



DEVELOPMENT SERVICES COMMITTEE

REPORT

Held Thursday, October 15, 2015 at 10:30 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. Smith | Mayor |
| | P. Archdekin | Deputy Clerk |
| | A. McNeill | Director of Economic Development |
| | D. Herron | Manager of Planning & Development Review |
| | N. Wukasch | Planner |
| | T. Jarratt | Zoning Administrator |
| | B. Vickers | Chief Building Official |
| | H. Bryce | Manager of Corporate and Strategic Initiatives |
| C. Taggart | Recording Secretary | |
| REGRETS: | G. Vadeboncoeur | Chief Administrative Officer |
| | B. Stockwell | Councillor |

1. CALL TO ORDER

Deputy Mayor Bifulchi called the meeting to order at 10:30 a.m.

2. DISCLOSURE OF PECUNIARY INTEREST

The Chair declared pecuniary interest with Consent Agenda Item 6(a) consent applications B18/15 and B19/15 as they pertain to a family member.

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

3. DEPUTATIONS, PRESENTATIONS, PETITIONS AND PUBLIC MEETINGS

Delegations

i) Nick Ainley – Ellscheid – Dowlwood Drive OPA & ZBA

The Chair welcomed Nick Ainley, consultant for Ms. Susan Ellscheid.

Mr. Ainley gave a brief PowerPoint presentation that showed the location of the subject lands which are bounded by Dowlwood Drive and Rodrium Road, and are currently vacant. Mr. Ainley advised that the lands are currently designated Natural Hazard in the Official Plan and Environmental Protection in the Zoning By-Law. He explained that his client is seeking to re-

designate the lands to Residential and rezone to Residential Type One to permit one single family dwelling.

Mr. Ainley explained that due to an extreme storm event and flooding that occurred in the area from the Trillium Creek, a plan has been developed to install a berm along the north side of the creek to mitigate potential flooding. It was identified that to complete the berm, the majority of Ms. Ellscheid's lands would need to be acquired. The Town has entered into a property terms of sale agreement with Ms. Ellscheid so that the berm can be completed and maintained for flood control purposes and improve storm water management. Part of the lands will be retained by Ms. Ellscheid. There are two lots that form the lands to be retained by Ms. Ellscheid, one having frontage on Manor Crescent that is currently designated and zoned for a single detached dwelling. The second parcel fronts onto Dowlwood Drive, which is not designated or zoned for residential, and therefore Ms. Ellscheid has submitted applications for amendments.

Mr. Ainley advised that correspondence has been received from the Nottawasaga Valley Conservation Authority, and they have indicated that they could support the creation of a residential building lot provided a permit is obtained from them.

The Chair asked if there were any comments or questions.

Councillor Smith asked who would be responsible to pay for the construction of the berm. Mr. Ainley advised that the berm is currently in place and that Ms. Ellscheid's lands are the final piece to complete the berm and that the Town would be responsible for costs.

Councillor Ego asked if Part 1 could be used as parkland. Mr. Ainley advised that an assessment would have to be completed to make that determination. He then advised that the lands are in a natural hazard area and believes that any development could impact those lands.

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 st Street South – 17 December 2014 – 23 April 2015 – 21 May 2015 |
| PS01/15 | Proposed Plan of Subdivision – Hamount Investments Ltd. - 195 River Road East– 21 May 2015 – 13 August 2015 |
| PS03/15 | Proposed Zoning By-Law Amendment – Albert Vezeau – 60-19 th Street North – 23 June 2015 |

5. DEPARTMENT REPORTS

a) Official Plan Amendments

i) **Ellscheid Dowlwood Drive OPA & ZBA**

The Chair asked if there were any comments.

Discussion ensued regarding the appropriate forum to hold the public meeting, Committee then agreed to hold the public meeting at Development Services Committee. It was then;

MOVED BY B. SMITH
SECONDED BY R. EGO

RESOLUTION NO. 2015-10-01

RESOLVED THAT Development Services Committee recommend to Council that a public meeting be scheduled and held at Development Services Committee to obtain public and agency input pertaining to applications for Official Plan and Zoning By-Law Amendments submitted by Susan Ellscheid for lands located at Dowlwood Drive and described as Part of Lot 39, Plan 1700.

CARRIED

ii) **Growth Management Official Plan Update Nodes and Corridors Strategy**

Mr. Wukasch spoke to the matter. Discussion ensued regarding the identification of the nodal areas and strengthening policy in the Official Plan for growth and intensification.

