



DEVELOPMENT SERVICES COMMITTEE

REPORT

Held Thursday, March 19, 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
	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
	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) Calvary Road Baptist Church Zoning By-Law Amendment – 776 Sunnidale Road South

Notice of Public Meeting was published in the Wasaga Sun Newspaper on February 26th, 2015, 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 .8 hectares (2 acres) of lands legally described as Block 295, Plan 51M-496, Town of Wasaga Beach, County of Simcoe. The subject property is located at 776 Sunnidale Road South.

THE PROPOSED Zoning By-law Amendment would amend the zoning provisions of the subject lands from the Rural (RU) Zone to the Institutional (I) Zone.

THE EFFECT of the proposed Zoning By-law Amendment would be to permit the development of the subject lands with a church.

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 County of Simcoe County advised they have no objection to the proposed amendment and have asked that site triangle and roadway dedications be provided and that a setback of 15 metres be maintained from Sunnidale Road

The Simcoe County District School Board and Enbridge Gas advise they have no objection to the application.

The NVCA have advised they have no objection to the application for rezoning.

The Town of Wasaga Beach Public Works Department has advised that the Functional Servicing Report submitted by the applicant has demonstrated that the proposed development is feasible from a municipal servicing and geotechnical perspective and recommends that at the detailed design stage the applicant consider Low Impact Development options for stormwater management on site.

Letters of Concern: None

Letters of Objections: None

The Chair asked Planning staff if any further letters or correspondence in regard to this application have been received. Ms. Jarratt advised that no further letters or correspondence was received.

The Chair advised that Ms. Kaitlin Wilmshurst of CF Crozier is present to now make a brief presentation and will provide further details with respect to the proposed amendment.

Ms. Wilmshurst advised that the property is located at the corner of Walnut Drive and Sunnidale Road South and that the preliminary site plan proposes a 530 square metre church that would seat 140 people. She further advised that the property abuts the County of Simcoe road allowance and therefore will be providing the required setback and roadway widening dedication to the County. Ms. Wilmshurst advised that they have complied with zoning requirements for the Institutional use in the site plan proposal.

The Chair asked if there was anyone present that would like to provide input either in support of, or in opposition to, this proposed amendment and if so, to please stand and clearly state their name and address in order that it may be correctly entered into the records of today's proceedings.

Stephen Currie of RR #2 Stayner commented that he welcomes the construction of church.

Tom Multon of Stayner commented that he would like to see the church built.

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 the comments received today will be considered and a decision 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.

The Chair closed the Public Meeting.

4. UNFINISHED BUSINESS

File No.

Z19/08 OP05/08	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>
PS02/10 Z23/10	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>
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 Z09/14	Proposed Official Plan Amendment and Zoning By-Law Amendment – Tourism 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 – 41 st Street South – 17 December 2014
Z15/14	Proposed Zoning By-Law Amendment – Calvary Baptist Church – 776 Sunnidale Road – 17 December 2014 – On Agenda

5. DEPARTMENT REPORTS

a) Official Plan Amendments

i) Growth Management – Official Plan Amendment and County Official Plan Update

It was;

MOVED BY R. EGO
SECONDED BY R. ANDERSON

RESOLUTION NO. 2015-03-01

RESOLVED THAT the Development Services Committee recommends to Council that the report regarding the Town's Growth Management Policy Review and update on the Simcoe County Official Plan and Land Budget be accepted as information.

CARRIED

b) Zoning Amendments

i) Report Back from Public Meeting – 936 Shore Lane – Blake Z12/14

It was;

MOVED BY B. SMITH
SECONDED BY R. EGO

RESOLUTION NO. 2015-03-02

RESOLVED THAT Development Services Committee recommends to Council that the proposed Zoning By-Law Amendment for lands located at 936 Shore Lane, legally described as Lot 43 Plan 705 in the Town of Wasaga Beach be forwarded to Council for consideration.

CARRIED

ii) 776 Sunnidale Road Rezoning – Calvary Road Baptist Church – Z15/14

It was;

MOVED BY R. EGO
SECONDED BY R. ANDERSON

RESOLUTION NO. 2015-03-03

RESOLVED THAT Development Services Committee recommends to Council that the proposed Zoning By-Law Amendment for the proposed new Calvary Road Baptist Church located at 776 Sunnidale Road, and legally described as Block 295, Plan 51M-496, be forwarded to Council for consideration.

