



## DEVELOPMENT COMMITTEE

### REPORT

Held Wednesday, June 25, 2014 at 1:30 p.m.  
In the Classroom, Town Hall

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|                 |                 |                                     |
|-----------------|-----------------|-------------------------------------|
| <b>PRESENT:</b> | N. Bifulchi     | Councillor/Chair                    |
|                 | D. Foster       | Deputy Mayor                        |
|                 | M. Bercovitch   | Councillor                          |
|                 | S. Wells        | Councillor                          |
|                 | C. Patterson    | Mayor                               |
|                 | G. Vadeboncoeur | Chief Administrative Officer        |
|                 | J. Legget       | Economic Development Officer        |
|                 | R. Kelso        | Manager of Planning and Development |
|                 | B. Vickers      | Chief Building Official             |
|                 | N. Wukasch      | Planner                             |
|                 | N. Ainley       | Junior Planner                      |
|                 | T. Jarratt      | Zoning Administrator                |
|                 | C. Taggart      | Recording Secretary                 |

#### REGRETS:

##### 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 items 5(a)(i) and 5(b)(i) due to a family storage business.

##### 3. DEPUTATIONS/PRESENTATIONS/PUBLIC MEETING

John Simmonds explained that they are proposing to develop a casino resort on lands located adjacent to and within the New England Village subdivision.

David Climans gave examples of other casino resort developments they have developed. He then described the proposal for the casino resort site.

Councillor Wells asked Mr. Kelso if the lands were originally zoned commercial. Mr. Kelso confirmed that a portion of the lands located adjacent to River Road West have a commercial zoning and Official Plan designation.

Councillor Wells then asked Mr. Climans if the proposal would have an impact on the existing golf course. Mr. Climans advised that there would be no impact to the golf course.

Mr. Climans continued to explain that the proposed development would include a casino, banquet facility, convention centre, a four storey, 300 room facility with spa and outdoor pool, and an indoor waterpark. He further advised that there would also be a retail component, and residential units with their own swimming pools and tennis courts. Links to the golf course would be

integrated as well. A bus drop off and pick up and the rear of the facility would also be provided. He then presented the architectural vision for the development.

The Chair asked if they have already talked with the OLG regarding their proposal. Mr. Simmonds advised that there has been no discussion with the OLG as they were seeking the Town's input and support of the project prior to beginning discussions with the OLG.

Mayor Patterson asked that if the project was to go ahead, which part of the development would be constructed first? Mr. Simmonds advised the OLG process is slow. He then spoke of the three golf courses in Town and that they would like to convert two of the golf courses from 18 holes to 12 holes and leave Marlwood as an 18 hole course. He then advised that the residential portion of the development would be time share or fractional ownership.

Councillor Bercovitch asked Mr. Simmonds if he thought they would get traffic from Blue Mountain to the proposed development. Mr. Simmonds answered that he believes there would be draw from Blue Mountain.

Councillor Bercovitch asked if they would be continuing with the residential development that has already started. Mr. Simmonds advised that the current development would continue but that changes would be needed.

Councillor Bercovitch asked if they do their own financing. Mr. Simmonds advised that there are partnership issues and he is stepping in to help.

Councillor Wells commented that it is an interesting concept and vision. He then asked what the vision would be for the loss of the 6 holes at the Wasaga Sands Golf Course. Mr. Simmonds advised that they would like to try to redevelop those lands in the future however no timing has been discussed. Councillor Wells commented that the redevelopment of those lands would be an issue for him. Discussion ensued.

Deputy Mayor Foster asked about the RFPQ process for casino operators. Ms. Legget confirmed that the RFPQ had been sent out to operators and then further explained the process.

Deputy Mayor Foster asked about the breakdown of slots and tables. Mr. Climans confirmed that they are all slots. Discussion ensued regarding the distances between casinos they have developed in the past.

The Chair asked Ms. Legget about the confirmed potential sites for an OLG operator. Ms. Legget advised that it would be wise for the Town to go through their own process to consider this site as a possible fifth site, and if Council chose to include the fifth site they then should inform the OLG that the Town is now considering 5 potential sites rather than 4.

Mr. Vadeboncoeur asked staff to confirm whether the current Official Plan designation and Zoning of the site support the proposed development. Mr. Kelso advised the Official Plan designations of the site includes commercial, institutional and residential designations. He then advised that there are three land ownerships involved with the proposed development. He then confirmed that the zoning is currently Commercial Recreation (CR), Commercial District Hold (CDH), Institutional Hold (IH) and Residential Type Two Hold (R2H). Mr. Vadeboncoeur then asked if a rezoning would be required. Mr. Kelso advised that amendments would be required to both the Official Plan and Comprehensive Zoning By-Law.

