



DEVELOPMENT COMMITTEE

REPORT

Held Wednesday, November 19, 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
	D. Herron	Senior Planner
	N. Wukasz	Planner
	N. Ainley	Junior Planner
	T. Jarratt	Zoning Administrator
	C. Taggart	Recording Secretary
REGRETS:	C. Patterson	Mayor

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 – 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
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>
OP02/14	Proposed Official Plan Amendment and Zoning By-Law Amendment – Tourism Accommodation Conversions – July 23, 2013 – September 24, 2014
Z09/14	

5. DEPARTMENT REPORTS

b) Zoning Amendments

i) **Lifting of Holding Provision – Beach20 – Z13/14**

Councillor Bercovitch commented that he has an issue with supporting the matter due to the outstanding deficiencies with the Christy Court/Bremont Homes subdivision.

Mr. Herron advised that the Lift H is in regard to the development at 878 Mosley Street and not the subdivision. Councillor Bercovitch advised that he understood that, but feels the outstanding deficiencies at the subdivision should be completed prior to approving this matter.

The Chair asked for clarification on whether the Town can legally stop development of a project due to another projects deficiency. Discussion ensued.

Councillor Bercovitch commented that there are cracks in foundations of homes that need to be fixed. Mr. Kelso advised that there are issues with curbing, but is not aware of cracks in foundations and that the Town is not involved with that. He further advised that the matter of the cracked foundations would be a Tarion warranty issue and that the Town has no involvement in the matter. Mr. Kelso advised that curbing is to be replaced and there is roof leader erosion to be fixed as well. Mr. Kelso advised that there is a penalty to the Developer, which is to pay the winter maintenance. The Developer has chosen this option as it is a less expensive alternative at this time, as the cost estimates he has received to replace the curbing are quite substantial. Mr. Kelso stated that there are securities held by the Town which are sufficient to complete the works if necessary.

It was then;

MOVED BY S. WELLS
SECONDED BY D. FOSTER

RESOLUTION NO. 2014-11-01

RESOLVED THAT Development Committee recommends to Council that it lift the Holding (H) symbol from the lands owned by 2015429 Ontario Inc. (Bremont Homes) and legally described as Lots 74, 75, 76, 77, and 82 on Plan 837, conditional upon a site plan control agreement for the development being executed by both the owner and the Town of Wasaga Beach.

CARRIED

c) Subdivision/Condominium Matters

i) **Part Lot Control Application; Puccini Drive Townhouse Subdivision Block – Donato Construction – PL04/14**

It was;

MOVED BY S. WELLS
SECONDED BY M. BERCOVITCH

RESOLUTION NO. 2014-11-02

RESOLVED THAT the request to Lift Part Lot Control to permit the dividing of Block 3, Registered Plan 51M-1021 into six residential parcels of land be supported and the By-Law be forwarded to Council for consideration.

CARRIED

d) Site Plan Matters

i) Baywood – New England Village Phase 1 Status Report

Councillor Bercovitch commented that the report does not show what works should be complete at this time. Mr. Kelso advised that the expectations have been brought to Committee prior, and explained that this report is just an update. He then advised that topsoil, sod, tree plantings and fencing were to have been completed by this time. Mr. Kelso commented that Baywood has not abandoned the site but works that are being completed are slow and they have not completed the work in the timeframe they had committee to.

It was then;

MOVED BY S. WELLS

SECONDED BY M. BERCOVITCH

RESOLUTION NO. 2014-11-03

RESOLVED THAT the Development Committee receives the New England Village Phase 1 Status Report dated November 12, 2014.

CARRIED

e) Committee of Consent/Adjustment Matters

Notices and Decisions (*previously circulated to Council*)

It was;

MOVED BY M. BERCOVITCH

SECONDED BY S. WELLS

RESOLUTION NO. 2014-11-04

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 November 3, 2014

It was;

MOVED BY D. FOSTER

SECONDED BY M. BERCOVITCH

RESOLUTION NO. 2014-11-05

RESOLVED THAT the Development Committee receives the Vacant Lot Unit Report dated November 3, 2014, for information.

CARRIED

ii) New Unit Report dated November 3, 2014

It was;

MOVED BY M. BERCOVITCH
SECONDED BY S. WELLS

RESOLUTION NO. 2014-11-06

RESOLVED THAT the Development Committee receives the New Unit Report dated November 3, 2014, for information.

CARRIED

iii) New Dwelling Units Boundary Location Report

It was then;

MOVED BY D. FOSTER
SECONDED BY M. BERCOVITCH

RESOLUTION NO. 2014-11-07

RESOLVED THAT the Development Committee receives the New Dwelling Units Boundary Location Report dated November 3, 2014, for information.

CARRIED

g) Building Division

i) Building Department Report dated November 3, 2014

It was;

MOVED BY S. WELLS
SECONDED BY M. BERCOVITCH

RESOLUTION NO. 2014-11-08

RESOLVED THAT the Development Committee receives the Building Department's Report dated November 3, 2014, for information.

