



## DEVELOPMENT SERVICES COMMITTEE

### REPORT

Held Thursday, June 18, 2015 at 10:00 a.m.  
In the Classroom, Town Hall

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<b>PRESENT:</b>	N. Bifulchi	Deputy Mayor/Chair
	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
	N. Wukasch	Planner
	T. Jarratt	Zoning Administrator
C. Taggart	Recording Secretary	
<b>REGRETS:</b>	R. Anderson	Councillor

#### 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

##### i) Nick Ainley – Sean Pereira 58 River Road East Rezoning

The Chair welcomed Nick Ainley of the Ainley Group to the meeting. Mr. Ainley explained that his client, Sean Pereira, is proposing to rezone the lands located at 58 River Road East. He provided a description of the lands which currently supports 3 existing structures. He advised that the lands are currently designated Tourism Accommodation in the Official Plan and currently zoned Residential Type 1 and Environmental Protection in the Town's Zoning By-Law 2003-60. Mr. Ainley provided a history of the site and explained that the previous owner constructed two units prior to 1975 and a third structure was relocated on the property in the early 1990's. A minor variance was approved for the third building in 1990 and according to the decision the property was zoned Local Commercial within Zoning By-Law 75-10. In 2004 the Town established their new Zoning By-Law 2003-60 which changed the zoning of the lands from Local Commercial to Residential Type 1. Mr. Ainley advised that when the current owner came to the Town for a business license he was made aware that the zoning of the property was Residential Type 1 which would not permit a commercial use. Therefore, the purpose of the rezoning would be to permit an accommodation commercial use and allow short term rentals of the existing cabins. In closing, Mr. Ainley commented that he agrees with the planning staff's comments and advised that the owner does not intend to construct any further structures on the lands.

The Chair asked if there were any comments or questions.

Mayor Smith asked what the square footage of small cabin is. Mr. Ainley advised that the small cabin is 18 square metres in size.

Councillor Smith advised that she had spoken with Ms. Jarratt to confirm that the intended use is for short term rentals only. Ms. Jarratt advised that yes the rezoning would permit short term rentals, which is a maximum of 30 days and also that one cabin could be used for long term. Councillor Smith spoke to concern of the possibility of long term rental use of all the cabins. Ms. Jarratt advised that the current by-law only permits short term rentals and that there is a procedure that would be followed should an owner not comply with the by-law.

Mayor Smith asked if there is a zoning which includes both short and long term rentals. Mr. Kelso advised that currently only one or the other type of use is permitted in the Zoning By-Law. He further advised that through the Tourism Accommodation Conversion (TAC) review process the option for seasonal rental has been reviewed however, the current By-Law only permits one or the other.

The Chair thanked Mr. Ainley for his 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 – 21 May 2015
OP01/15	Proposed Official Plan and Zoning By-Law Amendment – Hamount Investments Ltd. -
Z01/15	195 River Road East– 21 May 2015

#### 5. DEPARTMENT REPORTS

##### a) Official Plan Amendments - None

**b) Zoning Amendments****i) Sean Pereira Rezoning – 58 River Road East – Z04/15**

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

MOVED BY R. EGO

SECONDED BY B. SMITH

RESOLUTION NO. 2015-06-01

RESOLVED THAT Development Services Committee recommend to Council that a Public Meeting be held at Development Services Committee pursuant to the requirements of the Planning Act, to obtain public and agency input with regards to the application to amend the Comprehensive Zoning By-Law submitted by Sean Pereira for lands located at 58 River Road East, and legally described as Lot 3 Plan 547, in the Town of Wasaga Beach.

CARRIED

**i) Pine Valley Developments – 1561 Mosley Street – Lifting of Holding Provision – Z05/14**

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

MOVED BY B. SMITH

SECONDED BY R. EGO

RESOLUTION NO. 2015-06-02

RESOLVED THAT Development Services Committee recommends to Council that it lift the Holding (H) symbol from part of the lands owned by Maria Pereira and legally described as Part of Lot 61 and Part of Lot 62, Plan 815, 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 - None****d) Site Plan Matters****i) Pine Valley Sales/Information Centre – 1561 Mosley Street – SP04/15**

The Chair asked if anyone had any comments or questions.

