



DEVELOPMENT COMMITTEE

REPORT

Held Wednesday, July 23, 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. Vadeboncoeur	Chief Administrative Officer
	R. Kelso	Manager of Planning and Development
	B. Vickers	Chief Building Official
	D. Herron	Senior Planner
	N. Wukasch	Planner
	N. Ainley	Junior Planner
	C. Taggart	Recording Secretary
REGRETS:	C. Patterson	Mayor
	T. Jarratt	Zoning Administrator

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 3(v) due to a family storage business.

Councillor Wells declared pecuniary interest with item 5(a)(i) as one of his family members is a property owner.

3. DEPUTATIONS/PRESENTATIONS/PUBLIC MEETING

Kristine Loft – Loft Planning Inc. – Yiannakis Site Plan Proposal

The Chair welcomed Kristine Loft to the table.

Ms. Loft gave a brief presentation with regard to the site plan proposal on behalf of her client, 2373317 Ontairo Limited (Danny Yiannakis). She advised that the proposal is for a one storey commercial, 8000 square foot building to be located on the property east of the Shoppers Drug Mart plaza on the corner of Mosley Street and Puccini Drive. She advised that the proposed access to the site is from the Shoppers Drug Mart lands and that an exit would be provided on to Puccini Drive. Ms. Loft advised that the following applications have been submitted to the Town; Site Plan, Lift H, Minor Variance, two Consents (one for lot addition and one for an access easement), and revision to Site Plan for the current Shoppers Drug Mart site. She further advised that application has been made to request for a tree cutting permit, and explained that timing is important for geotechnical works to be completed and to allow machinery on site to bore holes. She expressed concern with Town Staff's recommendation to have the consent approvals prior to providing the tree cutting permit, as the owner would like to

begin construction in the fall. Ms. Loft then requested that the condition be removed regarding consent approval prior to tree cutting but to then add a condition that demarcation is completed prior to the removal of trees.

Councillor Bercovitch commented that the current entrance to the Shoppers Drug Mart is poorly marked and would like to see an improvement. He then advised that he would not support the tree cutting request without an additional condition for a sign to be posted informing residents of the proposed development.

Deputy Mayor Foster asked what the setback would be between the Shoppers Drug Mart lands and the proposed commercial building. Mr. Herron advised that there is a zero setback where commercial lands abut other commercial lands.

Deputy Mayor Foster commented that there could be a safety issue for the entrance between the Shoppers Drug Mart site and the new proposed site for those traveling back to Shoppers Drug Mart for prescriptions from the proposed commercial building if it is for medical practitioners. He then asked if trees would be kept on the corner of the proposed site which front onto Mosley Street as he would like to see a buffer from the proposed building. Ms. Loft advised that there are some mature trees that will be kept and that there is a not cut zone on the corner of the property which fronts onto Mosley Street.

Councillor Wells asked for clarification on the type of commercial use for the proposed building. Ms. Loft advised that the proposed building is to be used for medical practitioners. Councillor Wells then commented that he has concerns in the difficulty of recruiting doctors and would not like to see other types of commercial uses such as convenience or retail stores or that the building sit empty.

Deputy Mayor Foster commented that once trees are removed he would like to see construction begin soon after.

Councillor Bercovitch restated that he would want a sign installed prior to tree removal.

The Chair thanked Ms. Loft for her presentation.

Milo Sturm – Shore Plan Engineering – Preliminary Findings of the Natural Hazard Study for Beach Area 1 & 2

The Chair welcomed Milo Sturm and Bruce Pinchin to the table.

Mr. Pinchin gave a brief presentation regarding the preliminary findings of the natural hazard study for Beach Area 1 and 2. He advised that the Nottawasaga Valley Conservation Authority has regulated the shoreline. He presented mapping showing the hazard limits for the Nottawasaga River and the Bay. He advised that there is no merit to restricting development in Beach Area 1 due to dynamic beach processes. He then advised that Beach Area 2 has a different allowance as there is no existing development, however the grading that's being done by the MNR and the existing boardwalk has an effect on the natural process of the dynamic beach.

Mr. Pinchin advised that he sees no issues with proposed boardwalk for Beach Area 2 and the proposed boardwalk for on the river side.

