



## DEVELOPMENT SERVICES COMMITTEE

### REPORT

Held Wednesday, December 17, 2014 at 1:30 p.m.  
In the Classroom, Town Hall

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<b>PRESENT:</b>	N. Bifulchi	Deputy Mayor/Chair
	R. Anderson	Councillor
	B. Smith	Councillor
	R. Ego	Councillor
	S. Bray	Councillor
	B. Smith	Mayor
	G. Vadeboncoeur	Chief Administrative Officer
	R. Kelso	Manager of Planning and Development
	D. Herron	Senior Planner
	N. Wukasch	Planner
	N. Ainley	Junior Planner
	T. Jarratt	Zoning Administrator
	C. Taggart	Recording Secretary

#### REGRETS:

#### 1. CALL TO ORDER

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

#### 2. DISCLOSURE OF PECUNIARY INTEREST

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

##### i) Wasaga Heights – Dan Amadeo MHBC

The Chair welcomed Mr. Amadeo from MHBC Planning, agent acting on behalf of Pine Valley Estates Ltd., to the meeting. Mr. Amadeo explained that the Wasaga Heights site is located between 40<sup>th</sup> and 41<sup>st</sup> Street South, is 2.8 hectares in size and is currently vacant. He further explained that his clients are proposing a 52 unit townhouse complex and in addition 3 single detached lots which front onto 41<sup>st</sup> Street South. Mr. Amadeo advised that the townhouse units would be parcels of tied land within a common element condominium. The common element would include the roads, buffer areas, storm water management pond and trail which would be owned collectively by the residents. The external buffer area that is proposed is intended to complement the existing residential neighbourhood. The trail connection proposed to the east of the property is intended for pedestrian access to the municipal right of way, which would provide a good opportunity for residents to access to the school. The townhouses have been designed in blocks of 4 units and 6 units. Mr. Amadeo advised that applications which have been currently submitted to the Town include zoning by-law amendment and site plan applications. In the future an application for condominium, Lift Holding (H), and part lot control or consent for land as determined by the Town will also be submitted. Mr. Amadeo advised that the lands are currently zoned Residential Type 1 Holding (R1H) and Open Space (OS) which reflects a past draft approved subdivision. They are now proposing to maintain the

Residential Type 1 (R1) zone for the 3 single family lots, and add a new Residential Type 3 Holding (R3H) zone for the townhouse complex, and utilize the Open Space (OS) zone however intend to redesign the open space areas based on the new plan. Mr. Amadeo advised that his clients intend to retain as much current vegetation as possible and incorporate a replanting program. Mr. Amadeo advised of all the reports submitted along with the applications.

The Chair advised that there is a report in the agenda that Committee will be dealing with later. The Chair then thanked Mr. Amadeo for his presentation.

#### **ii) Mike McSwiggan – Calvary Road Baptist Church Rezoning and Site Plan**

The Chair welcomed Mr. McSwiggan to the meeting. Mr. McSwiggan advised that he is the pastor of the Calvary Road Baptist Church and that they have been renting various locations throughout the Town as their congregation has been growing. They have now found the 776 Sunnidale Road South site and are seeking a rezoning from Rural (RU) to Institutional (I). Mr. McSwiggan advised that the site is 2.014 acres which would accommodate the 6,000 square foot church they are proposing with a seating capacity of 140 and public sanctuary. He explained that there are no municipal sewers for the lands but they will be connecting to municipal water. Mr. McSwiggan advised that they are proposing two driveways off of Walnut Drive and that one of the driveways will be a one way entrance. He concluded by advising that they would like to begin construction in the New year and that the rezoning application has been submitted to the Town.

Mayor Smith asked Mr. Kelso if the land is currently vacant. Mr. Kelso advised that the lands are vacant and Mr. McSwiggan concurred with Mr. Kelso's answer.

The Chair thanked Mr. McSwiggan for attending the meeting and advised that they would be dealing with the matter later in the agenda.

