



## DEVELOPMENT COMMITTEE

### REPORT

Held Wednesday, August 27, 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                          |
|                 | G. Vadeboncoeur | Chief Administrative Officer        |
|                 | D. Herron       | Senior Planner                      |
|                 | T. Jarratt      | Zoning Administrator                |
|                 | N. Ainley       | Junior Planner                      |
|                 | C. Taggart      | Recording Secretary                 |
| <b>REGRETS:</b> | R. Kelso        | Manager of Planning and Development |
|                 | N. Wukasch      | Planner                             |
|                 | C. Patterson    | Mayor                               |

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

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

##### i) Laura Nelson/Russel Mathew – Hemson – Presentation of Draft Employment Land Needs Analysis Update

The Chair welcomed Laura Nelson and Russel Mathew to the table.

Mr. Ainley briefed Committee on the purpose of Employment Land Needs Analysis and then introduced Mr. Mathew and Ms. Nelson.

Mr. Mathew spoke to the employment trends and growth in Wasaga Beach and referred to the new 2014 Provincial Policy Statement which encourages planning for employment lands. He then advised Committee of the forecasted population increase and employment growth in Wasaga Beach. Mr. Mathew advised of the number of residents who work within Wasaga Beach and those who commute out of town to work and those who commute to Wasaga Beach to work. He advised that less than 2% of lands are available for service commercial use within the Town and that 85% of lands are residential. He then stated that there is less than 5 hectares of vacant developable service commercial lands remaining. Mr. Mathew advised that the analysis concluded that the Town has plentiful supply of residential lands. From a planning perspective the Town would not need to convert the service commercial lands to residential. He then expressed that there is a limited supply of service commercial lands and that the

business park parcel is the only parcel that offers service commercial and suggested that the Town encourage the current owner to develop with this type of use.

Deputy Mayor Foster asked for clarification on the 5 hectares of service commercial lands. Mr. Mathews advised that the 5 hectares is in respect to the lands off of old Highway 26.

Discussion ensued regarding employment numbers within the town of Wasaga Beach.

Councillor Bercovitch asked Mr. Mathew if the firm came back in another 8 years would they have the same opinion. Mr. Mathew answered that it would depend on the owner the land.

Councillor Bercovitch asked when the business park came to be. Mr. Vadeboncoeur advised that the business park came to be in the early 90's and that the lands sat until the bypass was established. Councillor Bercovitch commented that the business park has been sitting for some time, and asked how the Town can get something happening. Mr. Mathew suggested in the extreme case the municipality could purchase the land, however it is difficult other than to encourage the current owner to develop the lands.

The Chair commented that the Town needs to speak with the developer.

The Committee agreed to hear the agenda out of order and moved to item 5(h)(i).

## **h) Other Business**

### **i) Hemson – Employment Land Needs Analysis Update**

It was;

MOVED BY M. BERCOVITCH  
SECONDED BY D. FOSTER

RESOLUTION NO. 2014-08-01

RESOLVED THAT Development Committee recommends to Council that it receive the draft Employment Lands Needs Analysis Update by Hemson Consulting for the purpose of information and review.

CARRIED

### **ii) Frank Canonaco, President Baywood Homes – New England Village Project**

The Chair welcomed Frank Canonaco.

Mr. Cononaco explained that the purpose of attending the meeting is to assure Committee that work is being completed and to answer any questions Committee has.

The Chair commented that the Town likes to see development however also likes to see a schedule met. The Chair then commented that she would like to see the works finished.

Deputy Mayor Foster commented that they were given a timeline and nothing was adhered to and now a new timeline has been given. He then commented that snow could be the next issue to hold up works and he would appreciate realistic timelines.

Councillor Wells stated that he agreed with the comments from the Chair and Deputy Mayor Foster. He then stated that he stands by his comment from the last Development Committee meeting that he is not prepared to allow any further leniency.

Councillor Bercovitch commented that it is embarrassing to speak to residents. He then asked why Committee should have confidence that the new schedule will be met.

Mr. Canonaco advised that workers are on site now, and agreed they have not met deadlines. He then advised that their goal over the next couple of months is to complete the works before the snow falls. He further stated that Baywood has completed over 2000 units in Wasaga Beach and they have fulfilled obligations with the Town.

Councillor Wells commented that he hopes this schedule will be met unlike the last two, he then asked that Ainley be asked to do another site inspection for the next Development Committee meeting.

Mr. Canonaco requested Committee to allow staff to continue working on with the approval of New England Village. Councillor Wells commented that any legally obligation by the Town will met. Mr. Herron advised that the Town is required to meet the deadlines as per the Planning Act.

