



DEVELOPMENT COMMITTEE

REPORT

Held Wednesday, May 28, 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
	T. Nicholson	Clerk
	R. Kelso	Manager of Planning and Development
	B. Vickers	Chief Building Official
	D. Herron	Senior Planner
	N. Ainley	Junior Planner
	T. Jarratt	Zoning Administrator
	C. Taggart	Recording Secretary

REGRETS: G. Vadeboncoeur Chief Administrative Officer

1. CALL TO ORDER

Councillor Bifulchi called the meeting to order at 1:30 p.m.

2. DISCLOSURE OF PECUNIARY INTEREST

The Chair declared pecuniary interest with item 5(h)(iii) Storage Container Report – Permitting System, due to a family business that offers storage.

3. DEPUTATIONS/PRESENTATIONS/PUBLIC MEETING - None

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
Z13/11	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>

OP01/14 Proposed Official Plan Amendment & Zoning By-Law Amendment – Wasaga Paintball
Z03/14 Proposal

5. DEPARTMENT REPORTS

b) Zoning Amendments

i) **Affordable Housing – Zoning By-Law Amendment – Report Back from Public Meeting**

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

Councillor Wells commented that he was pleased with the recommendation as he did not believe the property was appropriate for the proposed use.

Deputy Mayor Foster commented that he is disappointed as he felt that it would be an interesting dynamic for the area, however he believes the original proposal should have been for a single family dwelling much like the Habitat for Humanity builds.

Councillor Bercovitch commented that the proposed rezoning inappropriate and believes that this type of housing should be offered in new development rather than in an established area.

Mayor Patterson commented that the City of Barrie includes a minimum percentage of this type of housing within their Official Plan.

It was then;

MOVED BY S. WELLS

SECONDED BY M. BERCOVITCH

RESOLUTION NO. 2014-05-01

RESOLVED THAT Development Committee recommends to Council that it not proceed with the proposed rezoning of the subject site to the Residential Type Two (R2) Zone.

CARRIED

ii) **Hamount Lift H – High Density Block 24, Registered Plan 51M-923**

It was;

MOVED BY M. BERCOVITCH

SECONDED BY S. WELLS

RESOLUTION NO. 2014-05-02

RESOLVED THAT Development Committee recommends to Council that it lift the Holding (H) symbol from part of the lands owned by Hamount Investments Ltd. legally described as Block 24 on Plan 51M-923 conditional upon a site plan control agreement for the first phase of development being executed by both the owner and the Town of Wasaga Beach.

CARRIED

iii) Peter Slinger – 29 Bayview Avenue Lift H – RIFH to RIF

Deputy Mayor Foster asked for clarification on the encroachments shown on the sketch. Ms. Jarratt advised that there is also a minor variance application for the property and a condition will be included to remove the concrete pad and the matter of the deck encroachment will be addressed as well.

Councillor Bercovitch asked about the tail piece of land that approaches Bayview Avenue. Ms. Jarratt advised that the lot was created by way of the plan and that there are other similar flag shaped properties in the area as well

It was then;

MOVED BY S. WELLS

SECONDED BY M. BERCOVITCH

RESOLUTION NO. 2014-05-03

RESOLVED THAT Development Committee recommends to Council that it lift the Holding (H) symbol for lands legally described as Lot 44 Plan 800 and located at 29 Bayview Avenue conditional upon the applicant obtaining a permit from the Nottawasaga Valley Conservation Authority.

CARRIED

c) Subdivision/Condominium Matters**i) Trillium Forest North – Street Naming**

It was;

MOVED BY M. BERCOVITCH

SECONDED BY D. FOSTER

RESOLUTION NO. 2014-05-04

RESOLVED THAT Development Committee hereby recommends to Council that it consider the approval of Allegra Drive, Cristiano Avenue, Nicholas Drive and Bianca Crescent as the road names for the road network in the Zancor Homes – Trillium Forest North Subdivision.

CARRIED

d) Site Plan Matters**i) Hamount Block 4, Registered Plan 51M-923 Site Plan**

It was;

MOVED BY D. FOSTER

SECONDED BY M. BERCOVITCH

RESOLUTION NO. 2014-05-05

RESOLVED THAT Development Committee recommends that the staff report dated May 28, 2014 pertaining to the site plan application for a temporary construction storage building on Block 4 of Plan 51M-923, be received for information.