The Chair asked if they have been in contact with the Nottawasaga Valley Conservation Authority. Mr. Pinchin advised that they have not been in contact with them as yet. The Chair then advised that they should be contacting the Nottawasaga Valley Conservation Authority now.

Councillor Wells asked what the implications for building within the Nottawasaga Valley Conservation Authority's regulatory area would be. Ms. Pinchin explained that they look at the Nottawasaga Valley Conservation Authority's mapping and determine if their regulations apply.

Councillor Wells then asked what the difference is between their engineered mapping and the Nottawasaga Valley Conservation Authority's mapping. Mr. Pinchin advised that the lands are developable but require a permit from the Nottawasaga Valley Conservation Authority.

The Chair commented that she would like in writing that the lands are developable from the Nottawasaga Valley Conservation Authority sooner than later.

Deputy Mayor Foster then asked if a barrier could be incorporated with benches in front of the boardwalk to help with wave uprush. Mr. Pinchin advised that the wall could reduce the amount of sand but grading would have to continue as well, he also reiterated that he has no concern at this time for flood proofing.

Mr. Vadeboncoeur asked why the mapping shows Beach Area 1's no-structure wave uprush limit but it is not shown in Beach Area 2. Mr. Pinchin explained that the no-structure wave uprush limit is shown in Beach Area 1 as there is existing development, whereas in Beach Area 2 the natural hazards limit would determine the setback.

The Chair thanked Mr. Pinchin for his presentation.

Tatyana Moro – Rogers Telecommunications Tower – Riverbend Plaza Proposal

The Chair welcomed Tatyana Moro to the table.

Ms. Moro gave a brief presentation in regard to the proposed telecommunications tower to be installed on the Riverbend Plaza site. She advised that there are delays with the original proposed site on Oxbow Park Road and therefore are now proposing installation of the tower on the Riverbend Plaza site. She advised that the 25 metre tower would replace a current light standard on an island adjacent to the Tim Horton's building.

Councillor Bercovitch asked why there is a delay with the Oxbow site. Mr. Vadeboncoeur advised that the Town is going through the purchase process with Infrastructure Ontario and the delay is due to an easement which needs to be lifted. Councillor Bercovitch then asked how the reduction in height would affect Rogers customers. Ms. Moro explained that the reduction in height is not ideal however it was the request of Town staff that it be reduced. Mr. Herron advised that it has to be determined if the 35 metre base would fit onto the island and he also advised that the reduction of height to the 25 metre tower would minimize the impact on the residential lands located across the river.

Deputy Mayor Foster commented that he is not opposed to the 35 metre tower, as he would prefer this rather than having towers all over town.

Councillor Wells asked if there were other alternative sites considered and also asked if the tower could be placed on lands by the sewage station off Oxobw. Ms. Moro advised that extensive research goes into determining a site that does not have interference with another site, and the sewage station was not a site that could accommodate.

The Chair thanked Ms. Moro for her presentation.

Al Stiff – Homeowner in Stage 1, Phase 1 of New England Village

The Chair welcomed Al Stiff to the table.

Mr. Stiff explained that he purchased his home located in the New England Village in 2008 and moved into the home in 2013. He advised that he had signed an agreement for early occupancy and part of that agreement was that there would be no grass until fall. He advised that no sod was laid in the fall and still no sod was laid in the spring so he then contacted Mr. Kelso. He advised that Mr. Kelso requested Baywood to provide a detailed plan for schedule for completion of works. He then commented that the splitting of the condo has caused efficiency and cost issues due to separate contracts for snow removal and grass cutting etc. Mr. Stiff then explained that the revised schedule showed for sod to be laid by the middle of July and still there is no sod. He then commented that the builder is not stepping up to their commitments. He also advised that a fence that is to be constructed has not been started. He then requested that nothing further be allowed in Phase 1b until works are completed for Phase 1a. He finished by commenting that when he purchased his home, it was marketed to be on a full 18 hole golf course and requested that no approvals be given to reduce the number of holes for the course.

The Chair commented that she agreed with most of Mr. Stiff's comments.

Councillor Wells commented that he agreed with all comments made by Mr. Stiff.

The Chair thanked Mr. Stiff for attending the meeting.

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

Jeremy Osborne – Travel Trailers – Parking of Special Vehicles

Deputy Mayor Foster welcomed Mr. Osborne to the table.