The Chair commented that the Town entered into an agreement to permit early occupancy and that Council are not willing to do that again or to amend the terms of that agreement.

Discussion ensued regarding the site plan application for Phase 2 A, B and C.

Discussion ensued regard the occupancies of Phase 1 B.

Mr. Vadeboncoeur advised of the agreement for Phase 1 A and now that Phase 1 B occupancies are approaching Committee would like to see occupancy and site works be completed at the same time.

Mr. Herron requested that Baywood Homes be more forth coming and advise staff of when works are being completed.

The Chair thanked Mr. Canonaco for attending the meeting.

#### **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 – Public Meeting July 22, 2014   |

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; (*On hold pending outcome of Tourism Accommodation Review*)

## 5. DEPARTMENT REPORTS

### a) Official Plan Amendments - None

The Chair declared pecuniary interest with items 5(a)(i) and 5(a)(iii) and handed the proceedings of the meeting over to Deputy Mayor Foster for those items.

### b) Zoning Amendments

#### i) **Storage Containers Report Back from Public Meeting – Storage Purposes for Residential – Z 03/12**

Deputy Mayor Foster asked for clarification on permitting system. Ms. Jarratt advised that staff is working towards the permitting system.

It was then;

MOVED BY S. WELLS

SECONDED BY M. BERCOVITCH

RESOLUTION NO. 2014-08-02

RESOLVED THAT Development Committee receives for information the report back from the Public Meeting held on July 22, 2014 for the proposed general amendment to Comprehensive Zoning By-Law No. 2003-60, as amended that would provide provisions for the use of storage/shipping containers for accessory storage purposes.

CARRIED

#### iii) **Parking of Special Vehicles**

Councillor Bercovitch commented that there could be a sliding scale for the size of trailer stored on a driveway. Ms. Jarratt commented that the matter is getting complicated and that staff is trying to keep the by-law straight forward as it would be onerous on the By-Law Department.

Councilor Wells commented that the matter could keep being revisited with further requests. He suggested that in season for all special vehicles the by-law could be based on a setback from property lines rather than dealing with lengths and that by addressing that matter that way it would be respectful of neighbours and safety.

Councillor Bercovitch commented that he does not feel comfortable with the recommendation.

Deputy Mayor Foster agreed with Councillor Wells approach. Discussion ensued regarding the idea of site specific amendments as a possibility.

Ms. Jarratt advised that currently the Zoning By-Law permits storage in the rear for off season. Discussion ensued regarding referring the matter back to staff.

Mr. Vadeboncoeur asked Committee if the request of staff is to look at opportunities within the Zoning By-law or could they also look outside the By-law, for example a permit.

Councillor Wells commented that he is willing to look at other alternatives but likes the idea of maintaining setbacks.

Committee agreed to refer back to staff.

It was;

MOVED BY  
SECONDED BY

RESOLUTION NO. 2014-08-03

RESOLVED THAT report 5(b)(iii) be referred back to staff to explore other options to regulate the parking of special vehicles on private property within the Comprehensive Zoning By-Law or other alternatives that may be available to regulate the parking of special vehicles.

CARRIED

The Chair resumed the proceedings of the meeting.

**ii) Lifting of Holding Provision – Shore Lane Severances – Bart Chapman Z10/14**

It was;

MOVED BY M. BERCOVITCH  
SECONDED BY D. FOSTER

RESOLUTION NO. 2014-08-04

RESOLVED THAT Development Committee recommends to Council that it lift the Holding (H) symbol for the lands located on Shore Lane and legally described as Parts 1-4, 8 and 9 on Registered Reference Plan 51R-39265.

CARRIED

**c) Subdivision/Condominium Matters**

**i) Request for Model Homes – Trillium Forest North – Zancor North Inc.**

Councillor Wells asked about the required securities. Mr. Herron confirmed that the staff report recommends the securities required of the site preparation agreement be applied against the model homes. It was then;

MOVED BY M. BERCOVITCH  
SECONDED BY S.WELLS

RESOLUTION NO. 2014-08-05

RESOLVED THAT Development Committee recommends Council that it support the issuance of Model Home Permits for 22 single detached dwellings located in the first phase of the

Trillium Forest North project by Zancor North Inc. provided a Model Home Agreement is executed by the developer.

CARRIED

**d) Site Plan Matters**

**i) New England Village – Phase 1 A & B – Construction Status Update**

It was;

MOVED BY S. WELLS

SECONDED BY M. BERCOVITCH

RESOLUTION NO. 2014-08-06

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

CARRIED

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

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

It was;

MOVED BY D. FOSTER

SECONDED BY S. WELLS

RESOLUTION NO. 2014-08-07

RESOLVED THAT Development Committee does hereby receive the Notices and Decisions for A10/14, A11/14, B13/14, A13/14, A11/13, B16/14, B17/14, A14/14 and A15/14, for information.