CARRIED

ii) Green Hill Homes Lifting of Part Lot Control

Councillor Wells asked staff if they knew whether any units had been sold. Mr. Herron advised that the owner has informed staff that the two end units of the four unit building have been sold. He further advised that the owner has not provided a time frame for the construction of additional units. Councillor Wells commented that he has concerns with the possibility of the development coming to a standstill. Mr. Herron advised that the agreement with the developer is to maintain the adjacent property in its natural state until they are prepared to construct more units.

It was then;

MOVED BY M. BERCOVITCH
SECONDED BY D. FOSTER

RESOLUTION NO. 2014-05-06

RESOLVED THAT the application for exemption to Part Lot Control to permit the dividing of Park Lot E Registered Plan 713 into four residential town home parcels as proposed by Green Hill Homes Ltd. be supported and the By-Law be forwarded to Council for consideration, conditional upon Green Hill Homes Ltd. complying with the requirements of the Ontario Municipal Board decision as outlined within this report.

CARRIED

iii) Wasaga Beach United Church – Application for Site Plan Approval

Councillor Wells asked if the applicant will meet their estimated grand opening. Mr. Herron explained that staff is assisting the applicant by trying to cut timelines to meet their desired deadline. He further advised that staff hope to achieve draft site plan approval by the middle of June which would allow the applicant to submit for their building permit.

Deputy Mayor Foster asked about preventing tree cutting prior to site plan approval. Mr. Herron advised that since the lands are zoned Institutional they are able to apply for a tree cutting permit, and this also assists in meeting deadlines. Mr. Kelso advised that the applicant had applied separately for tree cutting, and that there is a limited area where the building is to be constructed and that it is a controlled tree cutting permit.

Mayor Patterson advised that he and the CAO had met with the applicants a couple of times, and that Mr. Vadeboncoeur is committed to working with them.

It was then;

MOVED BY S. WELLS
SECONDED BY M. BERCOVITCH

RESOLUTION NO. 2014-05-07

RESOLVED THAT Development Committee recommend to Council that the following report describing the application for site plan approval of the development of a new church building at 380 Zoo Park Road, proposed by Wasaga Beach United Church, be accepted for information.

CARRIED

e) Committee of Consent/Adjustment Matters

Decisions *(previously circulated to Council)*

It was;

MOVED BY M. BERCOVITCH
SECONDED BY D. FOSTER

RESOLUTION NO. 2014-05-08

RESOLVED THAT Development Committee does hereby receive the Decision for B08/14, for information.

CARRIED

f) Planning Division

i) Vacant Lot Unit Report dated May 1, 2014

It was;

MOVED BY S. WELLS
SECONDED BY M. BERCOVITCH

RESOLUTION NO. 2014-05-09

RESOLVED THAT the Development Committee receives the Vacant Lot Unit Report dated May 1, 2014, for information.

CARRIED

ii) New Unit Report dated May 1, 2014

Deputy Mayor Foster asked about the number for the value of construction and if it was possibly a typo. Mr. Vickers advised that the number was not accurate. Committee discussed the matter and decided to refer the matter back to the Chief Building Official for an updating report at the next meeting.

It was then;

MOVED BY M. BERCOVITCH
SECONDED BY D. FOSTER

RESOLUTION NO. 2014-05-10

RESOLVED THAT the Development Committee receives the New Unit Report dated May 1, 2014, for information.

REFERRED

g) Building Division

i) Building Department Report dated May 1, 2014

Councillor Bercovitch asked if the department would be affected by the low numbers. Mr. Kelso advised that he anticipates that the Building Department will meet the 2014 budget projections.

It was then;

MOVED BY S. WELLS
SECONDED BY M. BERCOVITCH

RESOLUTION NO. 2014-05-11

RESOLVED THAT the Development Committee receives the Building Department's Report dated May 1, 2014, for information.

CARRIED

iv) Correspondence received from Cement Association of Canada

It was;

MOVED BY M. BERCOVITCH
SECONDED BY D. FOSTER

RESOLUTION NO. 2014-05-12

RESOLVED THAT Development Committee receives the correspondence from the Cement Association of Canada dated April 26, 2014, for information.

CARRIED

h) Other Business

i) Roof Mounted Solar Installations – Feed-In-Tariff (F.I.T.)

Councillor Bercovitch asked if this report means that permission is given to go ahead with the installations. Mr. Kelso advised that the purpose of the report and accompanying resolution of support is to provide assistance and allow the awarding of points to those who wish to install the roof mounted solar panels to the proponents applying for grants.

Deputy Mayor Foster commented that the Town could also consider putting the roof mounted installations on municipal buildings.

Councillor Wells commented that he is not in support of wind and solar power installations as he believes the program has inflated hydro-electricity rates.

