



DEVELOPMENT SERVICES COMMITTEE

REPORT

Held Thursday, August 13, 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
	N. Wukasch	Planner
	B. Vickers	Chief Building Official
M. Pincivero	Manager of Engineering Services	
C. Taggart	Recording Secretary	
REGRETS:	T. Jarratt	Zoning Administrator
	D. Herron	Senior Planner

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

Delegations

i. Housing Update Presentation – Lucy Gowers & Gail Michaelenko

The Chair welcomed Ms. Michaelenko to the table.

Ms. Michaelenko advised that a Regional Housing Study for South Georgian Bay was completed in 2011 and an update to that report has been completed by Kristine Loft of Loft Planning. She then spoke to the highlights of the update. She advised that the Town of Wasaga Beach has a higher than average older population than the average within the County. She advised that income has remained stable. She further advised that Wasaga Beach continues to have a higher number of home owners rather than home rental. She advised of a high number of people on the County wait list for disabled housing. The cost of housing is rising faster than the rate of income. Ms. Michaelenko advised that these items were the main conclusions from Kristine Loft's update. Ms. Michaelenko commented that guidelines for secondary suites for the Town have already been established; however she has received comments from a resident that they are quite restrictive. She requested that the Municipality look at making the guidelines less restrictive. She advised that one solution for the

Town to offer more affordable housing would be to approach the County to use County owned lands to develop affordable housing. She commented that the main struggle within the Town is the use of seasonal units for permanent housing and that the Town needs to look ways to secure housing that is properly maintained.

The Chair asked Committee if they had any comments or questions.

Councillor Smith commented that she has concern for the Town's Food Bank due to the Housing Resource Centre sending Collingwood residents to use it and there is no support offered. She then asked how the matter could be solved.

Ms. Michaelenko answered that they do not advise Collingwood residents to go to the Wasaga Beach Food Bank and that they actually discourage them from doing so. She explained that they advise Collingwood residents of the seasonal housing situation and try to discourage them from coming to Wasaga as it is very disruptive to children to be uprooted every six months. She commented that they fully recognize the drain on the Food Bank.

The Chair commented that it is not happening as much as it used to and the Barrie food bank has offered help.

Mayor Smith commented that the TAC (Tourism Accommodation Conversions) matter needs to be brought back to a meeting for further discussion.

The Chair thanked Ms. Michaelenko for attending the meeting.

ii. Representative of Romspen Investments Corps – New England Village Completion of Works

The Chair welcomed Bill Ulicki of Romspen and Randy Simpson of C.C Tatham to the table.

The Chair advised that a letter from Romspen was just received this morning and staff have not yet had an opportunity to review it.

Mr. Ulicki advised that Romspen is the lender for the New England Village project and have become involved due to a default by Baywood Homes. He advised that there is a legal process they have to follow and the property will be going on sale under power of sale. He explained that Baywood is a very dysfunctional company at this point and have lost most of their staff. He advised that the Vice President of construction left which has slowed things down. He advised that getting Baywood's partners to sign off on a daily basis has been difficult and Romspen has been pushing as much as they legally can. He advised that all of the landscaping is almost complete. He explained that they have had to re-tender all of the works to be completed in the last 4 weeks and that the complete tenders were received yesterday and the tenders have requested works to be completed by October 2, 2015. He advised that it is their hope that by the middle of next week they will have Baywood awarding the tenders and have works begin right of way.

The Chair asked Mr. Simpson if he is comfortable with the October 2nd completion date. Mr. Simpson advised that they set the date in the tender. The Chair asked if the completion date is for all works on site. Mr. Simpson explained that the tender includes all hard landscaping, not the planting. He advised that it will take two more weeks for landscaping to be complete. Mr.

Simpson advised of the items that need to be completed which included all drive ways to be paved, surface asphalt, and parks need to be completed. He also advised that deficiencies need to be completed which have been outlined in the inspection that was completed on July 10, 2015. He explained the deficiency work to be completed includes curb work, sidewalks, flushing and cameraing the sewers to verify they have been flushed properly and look for any deficiencies. He advised that the surface asphalt is extensive and includes roads within development as well as Village Gate Drive and Bell's Park Road.