Mr. Osborne explained that he recently purchased a trailer that does not meet the zoning by-law requirement and is requesting Committee to consider a change to the maximum length of a trailer from 7 metres to 9 metres. He then explained that a neighbour has contacted the Town's By-law department and they are being visited daily with photos being taken. Mr. Osborne then showed committee excerpts from the Clearview Township zoning by-law which does not have a size restriction for trailers only setback requirements. He also shared pictures with Committee to show where the trailer is parked in the driveway, to demonstrate that he has a very large driveway and that the trailer does not block any neighbours views.

Mr. Vadeboncoeur asked Mr. Osborne where he stores the trailer off season. Mr. Osborne advised that the trailer is stored off site and is also stored off site right now.

Deputy Mayor Foster thanked Mr. Osborne for attending the meeting.

The Chair resumed proceedings of the 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 – 22 January 2014 – 26 March 2014 – 28 May 2014 – Public Meeting July 22, 2014
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; <i>(On hold pending outcome of Tourism Accommodation Review)</i>

5. DEPARTMENT REPORTS

a) Official Plan Amendments

Councillor Wells left the meeting as he had declared pecuniary interest with item 5(a)(i) due to an immediate family member being a property owner.

i) **Report Back from Public Meeting – TAC OPA & Rezoning**

Mr. Wukasch spoke to the matter. He advised that staff is concentrating on final re-inspections for the first four of the 13 properties in August and will continue with the other nine properties in the fall. He explained that the next steps would be for the By-Law Department and Fire Department to conduct inspections in August of the first four properties to determine that they met the standards set out by the Town for residential use, which include containing kitchens, meeting the Property Standards By-law, and Meeting the Fire Code for health and safety, and providing an electrical capabilities assessment.

The Chair thanked Mr. Wukasch for all of his work on this project. She then asked for clarification of what property standards means, because she is still concerned about the outdoor aesthetics of some of these properties. She wanted to make sure that the standards included the outside of the buildings. Mr. Wukasch advised that it is a site specific exercise and that the By-law Department will have to inspect the units, inside and out, and determine whether any improvements are required to meet the standards. The Chair asked if there a clear list for what is expected for standards.

Councillor Bercovitch commented that he hopes there will be no allowances for properties that don't meet zoning standards. He then commented on the by-law requirement for the standards for a kitchen, he stated that he does not agree with a unit only being equipped with a microwave or hot plate and that the units should have a fully functional kitchen with a stove. Discussion ensued regarding the standards for kitchens. Some of these properties have deteriorated with no investment being put back into them. He stated he was okay with moving ahead with inspections for the properties at 32nd Street.

Deputy Mayor Foster commented that the units at 32nd and Mosley Street would be the easiest to put forward now. He then stated that he had concern for timing of inspections, as units that may not pass inspection would then have residents that would have to be evicted from their units during winter months if the rezoning was not passed. He further commented that poor standards of units should not be on complaint basis as some residents may be in a vulnerable position and not report poor conditions for fear of repercussions. He then stated that there should not be a minimum standard but rather a reasonable standard. He then questioned whether the Town could maintain the right to inspect the units every 3 or 5 years once the rezoning to residential occurs, then commented that the Town would have no right to enter once the property is zoned residential. He further commented to the protection of tenancy under the Residential Tenancies Act and the possible vulnerable sector. He then stated that he is not willing to support the motion as it stands, and requested that Committee be informed of the outcome of the inspections prior to supporting the motion to move forward with the official plan amendment and rezoning.

Mr. Vadeboncoeur advised that he could prepare a new motion to refer the matter back to staff and the Committee agreed.

It was then;

MOVED BY D. FOSTER
SECONDED M. BERCOVITCH

RESOLUTION NO. 2014-07-01

RESOLVED THAT dealing with the review of Tourism Accommodation policies as they pertain to conversions to residential uses be referred back to Staff so that Staff may conduct the inspections on the four Tourism Accommodation properties at the intersection of Mosley Street and 32nd Street and report back to Committee and consider the other comments raised by Committee.

CARRIED

Councillor Wells returned to the meeting.

b) Zoning Amendments

i) Yiannakis Lift 'H' – Z08/14

Councillor Wells commented that he agrees with the recommendations from Staff to have consent approvals prior to a tree cutting permit being issued.