Councillor Smith commented that she has concerns with approving the matter as there are on-going discussions on other applications associated with this developer. Mr. Herron advised that Pine Valley hopes to use this site as a sales office to promote projects they are developing in Wasaga Beach and use it for the next 3 to 5 years. Mr. Herron advised that staff is asking for this to be processed however, not come into effect until the site plan is approved.

It was then;

MOVED BY B. SMITH  
SECONDED BY R. EGO

RESOLUTION NO. 2015-06-03

RESOLVED THAT Development Services Committee recommends to Council that the following report dated June 18, 2015, describing the proposed development of a Sales Office for Pine Valley Development Corporation located on lands owned by Maria Pereira at 1561 Mosley Street, be accepted for information.

CARRIED

**ii) Revision to Site Plan Control Agreement – 361 Mosley Street – SP03/15**

The Chair asked if staff would like to speak to the matter. Mr. Herron gave an explanation that the Site Plan Control By-Law delegates authority for site plan approval to staff. The Site Plan Control By-Law also stipulates a list of Council approved conditions which staff are allowed to insert into the site plan control agreement. Mr. Herron further explained that there are times when staff come across a new condition that it not included in this list and therefore is asking Council to approve and include this condition in the list for future use. Mr. Herron further advised that Mr. Marcolini is in agreement to the cash-in-lieu condition.

Councillor Stockwell asked if cash-in-lieu is acceptable in the municipality and in other municipalities. Mr. Herron advised that yes the condition has been used before and that the Zoning By-Law contains a section which stipulates that parking compliance can be met through a cash-in-lieu of parking agreement.

Councillor Ego asked if this option is available to all of the Town. Mr. Herron advised that the option for cash-in-lieu of parking is available to all properties in town and that the money collected for cash-in-lieu is used by the Town to create parking spaces in other areas of the municipality.

Mayor Smith asked what the intended use of the basement is. Mr. Kelso advised that when the building permit was under review it was discovered that there was not enough space for storage, utility and washrooms as per the commercial requirements and therefore the basement would provide the additional space required.

It was then;

MOVED BY B. SMITH  
SECONDED BY R. EGO

RESOLUTION NO. 2015-06-04

RESOLVED THAT Development Services Committee, acting within the authority delegated to it by Council pursuant to Site Plan Control By-Law 2010-115, accept for insertion into the standard list of conditions for Site Plan Control Agreements a new condition for cash-in-lieu of parking as set out in the Planner's report dated June 18, 2015.

CARRIED

**e) Committee of Consent/Adjustment Matters**

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

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

MOVED BY R. EGO

SECONDED BY B. SMITH

RESOLUTION NO. 2015-06-05

RESOLVED THAT Development Services Committee does hereby receive the Notices for A06/15 to A08/15 and B08/15 to B15/15, for information.

CARRIED

**f) Planning Division**

**i) New Unit Report dated June 2, 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. 2015-06-06

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

CARRIED

**g) Building Division**

**i) Building Department Report dated June 2, 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. 2015-06-07

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

CARRIED

**h) Other Business**

**i) Strategic Planning for Age-Friendly Communities**

The Chair asked if there were any comments or questions.

Councillor Stockwell commented that he feels that this may just be a feel good piece of provincial legislation that could just be shelved and would like to hear from staff what their opinion is on proceeding with the study.

Mr. Kelso advised that the Town has never completed an age friendly study, and believes that if a needs assessment is done there are initiatives that could be put in place by Council for the Town. He advised that a \$25,000 grant was received and that the Town will be attributing \$15,000 and \$2,500 from the Healthy Community Network budget will be included also. Mr. Kelso commented that staff is hopeful that the study will not be shelved and there will be recommendations received that will be implemented by staff.

The Chair commented that in the past studies have provided guidance to staff and developers for what is needed in the town.