CARRIED

iii) Group Homes – Removal of Minimum Separation Distance Provision

It was;

MOVED BY B. SMITH
SECONDED BY R. EGO

RESOLUTION NO. 2015-03-04

RESOLVED THAT Development Services Committee accepts for information the correspondence from the Ontario Human Rights Commission dated February 26, 2015 and further that the removal of minimum separation distance provisions for Group Homes be included in the update to Comprehensive Zoning By-Law 2003-60, as amended.

CARRIED

c) Subdivision/Condominium Matters**i) Rivers Edge – Extension to Draft Plan of Subdivision Approval – PS02/15**

The Chair asked for further comment from Staff regarding an email received by the consultant for the developer. Mr. Wukasch advised that an email was received by the consultant regarding concerns with new conditions that is being asked for. He explained that the developer is objecting to four of the conditions and that a hearing will be held by the Ontario Municipal Board. Mr. Wukasch listed the concerns raised by the developer and advised that the Town and the developer will be litigating the matter with the Ontario Municipal Board.

It was then;

MOVED BY R. EGO

SECONDED BY R. ANDERSON

RESOLUTION NO. 2015-03-05

RESOLVED THAT Development Services Committee recommends to Council that it support the extension of the draft approval of the River's Edge Phase 1 subdivision, within the Sunnidale Trails Secondary Plan Area, located on the east side of Sunnidale Road and south of McIntyre Creek and the Nottawasaga River, at the Ontario Municipal Board for a period of five (5) years, subject to the revised conditions as attached to this report.

CARRIED

d) Site Plan Matters**i) Request for Partial Relief of Site Plan Application Fees – Vidinovski – SP02/15**

Mayor Smith commented that he believes this is a move forward for this area.

The Chair asked if they would be setting a precedent if they were to waive the fee. Mr. Kelso advised that the Community Improvement Plan (CIP) that staff is working on will include incentives for fee reductions and development charge reductions and staff will be bringing it forward to Committee in April and will need to be approved by Council. He then commented that it would be setting a precedent to waive or reduce fees now prior to Council approving the CIP.

Councillor Smith asked if the developer plans to begin this year. Mr. Herron advised that he believes that the intention of the developer is to start this year and that he is in the audience today and could confirm for Committee. Committee agreed to have Mr. Vidinovski address the question. Mr. Vidinovski advised that they would like to begin as soon as approvals are completed.

The Chair commented that she has concern with approving fee reductions without the CIP being completed and supports the staff recommendation at this time.

Councillor Smith asked if the matter could be deferred. Discussion ensued regarding reduction of fees and Committee agreed to amend the motion to add that the fee be reviewed if or when

any financial incentives are approved by Council when a Community Improvement Plan (C.I.P.) for the Beach 1 and 2 areas is implemented.

It was then;

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

RESOLUTION NO. 2015-03-06

RESOLVED THAT the motion pertaining to item 5(d) Request for Partial Relief of Site Plan Application Fees – Vidinovski – SP02/15 be amended by adding the following at the end of the motion: “and that the fee be reviewed if and when any financial incentives are approved by Council under a Community Improvement Plan for the Beachfront Area.

CARRIED

MOVED BY B. SMITH
SECONDED BY R. ANDERSON

RESOLUTION NO. 2015-03-07

RESOLVED THAT Development Committee recommends 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 (2015-09) and that the fee be reviewed if and when any financial incentives are approved by Council under a Community Improvement Plan for the Beachfront Area. As amended.

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. 2015-03-08

RESOLVED THAT Development Services Committee does hereby receive the Notice for A02/15 and Decisions for A01/15 and B01/15 to B06/15, for information.

CARRIED

f) Planning Division

i) Vacant Lot Unit Report dated March 2, 2015

It was;

MOVED BY B. SMITH
SECONDED BY R. EGO

RESOLUTION NO. 2015-03-09

RESOLVED THAT the Development Services Committee receives the Vacant Lot Unit Report dated March 2, 2015, for information.

