



DEVELOPMENT SERVICES COMMITTEE

REPORT

Held Thursday, April 23, 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. Stockwell	Councillor
	B. Smith	Mayor
	G. Vadeboncoeur	Chief Administrative Officer
	R. Kelso	Manager of Planning and Development
	D. Herron	Senior Planner
	C. Taggart	Recording Secretary
REGRETS:	N. Wukasch	Planner
	T. Jarratt	Zoning Administrator

1. CALL TO ORDER

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

2. DISCLOSURE OF PECUNIARY INTEREST

3. DEPUTATIONS, PRESENTATIONS, PETITIONS AND PUBLIC MEETINGS

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	
Z14/14	Proposed Zoning By-Law Amendment and Plan of Subdivision – Wasaga Heights – 41 st Street South – 17 December 2014 – On Agenda
PS01/15	

5. DEPARTMENT REPORTS

c) Subdivision/Condominium Matters

i) **Pine Valley – Wasaga Heights – Report Back from Public Meeting – PS01/15 & Z14/14**

Mr. Herron advised that his report summarizes the comments and outlines the concerns received at the Public Meeting. He further advised that the developer is currently reviewing and looking at addressing the concerns.

It was then;

MOVED BY B. SMITH
SECONDED BY R. EGO

RESOLUTION NO. 2015-04-01

RESOLVED THAT Development Services Committee accepts for information the summary of the proceedings of the Public Meeting and the status up-date of the review of the applications for Plan of Subdivision and Zoning By-Law Amendment submitted by Pine Valley Developments Corporation for lands legally described Part of Lot 2, Concession 15 South, Wasaga Beach.

CARRIED

d) Site Plan Matters

i) **Nick Vidinovski – 10 Main Street Site Plan – SP02/15**

Mr. Herron spoke to the matter. Mayor Smith commented that he does not understand why the Nottawasaga Valley Conservation Authority would require a permit for the storage containers. Discussion ensued regarding the requirements for site plan approval dependent upon the type of use of the containers.

Councillor Smith advised that she has concern that some payments have not been received and work continues by staff. Mr. Herron advised that the engineering review fee amount due has been advised to the developer and that Public Works has completed the review but will not provide comments until the fee is received. Councillor Smith commented that staff should not spend any further time on the matter if fees have not been received.

Mr. Vadeboncoeur commented to the wave up rush study that was completed last year by the Nottawasaga Valley Conservation Authority and asked if staff have referred to it in relation to this proposal. Mr. Kelso advised that no comments have been received from the Nottawasaga Valley Conservation Authority and that the wave up rush, dynamic beach, and erosion hazards do not seem to be the issue for the proposal and that may be just an issue of a permit being required because the lands are within the Nottawasaga Valley Conservation Authority's regulatory area. Mr. Herron advised that they are no longer requesting the owner to prepare a study now that the Town has completed it.

Mr. Vadeboncoeur advised that the applicant met with him yesterday about the possibility of phasing the development and asked if this would change the application. Mr. Herron advised

that the critical item is the process, which includes site plan approval, Nottawasaga Valley Conservation Authority permit, municipal building permit and Lift Hold By-Law. Mr. Herron advised that they must proceed as per the Town's Site Plan By-Law unless Council chooses to waive site plan and enter into a site development agreement. Councillor Stockwell asked if there could be a sunset clause placed on the approvals. Discussion ensued regarding the permanency of the containers and if there could there be a sunset clause placed on the site plan. Mr. Herron advised there is no sunset clause possible, once approvals are given it is permanent. Mr. Kelso advised that through a site development agreement you can put in a sunset clause however the courts have shown that they fail. Discussion ensued regarding the matter of a sunset clause.

Discussion ensued regarding the cost of lift hold application.

Councillor Ego asked how long a time line would be to complete site plan. Mr. Herron advised that a typical site plan can be completed in 3 to 4 months, however this matter has been a moving target and staff have not received a full submission. He further advised that once a full submission is received the site plan could be completed in two months. Discussion ensued.