#### **iii) Robbie Laroque – Petro Gold Proposal**

The Chair welcomed Mr. Laroque to the meeting. Mr. Laroque of DG Piddle and Associates, agent acting on behalf of owners Petro Gold, advised that the site is located at the intersection of River Road West and Main Street. He further advised that there have been two prior submissions, and that this new proposal is for a drive thru and an 8 pump gas station. He advised that the plan submitted shows the intersections being moved. Mr. Laroque advised that Coffee Time will be the tenant of the building and that the site is zoned for the proposed use. He further advised that they are targeting a September 2015 opening.

The Chair thanked Mr. Laroque for attending the meeting.

#### **iv) Ralph Di Paola – 1246 Mosley Street Revision to Site Plan Approval**

The Chair welcomed Mr. Di Paola to the meeting. Mr. Di Paola advised that he has submitted an application for minor revision to site plan. He explained that he would like to install a curb between 1246 and 1238 Mosley Street to address traffic safety and drainage issues. He advised that he would like to complete the works in the spring of 2015.

The Chair asked if what is being proposed will make the sites work better. Mr. Herron advised that with the installation of the curb it would create two separate accesses to the properties. Mayor Smith asked if the site plan is approved will the issue be solved. Mr. Herron advised that Mr. Di Paola's engineer has given an opinion letter which Ainley is currently reviewing. He further advised that the drainage is a civil issue is between the two land owners. Mr. Herron advised that Mr. Papadopoulos will be advised of this application for site plan revision and that the Town is open to further discussions. Mayor Smith asked if Mr. Papadopoulos has come back. Mr. Herron advised that he has asked questions and there have been discussions however nothing has been submitted by him, only questions and queries. Mr. Herron advised that if the site plan is approved it would affect Mr. Papadopoulos's site and he may need to make improvements in regards to storm drainage and access.

The Chair asked if this matter is being held up because the other owner is not proposing anything. Mr. Herron advised that this was brought to Mr. Papadopoulos' attention a year ago and is aware that if Mr. Di Paolo has a legal right to close that access it could be closed off and the Town may not have the authority to not allow the placement of the curb. The Chair commented that until the legal opinion is received that the Town would not be comfortable to move forward with the site plan revision approval.

Councillor Ego asked for clarification on what the actual problem is. Mr. Di Paola advised that the access to the property is very wide and cars are cutting through their parking area to 28<sup>th</sup> Street to avoid the light. He advised that a smaller access will slow the traffic. He further advised that they have looked at installing speed bumps but that it would cause issues in the winter for snow clearing.

The Chair thanked Mr. DiPaola for attending the meeting.

**v) Kristine Loft – Loft Planning – Wasaga Beach Village Phase 3 – Site Plan**

The Chair welcomed Kristine Loft to the meeting. Ms. Loft advised that the Wasaga Beach Village Phase 3 property is located south of River Road West between Beck Street and Westbury Road and that it is an irregular shape. She advised that the proposal is to develop a 22 unit medium density townhouse common element condominium. The townhouse parcels will be privately owned POTL's (Parcels of Tied Land) accessed by a common element condominium roadway. Ms. Loft advised that an Official Plan Amendment and Zoning By-Law Amendment have already been approved for the lands and they have now submitted for site plan approval which the Official Plan Amendment and rezoning were based on. Ms. Loft gave a brief PowerPoint presentation showing the location of the site, the proposed site plan and the townhouse elevation. Ms. Loft advised that there are for blocks consisting of a 3 unit, 4 unit, 7 unit and 8 unit buildings, and there is a designated play area block to the south of the site.

The Chair thanked Ms. Loft for her presentation.

**vi) L. Patten & Sons – Blake Rezoning – 936 Shore Lane**

The Chair welcomed Katie Patten from L. Patten and sons. Ms. Patten advised that her clients are looking to rezone the lands from the Accommodation Commercial (CA) Zone to the Residential Type 1 (R1) Zone to facilitate the construction of a single family dwelling.

