



## DEVELOPMENT SERVICES COMMITTEE

### REPORT

Held Thursday, May 21, 2015 at 10:00 a.m.  
In the Classroom, Town Hall

---

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

#### 1. CALL TO ORDER

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

#### 2. DISCLOSURE OF PECUNIARY INTEREST

The Chair declared pecuniary interest with item 5(h)(ii) due to family owned property beside the property being discussed.

#### 3. DEPUTATIONS, PRESENTATIONS, PETITIONS AND PUBLIC MEETINGS

##### i) Hamount Investments Ltd. – Mark Crowe/Vienna Hutton – Beachway Trail & River Road East Proposal

The Chair welcomed Vienna Hutton of Hamount Investments Ltd. to the meeting. Ms. Hutton advised that they are proposing to develop 13 residential townhouse units at the corner of River Road East and Beachway Trail, formerly Chrissies Cabins. Ms. Hutton further advised that they have submitted three (3) applications, including Official Plan Amendment, Zoning By-Law Amendment and Plan of Subdivision. She further advised that they are proposing to rezone the lands from Open Space and Accommodation Commercial to a Residential Type Three Special Exception to permit the proposed development. The Official Plan Amendment would re-designate the lands from Open Space and Tourist Commercial to a medium density Residential. Ms. Hutton advised that the townhouse units are proposed to face River Road East and the private internal roadway that is accessed from Beachway Trail and vehicle access to the units is proposed by way of the private internal roadway.

The Chair thanked Ms. Hutton for her presentation.

#### 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   |
| Z14/14  | Proposed Zoning By-Law Amendment and Plan of Subdivision – Wasaga Heights – 41 <sup>st</sup>   |
| PS01/15 | Street South – 17 December 2014 – 23 April 2015 - On Agenda  |

#### 5. DEPARTMENT REPORTS

##### a) Official Plan Amendments

##### i) **Hamount Investments Ltd.– 195 River Road East – Official Plan Amendment & Zoning By-Law Amendment – OP01/15 & Z01/15**

The Chair asked if there were any comments, there were none. It was then;

MOVED BY B. SMITH

SECONDED BY R. ANDERSON

RESOLUTION NO. 2015-05-01

RESOLVED THAT Development Services Committee recommend to Council that a public meeting be scheduled and held at Council to obtain public and agency input pertaining to applications for Official Plan and Zoning By-Law Amendment for lands located at 195 River Road East and described as Block 27 Registered Plan 51M-923, and Part of Lot 26, Concession 9 following the submission of an acceptable Functional Servicing Report/Letter for the proposal.

CARRIED

##### b) Zoning Amendments

##### i) **10 Main Street – Vidinovski – Lifting of Holding Provision - Z03/15**

Mr. Herron explained that this application is part of the process prior to a building permit being issued and will help speed up the process.

It was then;

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

RESOLUTION NO. 2015-05-02

RESOLVED THAT Development Services Committee recommends to Council that it lift the Holding (H) symbol from part of the lands owned by 1126744 Ontario Inc. (Nick Vidinovski) and legally described as Plan 1458 Part Lot 21, Plan 51R-25988 Parts 2-6, Plan 51R-26124 Part 1, conditional upon a site plan control agreement for the development being executed by both the owner and the Town of Wasaga Beach.

CARRIED

**c) Subdivision/Condominium Matters**

**i) Hamount Investments Ltd. – 195 River Road East - PS03/15**

The Chair asked if there were any comments, there were none. It was then;

MOVED BY R. ANDERSON  
SECONDED BY B. SMITH

RESOLUTION NO. 2015-05-03

RESOLVED THAT Development Services Committee recommend to Council that a public meeting be scheduled and held at Council to obtain public and agency input pertaining to application for Draft Plan of Subdivision for lands located at 195 River Road East and described as Block 27 Registered Plan 51M-923, and Part of Lot 26, Concession 9 following the submission of an acceptable Functional Servicing Report/Letter for the proposal.

CARRIED

**ii) Golfview Estates – Change to Conditions of Draft Plan Approval – PS02/13**

The Chair asked if there were any comments, there were none. It was then;

MOVED BY R. ANDERSON  
SECONDED BY B. SMITH

RESOLUTION NO. 2015-05-04

RESOLVED THAT Development Services Committee recommend to Council that it amend the conditions of draft approval for the Golfview Estates Draft Plan of Subdivision, by adding one additional condition regarding a requirement for the proportionate cost sharing with other benefiting landowners for the mutual stormwater conveyance system to Marl Lake.