The Mayor commented that he supports the matter.

Councillor Smith asked if the review of the River Road East area would be included. Mr. Herron advised that it would be included in the review. It was then;

MOVED BY R. EGO
SECONDED BY B. SMITH

RESOLUTION NO. 2015-10-02

RESOLVED THAT Development Services Committee recommends that Council receive the Growth Management Official Plan Update Report and provide staff with direction to proceed with a Nodes and Corridors Strategy for growth management and intensification in Wasaga Beach.

CARRIED

b) Zoning Amendments

i) Vezeau Rezoning – 60-19th Street North Rezoning – Z06/15

The Chair commented that she has concern with not knowing the use for the building and that a potential restaurant use could create more parking issues. She further commented that she does not feel comfortable entering into a cash-in-lieu of parking agreement for only two parking spaces. Discussion ensued regarding the issue of parking in the area.

It was then;

MOVED BY R. EGO

SECONDED BY B. SMITH

RESOLUTION NO. 2015-10-03

RESOLVED THAT Development Services Committee recommend to Council that the application for Zoning By-Law Amendment submitted by Albert Vezeau for lands located at 60-19th Street North be approved and the necessary zoning by-law amendment be passed conditional upon the applicant entering into a cash in lieu of parking agreement for two parking spaces.

DEFEATED

ii) Pereira Appeal to Ontario Municipal Board – Z04/15

Discussion ensued regarding deferral of the matter until obtaining a legal opinion on how to proceed. Committee agreed to defer the matter. It was then;

MOVED BY B. SMITH

SECONDED BY R. ANDERSON

RESOLUTION NO. 2015-10-04

RESOLVED THAT Development Service Committee recommend to Council that funds be made available to retain the services of legal and planning professionals to defend, at the Ontario Municipal Board, Council's decision to refuse the application for Zoning By-Law Amendment submitted by Sean Pereira for lands at 58 River Road East, to an upset cost limit of \$20,000.

DEFERRED

c) Subdivision/Condominium Matters - Nil

d) Site Plan Matters - Nil

e) Other Matters

i) Report Back from Public Meeting – Building Department Fee Review

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

MOVED BY R. ANDERSON

SECONDED BY R. EGO

RESOLUTION NO. 2015-10-05

RESOLVED THAT Development Services Committee recommend to Council that the Fee Schedule appended to the Building By-Law be amended to increase the fees the Building Department charges for its services by 12%, as presented by staff at the Public Meeting of September 15, 2015.

CARRIED

ii) Request for Rear Yard Gate Installation – Sandy Coast Crescent

Ms. Jarratt spoke to the matter. Discussion ensued regarding creating a policy for gates in fences throughout the Town. It was then;

MOVED BY R. EGO
SECONDED BY B. SMITH

RESOLUTION NO. 2015-10-06

RESOLVED THAT Development Services Committee recommend to Council that a decision on the request to permit rear yard gates in the Sandy Coast Crescent area be deferred until Planning Staff develop a municipal policy to manage current and future requests for gates in municipal fencing.

CARRIED

6. CONSENT AGENDA

The Chair asked if there were any items Committee wished to have pulled from the Consent Agenda to discuss, there were none. It was then;

MOVED BY R. EGO
SECONDED BY B. SMITH

RESOLUTION NO. 2015-10-07

RESOLVED THAT Development Services Committee hereby receives the Consent Agenda Items 6(a) through 6(j), and that the recommendations contained therein be adopted.

CARRIED

7. CLOSED SESSION

Freethy Road In-Camera Report

MOVED BY R. EGO
SECONDED BY B. SMITH

RESOLUTION NO. 2015-10-08

RESOLVED THAT pursuant to Section 239 of *The Municipal Act, 2001*, as amended, the next portion of the October 15, 2015 Development Services Committee meeting be closed to the public to consider the Freethy Road report.

CARRIED

MOVED BY R. ANDERSON
SECONDED BY B. SMITH

RESOLUTION NO. 2015-10-11

RESOLVED THAT the Development Services Committee of October 15, 2015 does hereby confirm the direction given to the Manager of Corporate and Strategic Initiatives, in Closed Session.

CARRIED

8. DATE OF NEXT MEETING

Thursday, November 12, 2015 at 10:30 a.m. in the Classroom.

9. ADJOURNMENT

The Chair adjourned the meeting at 11:35 a.m.