



DEVELOPMENT COMMITTEE

REPORT

Held Wednesday, September 24, 2014 at 1:30 p.m.
In the Classroom, Town Hall

PRESENT:	N. Bifulchi	Councillor/Chair
	D. Foster	Deputy Mayor
	M. Bercovitch	Councillor
	C. Patterson	Mayor
	G. Vadeboncoeur	Chief Administrative Officer
	R. Kelso	Manager of Planning and Development
	D. Herron	Senior Planner
	N. Wukasz	Planner
	N. Ainley	Junior Planner
	W. Higgins	Deputy Fire Chief
	C. Taggart	Recording Secretary
	REGRETS:	S. Wells
	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

3. DEPUTATIONS/PRESENTATIONS/PUBLIC MEETING

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 – 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; <i>(On hold pending outcome of Tourism Accommodation Review)</i>
OP03/13	Proposed Beach Areas 1 and 2 Official Plan and Zoning Amendments – August 27,
Z09/13	2014
OP02/14	Proposed Official Plan Amendment and Zoning By-Law Amendment – Tourism
Z09/14	Accommodation Conversions – July 23, 2013 – On Agenda

5. DEPARTMENT REPORTS

a) Official Plan Amendments

i) TAC – OPA & Rezoning – Inspections Status Update

Mr. Wukasch gave a brief update to Committee and advised that the By-Law Department has conducted inspections on the first 4 properties. He further advised that By-Law were unable to gain access to some of the units and will need to go back to complete inspections and therefore none of the 4 properties are ready to proceed at this time.

Deputy Mayor Foster asked if the completion of the inspections will this be dealt with in 2014 or will they be pushed into 2015. He then asked whether standards have been set regarding kitchens within the units and if so what are the standards? Mr. Wukasch advised that the first four properties were scheduled to be completed by end of summer but there are some outstanding issues, and that the other 9 properties inspections would still need to be completed and therefore it is likely that completion would be pushed into 2015. Mr. Wukasch then advised that the standard for kitchens are identified in the property standards by-law and the standards include a cooking device, fridge and sink. He then explained that case by case the By-law department and Fire Department are ensuring the standards are met.

Discussion ensued regarding the matter coming back to Council or Development Committee. Mr. Wukasch advised that it had been previously decided at an earlier Development Committee meeting that the matter would come back to Committee before going to Council for passing.

Deputy Mayor Foster commented on the standards of the kitchen and stated that there should be dignity available to the people occupying the units.

The Chair commented that it would be up to staff to ensure the standard requirements are being met.

Deputy Chief Higgins commented that he would like to see a secure stove as it could be a safety issue for children who could pull down a cord for a cooking plate. He advised that the Fire Department will be evaluating case by case and that the first four properties so far have acceptable kitchens.

Councillor Bercovitch commented that he does not believe a hot plate should be considered a cooking device and does not want to allow anything that could be a potential fire hazard or have any safety issues.

Mayor Patterson commented that he agrees with Councillor Bercovitch's and Deputy Chief Higgins comments. He then stated that he would like to see a high standard set that is consistent and safe.

Deputy Mayor Foster asked if each individual property will come back to Committee separately.

Mr. Kelso advised that staff would batch the properties as has been done with the first 4 properties and then there would be the next 9 properties in the fall. He further advised that staff

would like to make it manageable for inspections and therefore only batching 3 or 4 properties at one time dependent upon the number of units involved on each property.

Deputy Mayor Foster commented that batching the properties is fine but suggested that the properties should be similar.

Mr. Wukasch advised that there was a petition received in August which it has been addressed in the report.

Mayor Patterson asked staff if they have reported back to the petitioners and stated that he would like something done to notify them. Discussion ensued.

Mr. Vadeboncoeur advised that the lead petitioner is usually the one notified. Committee directed staff to prepare a response to the lead petitioner.

It was then;

MOVED BY M. BERCOVITCH
SECONDED BY D. FOSTER

RESOLUTION NO. 2014-09-01

RESOLVED THAT the Development Committee direct staff to continue to seek compliance with the standards set out for residential use prior to bringing any Official Plan or Zoning By-Law Amendments forward for approval for Tourism Accommodation Conversion properties.

CARRIED

ii) Draft Beach Area 1 and 2 Official Plan and Zoning Amendments – OP03/13 & Z09/13

Mr. Wukasch advised that the Amendments have been finalized based on a review of the draft documents. There have been some minor technical changes to the Official Plan Amendment and Zoning By-Law Amendment.

Deputy Mayor Foster asked for clarification on the special area policies.

Mr. Wukasch advised that the special area was completed 2 years ago. He then explained that staff expanded on the changes that will be implemented through the Official Plan and Zoning By-Law Amendments.

Deputy Mayor Foster asked if the name Playland Parking Lot is officially gone and is the area now named Festival Square. Discussion ensued. Mr. Vadeboncoeur advised that a decision had been made by Council to have the name Playland used in the descriptor of the area.

