



## DEVELOPMENT SERVICES COMMITTEE

### REPORT

Held Thursday, September 10, 2015 at 10:30 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
	G. Vadeboncoeur	Chief Administrative Officer
	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 10:30 a.m.

##### 2. DISCLOSURE OF PECUNIARY INTEREST

Councillor Anderson declared pecuniary interest with Items 3(i) and 5(b)(i) due to a business relationship.

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

###### i) Public Meeting – Albert Vezeau 60 19<sup>th</sup> Street North Rezoning – Z06-15

Notice of Public Meeting was published in the Wasaga Sun Newspaper on August 20, 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 696.7 square metres (7,500 square feet) of land legally described as Lot 88 Plan 837, located at 60 – 19<sup>th</sup> Street North in the Town of Wasaga Beach.

**THE PROPOSED ZONING BY-LAW AMENDMENT** would rezone the subject lands from the Institutional (I) Zone to a Tourist Commercial Nineteenth Exception (CT-19) Zone. The exceptions would permit a minimum front yard setback of 2.25 metres (7.4 feet) to recognize the location of an existing building, and provide an exemption to minimum parking and loading space requirements.

**THE EFFECT** of the proposed Zoning By-Law Amendment would permit a full range of uses permitted within the Tourist Commercial (CT) Zone. The proposed exceptions would recognize the location of the existing building on the lands and provide an exemption in parking and loading space requirements.

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 Simcoe County District School Board and NVCA, advise they have no objection to the application.

Letters of Concern: None

Letters of Objections: A letter dated September 1, 2015, from Rocco and Loredana Scocco wherein they state they own the lands addressed as 862 Mosley Street located behind the subject lands. They advise they object to the reduction in parking and loading space requirements as the patrons of the subject lands will seek parking on their land which will negatively impact their tenants' use of the lands and future leases.

The Chair asked Planning staff if they have received any further letters or correspondence in regard to this application.

Ms. Jarratt advised that there were none.

The Chair advised that Mr. Mark Ruttan will now make a brief presentation and will provide further details with respect to the proposed amendment.

Mr. Ruttan advised that Mr. Vezeau has not made a decision as to which use he intends for the building but would like to rezone to the Tourist Commercial Zone that would allow uses that he is interested in for the site. Mr. Ruttan explained that the building was formally used as the Town library and then a church. He commented that he feels that there is sufficient parking in area that will support the site.

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. If so, please stand and clearly state your name and address in order that it may be correctly entered into the records of today's proceedings. There were none.

I will ask members of Development Services Committee if they have 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.

The Chair further advised that 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 adjourned the Public Meeting at 10:36 a.m.

### **Delegations**

#### **i. Shayne Large & Ralph Di Paola – 1484 Mosley Street – Z08/15 & SP02/09**

The Chair welcomed Shayne Large and Ralph Di Paola to the table.

Mr. Large advised that his client Mr. Di Paola is proposing a one storey commercial plaza on the lands located at the corner of 35<sup>th</sup> Street and Mosley Street. He advised that Sam Di Michele proposed a commercial plaza back in 2009 and in 2010 chose to defer the project. He further advised that Mr. Di Paola is purchasing the property from Mr. Di Michele. He explained that their desired time line would be to secure site plan approval in the fall of 2015 and begin construction in the spring of 2016. The proposed plaza is 697 square metres in area which would consist of retail stores. The site is 3.5 hectares in size and the plans have been updated to reflect current engineering standards. Mr. Large advised that they have addressed issues that were noted in 2009/2010 and have added a sidewalk to the east and a landscape strip to the west. There are existing services on 35<sup>th</sup> Street and hydro and gas utilities are available from both Mosley and 35<sup>th</sup> Street. He further advised that stormwater management will be dealt with onsite. There is residential to the north and west sides of the property and they intend to provide a peaked roof on the plaza to help soften the look of the building. Mr. Large advised that they have tried to accommodate, as much as possible, an isle width of 7.3 metres for emergency vehicles which in turn has reduced the width of the landscape strip along 35<sup>th</sup> Street but still adheres to the zoning by-law requirements. He commented that discussions have happened with planning and engineering staff regarding the matter. Three handicapped parking stalls and a bike rack have been included in the site plan as well.

The Chair asked members of Committee if there were any questions or comments, there were none.

The Chair thanked Mr. Large 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
PS03/15	Proposed Plan of Subdivision – Hamount Investments Ltd. - 195 River Road East– 21 May 2015 – 13 August 2015
Z06/15	Proposed Zoning By-Law Amendment – Albert Vezeau – 60-19 <sup>th</sup> 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 - None**

b) **Zoning Amendments**

i) **Albert Vezeau – 60-19<sup>th</sup> Street North Rezoning – Z06/15**

The Chair asked if there were any comments.

Councillor Smith asked why staff has recommended an exemption to cash-in-lieu of parking. Ms. Jarratt explained that the current parking situation is legal non-conforming and was created by the municipality back when the Town issued a building permit to itself for an addition to the building prior to an ownership transfer to the church. Ms. Jarratt advised that the parking requirements will actually be less if rezoned from the Institutional Zone to the Tourist Commercial Zone.

Councillor Smith asked if there are any previous examples of exemptions to cash-in-lieu of parking.

Mr. Herron advised that the eye doctor building on the corner of 22<sup>nd</sup> and Mosley Street is an example of when cash-in-lieu was applied for two parking stalls. In that example, the proposal was to develop vacant lands. The developer could have opted for a smaller building and

complied with parking and instead asked for a larger building and a cash-in-lieu of parking fee to comply with minimum parking. There are no examples where full exemption was granted and that the Vezeau proposal is not directly comparable to other developments where cash-in-lieu of parking was applied. He explained that this is a situation of an existing building where an addition was permitted by the Town for the church which in turn created the current parking situation. Mr. Herron further explained that the number of spaces required for the current Institutional zoning would be 40 to 44 parking spaces whereas a rezoning to Tourist Commercial zone would require less at 26 parking spaces.