Mr. Ulicki advised that if they are not able to sell the development they are looking at a partnership opportunity with another developer to move on to the second phase of the project.

Councillor Stockwell commented to the letter provided in February of 2015 and asked Mr. Ulicki when he became aware of the deadline set for August 15, 2015. Mr. Ulicki advised that he became aware of the deadline May 26, 2015 when the Town set the deadline. Mr. Simpson advised that in February Romspen started working on the deficiencies of the homes first and then moved to the landscaping around the homes and is now working on the remainder of the development. He commented that they went in a logical order and it is matter of opinion of how fast the works were being done and advised that Romspen have been doing all they can to have works completed.

Mr. Kelso advised that Baywood is still the owner and therefore Romspen has a legal process which they must follow.

Mr. Ulicki advised that Baywood is always dropping the ball and they don't often get response from them so they then have to deal with their solicitors and give them ultimatums to push them along.

Mayor Smith asked why Baywood still owns the development. Mr. Ulicki advised the legal process takes time and the legal options are varied.

Councillor Stockwell asked if Council was misled that the works could have been completed by the August 15 deadline.

Mr. Kelso advised that Council set the August 15th completion date and that staff are not privy to all of the issues Romspen is facing.

Councillor Stockwell asked when staff was aware that Romspen would not meet the deadline.

Mr. Vadeboncoeur advised he was contacted by Mr. Ulicki the third week of July to advised of the tender and that they would not be able to meet the August 15th deadline.

The Chair commented that there are a number of factors that has led the situation today.

Mayor Smith asked Mr. Ulicki if he is confident in saying and committed that all work will be done by October 2, 2015. Mr. Ulicki answered yes.

The Chair thanked Mr. Ulicki and Mr. Simpson for attending the meeting.

iii. AI Stiff – New England Village Completion of Works

The Chair welcomed Mr. Stiff to the table.

Mr. Stiff advised that he purchased home in 2008 and thanked Committee for their cooperation as well as from Council and staff who have all been helpful. He stated that he disagrees that Romspen did not know before May 26 of the deadline for completion of works. He advised that in addition to all of the items presented earlier there is sea of green for all items that require to be fixed in relation to the curb work. He questions why in the three months Romspen have completed almost no works but did just enough to keep the heat from bubbling up. He commented that they focused on finishing homes so they could be sold. He advised that the condominium was split and there is one water metre for two condos. He advised that there is no irrigation system installed and therefore all of the common areas have no watering unless trucks are brought in or it was suggested that home owners share in watering those areas. He further advised that the second condo corporation is not complete yet and there is no contract for snow removal and no board has been formed. He commented that there should have been a shared facilities agreement and funded. He advised that he resigned from Condo 402 so he can stay on this project. He advised that there will be a considerable fee increase when this is complete and the costs will be divided up over three years with a 92 per cent increase. Mr. Stiff advised that more work has been completed on Condo 1B where the houses being finished were empty shells and those homes were sodded prior to the homes that are occupied. He commented that he would prefer that the Town take over the development and feels that Romspen will be in a hurry to start phase two to regain monies. He concluded by saying that he does not feel confident in Romspen and believes Town staff would be able to police this and well equipped to handle it.

The Chair thanked Mr. Stiff for attending the meeting.

Committee agreed to move to Item 7 in the agenda.

Closed session commenced at 10:47 a.m.

7. CLOSED SESSION

- a) Litigation or potential litigation, including matters that may come before administrative tribunals, affecting the municipality or local board, New England Village Development.**

MOVED BY B. SMITH
SECONDED BY R. ANDERSON

RESOLUTION NO. 2015-08-01

RESOLVED THAT pursuant to Section 239 of *The Municipal Act*, 2001, as amended, the next portion of the August 13, 2015 Development Services Committee meeting be closed to the public to consider the litigation or potential litigation, including matters that may come before administrative tribunals, affecting the municipality or local board, New England Village Development.

