



DEVELOPMENT SERVICES COMMITTEE

REPORT

Held Thursday, December 10, 2015 at 10:30 a.m.
In the Classroom, Town Hall

PRESENT:	N. Bifolchi	Deputy Mayor/Chair
	R. Anderson	Councillor
	B. Smith	Councillor
	R. Ego	Councillor
	S. Bray	Councillor
	G. Vadeboncoeur	Chief Administrative Officer
	D. Herron	Manager of Planning & Development
	N. Wukasch	Planner
	T. Jarratt	Zoning Administrator
	L. Dykstra	Recording Secretary
REGRETS:	B. Smith	Mayor

1. CALL TO ORDER

The chair called the meeting to order at 10:30 am.

2. DISCLOSURE OF PECUNIARY INTEREST

Deputy Mayor Bifolchi declared a conflict with item 5 b) i) and Item B18/15 and B19/15 as the items pertain to a family member.

3. DEPUTATIONS, PRESENTATIONS, PETITIONS AND PUBLIC MEETINGS

i) Public Meeting – Ainley and Associates, Proposed Official Plan and Zoning By-law Amendments, Dowlwood Drive

Mr. Nick Ainley of Ainley and Associates was welcomed to the table.

Deputy Mayor Bifolchi stated that a notice of Public Meeting was published in the Wasaga Sun Newspaper on November 19, 2015, and circulated to all property owners and assessed persons within 400 feet from the subject lands. This provided 20 days of notice for the public meeting and this meeting is therefore properly constituted as required by the Planning Act.

The subject land is located south of Ramblewood Drive with frontages on Dowlwood Drive, Rodrium Road and Manor Crescent. The subject land is legally described as Part of Lot 39, Plan 1700.

The proposed official plan amendment would re-designate a portion of the subject lands that fronts onto Dowlwood Drive from the Natural Hazard designation to the Residential designation.

The proposed zoning by-law amendment would re-zone a portion of the subject lands that fronts onto Dowlwood Drive from the Environmental Protection (EP) Zone to the Residential Type One (R1) Zone.

The effect of the proposed Official Plan and Zoning By-Law Amendments would permit one residential building lot to be created fronting onto Dowlwood Drive.

As a result of the circulation of the Notice of Public Meeting the following written comments were received:

Letters of Support: None

Letters of No objection: The Nottwasaga Valley Conservation Authority have advised they have no objection to the applications and that a permit from their agency will be required prior to construction.

Letters of Concern: A letter dated December 9, 2015 from Laurel Sanderson of 81 Wildwood Drive and her grade 3 and 4 class, St. Vicent Euphrasia, Meaford, which speaks to concerns regarding damage to habitat for wild animals.

Letters of Objection: None

The Chair asked Ms. Jarratt, if the municipality received any further letters or correspondence in regard to this application?

Ms. Jarratt advised the committee that a letter of objection had been submitted on December 10, 2015 by Mr. Stephen Jones who resides at 42 Dowlwood Drive. She noted that the letter from Mr. Jones noted concerns with regards to flooding and the impact to the value of his property if the subject lands were rezoned to residential.

The Chair advised that Mr. Nick Ainley of Ainley and Associates was present to provide additional information on the matter.

Mr. Ainley advised he present on behalf of Susan Ellscheid. He indicated he was presenting applications for Official Plan and Zoning By-law amendment for a property located on Dowlwood Drive. He advised that the application pertained to a portion of Ms. Ellscheid's holdings. He advised that the proposal was to amend the Official Plan designation for a portion of Ms. Ellscheid's lands fronting onto Dowlwood Drive from Natural Hazards to Residential and the zoning for the lands from Environmental

Protection (EP) to Residential Type 1 (R1). Mr. Ainley provided a powerpoint presentation to the Committee which provided the location of the lot in relation to abutting lands and photos of the overview of the lands.

