair advised that comments received today will be considered and a decision made as to whether Committee will recommend the proposed Zoning By-Law proceed further through the approvals process.

Anyone receiving Notice of the Public Meeting will receive Notice of the Decision of Council in this matter. If you did not receive the Notice and would like to receive a copy of the Notice of Decision for the proposed Zoning By-law Amendment, please leave your name and address with Christine Taggart the recording secretary or make a written request to the Clerk of the Town of Wasaga Beach.

The Chair passed the proceedings over to Deputy Mayor Foster as she had disclosed pecuniary interest with the Langman Deputation and Item 5(a)(i) Wasaga Paintball Storage Proposal.

Deputation: Steve & Donna Langman – Wasaga Paintball & Storage

Deputy Mayor Foster welcomed Steve and Donna Langman to the table.

Mrs. Langman gave a brief explanation of their proposal; they currently have a 20,000 square foot building they would like to use for indoor storage for items such as boats and trailers. Mrs. Langman further explained that they do not intend to operate a mini storage but would only like to store large items. Mrs. Langman advised that they are also applying for outdoor storage use.

Mayor Patterson asked what they would consider for the outdoor storage. Mrs. Langman advised that they would store boats and RV's. Mayor Patterson then asked if there is fencing. Mrs. Langman advised that there is no fencing but that they would install fence.

Councillor Bercovitch asked why they had objected to another site nearby in the past that was proposing outdoor storage. Mrs. Langman explained that at that time their family was concerned with the impact of the proposal but no longer do have those concerns.

Deputy Mayor Foster asked about the Official Plan requiring a D4 assessment. Mr. Kelso advised that if the matter is forwarded to a public meeting agencies would be circulated and it would be determined if the D4 study is required. Mr. Wukasch advised that under the Official Plan a D4 study is not necessary if there is not a change of use.

Deputy Mayor Foster asked if the building is still being used for paintball. Mrs. Langman advised that building is currently being used for reball and lazer tag however if the proposal for storage is permitted the recreational use would no longer happen.

Councillor Watson asked if a traffic study would be required. Mr. Kelso advised that if the change of use would be intensive enough to warrant a traffic study it would be required.

Committee agreed to hear the agenda out of order and read the motion for item 5(a)(i).

The Chair resumed the proceedings of the meeting.

4. UNFINISHED BUSINESS

File No.

Z19/08 OP05/08	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>
PS02/10 Z23/10	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>
Z03/12	Proposed General Amendment to Section 3 – Accessory Uses, Building and Structures – Shipping Containers – 22 February 2012 – <i>On Agenda</i>
OP01/12 PS04/11 Z13/11	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>
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 – <i>On Agenda</i>
OP01/14 Z03/14 Z07/13	Proposed Official Plan Amendment & Zoning By-Law Amendment – Wasaga Paintball Proposal – <i>On Agenda</i> Marocco Ramblewood Zoning By-Law Amendment – <i>On Agenda</i>

5. DEPARTMENT REPORTS

a) Official Plan Amendments

- i) **Wasaga Paintball Storage Proposal – Official Plan Amendment & Rezoning OP01/14 & Z03/14**

It was;

MOVED BY D. FOSTER
SECONDED BY M. BERCOVITCH

RESOLUTION NO. 2014-04-01

RESOLVED THAT Development Committee recommend to Council that the following report describing the proposed Official Plan and Zoning By-Law Amendment applications by 1533292 Ontario Inc. (Langman – Wasaga Paintball) be accepted for information and that the applications be circulated and a Public Meeting at Council be scheduled to receive public and agency comments.

CARRIED

b) Zoning Amendments

i) Morocco Ramblewood Rezoning Z07/13

It was;

MOVED BY M. BERCOVITCH
SECONDED BY D. FOSTER

RESOLUTION NO. 2014-04-02

RESOLVED THAT Development Committee recommend to Council that it approve the proposed Zoning By-Law Amendment submitted by 1678574 Ontario Inc., Amicorp Developments Inc. (Morocco).

CARRIED

ii) Hamount – Block 4 – Temporary Use By-Law – Z01/14

It was;

MOVED BY D. FOSTER
SECONDED BY M. BERCOVITCH

RESOLUTION NO. 2014-04-03

RESOLVED THAT Development Committee recommends that the temporary use by-law for 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 be forwarded to Council for consideration provided the applicant obtain site plan approval.

CARRIED

c) Subdivision/Condominium Matters

i) Morocco Subdivision Approval – PS03/13

It was;

MOVED BY M. BERCOVITCH
SECONDED BY D. FOSTER

RESOLUTION NO. 2014-04-04

RESOLVED THAT Development Committee recommend to Council that the Draft Plan of Subdivision submitted by 1678574 Ontario Inc., Amicorp Developments Inc. (Marocco) for the Ramblewood Drive subdivision, be granted draft plan approval with conditions.

CARRIED

ii) New England Village Street Naming

It was;

MOVED BY D. FOSTER
SECONDED BY M. BERCOVITCH

RESOLUTION NO. 2014-04-05

RESOLVED THAT Development Committee hereby recommends to Council that it consider the approval of Kimbolton Drive and Spencer Boulevard, as names for the road network in New England Village.

CARRIED

iii) Donato Strite Street Naming – Donato Golf Course Road Subdivision – PS02/09

It was;

MOVED BY C. PATTERSON
SECONDED BY D. FOSTER

RESOLUTION NO. 2014-04-06

RESOLVED THAT Development Committee hereby recommends Council consider the approval of Natures Trail, as the road name for the Donato Golf Course Road Subdivision.

