

MINUTES OF THE MEETING OF THE PLANNING & DEVELOPMENT COMMITTEE HELD IN THE ADMINISTRATION OFFICE, 1024 HURLWOOD LANE, THURSDAY, DECEMBER 18, 2008 AT 7:30 P.M.

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PRESENT:	Chair	Doug Beach
	Members	Frank Coyle Judith Cox Ian Crichton Karen Marriott Phil Sled Mark Taylor
STAFF:	Planner	Jason Brander
	Deputy Clerk	Sharon Goerke
	Director of Planning & Development	David Parks
	Chief Administrative Officer	Eric Peterson

#### CALL TO ORDER

Chair Beach called the meeting to order.

#### DISCLOSURE OF PECUNIARY INTEREST & THE GENERAL NATURE THEREOF

- "NIL"

#### PUBLIC MEETINGS

Public Meeting with respect to a Zoning By-law Amendment for 3365 Azcona Avenue (see attached notes).

MOTION PD121808-01: *Moved by Member Cox and seconded by Member Marriott that an Application for a Zoning By-law Amendment with respect to 3365 Azcona Avenue be approved; AND FURTHER THAT the Deputy Clerk be directed to prepare a Draft By-law for consideration of Council.*

CARRIED

Public Meeting with respect to a Zoning By-law Amendment for 4232 & 4238 Carlyon Line. (see attached notes).

MOTION PD121808-02: *Moved by Member Marriott and seconded by Member Coyle that an Application for a Zoning By-law Amendment with respect to 4232 & 4238 Carlyon Line be withdrawn as requested by the applicant in a letter, dated December 8, 2008; AND FURTHER THAT the request for a refund of the Application Fee in the amount of \$2,000.00 be approved as provided in the Township's Fees & Charges By-law, provided that all municipal costs are covered.*

CARRIED

Public Meeting with respect to a Zoning By-law Amendment and Plan of Subdivision for 3795 Menoke Beach Road (see attached notes).

MOTION PD121808-03: *Moved by Member Crichton and seconded by Member Sled that an Application for a Zoning By-law Amendment with respect to 3795 Menoke Beach Road be deferred pending receipt of additional information from staff.*

*CARRIED*

## **DELEGATIONS**

Pat Paterson, Davdor Farms & Investments Limited with respect to a Proposed Severance Application – 2537 Grass Lake Line.

MOTION PD121808-04: *Moved by Member Sled and seconded by Member Taylor that the presentation of Davdor Farms & Investments Limited for the severance of two separate lots at 2537 Grass Lake Line be referred to Township staff for a report.*

*CARRIED*

Keith Sherman, Severn Sound Environmental Association, made a presentation of a plaque to David Parks, Director of Planning & Development, for his service to the Severn Sound Environmental Association.

## **REPORTS FROM OFFICIALS (for information)**

Building Report for the month of November 2008.

Society for the Prevention of Cruelty to Animals – Statement of Pound Services for the month of November 2008.

Planning Report No. P08-162, 12/02/08, with respect to Outstanding Building Permits.

Planning Report No. P08-175, 12/10/08, with respect to Septic Re-Inspection Program.

MOTION PD121808-05: *Moved by Member Cox and seconded by Member Coyle that the following Reports from Officials be received as information:*

- (a) Building Report for the month of November 2008;*
- (b) Society for the Prevention of Cruelty to Animals – Statement of Pound Services for the month of November 2008;*
- (c) Planning Report No. P08-162, 12/02/08, with respect to Outstanding Building Permits; and*
- (d) Planning Report No. P08-175, 12/10/08, with respect to Septic Re-Inspection Program.*

*CARRIED*

## **REPORTS FROM OFFICIALS (for direction)**

Planning Report No. P08-174, 12/10/08, with respect to Port Stanton Parkway Realignment – 1525 Port Stanton Parkway.

MOTION PD121808-06: *Moved by Member Sled and seconded by Member Crichton that Planning Report No. P08-174, dated December 10, 2008, with respect to Port Stanton Parkway Realignment be received;*

*AND FURTHER THAT Resolution No. PD112008-05 be deferred pending receipt of additional information from the applicant and staff.*

*CARRIED*

Planning Report No. P08-161, 12/01/08, with respect to Severn Sound Environmental Association Board Member.