CARRIED

**f) Planning Division**

**i) Vacant Lot Unit Report dated August 5, 2014**

It was;

MOVED BY D. FOSTER

SECONDED BY M. BERCOVITCH

RESOLUTION NO. 2014-08-08

RESOLVED THAT the Development Committee receives the Vacant Lot Unit Report dated August 5, 2014, for information.

CARRIED

**ii) New Unit Report dated August 5, 2014**

It was;

MOVED BY M. BERCOVITCH

SECONDED BY S. WELLS

RESOLUTION NO. 2014-08-09

RESOLVED THAT the Development Committee receives the New Unit Report dated August 5, 2014, for information.

CARRIED

**g) Building Division**

**i) Building Department Report dated August 5, 2014**

It was then;

MOVED BY S. WELLS  
SECONDED BY D. FOSTER

RESOLUTION NO. 2014-08-10

RESOLVED THAT the Development Committee receives the Building Department's Report dated August 5, 2014, for information.

CARRIED

**h) Other Business**

**ii) Shore Plan – Beach Area 1 & 2 Natural Hazard Study**

Mr. Ainley advised that the Nottawasaga Valley Conservation Authority also commented on addressing erosion hazards and safe access along the Nottawasaga River within the Natural Hazard Study. He further advised that staff have requested a cost estimate from Shore Plan Engineering, and no decisions on the matter have been made at this time.

It was;

MOVED BY S. WELLS  
SECONDED BY D. FOSTER

RESOLUTION NO. 2014-08-11

RESOLVED THAT Development Committee recommends to Council that the Beach Areas 1 and 2 Natural Hazard Study draft report submitted by Shoreplan Engineering be accepted for information and staff be directed to revise the proposed Official Plan and Zoning By-Law Amendments for Beach Areas 1 and 2 accordingly.

CARRIED

**iii) Changes Proposed to the Planning Act – Bill 3 – Affordable Inclusionary Housing Requirements**

It was;

MOVED BY S. WELLS  
SECONDED BY M. BERCOVITCH

RESOLUTION NO. 2014-08-12

RESOLVED THAT Development Committee recommend to Council that it receive the report on the Proposed Amendment to the Planning Act for Inclusionary Housing for information.

CARRIED

**iv) Proposed Changes in the Consolidated List of Fees and Charges**

Councillor Wells commented that he believes the fees are high enough and stated that he does not support the motion.

Deputy Mayor Foster stated that he does not support the motion.

It was then;

MOVED BY D. FOSTER  
SECONDED BY S. WELLS

RESOLUTION NO. 2014-08-13

RESOLVED THAT Development Committee recommends to Council that it approve the proposed planning application fee schedule revisions as outlined in the August 27, 2014 staff report and that the municipal Consolidated Fees and Charges By-Law No. 2013-107 be amended accordingly; and further that the revised fees come into effect January 1, 2015.

DEFEATED

**i) Departmental Accounts**

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

It was;

MOVED BY M. BERCOVITCH  
SECONDED BY S. WELLS

RESOLUTION NO. 2014-08-14

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

CARRIED

**6. OTHER AGENCY REPORTS**

**a) Ainley Project Status Report Dated July 24, 2014**

It was;

MOVED BY D. FOSTER  
SECONDED BY M. BERCOVITCH

RESOLUTION NO. 2014-08-15

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

CARRIED

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

It was;

MOVED BY S. WELLS  
SECONDED BY M. BERCOVITCH

RESOLUTION NO. 2014-08-16



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

CARRIED

**c) Planning Application Tracking System Report**

It was;

MOVED BY M. BERCOVITCH  
SECONDED BY D. FOSTER

RESOLUTION NO. 2014-08-17

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

CARRIED

**d) Healthy Community Network Committee Report**

Deputy Mayor Foster advised that the Town received the bronze designation for the Bike friendly designation and thanked Mr. Ainley for his work on the application.

It was then;

MOVED BY S. WELLS  
SECONDED BY M. BERCOVITCH

RESOLUTION NO. 2014-08-18

RESOLVED THAT the Development Committee receives the Healthy Community Network Committee Reports dated June 19, 2014 and July 17, 2014, for information.

CARRIED

**7. DATE OF NEXT MEETING**

Wednesday, September 24, 2014 at 1:30 p.m. in the Classroom.

**8. ADJOURNMENT**

The Chair adjourned the meeting at 3:00 p.m.