



DEVELOPMENT SERVICES COMMITTEE

REPORT

Held Thursday, February 12, 2015 at 10:00 a.m.
In the Classroom, Town Hall

PRESENT:	N. Bifulchi	Deputy Mayor/Chair
	R. Anderson	Councillor
	B. Smith	Councillor
	R. Ego	Councillor
	S. Bray	Councillor
	W.H. Stockwell	Councillor
	B. Smith	Mayor
	G. Vadeboncoeur	Chief Administrative Officer
	R. Kelso	Manager of Planning and Development
	D. Herron	Senior Planner
	N. Wukasch	Planner
	C. Taggart	Recording Secretary

REGRETS:	T. Jarratt	Zoning Administrator
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1. CALL TO ORDER

Deputy Mayor Bifulchi called the meeting to order at 10:20 a.m.

2. DISCLOSURE OF PECUNIARY INTEREST

3. DEPUTATIONS/PRESENTATIONS

i) **Mike Manett/Peter Regina – Main Street – High Density Residential Official Plan Amendment Proposal**

The Chair welcomed Mike Manett, Mark Zwicker and Peter Regina to the meeting.

Mr. Manett explained that the development his client is proposing is located on the corner of Main Street and Elm Street and would like to construct a four (4) storey condominium. He explained that the purpose of them attending the meeting today is to receive feedback from Committee on the proposal. Mr. Manett advised that the lands are currently designated commercial however they are proposing a residential only building. Mr. Zwicker then shared with Committee the proposed site plan and elevations for the development and explained they are proposing a 4 storey building consisting of 55 units with parking in the rear. He advised that they are designing the units to accommodate the retirement market. Mr. Zwicker explained that the current set back requirement is 6 metres but that they are looking for a reduction to allow more of an urban design to allow easier pedestrian access. Mr. Manett explained that they feel there is enough commercial in the area and that a commercial component would increase the parking requirements for the development. He further advised that they would require an Official Plan Amendment and Zoning By-Law amendment to accommodate the proposal. Mr. Manett explained that they are seeking comments from Committee as to whether they feel this type of use is appropriate for this area prior to submitting an application.

Mayor Smith commented that the building looks great, and would support the 4 storeys or even a 5 storey building however, he would like to see the commercial component on the bottom of the building.

Councillor Anderson commented that he agrees with the Mayor's comments and would also like to see a commercial component.

Councillor Ego commented that he would like to see a commercial component also.

Mr. Vadeboncoeur asked what the size of the units would be. Mr. Manett explained that there is a mix of sizes and that the majority of the units would be two bedrooms.

Mayor Smith asked what the price of the units would be. Mr. Manett explained that it depends on the market at the time. Mayor Smith then asked if they are looking to sell the units and a low, mid or high range. Mr. Regina advised that they would be looking at mid-range pricing.

Councillor Stockwell asked what the size of a two bedroom unit would be. Mark advised that a two bedroom unit would be 850 square feet.

Councillor Smith commented that she feels this development is something that is needed however would also like to see a commercial component on the bottom of the building.

Mayor Smith asked for the size of the 1 bedroom units. Mark advised that they would range from 600 square feet to 675 square feet.

The Chair commented that it seems Committee all agree that they would prefer a commercial component within the building.

Discussion ensued regarding the parking requirements for the commercial use and whether the Town could consider other parking alternatives.

Mayor Smith commented that he is in full support of development and would fully support looking at other parking accommodations.

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.,
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
 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 Road
 – 17 December 2014

5. DEPARTMENT REPORTS

c) Subdivision/Condominium Matters

i) Wasaga Heights – 41st Street – Application for Plan of Subdivision PS01/15

It was;

MOVED BY R. ANDERSON
 SECONDED BY R. EGO

RESOLUTION NO. 2015-02-01

RESOLVED THAT Development Services Committee recommend to Council that a Public Meeting be held pursuant to the requirements of the *Planning Act*, to obtain public and agency input with regards to the application for Plan of Subdivision submitted by Pine Valley Developments Corporation, for lands legally described as Part of Lot 2, Concession 15 South, in the Town of Wasaga Beach.