*MOTION PD121808-07:* *Moved by Member Cox and seconded by Member Marriott that Planning Report No. P08-161, dated December 1, 2008, with respect to the Severn Sound Environmental Association be received;*  
*AND FURTHER THAT Councillor Doug Beach be appointed as a Township of Severn representative on the Board of Directors.*

*CARRIED*

Planning Report No. P08-172, 12/09/08, with respect to Site Plan Agreement, River Walk Estates – 1 Shaw Street.

*MOTION PD121808-08:* *Moved by Member Cox and seconded by Member Coyle that Planning Report No. P08-172, dated December 9, 2008, with respect to a Site Plan Agreement for 1 Shaw Street be received;*  
*AND FURTHER THAT the Township of Severn approve the Site Plan Agreement for Scollard Design Build Inc.*

*CARRIED*

Planning Report No. P08-176, 12/11/08, with respect to Site Plan Agreement, Proposed Condominiums – 5 River Street.

*MOTION PD121808-09:* *Moved by Member Taylor and seconded by Member Sled that Planning Report No. P08-176, dated December 11, 2008, with respect to a Site Plan Agreement for 5 River Street be deferred pending receipt of additional information on parking and sight lines at the River Street exit.*

*CARRIED*

**CORRESPONDENCE (for information)**

Correspondence with respect to Zoning By-law Amendment – 3365 Azcona Avenue:

- (a) Ministry of Transportation, 12/01/08; and
- (b) Simcoe County District School Board.

Correspondence with respect to Zoning By-law Amendment – 4232 & 4238 Carlyon Line:

- (a) Simcoe County District School Board, 12/03/08
- (b) Orillia Community Church, 12/08/08; and
- (c) Township of Severn Planning Department, 12/03/08.

Simcoe County District School Board, 12/03/08, with respect to Zoning By-law Amendment & Plan of Subdivision – 3795 Menoke Beach Road.

Severn Sound Environmental Association:

- (a) Watershed Sustainability Plan, 12/04/08; and
- (b) Wetland Evaluation of North River Swamp, 10/10/08.

Ministry of Transportation, 11/24/08, with respect to Haul Route Upgrading – Highway No. 11 & Nichols Line.

County of Simcoe, 12/09/08, with respect to Notice of Adoption of Proposed New Official Plan.

- MOTION PD121808-10:** *Moved by Member Cox and seconded by Member Coyle that the following correspondence be received as information:*
- (a) *Zoning By-law Amendment – 3365 Azcona Avenue*
    - *Ministry of Transportation, 12/02/08*
    - *Simcoe County District School Board, 12/03/08;*
  - (b) *Zoning By-law Amendment – 4232 & 4238 Carlyon Line*
    - *Simcoe County District School Board, 12/03/08*
    - *Orillia Community Church, 12/08/08*
    - *Township of Severn Planning Department, 12/11/08;*
  - (c) *Simcoe County District School Board, 12/03/08, with respect to Zoning By-law Amendment & Plan of Subdivision – 3795 Menoke Beach Road;*
  - (d) *Severn Sound Environmental Association*
    - *Watershed Sustainability Plan, 12/05/08*
    - *Wetland Evaluation of North River Swamp, 10/20/08;*
  - (e) *Ministry of Transportation, 11/24/08, with respect to Haul Route Upgrading – Highway No. 11 & Nichols Line; and*
  - (f) *County of Simcoe, 12/09/08, with respect to Notice of Adoption of Proposed New Official Plan.*

**CARRIED**

**CORRESPONDENCE (for direction)**

C.C. Tatham & Associates, 12/03/08, with respect to Proposed Condominiums – 5 River Street.

- MOTION PD121808-11:** *Moved by Member Cox and seconded by Member Coyle that correspondence from C.C. Tatham & Associates Ltd., dated December 3, 2008, with respect to Condominium Development – 5 River Street be received as information.*

**CARRIED**

The Couchiching Conservancy, 11/27/08, with respect to Grant Funding – Acquisition of Hope-Smith Property.

- MOTION PD121808-12:** *Moved by Member Cox and seconded by Member Marriott that correspondence from the Couchiching Conservancy, dated November 27, 2008, with respect to Grant Funding for acquisition of the Hope-Smith property be received; AND FURTHER THAT the request for 2008 grant funding in the amount of \$14,980.00 be approved, provided that the Conservancy provides written confirmation of the sale transaction prior to payment.*

**CARRIED**

Motion with respect to Ontario's Lake Country – 2008 Grant Funding.