Councillor Bercovitch asked that if a developer wanted to develop something that would require a zoning change would it be possible.

Mr. Kelso advised that the Official Plan and Zoning By-Law Amendments are meant to open up the area and achieve development. He advised that there may be certain situations that may require slight changes in the zoning or designation of the lands however the amendments will assist with setting the stage for future development.

Councillor Bercovitch asked if Amendments go to the County for approval and how long does the approval take.

Mr. Kelso advised that the completion of the amendments would take approximately 3 to 5 months and that staff are not anticipating any issues. He further advised that the majority of the lands affected are Town owned property.

It was then;

MOVED BY D. FOSTER

SECONDED BY M. BERCOVITCH

RESOLUTION NO. 2014-09-02

RESOLVED THAT Development Committee recommend to Council that the proposed Official Plan Amendment for the Beach Areas One and Two Community Improvement Project Area be adopted and forwarded to the County of Simcoe for approval;

That Development Committee recommend that Council that the changes to the proposed Zoning By-Law Amendment for the Beach Areas One and Two Community Improvement Project Area are minor in nature and do not require another public meeting; and

That Development Committee recommends to Council that the proposed Zoning By-Law Amendment for the Beach Areas One and Two Community Improvement Project Area be passed.

CARRIED

b) Zoning Amendments

i) Zoning By-Law 2003-60 Office Consolidation of Land Use Schedules A-T

It was;

MOVED BY M. BERCOVITCH

SECONDED BY D. FOSTER

RESOLUTION NO. 2014-09-03

RESOLVED THAT Development Committee recommends that with regards to the land use Schedules of Zoning By-Law 2003-60, Council consider the consolidation of the schedules to include zoning amendments previously passed by Council up to and including August 2014.

CARRIED

c) Subdivision/Condominium Matters

i) Blocks 13, 22, 23 Part Lot Control Hamount Subdivision – PL03/14

It was;

MOVED BY D. FOSTER

SECONDED BY M. BERCOVITCH

RESOLUTION NO. 2014-09-04

RESOLVED THAT the application for the lifting of Part Lot Control to permit the dividing of lands located on Sandy Coast Crescent, legally described as Block 22, Part of Blocks 13 & 23, and Lots 14-20. Registered Plan 51M-923 of the Stonebridge project by Hamount Investments Ltd. into 38 residential parcels of tied land be supported and the By-Law be forwarded to Council for consideration.

CARRIED

ii) Blocks 13, 22, 23 Common Element Plan of Condominium – Hamount – PC02/14

It was;

MOVED BY M. BERCOVITCH

SECONDED BY D. FOSTER

RESOLUTION NO. 2014-09-05

RESOLVED THAT Development Committee recommends to Council that it approve the application from Hamount Investments Limited for exemption to Draft Plan of Condominium approval for the 38 residential townhouse units located on Block 22, Part Blocks 13 & 23, and 6 semi-detached units situated on former Lots 14-20, in Registered Plan 51M-923, in the Stonebridge Town Centre project.

CARRIED

d) Site Plan Matters

It was;

i) Minor Site Plan Agreement Draft

MOVED BY D. FOSTER

SECONDED BY M. BERCOVITCH

RESOLUTION NO. 2014-09-06

RESOLVED THAT Development Committee recommend to Council that the Site Plan Control Agreement Template, which describes the terms and conditions of site plan agreements for minor site plans, be adopted.

CARRIED

ii) New England Village Site Plan Application Phase 2 A, B, C – SP08/14

Councillor Bercovitch asked why there are no garages. Mr. Kelso advised that there are detached garages backing onto a rear lane with a paved parking space beside the garage for the laneway products.

Deputy Mayor Foster asked for confirmation on works being done in Phase 1. Mr. Kelso advised that progress is happening slowly.

Mayor Patterson asked if the fence had been installed. Mr. Kelso advised that the fence has not been installed.

Councillor Bercovitch asked if they approve the report will it be likely that the fence will not be installed in another two years. Mr. Kelso advised that he believes they will install the fence and that there are securities held by the Town to complete works if required.

It was then;

MOVED BY M. BERCOVITCH
SECONDED BY D. FOSTER

RESOLUTION NO. 2014-09-07

RESOLVED THAT Development Committee recommend to Council that the Planner's Report describing the proposed development of 182 residential dwelling units, proposed by 1367168 Ontario Limited (Baywood Homes), for Phase 2, A, B, and C of the New England Village plan of subdivision, be accepted for information.

CARRIED

iii) New England Village Phase 1 Status Report

The Chair requested staff to contact the owner to ask for another update on when the works will be completed.

It was then;

MOVED BY D. FOSTER
SECONDED BY M. BERCOVITCH

RESOLUTION NO. 2014-09-08

RESOLVED THAT the Development Committee accept the New England Village Phase 1 Status report dated September 19, 2014, for information.