The Chair commented that every year Committee receives a new plan for this property, that short cuts to do not work, and that she does not support the municipality waiving site plan control.

It was then;

MOVED BY R. EGO
SECONDED BY B. SMITH

RESOLUTION NO. 2015-04-02

RESOLVED THAT Development Services Committee recommends to Council that the Planners report dated April 23, 2015 describing the proposed development for fifty-eight repurposed shipping containers for commercial occupancy at 10 Main Street in Beach Area 1, proposed by 1126744 Ontario Inc. – Nick Vidinovski, 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. 2015-04-03

RESOLVED THAT Development Services Committee does hereby receive the Notices for A03/15 to A05/15 and B07/15, and the Decision for A02/15, for information.

CARRIED

f) Planning Division

i) Vacant Lot Unit Report dated April 2, 2015

It was;

MOVED BY R. EGO
SECONDED BY B. SMITH

RESOLUTION NO. 2015-04-04

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

CARRIED

ii) New Unit Report dated April 2, 2015

It was;

MOVED BY R. EGO
SECONDED BY B. SMITH

RESOLUTION NO. 2015-04-05

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

CARRIED

iii) Planning & Building First Quarter Financial Report

MOVED BY R. EGO
SECONDED BY B. SMITH

RESOLUTION NO. 2015-04-06

Recommendation: That Development Services Committee receives for information purposes the First Quarterly Report of the Planning and Building Division Budget for 2015.

CARRIED

g) Building Division

i) Building Department Report dated April 2, 2015

It was;

MOVED BY R. EGO
SECONDED BY B. SMITH

RESOLUTION NO. 2015-03-07

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

CARRIED

h) Other Business

i) Deeming By-Law – E3 Communities – 137 Constance Blvd. – DB02/15

It was;

MOVED BY B. SMITH
SECONDED R. EGO

RESOLUTION NO. 2015-04-08

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 61 and 62 within Registered Plan 930 to no longer be within a registered plan.

CARRIED

ii) Requests for Council Support for ‘Charter Challenge’ Ontario Residents in Opposition to Industrial Wind Turbines

Item 5(h)(ii) was removed from the agenda as the matter was dealt with at General Government.

i) Departmental Accounts

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

It was;

MOVED BY R. EGO
SECONDED BY B. SMITH

RESOLUTION NO. 2015-04-09

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

CARRIED

6. OTHER AGENCY REPORTS

a) Ainley Project Status Report Dated March 27, 2015

Councillor Smith asked for an update on the New England Village project. Mr. Kelso spoke to the matter. Discussion ensued regarding works to be completed and securities held to finish works if the developer does not complete them.

It was;

MOVED BY R. EGO
SECONDED BY B. SMITH

RESOLUTION NO. 2015-04-10

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

CARRIED

b) Public Works / Engineering Technologist Development Project Status Report dated April 15, 2015

It was;

MOVED BY R. EGO
SECONDED BY B. SMITH

RESOLUTION NO. 2015-04-11

RESOLVED THAT the Development Services Committee receives the Public Works / Engineering Technologist Development Project Status Report of April 15, 2015, for information.

CARRIED

c) Planning Application Tracking System Report

It was;

MOVED BY B. SMITH
SECONDED R. EGO

RESOLUTION NO. 2015-04-12

RESOLVED THAT the Development Services Committee receives the Planning Application Tracking System Report dated April 16, 2015, for information.

CARRIED

d) Healthy Community Network Committee Reports dated February 19, 2015 and March 19, 2015

It was;

MOVED BY B. SMITH
SECONDED R. EGO

RESOLUTION NO. 2015-04-13

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

CARRIED

7. DATE OF NEXT MEETING

Thursday, May 21, 2015 at 10:00 a.m. in the Classroom.

8. ADJOURNMENT

The Chair adjourned the meeting at 10:48 a.m.