Mayor Smith asked what the name of the cottage court was. Ms. Patten advised that she was not sure and that it has been abandoned for quite some time.

The Chair thanked Ms. Patten for attending the 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>
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

##### a) Official Plan Amendments

##### i) **Healthy Eating & Food Access Policy**

Councillor Smith asked what is being expected, is the Town looking to allow the raising of livestock in backyards? Mr. Ainley advised that this report only investigated agriculture and the growing of food and that there would be further research required to look at the raising of livestock.

It was then;

MOVED BY R. EGO

SECONDED BY B. SMITH

RESOLUTION NO. 2014-12-01

RESOLVED THAT Development Services Committee recommends to Council that it accept the findings in the report dated December 17, 2014 on improving healthy eating and food access through municipal land use planning policies in the Town of Wasaga Beach, for information.

CARRIED

##### b) Zoning Amendments

##### i) **Calvary Baptist Church Rezoning – Sunnidale Road – Mike McSwiggan**

The Chair asked whether the meeting would be held at Development Services Committee or Council. Mr. Kelso suggested that the meeting could be held at Development Committee. Committee agreed that the public meeting could be held at Development Services Committee. It was then;

MOVED BY B. SMITH  
SECONDED BY R. EGO

RESOLUTION NO. 2014-12-02

RESOLVED THAT Development Services Committee recommend to Council that a Public Meeting to be held at Development Services Committee pursuant to the requirements of the *Planning Act*, to obtain public and agency input with regards to the application to amend the Comprehensive Zoning By-Law submitted by Calvary Road Baptist Church, for lands legally described as Block 295, Plan 51M-496, in the Town of Wasaga Beach provided a Functional Servicing Report is submitted for the lands.

CARRIED

**ii) Wasaga Heights Rezoning - Z14/14**

Committee agreed that the Public Meeting be held at Council.

Councillor Smith asked about the unopened Watson Road and who owns it. Mr. Kelso advised that he believes it is Town owned.

It was then;

MOVED BY B. SMITH  
SECONDED BY R. EGO

RESOLUTION NO. 2014-12-03

RESOLVED THAT Development Services Committee recommend a Public Meeting be held at Council pursuant to the requirements of the *Planning Act*, to obtain public and agency input with regards to the application to amend the Comprehensive Zoning By-Law submitted by 1874019 Ontario Limited (Pine Valley Estates Ltd.), for lands legally described as Part of Lot 2, Concession 15 South, in the Town of Wasaga Beach.

CARRIED

**iii) L. Patten & Sons – Blake - 936 Shore Lane Rezoning – Z12/14**

Committee agreed that the Public Meeting be held at Development Services Committee.

It was then;

MOVED BY B. SMITH  
SECONDED BY R. EGO

RESOLUTION NO. 2014-12-04

RESOLVED THAT Development Services Committee recommend to Council that a Public Meeting be held at Development Services Committee pursuant to the requirements of the *Planning Act*, to obtain public and agency input with regards to the application to amend the Comprehensive Zoning By-Law submitted by Steve and Kelli Blake for lands located at 936 Shore Lane, and legally described as Lot 43 Plan 705 in the Town of Wasaga Beach.

CARRIED

c) **Subdivision/Condominium Matters - None**

d) **Site Plan Matters**

i) **Di Paola – Minor Revision to Site Plan – 1256 Mosley Street**

Councillor Anderson commented that he believes the placement of the curbing will make matters worse and that a delivery truck to the restaurant will not be able to make a turn in the parking lot.

Mayor Smith asked how the situation came to be. Mr. Herron explained that historically the lands were accessed by one driveway and that there was then a lot addition completed which did not include a legal requirement for access. The properties were then sold and acquired by Di Paola and Papadopoulos. Mr. Herron then gave a historical background on the matter between the two new owners. Mayor Smith then asked what the drainage issues were. Mr. Herron advised that Papadopoulos installed new asphalt which raised the site and has caused drainage onto Di Paola's lands. He further advised that the drainage matter is a civil issue between the two land owners.