Mr. Kelso advised that without the study there may be little or no data to help support the possibility of a nursing home for the town. He commented that Wasaga Beach is one of the only communities in the County of its size that does not have a nursing home.

Mayor Smith commented that he supports the completion of the study.

Discussion ensued regarding the Mayor bringing the matter, for the necessity of a nursing home for the Town, to the County of Simcoe.

Councillor Bray commented that there is a large senior demographic in the Town and supports the completion of the study.

Mr. Wukasch commented that he agrees with Mr. Kelso's comments and advised that the Healthy Community Network Committee is eager to assist and be part of a steering committee that will be beneficial to aid in the completion of the study.

It was then;

MOVED BY B. SMITH  
SECONDED R. EGO

RESOLUTION NO. 2015-06-08

RESOLVED THAT RESOLVED THAT the Development Services Committee recommends to Council that it authorize staff to sign the Funding Agreement with the Province of Ontario for the Age-Friendly Community Grant Program; and

FURTHER THAT the Development Services Committee recommends to Council that it authorize staff to issue the Request for Proposal for a consultant for the Age-Friendly Community Needs Assessment Project; and

FURTHER THAT the Development Services Committee recommends to Council that it establish an Age-Friendly Steering Project Steering Committee consistent with the composition outlined in this report; and

FURTHER THAT the Development Services Committee recommends to Council that it authorize staff to prepare a media release once the Province has made their formal grant funding announcement.

CARRIED

**ii) South Georgian Bay Lake Simcoe Source Water Protection Plan**

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

MOVED BY B. SMITH  
SECONDED R. EGO

RESOLUTION NO. 2015-06-09

RESOLVED THAT Development Services Committee recommends to Council that the status update report on the South Georgian Bay Lake Simcoe Source Protection Plan be received for information.

CARRIED

**iii) Simcoe County 10-Year Homelessness Prevention Strategy**

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

MOVED BY B. SMITH  
SECONDED R. EGO

RESOLUTION NO. 2015-06-10

RESOLVED THAT Development Services Committee recommends to Council that it receive the Simcoe County 10-Year Homelessness Prevention Strategy letter and response from staff, for information.

CARRIED

**i) Departmental Accounts**

**i) Planning and Building Department and Healthy Community Network Committee Accounts (May 1 - 31, 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. 2015-06-11

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

CARRIED

**6. OTHER AGENCY REPORTS**

**a) Ainley Project Status Report Dated May 22, 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. 2015-06-12

RESOLVED THAT the Development Services Committee receives the Ainley Project Status Report of May 22, 2015, for information.

CARRIED

**b) Public Works / Engineering Technologist Development Project Status Report dated June 10, 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. 2015-06-13

RESOLVED THAT the Development Services Committee receives the Public Works / Engineering Technologist Development Project Status Report of June 10, 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. EGO  
SECONDED BY B. SMITH

RESOLUTION NO. 2015-06-14

RESOLVED THAT the Development Services Committee receives the Planning Application Tracking System Report dated June 11, 2015, for information.

CARRIED

**d) Healthy Community Network Committee Report dated May 21, 2015**

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

MOVED BY B. SMITH  
SECONDED R. EGO

RESOLUTION NO. 2015-06-15

RESOLVED THAT the Development Services Committee hereby receives the Healthy Community Network Committee Report of May 21, 2015, for information.

CARRIED

**e) Healthy Community Network Committee Goals for 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. 2015-06-16

RESOLVED THAT the Development Services Committee recommends to Council that the Healthy Community Network's Report, "Goals for 2015 - Status Report" be received for information.

CARRIED



**f) Accessibility Advisory Committee Report dated April 23, 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. 2015-06-17

RESOLVED THAT the Development Services Committee hereby received the Accessibility Advisory Committee Report dated April 23, 2015, for information.

CARRIED

**7. DATE OF NEXT MEETING**

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

**8. ADJOURNMENT**

The Chair adjourned the meeting at 10:40 a.m.