



DEVELOPMENT SERVICES COMMITTEE

REPORT

Held Thursday, January 15, 2015 at 10:00 p.m.
In the Classroom, Town Hall

PRESENT:	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
	T. Jarratt	Zoning Administrator
	K. Lalonde	Director of Public Works
	C. Taggart	Recording Secretary

REGRETS:

1. CALL TO ORDER

Deputy Mayor Bifulchi called the meeting to order at 10:00 a.m.

2. DISCLOSURE OF PECUNIARY INTEREST

3. PUBLIC MEETING

i) 936 Shore Lane – Blake – Zoning By-Law Amendment

Notice of Public Meeting was published in the Wasaga Sun Newspaper on December 25th, 2014, and circulated to all property owners and assessed persons within 400 feet from the subject lands. This provided more than 20 days of notice for the public meeting and this meeting is therefore properly constituted as required by the Planning Act.

THE LAND SUBJECT TO THE PROPOSED ZONING BY-LAW AMENDMENT includes approximately 1070 square metres of lands legally described as Lot 43, Plan 705, Town of Wasaga Beach, County of Simcoe.

THE PROPOSED Zoning By-Law Amendment would amend the zoning provisions of the subject lands from the Accommodation Commercial (CA) Zone to the Residential Type 1 (R1) Zone.

THE EFFECT of the proposed Zoning By-Law Amendment would be to permit the development of the subject lands with a single detached residential dwelling.

As a result of the circulation of the Notice of Public Meeting the following written comments were received:

Letter of Support: None

Letters of No objection: The Simcoe County District School Board advised they have no objection to the proposed amendment.

Letters of Concern: The Nottawasaga Valley Conservation Authority advised a permit from the authority is required from their agency for construction, and that they ask that a Coastal Shoreline Hazard Analysis be prepared to demonstrate that the dwelling is not located within a shoreline hazard area prior to any decision being made on the application.

Letters of Objections: None

The Chair asked Planning staff, if they received any further letters or correspondence in regard to this application? Ms. Jarrat advised that there were none.

The Chair advised that Ms. Kristine Loft of Loft Planning Inc. would make a brief presentation and provide further details with respect to the proposed amendment.

Ms. Loft gave a brief PowerPoint presentation showing the location of the subject lands and also provided a description of the lands. Ms. Loft advised that the proposal is to develop the parcel with a single detached dwelling and a detached garage. She further advised that the lands are currently designated Residential and the zoning of the lands is currently Accommodation Commercial and that her clients are seeking to rezone the lands to Residential Type 1. Ms. Loft advised that the Nottawasaga Valley Conservation Authority has requested a coastal shore line hazard analysis and that her clients have retained C.F. Croziers and Shoreplan Engineering to complete the engineering and shoreline hazard study.

The Chair asked if there was anyone present that would like to provide input either in support of, or in opposition to, the proposed amendment. If so, please stand and clearly state your name and address in order that it may be correctly entered into the records of today's proceedings. There were none.

The Chair asked if there were any further comments. There were none

The Chair asked members of Development Services Committee if they had any questions or comments with regards to the proposed Zoning By-Law Amendment. There were none.

The Chair advised that Comments received today will be considered and referred back to a future Development Services Committee meeting where a decision will be made as to whether Committee will recommend the proposed Zoning By-Law proceed further through the approvals process.

Anyone receiving Notice of the Public Meeting will receive Notice of the Decision of Council in this matter. If you did not receive the Notice and would like to receive a copy of the Notice of Decision for the proposed Zoning By-Law Amendment, please leave your name and address

with Christine Taggart the recording secretary or make a written request to the Clerk of the Town of Wasaga Beach.

DEPUTATIONS/PRESENTATIONS

i) Greg Barker/Bonnie Leung – TY Corp – Official Plan Amendment

The Chair welcomed Greg Barker from Innovative Planning Solutions and Bonnie Leung from Bremont Homes.