Mr. Ainley advised that the total holdings have an area of 1.5 hectares and that the lands subject to the amendments is for a portion of the holdings which has an area of 867.8 square metres. He noted that the lands have a frontage of 19.02 metres on Dowlwood Drive. The subject lands are currently vacant however the purpose of the proposed applications is to allow the development of a single detached dwelling on the lot. He provided an overview of work completed by the municipality and the NVCA over the last seven years following an event that occurred in 2008 when storms resulted in the flooding of Trillium Creek. He noted that in 2010 the Town initiated discussions with the applicant to secure a portion of her lands between Rodrium Road and Dowlwood Drive to locate a flood control or a “berm system”. The applicant has now entered into an agreement with the town for the transfer of lands.

Mr. Ainley referred a draft reference plan that indicated the portion of the lands subject to the application as Part 3. He noted that the lands identified as Part 1 are proposed to be dedicated to the Town for purposes of the berm and that Parts 2 and 3 are to be retained by the applicant. Mr. Ainley indicated that a tree report was completed in 2010. He noted further that aquatic species are present in the Trillium Creek and that none are endangered species.

Mr. Ainley noted that the NVCA have indicated that Part 3 will no longer be prone to the flooding once the berm has been complete. He also noted that the NVCA have indicated an application for building permit will still be subject to an NVCA development permit review.

Mr. Ainley stated that this proposed plan provides an opportunity to create an additional urban open space and extend the towns coordinated trail plan.

The Chair asked if there anyone present that would like to provide input either in support of, or in opposition to, the proposed amendments.

Mr. Donald Brock whom resides at 45 Manor Crescent informed that he has lived in the area of the proposed plan for close to 50 years and has enjoyed the environment of the area. He noted that flooding damage has occurred over the years as water has passed over Ramblewood and has cost him a considerable expense. Mr. Brock stated that he is concerned what the development would do to the beaver population and stated that he does not like to see properties that are flood prone, be developed. The question was also asked how long it would be before all work has been completed.

Ms. Susan Ellscheid informed that the town has already put in larger culverts to have the flooding prevented.

Mr. Ainley stated that no construction of a single family dwelling would take place until permits from the NVCA and the Town are issued. He noted that flood proofing measures would be required to be installed.

Mike Pincivero, engineer at Public Works, stated that 50 percent of the cost of the berm is covered however provincial and federal grants are still required before moving on.

The Chair asked if there were any other questions or comments from the audience.

Lindsay Baker informed the Committee that she was present on behalf of Laurel Sanderson who resides at 81 Wildwood Drive. She then read aloud the letter submitted by Ms. Sanderson and her grade three four class submitted on December 9, 2015.

Mr. Ainley addressed the concern of endangered species being within the area stating that studies had been done in order to determine that no endangered species live within the area. Mr. Ainley informed that once the berm goes in place, no change to the existing marsh land noted as Part 1 on the draft reference plan would be made as it is to remain as a naturalized area.

The Chair asked if there were any further comments. There were none. The Chair asked if the members of the committee had any questions or comments. There were none.

The Chair noted that comments received today will be considered and a decision will be made as to whether Committee will recommend the proposed amendments proceed further through the approvals process.

The Chair noted that anyone receiving Notice of the Public Meeting will receive Notice of the Decision of Council in this matter. She advised the audience if they did not receive the Notice and would like to receive a copy of the Notice of Decision for the proposed Official Plan and Zoning By-law Amendments, to please leave their name and address with the recording secretary or make a written request to the Clerk of the Town of Wasaga Beach.

Deputy Mayor Bifulchi thanked Mr. Ainley for his presentation and closed the public meeting.

4. UNFINISHED BUSINESS

The Chair the members of the Committee if they had any questions or comments regarding this section. There were none.

5. MATTERS FOR CONSIDERATION

a) Official Plan Amendments

i) OP02/15, Z09/15, Susan Ellscheid OPA and ZBA – Dowlwood Drive

Discussion ensued. It was then;

MOVED BY- Councillor Ron Anderson

SECONDED BY- Councillor Bonnie Smith

RESOLUTION NO. 2015-12-01

RESOLVED that Development Services Committee recommend to Council that the 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 be approved.