MOTION PD121808-13: *Moved by Member Cox and seconded by Member Crichton that the request of Ontario's Lake Country for 2008 grant funding in the amount of \$15,000.00 be approved, provided that all partners are participating financially in 2008.*

<b>Recorded Vote</b>	<b>Yes</b>	<b>No</b>
Douglas Beach	X	
Frank Coyle	X	
Judith Cox	X	
Ian Crichton	X	
Karen Marriott		X
Philip Sled	X	
Mark Taylor		X

**CARRIED**

Severn Sound Environmental Association, 12/05/08, with respect to Tree Seedling Distribution Project – Municipal Participation in 2009.

MOTION PD121808-14: *Moved by Member Cox and seconded by Member Marriott that correspondence from the Severn Sound Environmental Association, dated December 5, 2008, be received as information.*

**CARRIED**

Rudy & Associates, 12/10/08, with respect to Hope Community Christian Church – 9049 Highway No. 11.

MOTION PD121808-15: *Moved by Member Cox and seconded by Member Marriott that correspondence from Rudy & Associates, dated December 10, 2008, with respect to the Hope Community Christian Church – 9049 Highway No. 11 be received; AND FURTHER THAT the request for placement of a temporary portable until completion of construction be approved by a temporary building permit for a one year period.*

**CARRIED**

Diann D'Alessandro & Robert Szmigielski, 10/08/08, with respect to Removal of Docks – South Sparrow Lake Road.

MOTION PD121808-16: *Moved by Member Sled and seconded by Member Taylor that a letter from Diann D'Allesandro & Robert Szmigielski, dated October 8, 2008, with respect to the removal of docks on South Sparrow Lake Road be received as information.*

**CARRIED**

**UNLISTED ADDITIONS**

- "NIL"

Motion to close the meeting to the public.

MOTION PD121808-17: *Moved by Member Cox and seconded by Member Marriott that this meeting be and it is hereby now closed to the public pursuant to the Municipal Act, S.O. 2001, Section 239.(2), for the purpose of considering advice that is subject to solicitor-client privilege, including communications necessary for that purpose.*

CARRIED

**- CONFIDENTIAL -**

Motion to reopen the meeting to the public.

MOTION PD121808-18: *Moved by Member Cox and seconded by Member Crichton that this meeting be and it is hereby now reopened to the public.*

CARRIED

**- Meeting Reopened -**

## **CONFIDENTIAL AGENDA**

### **Reports from Officials**

Confidential Public Works Report No. W08-056, 12/05/08, with respect to Water/Sewer Connections Not Completed in Westshore.

MOTION PD121808-19: *Moved by Member Sled and seconded by Member Taylor that Confidential Public Works Report No. W08-056, dated December 5, 2008, with respect to Water/Sewer Connections not completed in Westshore be received as information.*

CARRIED

### **Correspondence**

- "NIL"

**ADJOURNMENT** – 9:55 p.m.

MOTION PD121808-20: *Moved by Member Cox and seconded by Member Marriott that this meeting be and it is hereby now adjourned.*

CARRIED

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Douglas Beach  
Chair

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Sharon R. Goerke  
Deputy Clerk

NOTES OF INFORMATION/PUBLIC MEETINGS - PLANNING & DEVELOPMENT  
COMMITTEE HELD IN THE ADMINISTRATION OFFICE, 1024 HURLWOOD LANE,  
THURSDAY, DECEMBER 18, 2008 AT 7:30 P.M.

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PRESENT:	Chair	Douglas Beach
	Members	Frank Coyle Judith Cox Ian Crichton Karen Marriott Phil Sled Mark Taylor
STAFF:	Planner	Jason Brander
	Deputy Clerk	Sharon Goerke
	Director of Planning & Development	David Parks
	Chief Administrative Officer	Eric Peterson

*The Chair stated that three public meetings have been called with respect to development within the municipality.*

*The Chair stated that the purpose of public meetings are to inform and provide the public with the opportunity to ask questions or to express views with respect to development proposals. In accordance with By-law No. 2007-153, members of the Planning & Development Committee were there to observe and listen to comments.*

*The Chair continued by outlining the format of the information/public meetings to those in attendance as follows:*

- (a) The Township Planner will generally explain the purpose and details of the application;*
- (b) Next, the applicant will present any further relevant information;*
- (c) Next, the public will be permitted to ask questions and express views on the proposal.*
- (d) Next, members of the Committee will be given an opportunity to ask questions for clarification on the proposal.*