Mr. Barker gave a brief PowerPoint presentation which showed the subject lands and the portion of the lands the proponents are proposing to re-designate to Residential and Open Space. He advised that currently the lands are designated and zoned district commercial and that the concept is proposing a large commercial block. Mr. Barker advised that a pre-consultation was held in June of 2014 and between July and October of 2014 Bremont expressed interest in the potential of a residential development on the east portion of the site.

Mr. Barker advised that reports which have been completed or in process include hazard lands study, scoped environment impact study, and functional servicing.

Ms. Leung advised that after discussion with the Town they were advised that there is need for medium to high density in this area. She advised that the proponents are proposing an Official Plan Amendment and Zoning By-Law Amendment. She further advised that until the technical studies are completed they will not have a development layout. She concluded that the intent of today is to find out from Council if this proposal would be considered.

Councillor Smith asked where the entrance for the proposed subdivision is being located. Mr. Barker advised of an old road allowance off Old Hickory Lane which could be considered or access by way of easements over the commercial portion of the lands.

Councillor Ego asked approximately how many units they are proposing. Ms. Leung advised that they need to find out where the pond will be located and then they would be able to determine how many units could be constructed. She advised that they are looking at townhouses for medium density and three storey stacked townhouses for high density.

Mr. Vadeboncoeur asked what the depth of commercial lands from 45th Street. Mr. Barker advised that there is roughly 55 metres as shown right now. Mr. Vadeboncoeur asked if the commercial building being proposed would be one or two storey building. Mr. Barker advised that they are currently proposing a one storey pad or strip style pad and that they haven't determined what the built form will be. He further advised that they are currently restricted to single storey due to agreement with Canadian Tire and the Superstore.

Mayor Smith asked what street Old Hickory Lane connects to. Mr. Kelso advised that it comes out to Meadowlark Boulevard.

The Chair thanked Mr. Barker and Ms. Leung for attending the 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; *(on hold)*
- OP05/08
- 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 – *On hold at the request of the applicant*
- 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)*
- OP02/14 Proposed Official Plan Amendment and Zoning By-Law Amendment – Tourism
Z09/14 Accommodation Conversions – July 23, 2013 – September 24, 2014
- Z12/14 Proposed Zoning By-Law Amendment – Blake – 936 Shore Lane – 17 December 2014 – Public Meeting January 15, 2015 – On Agenda
- Z14/14 Proposed Zoning By-Law Amendment – Wasaga Heights – 41st Street South – 17 December 2014
- Z15/14 Proposed Zoning By-Law Amendment – Calvary Baptist Church – 776 Sunnidale Raod – 17 December 2014

5. DEPARTMENT REPORTS

d) Site Plan Matters

i) **Parkbridge Lifestyle Communities Inc. – Wasaga Meadows East – SP01/15**

It was;

MOVED BY B. SMITH
SECONDED BY R. EGO

RESOLUTION NO. 2015-01-01

RESOLVED THAT Development Service Committee recommend to Council that the following Report dated January 15, 2015 describing the site plan application which proposes revisions to the approved site plan for lands owned by Parkbridge Lifestyle Communities Inc. at Part Lot 25, Concession 9, southwest corner of Wally Drive and Theme Park Drive, be accepted for information.

CARRIED

e) Committee of Consent/Adjustment Matters

Notices (*previously circulated to Council*)

It was;

MOVED BY R. EGO
SECONDED BY B. SMITH

RESOLUTION NO. 2015-01-02

RESOLVED THAT Development Services Committee does hereby receive the Notice for A21/14, for information.

CARRIED

f) Planning Division

i) Vacant Lot Unit Report dated January 6, 2015

It was;

MOVED BY R. EGO
SECONDED BY B. SMITH

RESOLUTION NO. 2015-01-03

RESOLVED THAT the Development Services Committee receives the Vacant Lot Unit Report dated January 6, 2015, for information.

CARRIED

ii) New Unit Report dated January 6, 2015

It was;

MOVED BY B. SMITH
SECONDED BY R. ANDERSON

RESOLUTION NO. 2015-01-04

RESOLVED THAT the Development Services Committee receives the New Unit Report dated January 6, 2015, for information.

