



## DEVELOPMENT COMMITTEE

### REPORT

Held Wednesday, October 22, 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
	G. Watson	Councillor
	C. Patterson	Mayor
	G. Vadeboncoeur	Chief Administrative Officer
	R. Kelso	Manager of Planning and Development
	D. Herron	Senior Planner
	N. Wukasch	Planner
	N. Ainley	Junior Planner
	P. Kennedy	Engineering Technologist
	T. Jarratt	Zoning Administrator
M. Hamilton	Building Inspector	
C. Taggart	Recording Secretary	
<b>REGRETS:</b>	S. Wells	Councillor

#### 1. CALL TO ORDER

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

#### 2. DISCLOSURE OF PECUNIARY INTEREST

The Chair disclosed pecuniary interest with Item 5(b)(i) Storage Containers due to a family business.

#### 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)</i>

*pending outcome of Tourism Accommodation Review)*  
 OP02/14 Proposed Official Plan Amendment and Zoning By-Law Amendment – Tourism  
 Z09/14 Accommodation Conversions – July 23, 2013 – September 24, 2014

## 5. DEPARTMENT REPORTS

### b) Zoning Amendments

The Chair passed the proceedings of the meeting to Deputy Mayor Foster as she had declared a pecuniary interest in the matter of item 5(b)(i).

#### i) **Storage Containers**

It was;

MOVED BY C. PATTERSON

SECONDED BY M. BERCOVITCH

RESOLUTION NO. 2014-10-01

RESOLVED THAT Development Committee recommends that the staff report dated October 22, 2014 regarding storage/shipping container use be received, for information.

CARRIED

The Chair resumed proceedings of the meeting.

Mayor Patterson advised Committee that he along with Mr. Vadeboncoeur met with the Minister of Natural Resources this morning. Mr. Vadeboncoeur then shared the presentation with Committee which was presented to the Minister of Natural Resources depicting the clean-up required on the beach. Mayor Patterson advised that he will be doing follow up on the matter.

### c) Subdivision/Condominium Matters

#### i) **Report on Sodding Service Level Standards**

Deputy Mayor Foster asked why concrete should not be placed. Mr. Kelso advised that contractors use small machines to do the fine grading and that it would be better to have grading completed prior to concrete being placed so that the machines are not running over top of it.

It was then;

MOVED BY D. FOSTER

SECONDED BY C. PATTERSON

RESOLUTION NO. 2014-10-02

RESOLVED THAT the Development Committee does hereby receive the “Proposed Changes to the Municipal Subdivision Agreement Template: Timing for the Placement of Sod” report for information; and

FURTHER THAT the Manager of Planning and Development be authorized to implement the changes in future Subdivision Agreements to permit placement of topsoil, sod and concrete

sidewalk within two months following occupancy, rather than being a requirement prior to occupancy.

CARRIED

**d) Site Plan Matters**

It was;

**i) Request for Exemption to Site Plan Control Fees**

MOVED BY C. PATTERSON  
SECONDED BY M. BERCOVITCH

RESOLUTION NO. 2014-10-03

RESOLVED THAT Development Committee recommend to Council that the site plan application fees, for a development proposal by 1126744 Ontario Inc. on lands at 10 Main Street, remain consistent with the fee requirements stipulated within the Fees and Charges By-law (2013-107).

CARRIED

**ii) Baywood – New England Village Phase 1 Status Report**

Councillor Bercovitch asked who is paying for the Ainley bills. Mr. Kelso advised that the Ainley invoices are being charged back to Baywood.

It was then;

MOVED BY D. FOSTER  
SECONDED BY C. PATTERSON

RESOLUTION NO. 2014-10-04

RESOLVED THAT the Development Committee accept the New England Village Phase 1 Status Report dated October 17, 2014.

CARRIED

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

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

It was;

MOVED BY M. BERCOVITCH  
SECONDED BY D. FOSTER

RESOLUTION NO. 2014-10-05

RESOLVED THAT Development Committee does hereby receive the Notices for B25/14 and B26/14, for information.

CARRIED

f) **Planning Division**

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

It was;

MOVED BY C. PATTERSON  
SECONDED BY D. FOSTER

RESOLUTION NO. 2014-10-06

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

CARRIED

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

It was;

MOVED BY M. BERCOVITCH  
SECONDED BY C. PATTERSON

RESOLUTION NO. 2014-10-07

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

CARRIED

iii) **New Dwelling Units Boundary Location Report**

It was;

MOVED BY M. BERCOVITCH  
SECONDED BY D. FOSTER

RESOLUTION NO. 2014-10-08

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

CARRIED

g) **Building Division**

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

It was;

MOVED BY D. FOSTER  
SECONDED BY M. BERCOVITCH

RESOLUTION NO. 2014-10-09

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

CARRIED

**h) Other Business****i) Karajko Deeming By-Law – Lot 29, Plan 758 – DB04/14**

Councillor Bercovitch asked if the owner would have any difficulty getting a building permit. Ms. Jarratt advised that the owner has been in discussions with NVCA and they will require a permit from them. She further advised that if the owners plans meeting the zoning by-law requirements there should be no issues for obtaining a building permit.

It was then;

MOVED BY M. BERCOVITCH  
SECONDED D. FOSTER

RESOLUTION NO. 2014-10-10

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 29 within Registered Plan 758 to no longer be within a registered plan.

CARRIED

**ii) Healthy Eating and Food Related Policy Grant Status Update**

Mr. Ainley spoke to the matter and advised that he would like to have a report come back to Committee in November.