CARRIED

Open session resumed at 11:35 a.m.

The Chair rose and read the following motion that was completed in closed session;

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

RESOLUTION NO. 2015-08-02

RESOLVED THAT the Development Services Committee does hereby recommend to Council that it grant an extension to Baywood Homes for the completion of the site works for the New England Village Phase 1 development to October 2, 2015 based on the commitment by Romspen Investment Corporation to have all the site works completed by that date without prejudice to the Town's rights under the registered development agreement.

CARRIED

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 |
| PS01/15 | Proposed Plan of Subdivision – Wasaga Heights – 41 st 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 – On Agenda |
| Z04/15 | Proposed Zoning By-Law Amendment – Sean Pereira – 58 River Road East – 18 June 2015 – On Agenda |
| Z06/15 | Proposed Zoning By-Law Amendment – Albert Vezeau – 60-19 th Street North – 23 June 2015 |
| Z07/15 | Proposed Zoning By-Law Amendment – Robinson Road Phase 2 Local Improvement Project Area – 23 July 2015 |

5. DEPARTMENT REPORTS

- a) **Official Plan Amendments** – See Subdivisions

b) Zoning Amendments

i) Report Back from Public Meeting – Pereira Accommodation Commercial (CA) Rezoning Z04/15

Mr. Wukasch advised that 8 more form letters of opposition were received.

The Chair asked if there were any comments, there were none.

The Chair advised that affidavits have been received which is not a Town issue and the owner is continuing with the rezoning. It was then;

MOVED BY R. ANDERSON
SECONDED BY B. SMITH

RESOLUTION NO. 2015-08-04

RESOLVED THAT Development Services Committee recommend to Council that the application for Zoning By-Law Amendment submitted by Sean Pereira for lands at 58 River Road East be considered for approval with a Holding “H” Symbol on the CA-15 Zone.

DEFEATED

ii) Lift Holding Provision – Golf Course Road – J. Donato Construction – Z06/14

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

MOVED BY B. SMITH
SECONDED BY R. EGO

RESOLUTION NO. 2015-08-05

RESOLVED THAT Development Services Committee recommends to Council that it lift the Holding (H) symbol for the Golf Course Road Subdivision lands by Joe Donato Construction provided a Subdivision Agreement has been executed, the required securities have been posted by the developer, and the Engineering Drawings have been Accepted for Construction to the satisfaction of the Town.

CARRIED

c) Subdivision/Condominium Matters

i) Hamount – 195 River Road East – Report Back from Public Meeting OP01/15, Z01/15 & PS03/15

The Chair asked if there were any comments. Councillor Smith commented that she would like to put a motion forward to review the Official Plan for the area.

It was then;

MOVED BY B. SMITH
SECONDED BY R. EGO

RESOLUTION NO. 2015-08-06

RESOLVED THAT Development Services Committee recommend to Council that the 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 be forwarded to Council for consideration and further that the Draft Plan of Subdivision proposed for the lands be approved conditional upon acceptance of the proposed waste management pick up location by the County of Simcoe.

CARRIED

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

RESOLUTION NO. 2015-08-07

RESOLVED THAT Development Services Committee recommends to Council that it request staff to undertake an Official Plan land use designation review for the area bounded by Main Street, the Nottawasaga River and Zoo Park Road.

CARRIED

ii) Donato – Golf Course Road - Pre-Servicing Agreement

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

MOVED BY R. EGO
SECONDED BY B. SMITH

RESOLUTION NO. 2015-08-08

RESOLVED THAT Development Services Committee receives the Planning Staff Report dated August 13, 2015 concerning a request for the Town to enter into a Pre-Servicing Agreement for the Donato Golf Course Road Plan of Subdivision with Joe Donato Construction Inc., and further that Development Services Committee recommends Council authorize the execution of the Pre-Servicing Agreement by the Mayor and Clerk provided the Engineering Drawings are Accepted for Construction, the required processing fee is paid, and the necessary securities are posted.