Councillor Anderson advised that with the curb installed it would prohibit the delivery truck to make a turn on the property.

The Chair asked for confirmation that until the legal opinion is given the Town cannot approve the revised site plan.

Councillor Smith asked if a sign could be put up for customers only. Mr. Herron advised that a sign is already posted.

Mayor Smith asked if there is ability to give the Mosley Street Grill a better entrance. Mr. Kelso advised that with the reconstruction of Mosley Street the owner was offered an opportunity to construct a wider entrance but the owner declined.

Mr. Vadeboncoeur confirmed Mr. Kelso's comments and advised that the restaurant owner was offered that they and the Town could share the cost of constructing a wider entrance. He further advised that they could not relocate to the other side of the property due to the hydro pole and the elevated cost. The Town had looked at cutting the curb and widening the entrance and approached the owner with the opportunity but the owner declined.

It was then;

MOVED BY R. EGO  
SECONDED BY B. SMITH

RESOLUTION NO. 2014-12-05

RESOLVED THAT Development Services Committee recommend to Council that the following report dated December 17, 2014 describing the site plan application which proposes revisions to the approved site plan for lands owned by Di Paola Holdings Ltd. at 1246/1256/1262 Mosley Street, be accepted for information.

CARRIED

**ii) Wasaga Beach Village Phase 3 - SP12/10**

It was;

MOVED BY R. EGO  
SECONDED BY B. SMITH

RESOLUTION NO. 2014-12-06

RESOLVED THAT Development Services Committee recommend to Council that the proposed Site Plan Application by Berkley Homes (Wasaga) Inc., for Phase 3 of the Wasaga Beach Village project on River Road West be received for information.

CARRIED

**iii) Wasaga Heights – Pine Valley Developments – SP09/14**

It was;

MOVED BY B. SMITH  
SECONDED BY R. EGO

RESOLUTION NO. 2014-12-07

RESOLVED THAT Development Services Committee recommend to Council that the Planner's report dated December 17, 2014 describing the development of 52 townhouses and three (3) single detached dwellings on lands owned by 1874019 Ontario Ltd. (Pine Valley Estates Ltd.) and legally described as Lot 2, Concession 15, in the Town of Wasaga Beach, County of Simcoe, be accepted for information.

CARRIED

**iv) Petro Gold – 304 Main Street – SP11/10**

It was;

MOVED BY B. SMITH  
SECONDED BY R. EGO

RESOLUTION NO. 2014-12-08

RESOLVED THAT Development Services Committee recommend to Council that the Planner's report dated December 17, 2014 describing the proposed redevelopment of the commercial lands at 304 Main Street by 2252579 Ontario Inc., be accepted for information.

CARRIED

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

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

It was;

MOVED BY R. EGO  
SECONDED BY B. SMITH

RESOLUTION NO. 2014-12-09

RESOLVED THAT Development Services Committee does hereby receive the Notices and Decisions for A12/14, A19/14, A20/14 and B25/14, for information.

CARRIED

**f) Planning Division**

**i) Vacant Lot Unit Report dated December 1, 2014**

It was;

MOVED BY R. EGO  
SECONDED BY B. SMITH

RESOLUTION NO. 2014-12-10

RESOLVED THAT the Development Services Committee receives the Vacant Lot Unit Report dated December 1, 2014, for information.

CARRIED

**ii) New Unit Report dated December 1, 2014**

It was;

MOVED BY B. SMITH  
SECONDED BY R. EGO

RESOLUTION NO. 2014-12-11

RESOLVED THAT the Development Services Committee receives the New Unit Report dated December 1, 2014, for information.

CARRIED

**g) Building Division**

**i) Building Department Report dated December 1, 2014**

It was;

MOVED BY B. SMITH  
SECONDED BY R. EGO

RESOLUTION NO. 2014-12-12

RESOLVED THAT the Development Services Committee receives the Building Department's Report dated December 1, 2014, for information.