CARRIED

e) Committee of Consent/Adjustment Matters

Notices and Decisions (*previously circulated to Council*)

It was;

MOVED BY M. BERCOVITCH
SECONDED BY D. FOSTER

RESOLUTION NO. 2014-09-09

RESOLVED THAT Development Committee does hereby receive the Notices and Decisions for B18/14, A12/14, B14/14, B15/14, B19/14-B24/14, A17/14 and A18/14, for information.

CARRIED

f) Planning Division

i) Vacant Lot Unit Report dated September 2, 2014

It was;

MOVED BY D. FOSTER
SECONDED BY M. BERCOVITCH

RESOLUTION NO. 2014-09-10

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

CARRIED

ii) New Unit Report dated September 2, 2014

It was;

MOVED BY M. BERCOVITCH
SECONDED BY D. FOSTER

RESOLUTION NO. 2014-09-11

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

CARRIED

iii) New Dwelling Units Boundary Location Report

The Chair commented that this is information the County has requested and will be incorporated into another report.

Mr. Kelso advised that all the unit types within and outside the built boundary information will be included in a new report in the new coming software, the My LISA program.

Councillor Bercovitch asked for an explanation on what this information means.

Mr. Kelso advised that as of 2006 when Places to Grow was implemented the built boundary was created and legislation was passed that now requires staff to track what is being built within the built boundary and outside the built boundary and report to the County regarding infill. Discussion ensued.

It was then;

MOVED BY D. FOSTER
SECONDED BY M. BERCOVITCH

RESOLUTION NO. 2014-09-12

RESOLVED THAT the Development Committee receives the New Dwelling Units Boundary Location Report dated September 2, 2014, for information.

CARRIED

g) Building Division

i) Building Department Report dated September 2, 2014

It was;

MOVED BY D. FOSTER
SECONDED BY M. BERCOVITCH

RESOLUTION NO. 2014-09-13

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

CARRIED

h) Other Business

i) Beach Areas One and Two Natural Hazard Final Report

Mr. Ainley advised that the NVCA data has been incorporated into the report and is now completed.

Mr. Kelso commented that the report took a little longer than planned but the study has confirmed the natural hazard and assists in the Beach Area 1 and 2 proposals. He further advised that anyone on the riverside wanting to develop will have to deal with flooding issues on their own.

It was then;

MOVED BY M. BERCOVITCH
SECONDED BY D. FOSTER

RESOLUTION NO. 2014-09-14

RESOLVED THAT Development Committee recommends to Council that the Beach Areas 1 and 2 Natural Hazard Study final report submitted by Shoreplan Engineering be accepted for information;

And that Development Committee recommends to Council that no further study of erosion hazards along the Nottawasaga River side of the Natural Hazard Study area be undertaken by the municipality at this time.

CARRIED

i) Departmental Accounts

i) Planning and Building Department and Healthy Community Network Committee Accounts (August 1-31, 2014)

It was;

MOVED BY D. FOSTER
SECONDED BY M. BERCOVITCH

RESOLUTION NO. 2014-09-15

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

CARRIED

6. OTHER AGENCY REPORTS

a) Ainley Project Status Report Dated August 26, 2014

It was;

MOVED BY M. BERCOVITCH
SECONDED BY D. FOSTER

RESOLUTION NO. 2014-09-16

RESOLVED THAT the Development Committee receives the Ainley Project Status Report of August 26, 2014, for information.

CARRIED

b) Public Works / Engineering Technologist Development Project Status Report dated September 17, 2014

Councillor Bercovitch asked for clarification on some of the developments shown on the report he has not seen prior.

Mr. Kelso advised that the Barnes projects listed are pre-consultations that have taken place however no applications have been submitted but the proposals are circulated for comment.

It was then;

MOVED BY D. FOSTER
SECONDED BY M. BERCOVITCH

RESOLUTION NO. 2014-09-17

RESOLVED THAT the Development Committee receives the Public Works / Engineering Technologist Development Project Status Report of September 17, 2014, for information.

CARRIED

c) Planning Application Tracking System Report

It was;

MOVED BY M. BERCOVITCH
SECONDED BY D. FOSTER

RESOLUTION NO. 2014-09-18

RESOLVED THAT the Development Committee receives the Planning Application Tracking System Report dated September 19, 2014, for information.

CARRIED

d) Healthy Community Network Committee Report

It was;

MOVED BY D. FOSTER
SECONDED BY M. BERCOVITCH

RESOLUTION NO. 2014-09-19

RESOLVED THAT the Development Committee receives the Healthy Community Network Committee Report dated August 21, 2014, for information.

CARRIED

7. DATE OF NEXT MEETING

Wednesday, October 22, 2014 at 1:30 p.m. in the Classroom.

8. ADJOURNMENT

The Chair adjourned the meeting at 2:08 p.m.