CARRIED

ii) Beach20 – Proposed Common Element Plan of Condominium – PC01/15

It was;

MOVED BY R. EGO
 SECONDED BY R. ANDERSON

RESOLUTION NO. 2015-02-02

RESOLVED THAT Development Services Committee recommends to Council that it approve the application from 2015429 Ontario Inc. – Bremont Homes for Common Element Plan of Condominium to create a common element road, visitor parking, and amenity area, for 15 freehold townhouse dwellings on lands located at 878 Mosley Street, provided a Site Plan Agreement is finalized, Lift Hold(H) By-Law is adopted, a Certificate of Substantial Completion is issued and ratified by the Town, Exemption to Part Lot Control and Consent for Easement are granted, and foundations for the 15 townhouse units are constructed and surveyed.

CARRIED

iii) Sunnidale Trails – Pacific Homes – Extension to Draft Plan Approval - PS02/14

Mayor Smith asked if the developer has given any indication on when they intend to begin.

Ray Duhamel of Jones Consulting joined the meeting and explained that there is a lot of work to happen with regards to design. He advised that Tony DeRose of Pacific Homes has already prepaid development charges and is enthusiastic to begin the project. Mr. Duhamel explained that this development will include upwards of 8000 of new population and therefore it is a large plan which requires a lot of work to design. Mr. Duhamel advised that it is hoped that a lot of design will be completed this year and that they would like to achieve construction in 2017.

Discussion ensued regarding the work entailed to make this plan come to fruition, types of ownership within the subdivision and the inclusion of affordable housing.

It was then;

MOVED BY R. ANDERSON
SECONDED BY R. EGO

RESOLUTION NO. 2015-02-03

RESOLVED THAT Development Services Committee recommends to Council that it accept the minor redline revision to the draft plan and extend the draft approval of the Pacific Homes - Sunnidale Trails Phase 1 subdivision, located on the east side of Sunnidale Road and west of Freethy Road, for a period of five (5) years.

CARRIED

iv) Re-Issuing Notice of Decision & Notice of Passing – Ramblewood Draft Plan of Subdivision PS03/13 and Zoning By-Law Amendment 2014-42 – Z07/13

It was;

MOVED BY R. EGO
SECONDED BY R. ANDRSON

RESOLUTION NO. 2015-02-04

RESOLVED THAT Development Services Committee recommend to Council that a Notice of Decision be issued for the Draft Plan of Subdivision, and a revised Notice of Passing for Zoning By-Law Amendment No. 2014-24 be circulated, for the applications submitted by 1678574 Ontario Inc. – Amicorp Developments Inc. (Marocco).

CARRIED

d) Site Plan Matters

i) Rona Update – Mullen Withdrawal

It was;

MOVED BY R. ANDERSON
SECONDED BY R. EGO

RESOLUTION NO. 2015-02-05

RESOLVED THAT Development Services Committee recommend to Council that the report dated February 12, 2015, describing the status of the applications for Zoning By-Law Amendment and Site Plan Approval for lands owned by 663556 Ontario Limited (Brian MacLean) at 1317 Mosley Street and 32 Riverbend Avenue and operated as Castle Builders (formerly RONA), be accepted for information.

CARRIED

e) Committee of Consent/Adjustment Matters

Notices and Decisions *(previously circulated to Council)*

It was;

MOVED BY R. ANDERSON
SECONDED BY R. EGO

RESOLUTION NO. 2015-02-06

RESOLVED THAT Development Services Committee does hereby receive the Notices and Decisions for A21/14, B03/14, A01/15 and B01/15 to B06/15, for information.

CARRIED

f) Planning Division

i) Vacant Lot Unit Report dated February 3, 2015

It was;

MOVED BY R. EGO
SECONDED BY R. ANDERSON

RESOLUTION NO. 2015-02-07

RESOLVED THAT the Development Services Committee receives the Vacant Lot Unit Report dated February 3, 2015, for information.

CARRIED

ii) New Unit Report dated February 3, 2015

It was;

MOVED BY R. ANDERSON
SECONDED BY R. EGO

RESOLUTION NO. 2015-02-08

RESOLVED THAT the Development Services Committee receives the New Unit Report dated February 3, 2015, for information.