CARRIED

**ii) Recognition of Staff Award – CBO Barrie Vickers**

MOVED BY R. EGO  
SECONDED BY B. SMITH

RESOLUTION NO. 2014-12-13

RESOLVED THAT Development Services Committee receives for information, the announcement that Chief Building Official Barrie Vickers has received the Ontario Building Officials Association Simcoe County Chapter 2014 Gar Payne Award.

CARRIED



## h) **Other Business**

### i) **Telecommunications Protocol – Requested Recognition of Existing Tower**

Councillor Smith asked if staff could look into a partnership with The Weather Network. Mr. Vadeboncoeur advised that there is a weather station down at the Park now and that maybe this could be an opportunity.

It was then;

MOVED BY B. SMITH  
SECONDED R. EGO

RESOLUTION NO. 2014-12-14

RESOLVED THAT Development Services Committee recommend to Council that the proposal by MGCS – Government Mobile Communications Branch to secure a license from Industry Canada for the existing 33.5m high radio tower at the Wasaga Beach Provincial Park office be supported, and be exempted from the requirements of the Town of Wasaga Beach Telecommunication Protocol.

CARRIED

### ii) **New England Village Site Plan Street Naming**

It was;

MOVED BY R. EGO  
SECONDED BY B. SMITH

RESOLUTION NO. 2014-12-15

RESOLVED THAT Development Services Committee hereby recommends to Council that it consider the approval of Cumbria Lane, Thatcher Drive, Muncaster Lane, Sherlock Drive, Ravenglass Drive, Walton Land and Prince Edward Avenue as the road names for the private road network in Baywood Homes – New England Village Phase 2.

CARRIED

## i) **Departmental Accounts**

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

It was;

MOVED BY R. EGO  
SECONDED BY B. SMITH

RESOLUTION NO. 2014-12-16

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

CARRIED

**6. OTHER AGENCY REPORTS**

**a) Ainley Project Status Report Dated November 27, 2014**

Councillor Smith asked for an update on the Baywood Homes Beach House Resort.

Mr. Kelso advised that it is almost complete; he further advised that the Town has hired a private contractor to complete the deficiencies and hope to be completed by the spring of 2015.

It was then;

MOVED BY R. EGO  
SECONDED BY B. SMITH

RESOLUTION NO. 2014-12-17

RESOLVED THAT the Development Services Committee receives the Ainley Project Status Report of November 27, 2014, for information.

CARRIED

**b) Public Works / Engineering Technologist Development Project Status Report dated December 11, 2014**

It was;

MOVED BY B. SMITH  
SECONDED BY B. F. SMITH

RESOLUTION NO. 2014-12-18

RESOLVED THAT the Development Services Committee receives the Public Works/ Engineering Technologist Development Project Status Report of December 11, 2014, for information.

CARRIED

**c) Planning Application Tracking System Report**

It was;

MOVED BY B. SMITH  
SECONDED BY R. EGO

RESOLUTION NO. 2014-12-19

RESOLVED THAT the Development Services Committee receives the Planning Application Tracking System Report dated December 12, 2014, for information.

CARRIED

**d) Healthy Community Network Committee Reports**

It was;

MOVED BY B. SMITH  
SECONDED BY B. F. SMITH

RESOLUTION NO. 2014-12-20

RESOLVED THAT the Development Services Committee recommends to Council that the Healthy Community Networks Committee Reports dated October 16, 2014 and November 20, 2014 be received for information.

CARRIED

**e) Accessibility Advisory Committee Reports dated June 26, 2014 and September 25, 2014**

It was;

MOVED BY R. EGO  
SECONDED BY B. SMITH

RESOLUTION NO. 2014-12-21

RESOLVED THAT the Development Services Committee hereby receives the Accessibility Advisory Committee Report of June 26, 2014 and September 25, 2014, for information.

CARRIED

**7. DATE OF NEXT MEETING**

Thursday, January 15, 2015 at 10:00 a.m. in the Classroom.

**8. ADJOURNMENT**

The Chair adjourned the meeting at 2:45 p.m.