It was then;

MOVED BY D. FOSTER
SECONDED BY M. BERCOVITCH

RESOLUTION NO. 2014-07-02

RESOLVED THAT Development Committee recommends to Council that it lift the Holding (H) symbol on lands owned by 2373317 Ontario Limited (Yiannakis) from Part of Lot 1, Concession 15, at the corner of Mosley Street and Puccini Drive conditional upon a site plan control agreement being executed by both the owner and the Town of Wasaga Beach.

CARRIED

ii) Trillium Forest North Lift 'H' Phase 1 – Z07/14

It was;

MOVED BY M. BERCOVITCH

SECONDED BY S. WELLS

RESOLUTION NO. 2014-07-03

RESOLVED THAT Development Committee recommends Council lift the Holding (H) symbol for the lands associated with Phase 1 of the Trillium Forest North project by Zancor North Inc. provided a Subdivision Agreement has been executed and the required securities have been posted by the developer to the satisfaction of the Town.

CARRIED

c) Subdivision/Condominium Matters

i) Blueberry Village Remedial Construction/Deficiency Corrections – 51M-798

Councillor Wells commented that he agrees with the recommendation. He then asked if the corner property is included as part of the clean-up. Mr. Kelso advised that there was a proposal at one time for the corner property but it then had been abandoned. He further advised that Block 103 is what pertains to the recommendation and suggested that property standards for the corner parcel could deal with the matter of clean-up.

Councillor Bercovitch asked how soon this would be moving forward. Mr. Kelso advised that once a tender is confirmed it is expected to be ready for September or October.

It was then;

MOVED BY M. BERCOVITCH

SECONDED BY S. WELLS

RESOLUTION NO. 2014-07-04

RESOLVED THAT Development Committee recommends Council authorize staff to utilize the existing development securities being held by the Town to complete the outstanding road works and the outstanding subdivision deficiencies in the Blueberry Village medium density townhouse project through a competitive bidding process administered by staff.

CARRIED

d) Site Plan Matters

i) Yiannakis Site Plan Approval Application – SP05/14

It was;

MOVED BY M. BERCOVITCH
 SECONDED BY D. FOSTER

RESOLUTION NO. 2014-07-05

RESOLVED THAT Development Committee recommend to Council that the following report describing the application for site plan approval of the development of a new commercial building at Part Lot 1, Concession 15, corner of Mosley Street and Puccini Drive, proposed by 2373174 Ontario Limited, be accepted for information.

CARRIED

ii) 1900 Mosley Street Revision to Site Plan – SP06/14

It was;

MOVED BY S. WELLS
 SECONDED BY D. FOSTER

RESOLUTION NO. 2014-07-06

RESOLVED THAT Development Committee recommends to Council that the following report describing the application for revision to site plan approval proposed by BDDC Holdings Inc. at 1900 Mosley Street, be accepted for information.

CARRIED

iii) Tree Cutting Request – Yiannakis – Mosley Street

Councillor Bercovitch asked for a condition for a sign to be erected be added to the motion. Discussion ensued regarding the timing issues for removal of trees. Mr. Vadeboncoeur advised that the consent applications will be heard at the September Committee of Consent meeting and clarified that the matter of the sign could be added to the motion if wished by Committee. Councillor Wells commented that he supports the recommendation as set down. Committee then agreed to add the condition of the sign to the motion.

It was then;

MOVED BY M. BERCOVITCH
 SECONDED BY S. WELLS

RESOLUTION NO. 2014-07-07

RESOLVED THAT the application for a Tree Cutting Permit to allow the removal of trees from lands owned by 2373174 Ontario Limited (Yiannakis) on lands described as Part of Lot 1, Concession 15, northwest corner of Mosley Street and Puccini Drive, be approved conditional upon the owner securing approvals from Committee of Consent and Committee of Adjustment prior to the removal of trees, and conditional upon the tree protection area near the intersection of Mosley Street and Puccini Drive being demarcated for protection to the satisfaction of the Town prior to the commencement of tree removal operations and that a sign notifying the public of the tree removal and the purpose of the tree removal be placed on the property prior to any work commencing.