*At the conclusion of the meetings, the applicant, and where possible, Township staff will be given the opportunity to respond to the questions and comments received.*

*The Chair advised that after the formal public meetings are concluded, the Committee will consider the application with due regard to the presentations and views expressed this evening. The Committee will then do one of three things:*

- (1) recommend the application be approved by Township Council – at a future meeting, or*
- (2) deny the application, or*
- (3) defer the application pending further reports from Township staff.*

*The Chair stated that if Township Council decides in favour of the application by adopting the Committee's recommendation, members of the public who have provided oral submissions or written objections but disagree with the decision may appeal the decision to the Ontario Municipal Board, as entitled under the Planning Act.*

**PUBLIC MEETING NO. 1**

*Chair Beach requested the Township Planner to present the particulars of a Zoning By-law Amendment for 3365 Azcona Avenue.*

The purpose of the proposed Zoning By-law Amendment is to amend Zoning By-law No. 1993-50 of the former Township of Orillia to rezone property described as Lots 127 & 128, Plan 811, geographic Township of Orillia, municipally known as 3365 Azcona Avenue, from a Shoreline Residential Zone to a Residential Type Two (R2) Zone. The effect of the proposed amendment is to allow semi-detached dwelling houses to be constructed on Lots 127 & 128, Plan 811.

The Planner advised that this property was subject to a fire in early fall and the application for reconstruction of the dwelling revealed 3 dwelling units that existed from 1969 which were in contravention of the planning policies. The approval for a semi-detached will legalize the new construction required.

The Planner advised that notice of the public information meeting was given in accordance with the Planning Act on November 27, 2008 and a sign was posted on-site. The following correspondence has been received with respect to this application:

**Ministry of Transportation, 12/01/08**

Further to your circulation, received November 28, 2008, the Ministry has reviewed the above noted correspondence in accordance with the requirements under the Ministry's Public Transportation & Highway Improvement Act. The following outlines our comments.

The Ministry has no objection in principle to the proposed rezoning, however the property owner should be aware that the land located at the address noted above is within our permit control area. In general, any future development of this land, including any new buildings and all structures above and below ground, located within a 398m radius of the Ministry intersection will require MTO Building and Land Use Permits prior to site grading/site servicing. All inquiries should be forwarded to Janice Hendrix, Permit Officer for this area, and she can be reached at 416-235-5382.

If you have any further questions or concerns, please contact me at the number listed above at your earliest convenience. We request your co-operation in advising the applicant of the above noted matters.

**Simcoe County District School Board, 12/03/08**

Thank you for circulating a copy of the Notice of a Public Meeting and Complete Application with respect to a Zoning By-law Amendment for the above-noted property. The subject property will be rezoned from its current Shoreline Residential (SR) Zone to the Residential Type Two (R2) Zone to permit semi-detached dwelling houses to be constructed on Lots 127 & 128, Plan 811.

Planning staff have no objection to this rezoning application. Students residing in this area of the municipality may attend Ardtrea-Cumberland Beach Public School and Orillia District Collegiate & Vocational Institute. Should you require additional information, please do not hesitate to contact this office.

*Chair Beach requested if the applicant had any further information to provide with respect to this application.*

Allan Tuck, addressed the Committee and advised that the actual property is two lots with a cement wall on the property line. A semi-detached dwelling would be the best use of this property after the fire. Mr. Tuck advised he is just trying to comply with the Township's planning policies.

*Chair Beach requested if there was any persons present who required clarification or wished to speak in favour of or in opposition to this application.*

There were no comments from the public.

*Chair Beach requested if there was further information which staff or the applicant may wish to provide.*

There were no further comments from staff or the applicant.

*As there were no further comments, the Chair declared the public meeting on this application to be closed at 7:35 p.m.*

*Chair Beach requested if there were any questions or comments from members of the Committee.*

Member Marriott inquired as to the water and sewer hookups for this double lot.

- There will be two separate hookups for the semi-detached dwelling and arrangement will be made for the second hookup required.

**(See Resolution No. PD121808-01)**

## **PUBLIC MEETING NO. 2**

*Chair Beach requested the Township Planner to present the particulars of a Zoning By-law Amendment for 4232 & 4238 Carlyon Line.*

The purpose of the proposed Zoning By-law Amendment is to amend Zoning By-law No. 1993-50 of the former Township of Orillia to rezone property described as Part of Lot 2, Concession 5, geographic Township of North Orillia, municipally known as 4232 & 4238 Carlyon Line, from a Community Facility Hold (CF-H) Zone to a Rural (RU) Zone in order to allow residential use of the property.