CARRIED

e) Committee of Consent/Adjustment Matters

Decisions (*previously circulated to Council*)

It was;

MOVED BY D. FOSTER
SECONDED BY C. PATTERSON

RESOLUTION NO. 2014-04-07

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

CARRIED

f) Planning Division

i) Vacant Lot Unit Report dated April 3, 2014

It was;

MOVED BY C. PATTERSON
SECONDED BY D. FOSTER

RESOLUTION NO. 2014-04-08

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

CARRIED

ii) New Unit Report dated April 3, 2014

Deputy Mayor Foster commented that numbers are off significantly and questioned if it is weather related. Mr. Kelso commented that he believes that weather is a factor and that things will move along shortly.

It was;

MOVED BY D. FOSTER
SECONDED BY C. PATTERSON

RESOLUTION NO. 2014-04-09

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

CARRIED

g) Building Division

i) Building Department Report dated April 3, 2014

It was;

MOVED BY D. FOSTER
SECONDED BY C. PATTERSON

RESOLUTION NO. 2014-04-10

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

CARRIED

h) Other Business

i) Telecommunication Protocol

It was;

MOVED BY C. PATTERSON
SECONDED BY D. FOSTER

RESOLUTION NO. 2014-04-11

RESOLVED THAT Development Committee recommend to Council that it consider the attached amending Telecommunication Facility Protocol By-Law for the Town of Wasaga Beach to require telecommunication providers to consult with the Town of Wasaga Beach and the public, prior to the installation of any free-standing telecommunication tower regardless of the tower height.

CARRIED

First Quarter Financial Report

It was;

MOVED BY D. FOSTER
SECONDED BY C. PATTERSON

RESOLUTION NO. 2014-04-12

RESOLVED THAT Development Committee receives for information purposes the First Quarterly Report of the Planning and Building Division Budget for 2014.

CARRIED

ii) Walk Friendly Ontario Feedback Report

It was;

MOVED BY C. PATTERSON
SECONDED BY D. FOSTER

RESOLUTION NO. 2014-04-13

RESOLVED THAT Development Committee recommend to Council that the following Feedback Report on the WALK Friendly Ontario program be received for follow-up by appropriate Planning, Parks and Facilities, and Public Works staff and the Healthy Communities Network;

AND FURTHER THAT Staff be authorized to purchase and install WALK Friendly signage in strategic locations to promote walking in the community for tourists and residents.

CARRIED

iii) Hemson Employment Land Needs Analysis

Councillor Bercovitch asked if the study will include the business park. Mr. Vadeboncoeur advised that yes it would address the need for the business park and determine if the business park is located in right area and if it is the right size.

Mr. Kelso advised that the new Provincial Policy Statement advises municipalities to plan beyond 20 years for employment land needs. He then advised that there have been many changes since the last study was done in 2006.

Councillor Bercovitch asked if the study would reflect the home based business with the Town. Mr. Kelso advised that the last study in 2006 did include home based businesses, however the budget does not allow this study to go into that much detail.

Mayor Patterson commented that he is in favour of the study.

Councillor Watson commented that he is frustrated with the matter of the business park, and feels the owner of the business park has not promoted it. Mr. Kelso agreed there has been no marketing of the business park and hopes that through this study the owner will be encouraged to market it.

Mayor Patterson commented that he would like to see the Town purchase the property back and repay the owner for the infrastructure and market it themselves.

It was;

MOVED BY D. FOSTER
SECONDED BY C. PATTERSON

RESOLUTION NO. 2014-04-14

RESOLVED THAT Development Committee recommends to Council that it approve a sole source proposal from Hemson Consulting Limited to undertake a 2014 update to the Town of Wasaga Beach 2006 Employment Land Needs Study for \$18,038 including HST.

CARRIED

i) Departmental Accounts

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

It was;

MOVED BY C. PATTERSON
SECONDED BY D. FOSTER

RESOLUTION NO. 2014-040-15

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

CARRIED

6. OTHER AGENCY REPORTS

a) Public Works / Engineering Technologist Development Project Status Report dated April 15, 2014

It was;

MOVED BY D. FOSTER
SECONDED BY C. PATTERSON

RESOLUTION NO. 2014-04-16

RESOLVED THAT the Development Committee receives the Public Works / Engineering Technologist Development Project Status Report of April 15, 2014, for information.

CARRIED

b) Planning Application Tracking System Report

It was;

MOVED BY C. PATTERSON
SECONDED BY D. FOSTER

RESOLUTION NO. 2014-04-17

RESOLVED THAT the Development Committee receives the Planning Application Tracking System Report dated April 17, 2014, for information.

CARRIED

c) Healthy Community Network Committee Report Dated March 20, 2014

Councillor Bercovitch commented to the lack of attendance of the committee. Deputy Mayor Foster agreed and explained that a quorum of 9 is required and that a number of members are away during the winter months. Discussion ensued regarding the matter of attendance.

Deputy Mayor Foster commented that there was no quorum and that the motion should not be listed and only received for information.

It was;

MOVED BY D. FOSTER

SECONDED BY C. PATTERSON

RESOLUTION NO. 2014-04-18

RESOLVED THAT the Development Committee receives the Healthy Community Network Committee Report dated March 20, 2014, for information.

CARRIED

d) Accessibility Advisory Committee Report Dated January 23, 2014

It was;

MOVED BY M. BERCOVITCH

SECONDED BY D. FOSTER

RESOLUTION NO. 2014-04-19

RESOLVED THAT the Development Committee receives the Accessibility Advisory Committee Report dated January 23, 2014, for information.

CARRIED

7. DATE OF NEXT MEETING

Wednesday, May 28, 2014 at 1:30 p.m. in the Classroom.

8. ADJOURNMENT

The Chair adjourned the meeting at 2:15 p.m.