CARRIED

iv) New England Village – Phase 1 Condominium Construction Schedule

Mr. Kelso commented that the registration of the Phase 1 and 2 condos was done with a shared facilities agreement and that all costs are shared. He then stated that he disagrees with

Mr. Stiff's comments on the increased costs due to dual registration of the condos. The Chair asked if there has been an occupancy in Phase 2 of the development. Mr. Kelso advised that he would have to check with building department. The Chair commented that Baywood needs to step up and asked that no other occupancies be given until the Phase 1 works are completed. Mr. Kelso advised that withholding occupancy would be contrary to the existing development agreement with the Town and open up the Town for litigation.

Mr. Vadeboncoeur advised that the homeowners of the first phase signed an agreement and the Town then allowed early occupancy. He then advised that the developer has to meet the minimum health and safety requirement, and once the builder has met that obligation the Chief Building Official must give occupancy. Mr. Kelso commented that securities are held for the development and suggested that they should be held until all works are completed.

The Chair asked at what point the Town can make the works happen. Mr. Kelso advised that typically securities are taken to finish work when a developer has abandoned a project. Although the project is behind schedule it has not been abandoned and if securities are taken from the developers they in turn threaten law suits. Mr. Kelso also stated that the Town cannot engage a contractor to do the same work as another contractor is presently engaged to do on the same site. Discussion ensued regarding holding securities. Mr. Vadeboncoeur advised that if in a month's time works are not completed the Town could send a letter to the developer regarding securities being taken to complete works.

Councillor Wells stated that anything going forward for requests for leniency from the developer he will not support. He also requested that no more Staff time is to be spent on any other development proposed by Baywood Homes.

Councillor Bercovitch requested that Staff contact Mr. Stiff to provide an update on the Town's position on the matter.

It was then;

MOVED BY D. FOSTER
SECONDED BY S. WELLS

RESOLUTION NO. 2014-07-08

RESOLVED THAT Development Committee recommend to Council to receive the report on the Baywood Homes construction schedule for Phase 1 for information.

CARRIED

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

Notices (*previously circulated to Council*)

It was;

MOVED BY M. BERCOVITCH
SECONDED BY S. WELLS

RESOLUTION NO. 2014-06-09

RESOLVED THAT the Development Committee does hereby receive the Notices for A10/14, A11/14 and B13/14, for information.

CARRIED

f) Planning Division**i) Vacant Lot Unit Report dated July 2, 2014**

It was;

MOVED BY S. WELLS

SECONDED BY M. BERCOVITCH

RESOLUTION NO. 2014-07-10

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

CARRIED

ii) New Unit Report dated July 2, 2014

It was;

MOVED BY M. BERCOVITCH

SECONDED BY S. WELLS

RESOLUTION NO. 2014-07-11

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

CARRIED

g) Building Division**i) Building Department Report dated July 2, 2014**

Councillor Bercovitch asked Staff to comment to the matter. Mr. Kelso advised that the numbers are on track with the budget and that the numbers are in line with the numbers from 2012. Councillor Bercovitch asked if the building permit fees increased. Mr. Vickers advised that the permit fees did increase last fall.

It was then;

MOVED BY D. FOSTER

SECONDED BY S.WELLS

RESOLUTION NO. 2014-07-12

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

CARRIED

ii) Storage Containers – Building Code Requirements

Councillor Wells asked for confirmation that if a storage container is less than a certain size the building code would not apply. Mr. Vickers advised that if a storage container is less than 10 square metres it would not require a building permit.

Councillor Wells commented that as long as there are wheels on a put on a storage container then the building code does not apply. Mr. Vickers advised that the distinction is, the trailer or

container on wheels must be road worthy and the MTO's regulation is applicable, but not the building code.

It was then;

MOVED BY S. WELLS

SECONDED BY M. BERCOVITCH

RESOLUTION NO. 2014-07-13

RESOLVED THAT the Development Committee receives the report on the Building Code Requirements for Metal Shipping/Storage Containers, for information.

CARRIED

Committee agreed to hear the agenda out of order and moved to Item 5(h)(iv).

h) Other Business

iv) Rogers Proposed Telecommunication Tower – Riverbend Plaza Location

It was;

MOVED BY D. FOSTER

SECONDED BY M. BERCOVITCH

RESOLUTION NO. 2014-07-14

RESOLVED THAT Development Committee recommend to Council that the Rogers Communications Inc. proposal to install a cellular tower at the Schoonertown Plaza, 1263 Mosley Street, be received for information.