CARRIED

g) Building Division

i) Building Department Report dated January 6, 2015

It was;

MOVED BY R. ANDERSON
SECONDED BY B. SMITH

RESOLUTION NO. 2015-01-05

RESOLVED THAT the Development Services Committee receives the Building Department's Report dated January 6, 2015, for information.

CARRIED

h) Other Business

i) Ontario Seniors Secretariat Grant Application

Discussion ensued regarding the matter of the Town financially funding the study if the Age-Friendly grant is awarded by the Seniors Secretariat.

It was then;

MOVED BY R. EGO
SECONDED B. SMITH

RESOLUTION NO. 2015-01-06

RESOLVED THAT the Development Services Committee recommends to Council that Staff and the Healthy Community Network be authorized to prepare a funding application to the Ontario Seniors' Secretariat, on behalf of Council, in order to complete a Needs Assessment of the extent to which the Town of Wasaga Beach meets the age-friendly criteria as established by the Province of Ontario and the World Health Organisation (WHO);

AND THAT the Development Services Committee recommends to Council that it pass a resolution to participate in Age-Friendly Community Planning, and support efforts to become an Age-Friendly Community.

CARRIED

It was then;

MOVED BY B. SMITH
SECONDED R. EGO

RESOLUTION NO. 2015-01-07

RESOLVED THAT Report 6(h)(i) pertaining to Ontario Seniors Secretariat Grant Application be amended by adding the following paragraph to the end of the existing motion: And that Development Committee recommends to Committee of the Whole as Budget Committee that it give consideration of allocating \$20,000 from within the existing proposed Planning Department 2015 Operating Budget as the Towns contribution toward the Age-Friendly Community Planning Project grant application, subject to the approval of the grant application by the Province.

CARRIED

i) Departmental Accounts

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

It was;

MOVED BY R. ANDERSON
SECONDED BY B. F. SMITH

RESOLUTION NO. 2015-01-08

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

CARRIED

6. OTHER AGENCY REPORTS

a) Ainley Project Status Report Dated January 7, 2015

Discussion ensued regarding the Baywood Gateway development and the status of the project.

It was then;

MOVED BY B. SMITH
SECONDED BY R. EGO

RESOLUTION NO. 2015-01-09

RESOLVED THAT the Development Services Committee receives the Ainley Project Status Report of January 7, 2015, for information.

CARRIED

b) Planning Application Tracking System Report

It was;

MOVED BY R. ANDERSON
SECONDED BY B. SMITH

RESOLUTION NO. 2015-01-10

RESOLVED THAT the Development Services Committee receives the Planning Application Tracking System Report dated January 7, 2015, for information.

CARRIED

7. DATE OF NEXT MEETING

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

8. CLOSED SESSION

a) Proposed acquisition of land by the municipality regarding Freethy Road Right of Way Extension

It was;

MOVED BY B. SMITH
SECONDED BY R. ANDERSON

RESOLUTION NO. 2015-01-11

RESOLVED THAT pursuant to Section 239 of the *Municipal Act, 2001*, as amended, the next portion of the January 15, 2015 Development Services Committee meeting be closed to the public to consider a proposed acquisition of land by the municipality regarding Freethy Road Right of Way Extension.

CARRIED

It was;

MOVED BY R. EGO
SECONDED BY R. ANDERSON

RESOLUTION NO. 2015-01-12

RESOLVED THAT the closed session of the January 15, 2015 Development Services Committee meeting adjourns and that the open session resume.

CARRIED

Committee considered an update report regarding the Freethy Road right of way and received it for information.

It was then;

MOVED BY R. ANDERSON
SECONDED BY R. EGO

RESOLUTION NO. 2015-01-13

RESOLVED THAT the January 15, 2015 Development Services Committee does hereby confirm the direction given to the Manager of Planning and Development during Closed Session regarding the Freethy Road Right of Way extension.

CARRIED

9. ADJOURNMENT

The Chair adjourned the meeting at 11:25 a.m.