CARRIED

**iii) Pine Valley 41<sup>st</sup> Street South - PS01/15**

Councillor Anderson commented that the court area at the rear where the drop off of students occurs could become an issue. Mr. Herron advised that it is a private road system not a public road and therefore it would be up to the condo corporation to police the matter.

It was then;

MOVED BY R. ANDERSON  
SECONDED BY B. SMITH

RESOLUTION NO. 2015-05-05

RESOLVED THAT Development Services Committee recommend to Council that the applications for Plan of Subdivision and for Zoning By-Law Amendment submitted by Pine Valley Developments Corporation for lands at Part of Lot 2, Concession 15 South, 41<sup>st</sup> Street South, be considered for approval.

CARRIED

**d) Site Plan Matters**

**i) 10 Main Street - Vidinovski – Proposed Commercial Development – SP02/15**

The Chair asked if a complete application had been received. Mr. Herron advised no, that a complete application has not yet been received however further discussion with Mr. Vidinovski is required regarding the amended requirements for submission as there is now a revision for a reduced number of containers.

Councillor Anderson commented that he is not in favour of the shipping containers unless they are cladded. Discussion ensued regarding the cladding and aesthetics required for the containers. Mayor Smith commented that to be fair to the applicant the Town should be allowing the same finishing of the containers such as the Kowabunga, liquor store and beer store which are painted corrugated steel exteriors. The Chair commented that those properties are on Town owned land and they can be removed at any time, whereas the approval of these containers would be a permanent approval and the Town has no control to remove them. Councillor Anderson commented that the Kowabunga has been viewed as temporary. Councillor Stockwell asked for staff's opinion on the requirement for cladding of the containers. Mr. Herron explained that staff has been using the policy guidelines of the Official Plan to require cladding of the containers and higher aesthetic standard because of the importance of the Beach Area 1 location. Councillor Ego asked how it can be guaranteed that the containers are cladded. Mr. Herron advised that through site plan approval the plans and drawings would have to show the cladding and they can also ensure the cladding is completed through building permit process. Mr. Kelso commented that through the site plan agreement staff can ask for elevations and include them in the agreement, staff can also circulate the elevations to Council and ask for comments. The Chair asked if Committee through Council has the ability to turn down the elevations submitted and request a higher standard. Mr. Herron answered yes. Mayor Smith commented that he does not support the containers in the long term but does support them in the short term. The Mayor then asked staff to seek legal counsel for options for removal of the containers after a short term.

It was then;

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

RESOLUTION NO. 2015-05-06

RESOLVED THAT Development Services Committee recommends to Council that the Planner's May 21, 2015 Report describing the proposed development for seven (7) 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**

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

The Chair asked if there were any comments, there were none. It was then;

MOVED BY B. SMITH  
SECONDED BY R. EGO

RESOLUTION NO. 2015-05-07

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

CARRIED

**f) Planning Division**

**i) New Unit Report dated May 4, 2015**

The Chair asked if there were any comments, there were none. It was then;

MOVED BY B. SMITH  
SECONDED BY R. ANDERSON

RESOLUTION NO. 2015-05-08

RESOLVED THAT the Development Services Committee receives the New Unit Report dated May 4, 2015, for information.

CARRIED

**g) Building Division**

**i) Building Department Report dated May 4, 2015**

The Chair asked if there were any comments, there were none. It was then;

MOVED BY R. ANDERSON  
SECONDED BY B. SMITH

RESOLUTION NO. 2015-05-09

RESOLVED THAT the Development Services Committee receives the Building Department's Report dated May 4, 2015, for information.

CARRIED

**h) Other Business**

**i) Beach Areas 1 and 2 Community Improvement Plan**

Councillor Smith commented that a meeting should be held to complete the document and that the new Economic Development Director should be involved.

Committee agreed to provide comments to staff by Friday, June 5<sup>th</sup> and that the matter will be brought back to a future Committee of the Whole meeting.

It was then;

MOVED BY B. SMITH  
SECONDED R. EGO

RESOLUTION NO. 2015-05-10

RESOLVED THAT Development Committee recommend to Council to receive the report on the Beach Areas One and Two Community Improvement Plan for information.

CARRIED

The Chair handed the proceedings of the meeting over to Councilor Anderson as she had declared pecuniary interest with item 5(h)(ii).