CARRIED

h) Other Business

i) Bell Mobility - Monopole

It was;

MOVED BY M. BERCOVITCH
SECONDED D. FOSTER

RESOLUTION NO. 2014-11-09

RESOLVED THAT Development Committee recommend to Council that to be consistent with the Town of Wasaga Beach Telecommunication Protocol and Industry Canada Guidelines, the Bell Mobility Radio proposal to install a new Ontario Provincial Police telecommunication tower at 1000 River Road West be exempt from the telecommunication public consultation process.

CARRIED

ii) Healthy Eating Policy Review

Deputy Mayor Foster commented that he hopes the next Council will accept this project, and then thanked Mr. Ainley for his work on the matter.

It was then;

MOVED BY S. WELLS
SECONDED D. FOSTER

RESOLUTION NO. 2014-11-10

RESOLVED THAT Development Committee recommends to Council that it accept the draft report on improving healthy eating and food access through municipal land use planning policies in the Town of Wasaga Beach, for information.

CARRIED

iii) Bicycle Friendly Community Feedback Report

Deputy Mayor Foster commented that this is something that should be looked into next year by new Council and that the Town has a potential to become a leader in this matter.

It was then;

MOVED BY M. BERCOVITCH
SECONDED D. FOSTER

RESOLUTION NO. 2014-11-11

RESOLVED THAT Development Committee recommends to Council that it accept the Share the Road Cycling Coalition's feedback report on the Town of Wasaga Beach's bronze level Bicycle Friendly Community designation, for information.

CARRIED

i) Departmental Accounts

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

It was;

MOVED BY S. WELLS
SECONDED BY D. FOSTER

RESOLUTION NO. 2014-11-12

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

CARRIED

6. OTHER AGENCY REPORTS

a) **Ainley Project Status Report Dated October 20, 2014**

Councillor Wells asked about the investigation into the Green Hill Homes Shady Lane matter.

Mr. Herron advised that there were a number of complaints by neighbouring land owners regarding encroachments and land ownership of Shady Lane. He explained that there were two different surveys presented and an opinion from a local land surveyor was that the first survey was incorrect however it has not yet been tested. Mr. Herron advised that paving was not installed on the lands in dispute. Discussion ensued. Councillor Wells commented that the lane could become municipally maintained in the future and could become an issue. Mr. Herron advised that the responsibility is on the current owner of the lands, Mr. Mills.

Councillor Wells asked for an update on the contracts that were sent out to complete works at the Beach House Resort development. Mr. Kelso advised that there has been a contractor on site and they have installed a tile drain and further advised that the Town is using securities to complete the work. Mr. Kelso advised that a swale has been dug and reformed, a catch basin installed and a public catch basin is proposed to be installed in the roadway. He further advised that Public Works have also been assisting in completing the works.

Councillor Bercovitch commented that he had hoped that the Coral Sunrise assumption would be completed by this time and then asked if the trees are the only issue.

Mr. Kelso advised that the Town had received six tree complaints and that Fernbrook have agreed to replace the six trees. He further advised that it needs to be determined what type of tree is to be installed. Mr. Kelso advised that the Town will be receiving an undertaking from Fernbrook to install the trees.

Councillor Bercovitch asked if Fernbrook are paying for snow removal. Mr. Kelso advised that they are paying for snow removal and that their accounts are up to date. Mr. Kelso advised that the assumption date is yet to be determined.

It was then;

MOVED BY M. BERCOVITCH
SECONDED BY S. WELLS

RESOLUTION NO. 2014-11-13

RESOLVED THAT the Development Committee receives the Ainley Project Status Report of October 20, 2014, for information.

CARRIED

b) **Public Works / Engineering Technologist Development Project Status Report dated November 13, 2014**

It was;

MOVED BY S. WELLS
SECONDED BY M. BERCOVITCH

RESOLUTION NO. 2014-11-14

RESOLVED THAT the Development Committee receives the Public Works / Engineering Technologist Development Project Status Report of November 13, 2014, for information.

CARRIED

c) Planning Application Tracking System Report

It was;

MOVED BY D. FOSTER
SECONDED BY S. WELLS

RESOLUTION NO. 2014-11-15

RESOLVED THAT the Development Committee receives the Planning Application Tracking System Report dated November 14, 2014, for information.

CARRIED

d) Healthy Community Network Committee Goals for 2014 Status Update

It was;

MOVED BY D. FOSTER
SECONDED BY S. WELLS

RESOLUTION NO. 2014-10-16

RESOLVED THAT the Development Committee recommends to Council that the Healthy Community Network's Report, "Goals for 2014 -Status Report" be received for information.

CARRIED

7. DATE OF NEXT MEETING

Wednesday, December 17, 2014 at 1:30 p.m. in the Classroom.

8. ADJOURNMENT

The Chair adjourned the meeting at 2:00 p.m.