The Chair advised that she has an issue with the parking, not an issue with a zoning change.

Mayor Smith commented that he does not feel Mr. Vezeau should have to fix a situation that the Town approved. He further commented that he supports the rezoning based on the reduction of the parking requirement.

The Chair commented that there are many issues throughout the Town on other lands and it is requested that they comply with today's standards. The Chair advised that she has concern with a different use that could potentially require more parking.

Councillor Ego commented that he is struggling with approving the rezoning without the parking issue being dealt with beforehand.

Councillor Smith requested a motion to amend the current motion so that the parking issue can be reviewed and brought back to Committee.

It was then;

MOVED BY B. SMITH  
SECONDED BY R. EGO

RESOLUTION NO. 2015-09-01

RESOLVED THAT Item 5(b)(i) 60-19<sup>th</sup> Street North proposed rezoning be referred back to staff to review the parking required for the subject property and the staff recommendation to provide cash-in-lieu of parking fees.

CARRIED

**ii) Di Michele Lift Holding Provision - 1484 Mosley Street - Z08/15**

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

MOVED BY R. EGO  
SECONDED BY B. SMITH

RESOLUTION NO. 2015-09-02

RESOLVED THAT Development Services Committee recommends to Council that it lift the Holding (H) symbol from the lands owned by 649614 Ontario Inc. – Sam DiMichele and legally described as Lot 240 Plan 705, and Lots 29, 30, 31 on Plan 835, conditional upon a site plan control agreement being executed by both the owner and the Town of Wasaga Beach.

CARRIED

**c) Subdivision/Condominium Matters**

**i) Extension to Exemption to Part Lot Control – J. Donato Construction – Blocks 3 & 4 Plan 51M-1021 – PL01/15**

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

MOVED BY B. SMITH  
SECONDED BY R. EGO

RESOLUTION NO. 2015-09-03

RESOLVED THAT Development Services Committee recommend to Council that it approve the application for extension to exemption to Part Lot Control to permit the dividing of Blocks 3 and 4 within Registered Plan 51M-1021 be supported and that the appropriate By-Law be forwarded to Council for consideration.

CARRIED

**d) Site Plan Matters**

**i) Di Michele Site Plan Renewal – 1484 Mosley Street – SP02/09**

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

MOVED BY R. EGO  
SECONDED BY B. SMITH

RESOLUTION NO. 2015-09-04

RESOLVED THAT Development Services Committee recommends to Council that the Planner's report dated September 10, 2015, describing the proposed development of a commercial building by DiPaola Holdings Ltd. on lands owned by 649614 Ontario Inc. – Sam DiMichele, at the northeast corner of Mosley Street and 35<sup>th</sup> Street North, 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. 2015-09-05

RESOLVED THAT Development Services Committee does hereby receive the Decisions for A11/15 and A12/15, for information.

CARRIED

**f) Planning Division**

**i) New Unit Report dated September 3, 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. 2015-09-06

RESOLVED THAT the Development Services Committee receives the New Unit Report dated September 3, 2015, for information.

CARRIED

**g) Building Division**

**i) Building Department Report dated September 3, 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. 2015-09-07

RESOLVED THAT the Development Services Committee receives the Building Department's Report dated September 3, 2015, for information.

CARRIED

**h) Other Business**

**i) Age Friendly Consultant Selection Recommendations**

Mr. Wukasch advised that they had interviewed two candidates and were pleased with Shercon Associates who provided great references.

The Chair asked if there was funding for this. Mr. Wukash advised that a \$25,000 grant was received and that the remainder will be coming out of the Healthy Community Network Committee and Planning Departments budget.

Councillor Anderson commented that he does not support hiring consultants as it only ends up costing more money.

Councillor Smith commented that she supports this project.

Mr. Vadeboncoeur advised that funds will be used from within the Planning Departments operating budget.

It was then;

MOVED BY B. SMITH  
SECONDED BY R. EGO

RESOLUTION NO. 2015-09-08

RESOLVED THAT Development Services Committee recommends to Council that it authorize staff to retain SHERCON Associates Inc. as the Consultant for the Age-Friendly Community Needs Assessment Project at a cost not to exceed \$42,500 inclusive of all project management costs.

CARRIED

## **ii) Project Status Updates**

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

MOVED BY R. EGO  
SECONDED BY B. SMITH

RESOLUTION NO. 2015-09-09

RESOLVED THAT Development Services Committee recommends to Council that it receive the Project Status Update report dated September 10, 2015, for information.

CARRIED

## **i) Departmental Accounts**

### **i) Planning and Building Department and Healthy Community Network Committee Accounts (August 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. 2015-09-10

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

CARRIED

## **6. OTHER AGENCY REPORTS**

### **a) Ainley Project Status Report Dated August 26, 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. 2015-09-11



RESOLVED THAT the Development Services Committee receives the Ainley Project Status Report of August 26, 2015, for information.

CARRIED

**b) Public Works / Engineering Technologist Development Project Status Report dated September 2, 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. 2015-09-12

RESOLVED THAT the Development Services Committee receives the Public Works / Engineering Technologist Development Project Status Report of September 2, 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. 2015-09-13

RESOLVED THAT the Development Services Committee receives the Planning Application Tracking System Report dated September 3, 2015, for information.

CARRIED

**7. DATE OF NEXT MEETING**

Thursday, October 15, 2015 at 10:30 a.m. in the Classroom.

**8. ADJOURNMENT**

The Chair adjourned the meeting at 11:03 a.m.