**ii) Truck Terminal – Clearview Township Official Plan Amendment**

The Mayor advised that he has received calls from residents on Ramblewood with concerns of noise and asked staff if the Town has any recourse. Mr. Kelso advised that staff have drafted a letter to Clearview Township which identifies issues of concern including possible flooding and have requested that a low impact design (LID) be completed, and have further noted that noise could be a potential issue. Mr. Wukasch advised that the intention is to remove the waste disposal use and permit a new use which may have less impact. Councillor Ego asked about the traffic volumes. Mr. Wukasch advised that staff have not been circulated any information regarding the traffic impact. Councillor Ego advised that he would like to know the volume of the trucks that are intended to use the site.

It was then;

MOVED BY R. EGO  
SECONDED B. SMITH

RESOLUTION NO. 2015-05-11

RESOLVED THAT Development Services Committee recommends to Council that the report on the Proposed Official Plan Amendment for a truck terminal in Clearview Township 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, May 22, 2015 to the Township of Clearview as requested.

DEFEATED

Committee discussed Item 5(h)(ii) further and it was then;

MOVED BY B. SMITH  
SECONDED R. EGO

RESOLUTION NO. 2015-05-12

RESOLVED THAT Development Committee reconsider Item 5(h)(ii) regarding the Truck Terminal at the May 21, 2015 meeting.

CARRIED

It was then;

MOVED BY B. SMITH  
SECONDED R. EGO

RESOLUTION NO. 2015-05-13

RESOLVED THAT Development Services Committee recommends to Council that the report on the Proposed Official Plan Amendment for a truck terminal in Clearview Township 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, May 22, 2015 to the Township of Clearview as requested.

CARRIED

The Chair resumed proceedings of the meeting.

**iii) Solar Farm – Klondike Park Road – Clearview Township**

The Chair asked if there were any comments, there were none. It was then;

MOVED BY R. ANDERSON  
SECONDED B. SMITH

RESOLUTION NO. 2015-05-14

RESOLVED THAT Development Services Committee recommends to Council that the report on the proposed solar operation pre-consultation request by Sky Solar, circulated by the Township of Clearview, be received for information.

CARRIED

**i) Departmental Accounts**

**i) Planning and Building Department Accounts (April 1 - 30, 2015)**

The Chair asked if there were any comments, there were none. It was then;

MOVED BY B. SMITH  
SECONDED BY R. EGO

RESOLUTION NO. 2015-05-15

RESOLVED THAT the Planning and Building Department Accounts for April 1 - 30, 2015, as reviewed by the Development Services Committee, are hereby confirmed.

CARRIED

**6. OTHER AGENCY REPORTS****a) Ainley Project Status Report Dated April 29, 2015**

Councillor Smith asked who is doing the sodding works at the New England Village project. Mr. Kelso advised that Baywood is doing the work.

It was then;

MOVED B. SMITH

SECONDED BY R. ANDERSON

RESOLUTION NO. 2015-05-16

RESOLVED THAT the Development Services Committee receives the Ainley Project Status Report of April 29, 2015, for information.

CARRIED

**b) Public Works / Engineering Technologist Development Project Status Report dated May 13, 2015**

The Chair asked if there were any comments, there were none. It was then;

MOVED BY R. EGO

SECONDED BY B. SMITH

RESOLUTION NO. 2015-05-17

RESOLVED THAT the Development Services Committee receives the Public Works / Engineering Technologist Development Project Status Report of May 13, 2015, for information.

CARRIED

**c) Planning Application Tracking System Report**

The Chair asked if there were any comments, there were none. It was then;

MOVED BY R. ANDERSON

SECONDED B. SMITH

RESOLUTION NO. 2015-05-18

RESOLVED THAT the Development Services Committee receives the Planning Application Tracking System Report dated May 14, 2015, for information.

CARRIED

**d) Healthy Community Network Committee Report dated April 16, 2015**

The Chair asked if there were any comments, there were none. It was then;

MOVED BY R. ANDERSON

SECONDED B. SMITH

RESOLUTION NO. 2015-05-19



RESOLVED THAT the Development Services Committee hereby receives the Healthy Community Network Committee Report of April 16, 2015, for information.

CARRIED

**7. DATE OF NEXT MEETING**

Thursday, June 18, 2015 at 10:00 a.m. in the Classroom.

**8. ADJOURNMENT**

The Chair adjourned the meeting at 11:10 a.m.