It was then;

MOVED BY D. FOSTER  
SECONDED M. BERCOVITCH

RESOLUTION NO. 2014-10-11

RESOLVED THAT Development Committee recommends Council accept this report as a status update to the Healthy Communities Partnership grant the Town of Wasaga Beach received to research healthy eating and food related policy for the Town of Wasaga Beach.

CARRIED

**iii) County Land Budget Update and Analysis**

It was;

MOVED BY M. BERCOVITCH  
SECONDED D. FOSTER

RESOLUTION NO. 2014-10-12

RESOLVED THAT the Development Committee recommends to Council that the report regarding the status of the Town of Wasaga Beach Land Budget dated October 22, 2014 be accepted for information.

CARRIED

**iv) Community Improvement Project Areas Implementation**

Mr. Wukasch spoke to the matter and advised that this is the final step in the technical process prior to completing the Community Improvement Plan.

Councillor Watson commented that there can be tax relief. He then asked if it was possible for Development Charges to be eliminated. Mr. Kelso advised that there have been discussions with the Treasurer on what tools can be used and that they hope to deal with matter in January or February.

The Mayor asked if the Community Improvement Plan would be completed by half way through next year. Mr. Kelso advised that timing would be dependent upon direction from Mr. Vadeboncoeur and the newly appointed Council, but offered that it could be completed by June or July of next year.

Mr. Vadeboncoeur advised that the tools have been identified but the financial implications of using the various tools need to be determined. He further advised that the tools could then be included as information in the marketing of Beach Areas 1 and 2.

Councillor Watson asked what the impact would be on the local tax payer. Mr. Vadeboncoeur advised that this will be looked at also.

It was then;

MOVED BY M. BERCOVITCH  
SECONDED D. FOSTER

RESOLUTION NO. 2014-10-13

RESOLVED THAT Development Committee recommend to Council that the By-Law to Designate Beach Areas One and Two as a Community Improvement Project Area be passed.

CARRIED

**v) Third Quarter Budget Update**

It was;

MOVED BY D. FOSTER  
SECONDED M. BERCOVITCH

RESOLUTION NO. 2014-10-14

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

CARRIED

**vi) Infill/Lot Grading Policy Change**

Mr. Vadeboncoeur asked about additions to an existing cottage or home and how does the policy apply. Ms. Kennedy advised that building department can make that call if lot grading is required or not. Mr. Hamilton advised that any permits for additions that come in, inspectors do an assessment and treat them on a case by case basis.

Mr. Vadeboncoeur commented that he has had inquiries in the past and wanted Committee to be aware that there is a process so that they can also answer any inquiries regarding the matter.

Councillor Watson asked if there are more financial implications to the owner. Ms. Kennedy explained that if lot grading is required, the elevation of the weeping tile needs to be confirmed by contractor and she does not see any additional costs being required for the contractor to do this. Mr. Hamilton commented that he does not believe there would be additional cost.

Councillor Watson commented that he hopes there is not an additional cost.

It was then;

MOVED BY M. BERCOVITCH  
SECONDED D. FOSTER

RESOLUTION NO. 2014-10-15

RESOLVED THAT the Development Committee does hereby receive the "Proposed Changes to the Infill Lot Grading and Drainage Policy" report for information; and

FURTHER THAT the Manager of Planning and Development be authorized to implement the changes in the Infill Lot Grading and Drainage Policy.

CARRIED

**i) Departmental Accounts**

**i) Planning and Building Department and Healthy Community Network Committee Accounts (September 1-30, 2014)**

It was;

MOVED BY M. BERCOVITCH  
SECONDED BY D. FOSTER

RESOLUTION NO. 2014-10-16

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

CARRIED

**6. OTHER AGENCY REPORTS**

**a) Ainley Project Status Report Dated September 23, 2014**

It was;

MOVED BY D. FOSTER  
SECONDED BY M. BERCOVITCH

RESOLUTION NO. 2014-10-17

RESOLVED THAT the Development Committee receives the Ainley Project Status Report of September 23, 2014, for information.

CARRIED

**b) Public Works / Engineering Technologist Development Project Status Report dated October 9, 2014**

Councillor Bercovitch asked if the Coral Sunrise tree issue is being addressed prior to assumption.

Mr. Kelso advised that staff is looking at when the complaint was made and when the trees were planted, as most of trees were put in a number of years ago and the warranty period is typically for 2 years.

Councillor Bercovitch commented that there is a full block where all the trees have died or are diseased.

Ms. Kennedy commented that she is not aware of an entire phase of trees dying but that she has received 6 complaints.

The Chair commented that staff is currently looking into the matter and will be determining when the trees were planted and why they became diseased and died.

It was then;

MOVED BY D. FOSTER

SECONDED BY M. BERCOVITCH

RESOLUTION NO. 2014-10-18

RESOLVED THAT the Development Committee receives the Public Works / Engineering Technologist Development Project Status Report of October 9, 2014, for information.

CARRIED

**c) Planning Application Tracking System Report**

It was;

MOVED BY M. BERCOVITCH

SECONDED BY D. FOSTER

RESOLUTION NO. 2014-10-19

RESOLVED THAT the Development Committee receives the Planning Application Tracking System Report dated October 17, 2014, for information.

CARRIED

**d) Healthy Community Network Committee Report**

It was;

MOVED BY M. BERCOVITCH

SECONDED BY D. FOSTER

RESOLUTION NO. 2014-10-20

RESOLVED THAT the Development Committee receives the Healthy Community Network Committee Report dated September 18, 2014, for information.

CARRIED



**7. DATE OF NEXT MEETING**

Wednesday, November 19, 2014 at 1:30 p.m. in the Classroom.

**8. ADJOURNMENT**

The Chair adjourned the meeting at 2:01 p.m.