#### 4. UNFINISHED BUSINESS

##### File No.

|  |   |
|--|---|
| Z19/08<br>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<br>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 – 22 January 2014 – 26 March 2014 – 28 May 2014 - <b>On Agenda</b>   |
| OP01/12<br>PS04/11<br>Z13/11<br>Z01/13 | 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>                  |
| OP01/14<br>Z03/14                      | 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>                                      |
|  | Proposed Official Plan Amendment & Zoning By-Law Amendment – Wasaga Paintball Proposal – <b>On Agenda</b>   |

#### 5. DEPARTMENT REPORTS

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

##### a) Official Plan Amendments – Dave took over proceedings

##### i) Langman OPA & Rezoning – Report Back from Public Meeting – OP01/14 & Z03/14

It was;

MOVED BY C. PATTERSON  
SECONDED BY S. WELLS

RESOLUTION NO. 2014-06-01

RESOLVED THAT Development Committee recommend to Council that it approve the Official Plan Amendment and the Zoning By-Law Amendment submitted by 2016429 Ontario Inc. (Steve & Donna Langman, Wasaga Paintball), for lands legally described as North Part of Lot 21, Concession 9 in the Town of Wasaga Beach.

CARRIED

##### b) Zoning Amendments

##### i) Storage Containers – Accessory Storage Use – Permitting System

Councillor Wells commented to the comparison of storage containers to dumpsters and asked for clarification on the difference. Ms. Jarratt advised that dumpsters are considered garbage receptacles, and that they are permitted in any yard.

Councillor Wells asked for clarification in the report with regards to the temporary use of storage containers being permitted for a period of no less than 21 days. Ms. Jarratt clarified that the report should read no more than, rather than no less than.

Councillor Wells asked how a storage container could be placed at a setback requirement of 20 feet as most homes are sitting at the 20 foot setback and therefore would not allow sufficient space for the placement of a container. Ms. Jarratt advised that the report explains that a storage container would be permitted to be placed within the 20 foot setback and therefore restricts the length of the container that could be placed within the 20 foot setback. Councillor Wells commented that there are residential properties within the Town that do not have a 20 foot setback which then would not permit the placement of a storage container in the required front yard. Discussion ensued.

Councillor Wells commented that there are commercial sites within the Town which have been maxed out on their limits for parking already and do not have room for a storage container. Ms. Jarratt advised that through revision to the site plan control agreements some commercial developments could redesign their parking to permit the placement of a storage container.

Councillor Wells questioned how permitting would work and how staff would deal with a container that has not been removed within the 21 days.

Mr. Vickers advised that a building permit is required for the occupancy of a storage container. He further explained that a container being used for construction storage purposes would not require a building permit but rather a policy put in place to permit the use.

Ms. Jarratt advised that the Town could remove the storage container if it is not removed by the applicant by the 21 day limit.

Mr. Vadeboncoeur asked how much research has been completed by Staff to learn how other municipalities are dealing with the matter. Ms. Jarratt advised that she has contacted a number of other municipalities and that she provided that information in the January report to Committee. She further advised that municipalities vary in their approach to the issue and provided examples of Clearview Township who prohibits all storage containers and the City of Barrie who permits storage containers and applies building permits and their Zoning By-Law to the use of them.

It was then;

MOVED BY C. PATTERSON  
SECONDED BY S. WELLS

RESOLUTION NO. 2014-06-02

RESOLVED THAT Development Committee recommends to Council that a public meeting be held pursuant to the requirements of the *Planning Act* to obtain public and agency input regarding the proposed general amendment to Comprehensive Zoning By-Law No. 2003-60 as it pertains to the permanent and temporary use of storage containers for storage purposes within the municipality.

CARRIED

The Chair resumed the proceedings of the meeting

**c) Subdivision/Condominium Matters**

**i) Trillium Forest North – Request for Pre-Servicing Agreement – PS05/07**

Councillor Wells asked for the time lines for the development. Mr. Kelso advised that the project has been stop and go due to market conditions and other reasons. He further advised that all indications now show eagerness by the developer, and that they have requested their Ministry of Environment and Energy ECA application to be placed as a priority. Mr. Kelso advised that the Pre-Servicing agreement would allow water, sewer and road base to be partially completed prior to the completion of the subdivision agreement. He explained that the requested agreement would help to facilitate the project to meet timelines. Councillor Wells commented that they are showing strong intent. Mr. Kelso commented that there is a lot of money going into the project at this time.