CARRIED

iii) Planning 2014 Fourth Quarter Financial Report

It was;

MOVED BY R. EGO
SECONDED BY R. ANDERSON

RESOLUTION NO. 2015-02-09

RESOLVED THAT Development Services Committee recommends that the 2014 Planning Division Fourth Quarter Budget Report be accepted for information.

CARRIED

g) Building Division

i) Building Department Report dated February 3, 2015

It was;

MOVED BY R. EGO

SECONDED BY R. ANDERSON

RESOLUTION NO. 2015-02-10

RESOLVED THAT the Development Services Committee receives the Building Department's Report dated February 3, 2015, for information.

CARRIED

i) Building 2014 Fourth Quarter Financial Report

It was;

MOVED BY R. ANDERSON

SECONDED BY R. EGO

RESOLUTION NO. 2015-02-11

RESOLVED THAT Development Services Committee recommends that the 2014 Building Division Fourth Quarter Budget Report be accepted for information.

CARRIED

h) Other Business

i) Requests for Council Support for Solar Projects – Ontario Feed-In Tariff (FIT) Energy Programs

It was then;

MOVED BY R. EGO

SECONDED R. ANDERSON

RESOLUTION NO. 2015-02-12

RESOLVED THAT Development Services Committee recommends to Council that the Town of Wasaga Beach supports the construction and operation of rooftop solar generation projects in industrial, commercial and institutional areas for the Province's Feed-in Tariff (FIT) program across the Town of Wasaga Beach, subject to review by Town staff;

AND FURTHER THAT the purpose of this support is to enable the participants in the FIT program to receive priority points under the FIT program and may not be used for the purpose of any other form of municipal approval in relation to the Application of Projects or any other purpose.

CARRIED

ii) Naming or Renaming a Street Peacekeepers or Veterans Way

It was;

MOVED BY R. ANDERSON
SECONDED BY R. EGO

RESOLUTION NO. 2015-02-13

RESLOVED THAT Development Services Committee direct staff to explore the options of naming a new road or re-naming an existing road “Peacekeepers Way” or “Veterans Way” and report back to Committee at its meeting in March; and

FURTHER THAT staff is asked to explore the feasibility of naming an existing parkette or proposed parkette with a similar name and report back to Community Services Committee with options for Committee’s consideration.

CARRIED

iii) Proposed Collingwood Airport Business Park

It was;

MOVED BY R. EGO
SECONDED BY R. ANDERSON

RESOLUTION NO. 2015-02-14

RESOLVED THAT Development Services Committee recommends to Council that the report on the Collingwood Airport Business Park proposal be received for information, and

FURTHER THAT Development Services Committee recommends to Council that the Town provide a formal response to the circulation no later than Friday, February 27, 2015 to the Township of Clearview as requested.

CARRIED

i) Departmental Accounts

i) Planning and Building Department and Healthy Community Network Committee Accounts (January 1-31, 2015)

It was;

MOVED BY R. ANDERSON
SECONDED BY R. EGO

RESOLUTION NO. 2015-02-15

RESOLVED THAT the Planning and Building Department Accounts for January 1 - 31, 2015, as reviewed by the Development Services Committee, are hereby confirmed.

CARRIED

6. OTHER AGENCY REPORTS

a) Ainley Project Status Report Dated January 30, 2015

It was then;

MOVED BY R. EGO
SECONDED BY R. ANDERSON

RESOLUTION NO. 2015-02-16

RESOLVED THAT the Development Services Committee receives the Ainley Project Status Report of January 30, 2015, for information.

CARRIED

b) Public Works / Engineering Technologist Development Project Status Report dated February 4, 2015

It was;

MOVED BY R. ANDERSON
SECONDED BY R. EGO

RESOLUTION NO. 2015-02-17

RESOLVED THAT the Development Services Committee receives the Public Works / Engineering Technologist Development Project Status Report of February 4, 2015, for information.

CARRIED

c) Planning Application Tracking System Report

It was;

MOVED BY R. EGO
SECONDED R. ANDERSON

RESOLUTION NO. 2015-02-18

RESOLVED THAT the Development Services Committee receives the Planning Application Tracking System Report dated February 5, 2015, for information.

CARRIED

7. DATE OF NEXT MEETING

Thursday, March 19, 2015 at 10:00 a.m. in the Classroom.

8. ADJOURNMENT

The Chair adjourned the meeting at 11:00 a.m.