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 B. SMITH
SECONDED BY R. ANDERSON

RESOLUTION NO. 2015-08-09

RESOLVED THAT Development Services Committee does hereby receive the Notices for A11/15 and A12/15 and Decisions for A06/15, A09/15, A10/15, B09/15, B10/15, B16/15 and B17/15, for information.

CARRIED

f) Planning Division

i) New Unit Report dated July 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. 2015-08-10

RESOLVED THAT the Development Services Committee receives the New Unit Report dated July 31, 2015, for information.

CARRIED

g) Building Division

i) Building Department Report dated July 31, 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. 2015-08-11

RESOLVED THAT the Development Services Committee receives the Building Department's Report dated July 31, 2015, for information.

CARRIED

ii) Building Department Fee Review 2015

Councillor Anderson commented that he does not support the motion.

Discussion ensued regarding the proposed building permit fee revisions and the responsibilities of Building Department staff. It was then;

MOVED BY B. SMITH

SECONDED BY R. EGO

RESOLUTION NO. 2015-08-12

RESOLVED THAT Development Services Committee recommends to Committee of the Whole that it hold a statutory public meeting on September 15, 2015 to consider proposed Building Permit Fee revisions.

CARRIED

h) Other Business

i) Bicycle Friendly Communities 2015 Yearbook for Information

Mr. Kelso spoke to the matter.

ii) Open Space/Natural Heritage Boundary Fencing – Gate Requests

Discussion ensued regarding the matter and Mayor Smith requested a deferral of the motion.

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

RESOLUTION NO. 2015-08-13

RESOLVED THAT Development Committee defers item h(ii) until the next Development Services Committee to give time for staff to have a discussion with Hamount Developments Inc. about the installation of gates.

MOVED BY R. ANDERSON
SECONDED BY B. SMITH

RESOLUTION NO. 2015-08-14

RESOLVED THAT Development Services Committee recommend to Council that the request for permission for rear yard gate installation in municipal fencing located on Block 21 Plan 51M-923 for three residents as heard in their delegation before Development Services Committee on July 23, 2015 be granted and that the cost of the installation be the responsibility of the residents, and further that the residents contact the developer to arrange for payment and timing of installation; and

FURTHER THAT staff be directed to review the current policies regulating the installation of rear yard gates in municipal fencing and report back to Development Services Committee.

DEFERRED

i) Departmental Accounts

i) Planning and Building Department and Healthy Community Network Committee Accounts (July 1 - 31, 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. 2015-08-15

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

CARRIED

6. OTHER AGENCY REPORTS

a) Ainley Project Status Report Dated July 24, 2015

MOVED BY R. ANDERSON
SECONDED BY B. SMITH

RESOLUTION NO. 2015-08-16

RESOLVED THAT the Development Services Committee receives the Ainley Project Status Report of July 24, 2015, for information.

CARRIED

b) Public Works / Engineering Technologist Development Project Status Report dated July 30, 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. 2015-08-17

RESOLVED THAT the Development Services Committee receives the Public Works / Engineering Technologist Development Project Status Report of July 30, 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 B. SMITH
SECONDED BY R. EGO

RESOLUTION NO. 2015-08-18

RESOLVED THAT the Development Services Committee receives the Planning Application Tracking System Report dated July 30, 2015, for information.

CARRIED

d) Healthy Community Network Committee Report dated July 16, 2015

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

MOVED BY R. ANDERSON
SECONDED BY R. EGO

RESOLUTION NO. 2015-08-19

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

CARRIED

7. CLOSED SESSION

- b) Litigation or potential litigation, including matters that may come before administrative tribunals, affecting the municipality or local board, New England Village Development.**

Item dealt with earlier in the agenda.

8. DATE OF NEXT MEETING

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

9. ADJOURNMENT

The Chair adjourned the meeting at 12:15 p.m.