It was then;

MOVED BY S. WELLS
SECONDED BY M. BERCOVITCH

RESOLUTION NO. 2014-05-13

RESOLVED THAT Development Committee recommend to Council that the Town of Wasaga Beach supports the construction and operation of rooftop solar generation projects in industrial, commercial and institutional areas for the Province's Feed-in-Tariff (FIT) program across the Town of Wasaga Beach, subject to review by Town staff; and

FURTHER THAT the purpose of this support is to enable the participants in the FIT program to receive priority points under the FIT program and may not be used for the purpose of any other form of municipal approval in relation to the Application of Projects or any other purpose.

CARRIED

ii) PPS 2014 Update – April 30th

Deputy Mayor Foster commented they he was glad to see that they have included healthy communities.

It was then;

MOVED BY M. BERCOVITCH
SECONDED BY S. WELLS`

RESOLUTION NO. 2014-04-14

RESOLVED THAT Development Committee recommends to Council that the staff report regarding the Provincial Policy Statement, 2014 be received for information.

CARRIED

The Chair handed the proceedings over to Deputy Mayor Foster for the next item as she had declared a pecuniary interest.

ii) Storage Container Report – Permitting System

Councillor Wells commented that he is disappointed and frustrated with the report. He stated that the conversation of this matter has been ongoing for the last two years. He further commented that he had expected to see a recommendation regarding the commercial use of the containers and then stated that some have been approved in the Town already.

Mayor Patterson stated that he agreed with Councillor Wells comments. He then commented that he had an understanding that from the meeting held with Mr. Vindinovski and Mr. Kelso that the commercial use of storage containers would be supported.

Deputy Mayor Foster commented that he is comfortable with the residential piece that has been recommended in the report.

Mayor Patterson asked if staff have looked into the market in Toronto. Ms. Jarratt advised that she spoke to the Chief Building Official in Toronto and researched the Market 707. She further advised that the Market 707 has been established on Town property and they required licenses, and safety matters such as fire code were addressed.

Deputy Mayor Foster asked what the storage container units require in Toronto. Ms. Jarratt advised that in Toronto they use the municipal washrooms for staff and patrons and they do not have plumbing.

Councillor Wells asked what the difference is if the storage containers are on Town lands or private lands. Mr. Kelso answered that there is a significant difference. He further advised that in the previous report to Committee it was noted that the current approved storage containers within the Town are on Town lands which allows for control of the location and appearance of the units, whereas if the containers are placed on private property the Town must resort to site plan control. Mr. Kelso further explained that the individual which staff had met with previously in a pre-consultation meeting was advised of what needed to be done and what plans and reports needed to be submitted by way of the minutes of the meeting, but has gone ahead and placed storage containers on his property without approval and the By-Law Department is now handling the matter. Mr. Kelso advised that the containers are deemed to be structures under

the building code and that they require permits. He further advised that the process was laid out to the individual and it was not acted upon.

Mayor Patterson commented that the report deals with the residential component but why not the commercial. He further asked why staff seems to be blocking the individual. Mr. Kelso advised staff has not blocked anyone and that there was a pre-consultation meeting where a concept was presented and that the owner was provided with information on how to proceed but staff have not received anything further from the owner. Mayor Patterson asked when the last communication was had with the individual. Mr. Kelso advised there has been no communication since the pre-consultation meeting held in March.

Councillor Wells asked what site plan requirements were asked of the owner. Mr. Kelso advised that he could forward the minutes of the pre-consultation meeting to the Committee if requested.

Mayor Patterson commented that he was told by the owner that he was told he needed a traffic study. Mayor Patterson stated that he did not feel that a traffic impact study was necessary.

Deputy Mayor Foster asked if staff could give site specific approval.

Mr. Vickers advised that the process in place to deal with the use of storage containers is the building permit process. He advised committee that storage containers are considered structures within the building code and therefore a building permit is applicable whether the storage container is temporary or not. He further advised that life safety requirements are still applicable for storage of goods or occupancy of people.

Councillor Bercovitch commented that the commercial use of storage containers could be considered temporary.

Deputy Mayor Foster asked Committee if they wished to accept the report presented now and direct staff to continue with more information on the commercial component.

Mayor Patterson commented to accept the motion and direct staff work in a timely fashion to continue on commercial component.

It was then;

MOVED BY D. FOSTER

SECONDED BY M. BERCOVITCH

RESOLUTION NO. 2014-05-15

RESOLVED THAT Development Committee accepts for information the Planning Report dated May 28, 2014 regarding the use of storage/shipping containers within the Town of Wasaga Beach; and

FURTHER THAT Development Committee supports the proposed provisions pertaining to the use of storage containers as temporary and permanent accessory storage structures and directs that a draft zoning amendment and a permitting process be developed and presented to Development Committee for consideration.