CARRIED

b) Zoning Amendments

Deputy Mayor Bifulchi left the table. Councillor Anderson assumed the Chair.

i) Z11/15 Litz/Coe, 200 Golf Course Road

It was then;

MOVED BY- Councillor Ron Ego

SECONDED BY- Councillor Ron Anderson

RESOLUTION NO. 2015-12-02

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 Rodney Reynolds, agent for the owner of lands located at 200 Golf Course Road, and legally described as Part of Lot 25, Concession 8, in the Town of Wasaga Beach.

CARRIED

Deputy Mayor Bifulchi resumed the Chair.

ii) Z13/15 Zancor North Inc. Trillium Forest North, Lift Holding, Part Lots 1 &2, Concession 14

It was then;

MOVED BY- Councillor Bonnie Smith

SECONDED BY- Councillor Ron Anderson

RESOLUTION NO. 2015-12-03

RESOLVED That Development Services Committee recommend Council Lift the Holding (H) symbol for the additional twelve lots proposed to be included in Phase One of the Trillium Forest North project by Zancor North Inc. provided an amending Subdivision Agreement has been executed and the required securities have been posted by the developer to the satisfaction of the Town.

CARRIED

c) Subdivision/Condominium Matters

i) PS05/07, Zancor North Inc., Trillium Forest North, Amendment to Phase 1 Subdivision Agreement

It was then;

MOVED BY- Councillor Ron Ego

SECONDED BY- Councillor Bonnie Smith

RESOLUTION NO. 2015-12-04

RESOLVED That Development Services Committee recommend Council authorize the execution of an Amendment to the Trillium Forest North - Phase One Subdivision Agreement by the Mayor and Clerk, subject to the owner, Zancor North Inc., submitting securities and final construction drawings that are satisfactory to the Town of Wasaga Beach.

CARRIED

ii) PS01/15, Pine Valley Developments, Wasaga Heights, Site Preparation Agreement

It was then;

MOVED BY- Councillor Ron Anderson

SECONDED BY- Councillor Bonnie Smith

RESOLUTION NO. 2015-12-05

RESOLVED That Development Services Committee recommend to Council that it authorize the site preparation works for the Pine Valley Development Corporation (Wasaga Heights) plan of subdivision in the form of tree removal from development blocks consistent with the Draft Approved Plan of Subdivision, subject to the owner fulfilling conditions of draft plan approval to be completed prior to site alteration, posting the appropriate securities, and entering into a site preparation agreement with the Town of Wasaga Beach.

CARRIED

d) Other Matters

i) Age Friendly Community Needs Assessment Project Update

Deputy Mayor Bifulchi asked if Mr. Wukasch had anything to comment on regarding the project.

Mr. Wukasch circulated the committee members a handout containing an update on the surveys handed in with regards to this project He informed the council that that the Wednesday forum had 55-60 people in attendance.

The handouts that were given contained a preliminary look at the data given and council was informed that trends in the final survey results should not vary much from what has been presented. He noted that planning to be done in the upcoming months based on data. He advised in February and March of 2016, a final advertisement will be placed in the paper that will give the results of the forums and data. At this point, the community can add final comments and feedback.

Councillor smith noted that that there is good progress with the steering committee and community coming together.

Mr. Wukasch stated that due to the amount of community involvement, it will be a community based plan rather than a town driven plan.

It was then;

MOVED BY- Councillor Bonnie Smith
SECONDED BY- Councillor Ron Ego

RESOLUTION NO. 2015-12-06

RESOLVED THAT Development Services Committee recommends to Council that it receive the Age-Friendly Community Needs Assessment project update report dated December 10, 2015, for information.

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- Councillor Ron Anderson
SECONDED BY- Councillor Bonnie Smith

RESOLUTION NO. 2015-12-07

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

CARRIED

6. OTHER BUSINESS

7. DATE OF NEXT MEETING

January 14, 2016 at 1:00 pm in the Classroom

8. ADJOURNMENT

The meeting was adjourned at 11:03 am.