It was then;

MOVED BY S. WELLS

SECONDED BY C. PATTERSON

RESOLUTION NO. 2014-06-03

RESOLVED THAT Development Committee receives the Planning Staff Report dated June 25, 2014 concerning a request for the Town to enter into a Pre-Servicing Agreement for the Trillium Forest North Plan of Subdivision with Zancor North In., and further that Development Committee recommends to Council that it authorize the execution of the Pre-Servicing Agreement by the Mayor and Clerk provided the required processing fee is paid and the necessary securities are posted.

CARRIED

**d) Site Plan Matters – None**

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

**Notices and Decisions** (*previously circulated to Council*)

Deputy Mayor Foster asked about item A09/14 Bayview Avenue and the petition received at Council. Ms. Jarratt advised that the Committee of Adjustment received the petition and they gave their approval of the application after receiving it.

It was then;

MOVED BY S. WELLS

SECONDED BY D. FOSTER

RESOLUTION NO. 2014-06-04

RESOLVED THAT Development Committee does hereby receive the Notices and Decisions for A04/14, A05/14, A07/14, A09/14, A08/14, B11/14, B09/14, A06/14 and B10/14, for information.

CARRIED

**f) Planning Division**

**i) Vacant Lot Unit Report dated June 2, 2014**

It was;

MOVED BY D. FOSTER  
SECONDED BY S. WELLS

RESOLUTION NO. 2014-06-05

RESOLVED THAT the Development Committee receives the Vacant Lot Unit Report dated June 2, 2014, for information.

CARRIED

**ii) New Unit Report dated June 2, 2014**

It was;

MOVED BY C. PATTERSON  
SECONDED BY S. WELLS

RESOLUTION NO. 2014-06-06

RESOLVED THAT the Development Committee receives the New Unit Report dated June 2, 2014, for information.

REFERRED

**g) Building Division**

**i) Building Department Report dated June 2, 2014**

It was;

MOVED BY S. WELLS  
SECONDED BY D. FOSTER

RESOLUTION NO. 2014-06-07

RESOLVED THAT the Development Committee receives the Building Department's Report dated June 2, 2014, for information.

CARRIED

**ii) April 2014 Residential Unit Report**

Deputy Mayor Foster thanked staff for the report.

It was then;

MOVED BY D. FOSTER  
SECONDED BY S. WELLS

RESOLUTION NO. 2014-06-08

RESOLVED THAT Development Committee receives the April 2014 Residential Unit Report, for information.

CARRIED

**h) Other Business**

**i) Healthy Eating and Food Related Policy Grant Application**

Councillor Bercovitch asked what this study entails and what the total cost would be. Mr. Ainley advised that in the past, focus has been on physical health and this would be an opportunity to research healthy eating. Mr. Wukasch elaborated on Mr. Ainley's comments and advised that the Healthy Community Network Committee has been involved with the matter and so has the Simcoe Muskoka District Health Unit.

Mayor Patterson commented that the Simcoe Muskoka District Health Unit is a big part of the health charter.

Mr. Kelso advised this is an opportunity for policy research for potential Official Plan policies, and that staff would be looking for "best practice" policies.

Councillor Wells asked if the funding would cover all of the costs for a contract employee. Mr. Kelso advised that the funding would broaden the use of the current contract employee and further advised that the funding would not cover all of the cost of that employee. Councillor Wells commented that he does not support the matter because he does not understand it, and because the funding does not cover the total cost.

Mr. Kelso advised that this is research which has been initiated by province to look at this.

Mr. Bercovitch commented that the province should research the matter. He further commented that there are no farms in the municipality.

The Chair asked if the research would look at policies for rooftop gardens as an example. Mr. Wukasch answered that there are many ideas that could be explored.

Mayor Patterson stated that the Town is a member of the Charter.

Deputy Mayor Foster commented that there are two farms in the Town. He then commented that he does not see it as a problem at all to research policies for the Town.

Mr. Vadeboncoeur commented that there are many urban areas dealing with issues such as backyard chickens, vegetable gardens in front yards, etc. and that this type of research would proactively explore best practices.

Mr. Kelso advised that coincidentally, many municipalities are dealing with the matter of back yards chickens at this time.

It was then;

MOVED BY S. WELLS  
SECONDED BY C. PATTERSON

RESOLUTION NO. 2014-06-09

RESOLVED THAT Development Committee recommends to that Council that it supports the application submitted to the Healthy Communities Partnership Funding Opportunity with the Simcoe Muskoka District Health Unit on June 4<sup>th</sup>, 2014 for the amount of \$3500.00 to research healthy eating and food related policy for the Town of Wasaga Beach.