CARRIED

ii) New Unit Report dated March 2, 2015

It was;

MOVED BY R. EGO
SECONDED BY B. SMITH

RESOLUTION NO. 2015-03-10

RESOLVED THAT the Development Services Committee receives the New Unit Report dated March 2, 2015, for information.

CARRIED

g) Building Division

i) Building Department Report dated March 2, 2015

It was;

MOVED BY B. SMITH
SECONDED BY R. EGO

RESOLUTION NO. 2015-03-11

RESOLVED THAT the Development Services Committee receives the Building Department's Report dated March 2, 2015, for information.

CARRIED

h) Other Business

i) County "Connecting Trails" Grant Application

It was;

MOVED BY R. EGO
SECONDED R. ANDERSON

RESOLUTION NO. 2015-03-12

RESOLVED THAT Development Services Committee recommends to Council that the Town submit an application to the County of Simcoe for grant funding through the "Trails Connecting Communities Program" to enhance the Town of Wasaga Beach Trail System.

CARRIED

ii) Bader 9 & 11 Jack Street Deeming By-Law – DB01/15

It was;

MOVED BY B. SMITH

SECONDED BY R. ANDERSON

RESOLUTION NO. 2015-03-13

RESOLVED THAT Development Services Committee recommends to Council that a By-Law, pursuant to Section 50(4) of the *Planning Act* be adopted to deem Lots 30 and 31 within Registered Plan 825 to no longer be within a registered plan.

CARRIED

i) Departmental Accounts

i) Planning and Building Department and Healthy Community Network Committee Accounts (February 1 - 28, 2015)

It was;

MOVED BY B. SMITH
SECONDED BY R. EGO

RESOLUTION NO. 2015-03-14

RESOLVED THAT the Planning and Building Department Accounts for February 1 - 28, 2015, as reviewed by the Development Services Committee, are hereby confirmed.

CARRIED

6. OTHER AGENCY REPORTS

a) Ainley Project Status Report Dated February 27, 2015

It was;

MOVED BY R. EGO
SECONDED BY B. SMITH

RESOLUTION NO. 2015-03-15

RESOLVED THAT the Development Services Committee receives the Ainley Project Status Report of February 27, 2015, for information.

CARRIED

b) Public Works / Engineering Technologist Development Project Status Report dated March 11, 2015

It was;

MOVED BY R. EGO
SECONDED BY B. SMITH

RESOLUTION NO. 2015-03-16

RESOLVED THAT the Development Services Committee receives the Public Works / Engineering Technologist Development Project Status Report of March 11, 2015, for information.

CARRIED

c) Planning Application Tracking System Report

It was;

MOVED BY B. SMITH
SECONDED R. EGO

RESOLUTION NO. 2015-03-17

RESOLVED THAT the Development Services Committee receives the Planning Application Tracking System Report dated March 12, 2015, for information.

CARRIED

d) Healthy Community Network Committee Goals and Objectives Report

It was;

MOVED BY B. SMITH
SECONDED R. ANDERSON

RESOLUTION NO. 2015-03-18

RESOLVED THAT the Development Services Committee recommends to Council that the Healthy Community Network Committee Report “Goals for 2015” be accepted for information.

CARRIED

e) Healthy Community Network Committee Report dated January 15, 2015

It was;

MOVED BY B. SMITH
SECONDED R. ANDERSON

RESOLUTION NO. 2015-03-19

RESOLVED THAT the Development Services Committee hereby receives the Healthy Community Network Committee Report of January 15, 2015, for information.

CARRIED

f) Accessibility Advisory Committee Report dated October 23, 2014

It was;

MOVED BY R. ANDERSON
SECONDED B. SMITH

RESOLUTION NO. 2015-03-20

RESOLVED THAT the Development Services Committee hereby receives the Accessibility Advisory Committee Report of October 23, 2014, for information.

CARRIED

7. DATE OF NEXT MEETING

Thursday, April 23, 2015 at 10:00 a.m. in the Classroom.

8. ADJOURNMENT

The Chair adjourned the meeting at 10:38 a.m.