CARRIED

i) Re-purposing of Shipping Containers – Draft Design Criteria

It was;

MOVED BY S. WELLS

SECONDED BY M. BERCOVITCH

RESOLUTION NO. 2014-07-15

RESOLVED THAT Development Committee recommend to Council to receive the report on Design Criteria for storage/shipping containers as primary uses on commercial, industrial, and institutional property in Wasaga Beach for information.

CARRIED

ii) Draft Natural Hazard Study Update – Beach Areas 1 & 2

The Chair reiterated the need to contact the NVCA. Mr. Kelso advised that he is concerned with the hazard line on Beach Area 2 and advised that before contacting the NVCA the Town needs to obtain and carefully review the full report from Milo Sturm. Discussion ensued.

It was then;

MOVED BY S. WELLS
SECONDED BY D. FOSTER

RESOLUTION NO. 2014-07-16

RESOLVED THAT Development Committee recommend to Council that this information report and interim submission by Shoreplan Engineering staff be accepted as a status update for the Beach Areas 1 and 2 Natural Hazard Study.

CARRIED

iii) Healthy Community Design – Policy Statements for Official Plan

It was;

MOVED BY D. FOSTER
SECONDED BY S. WELLS

RESOLUTION NO. 2014-07-17

RESOLVED THAT Development Committee recommends to Council that the updated Simcoe Muskoka District Health Unit document; 'Healthy Community Design: Policy Statements for Official Plans (2014)' be adopted as information and does not require an Official Plan review at this time.

CARRIED

iv) Second Quarter Financial Report

It was;

MOVED BY S. WELLS
SECONDED BY d. FOSTER

RESOLUTION NO. 2014-07-18

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

CARRIED

v) Extension of Contract Planning Position

It was;

MOVED BY M. BERCOVITCH
SECONDED BY S. WELLS

RESOLUTION NO. 2014-07-19

RESOLVED THAT Development Committee recommends Council consider the extension of the existing contract for Nick Ainley for the position of the Contract Junior Planner for a period of four months from the date of expiry on August 29th, 2014 to December 23, 2014.

CARRIED

i) Departmental Accounts**i) Planning and Building Department Accounts (June 1-30, 2014)**

It was;

MOVED BY M. BERCOVITCH
SECONDED BY S. WELLS

RESOLUTION NO. 2014-07-20

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

CARRIED

6. OTHER AGENCY REPORTS**a) Ainley Project Status Report Dated June 25, 2014**

Councillor Bercovitch asked for more information regarding resident concerns from the Beach House Resort and Bluewater developments. Mr. Kelso advised that the matter regarding the Beach House Resort project is a dispute between neighbours. He then clarified that the matter for the Bluewater development is in regard to the neighbouring wetlands. Discussion ensued regarding resident concerns.

It was then;

MOVED BY S. WELLS
SECONDED BY M. BERCOVITCH

RESOLUTION NO. 2014-07-21

RESOLVED THAT the Development Committee receives the Ainley Project Status Report of June 25, 2014, for information.

CARRIED

b) Public Works / Engineering Technologist Development Project Status Report dated July 16, 2014

Councillor Wells commented that he does not want to see any further action by Town staff on any of Baywood's developments other than to be informed on works completed.

It was then;

MOVED BY M. BERCOVITCH
SECONDED BY D. FOSTER

RESOLUTION NO. 2014-07-22

RESOLVED THAT the Development Committee receives the Public Works / Engineering Technologist Development Project Status Report of July 16, 2014, for information.

CARRIED

c) Planning Application Tracking System Report

It was;

MOVED BY S. WELLS

SECONDED BY M. BERCOVITCH

RESOLUTION NO. 2014-07-23

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

CARRIED

d) Accessibility Advisory Committee Report Dated May 22, 2014

MOVED BY S. WELLS

SECONDED BY M. BERCOVITCH

RESOLUTION NO. 2014-07-24

RESOLVED THAT the Development Committee hereby receives the Accessibility Advisory Committee Report of May 22, 2014, for information

CARRIED

7. DATE OF NEXT MEETING

Wednesday, August 27, 2014 at 1:30 p.m. in the Classroom.

8. ADJOURNMENT

The Chair adjourned the meeting at 4:25 p.m.