CARRIED

The Chair resumed the proceedings of the meeting.

iii) Rural Lands Conversion

It was;

MOVED BY D. FOSTER
SECONDED BY S. WELLS

RESOLUTION NO. 2014-05-16

RESOLVED THAT Development Committee recommend to Council that staff be authorized to contact the County of Simcoe to request the County consider the proposed population allocation as outlined within the Rural Lands Conversion Report.

CARRIED

iv) Deeming By-Law – Dominic Dregoesic – 29th Street & McCague

It was;

MOVED BY S. WELLS
SECONDED BY D. FOSTER

RESOLUTION NO. 2014-05-17

RESOLVED THAT Development Committee recommend to Council that a By-Law, pursuant to Section 50(4) of the *Planning Act* be adopted to deem Lots 56 and 57 Plan 1033 to no longer be within a registered plan.

i) Departmental Accounts

i) Planning and Building Department Accounts (April 1-30, 2014)

It was;

MOVED BY D. FOSTER
SECONDED BY S. WELLS

RESOLUTION NO. 2014-05-18

RESOLVED THAT the Planning and Building Department Accounts for April 1 - 30, 2014, as reviewed by the Development Committee, are hereby confirmed.

CARRIED

6. OTHER AGENCY REPORTS

a) Ainley Project Status Report dated April 24, 2014

The Chair advised that she received a call from a resident within the Baywood development and that he expressed concerns related to a number of items that have not been completed. She then noted that she does not see an update within the report regarding the subdivision. Mr. Kelso advised that Ainley is a bit behind with reports and that he now has the most recent report from Ainley. He then advised that in the agreement of early occupancy it was agreed

that trails and sod would be complete. Mr. Kelso advised that he visited the site and noted that sod has been placed for most of the units front yards and rough grading has been completed. Mr. Kelso advised however that Baywood is behind the original schedule. He then advised that the agreement states that if the developer has not completed the items by October they would then be extended to June 15th but said that he thought this may not be achievable as they were off to a late start this year due to weather. The Chair asked if the developer would be digging phase two basements. Mr. Kelso advised that no, they would not be digging as no approvals for further development are in place.

Mayor Patterson commented that he has received two phone calls from residents who were to receive fencing around the golf course. He then asked staff to look into the matter and advise him.

It was then;

MOVED BY D. FOSTER
SECONDED BY S. WELLS

RESOLUTION NO. 2014-05-19

RESOLVED THAT the Development Committee receives the Ainley Project Status Report of April 24, 2014, for information.

CARRIED

b) Public Works / Engineering Technologist Development Project Status Report dated May 15, 2014

It was;

MOVED BY S. WELLS
SECONDED BY D. FOSTER

RESOLUTION NO. 2014-05-20

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

CARRIED

b) Planning Application Tracking System Report

It was;

MOVED BY D. FOSTER
SECONDED BY S. WELLS

RESOLUTION NO. 2014-05-21

RESOLVED THAT the Development Committee receives the Planning Application Tracking System Report dated May 23, 2014, for information.

CARRIED

c) Healthy Community Network Committee Status Report Goals for 2014

It was;

MOVED BY D. FOSTER
SECONDED BY S. WELLS

RESOLUTION NO. 2014-05-22

RESOLVED THAT the Development Committee hereby receives the Healthy Community Network Committee Status Report Goals for 2014, for information.

CARRIED

d) Healthy Community Network Committee Reports dated February 20, 2014, April 17, 2014 and May 15, 2014.

It was;

MOVED BY S. WELLS
SECONDED BY D. FOSTER

RESOLUTION NO. 2014-05-23

RESOLVED THAT the Development Committee receives the Healthy Community Network Committee Report dated February 20, 2014, April 17, 2014 and May 15, 2014, for information.

CARRIED

e) Accessibility Advisory Committee Report Dated March 27, 2014

It was;

MOVED BY D. FOSTER
SECONDED BY S. WELLS

RESOLUTION NO. 2014-05-24

RESOLVED THAT the Development Committee receives the Accessibility Advisory Committee Report dated March 27, 2014, for information.

CARRIED

7. DATE OF NEXT MEETING

Wednesday, June 25, 2014 at 1:30 p.m. in the Classroom.

8. ADJOURNMENT

The Chair adjourned the meeting at 2:35 p.m.