CARRIED

**ii) Storage Containers as Commercial Buildings**

Deputy Mayor Foster asked what is the next step would be.

The Chair commented that she supports the comments in the report with respect to the aesthetic requirement for storage containers.

Councillor Wells commented that there is still no criteria as to whether they can support a proposal. He then asked for more specifics on building code.

Ms. Jarratt advised that currently there are no restrictions for building materials, but setback requirements and the building code apply to storage containers.

Mr. Kelso advised that staff does not dictate what a development should look like; a proponent submits a proposal and staff provide comment on the merits of that proposed.

Mr. Vickers advised that storage containers would be treated no different than a regular building with regard to the requirement of building code and that the type of occupancy then triggers which of the building code applies.

Mr. Vadeboncoeur clarified that regardless of the material being used to construct a building, the certain building code applies depending on the type of occupancy.

Councillor Wells asked why in the last year and half, Staff has not come up with design standards.

Mr. Kelso advised that the Zoning By-Law does have restrictions on the type of siding used. He then advised that through the site plan approval process Council has input into construction materials proposed and can base approval on a satisfactory proposal. He stated that the approval process has been outlined if the applicant so chooses to submit.

Mr. Kelso advised that the Town does not have urban design guidelines for shipping containers, but that staff can evaluate what is presented.

Mr. Wukasch commented that the matter is bigger than the aesthetics of shipping containers, and advised that there are no urban design guidelines for the entire Town.

Discussion ensued regarding the use of storage containers in the City of Toronto.

The Chair asked Mr. Vadeboncoeur to comment on the matter.

Mr. Vadeboncoeur commented that there are standards for building however there is no regulation for storage containers. He then commented that from a community standard, there

are developers within the Town that will only do the minimum and planning staff can report back on appropriate draft design guidelines for developers to adhere to.

The Chair asked Staff to come back next month with recommendations on design guidelines.

It was then;

MOVED BY C. PATTERSON  
SECONDED BY S. WELLS

RESOLUTION NO. 2014-06-10

RESOLVED THAT Development Committee recommend to Council that it receive the report on storage/shipping containers as primary uses on commercial property, for information.

CARRIED

**iii) Deeming By-Law – River Road East – Carmichael – DB03/14**

It was;

MOVED BY D. FOSTER  
SECONDED BY S. WELLS

RESOLUTION NO. 2014-06-11

RESOLVED THAT Development Committee recommend to Council that a By-Law, pursuant to Section 50(4) of the Planning Act be adopted to deem Lot 2, Plan 841 and Lots A and 49 Plan 721 to no longer be within a registered plan.

CARRIED

**i) Departmental Accounts**

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

It was;

MOVED BY S. WELLS  
SECONDED BY C. PATTERSON

RESOLUTION NO. 2014-06-12

RESOLVED THAT the Planning and Building Department Accounts for May 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 June 18, 2014**

It was;

MOVED BY S. WELLS  
SECONDED BY D. FOSTER

RESOLUTION NO. 2014-06-13

RESOLVED THAT the Development Committee receives the Public Works / Engineering Technologist Development Project Status Report of June 18, 2014, for information.

CARRIED

**b) Planning Application Tracking System Report**

It was;

MOVED BY D. FOSTER  
SECONDED BY S. WELLS

RESOLUTION NO. 2014-06-14

RESOLVED THAT the Development Committee receives the Planning Application Tracking System Report dated June 20, 2014, for information.

CARRIED

**c) Healthy Community Network Committee Age Friendly Report**

It was;

MOVED BY S. WELLS  
SECONDED BY D. FOSTER

RESOLUTION NO. 2014-06-15

RESOLVED THAT Development Committee recommends to Council that the Healthy Community Network be authorized to prepare a funding application to the Trillium Foundation, on behalf of Council, in order to complete a needs assessment of the extent to which Wasaga Beach meets the essential features for age friendly cities as established by the World Health Organization (WHO).

CARRIED

Mr. Vadeboncoeur asked about the status of the wave uprush study. Mr. Ainley advised that Milo Sturm is moving forward and has completed the mapping and elevations and is now matching up with the Nottawasaga Valley Conservation Authority mapping. He then advised that there is a meeting next week and expects a draft report at that time. He advised that he expects the report to be completed by the middle or end of next month.

The Chair asked if the study has been made a priority with Milo Sturm. Mr. Ainley advised that the study is their priority.

Mr. Vadeboncoeur asked if the study would be available for the next Development Committee meeting. Mr. Ainley advised that it is expected that a draft report would be.

**7. DATE OF NEXT MEETING**

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

**8. ADJOURNMENT**

The Chair adjourned the meeting at 3:22 p.m.