The Planner advised that the applicant has submitted a letter requesting the withdrawal of the Application for a Zoning By-law Amendment. The original application was appealed to the Ontario Municipal Board but an order never issued on the rezoning. In view of this, the original zoning of Rural still remains and there is no need for an additional Zoning By-law Amendment. The Church has now purchased an alternate location and wishes to sell this property and abandon the original development.

The Planner advised that notice of the public information meeting was given in accordance with the Planning Act on November 27, 2008 and a sign was posted on-site. The following correspondence has been received with respect to this application:

### **Simcoe County District School Board, 12/03/08**

Thank you for circulating a copy of the Notice of a Public Meeting and Complete Application with respect to a Zoning By-law Amendment for the above-noted property. The subject property will be rezoned from its current Community Facility Hold (CF-H) Zone to the Rural (RU) Zone to permit residential use of the property.

Planning staff have no objection to this rezoning application. Students residing in this area of the municipality may attend Couchiching Heights Public School and Orillia District Collegiate & Vocational Institute. Should you require additional information, please do not hesitate to contact this office.

December 18, 2008

**Township of Severn Planning Department, 12/11/08**

Following circulation of the Notice of Receipt of a Complete Application to Amend the Zoning By-law and Notice of a Public Meeting concerning a Proposed Zoning By-law Amendment, it was brought to our attention that there was still a matter outstanding before the Ontario Municipal Board with respect to the original rezoning application on this property that was submitted in 2002. The Ontario Municipal Board had not issued a final Order and therefore the original zoning was in effect.

Our solicitors advised that if the Church were to withdraw the original application for rezoning, then the zoning would remain as Rural, which is the end result that the Church desired. We have received a letter (copy attached) from the Orillia Community Church withdrawing both the original and recent applications for rezoning.

As the public meeting regarding the rezoning had already been set, we wished to provide the public with notice that the application has been withdrawn. The meeting will still be held on December 18, 2008 since it has already been scheduled under the provisions of the Planning Act, however, as the application has been withdrawn the meeting will have limited purpose. Should you have any questions regarding this matter, please do not hesitate to contact Planning Department staff.

**Orillia Community Church, 12/08/08**

Further to the letter dated December 5, 2008 and our conversation with Susan Votour from your office, we wish to withdraw our application for zoning by-law amendment Z-10-08 which was filed with your office in November, 2008. It is my understanding that our original request for rezoning, filed in 2002, Township File No. Z-3-02 that went to the OMB was never resolved and accordingly, the rezone from rural to community facility never went through. As we understand it, the property therefore, is still zoned as rural.

We also wish to withdraw our old application, Township File No. Z-3-02 for rezoning from rural to community facility. In keeping with the Township's Solicitors request, it is my understanding that by removing these two amendments that the property will show as being rural in zoning. As a result of these withdrawals, the need for a public meeting on December 18, 2008, will not be required. We also ask that the Township refund the \$2,000 fee for the rezoning as this was paid on the original rezoning request in 2002.

*Chair Beach advised that since the applicant has requested a withdrawal of this application, no further action will be taken with respect to a public meeting.*

*The Chair declared the public meeting on this application to be closed at 7:40 p.m.*

**(See Resolution No. PD121808-02)**

**PUBLIC MEETING NO. 3**

*Chair Beach requested the Township Planner to present the particulars of a Zoning By-law Amendment and Plan of Subdivision for 3795 Menoke Beach Road.*

The proposed plan of subdivision would involve the creation of 88 lots in Part of Loc C, Plan 820, geographic Township of Orillia which would support single family detached residences.

The purpose of the proposed Zoning By-law Amendment is to amend Zoning By-law No. 1993-50 of the former Township of Orillia to rezone property described as Part of Lot C, Plan 820, geographic Township of Orillia, being part of the lands municipally known as 3795 Menoke Beach Road, from the Rural (RU) Zone and the Environmental Protection (EP) Zone to Residential Type One Exception Zone and the Environmental Property Exception Zone. The zoning amendment will put standards in place which will enable the applicant to move forward with the proposed plan of subdivision on the subject property.

The Planner advised that notice of the public information meeting was given in accordance with the Planning Act on November 27, 2008 and a sign was posted on-site. The following correspondence has been received with respect to this application:

**Simcoe County District School Board, 12/03/08**

Thank you for circulating a copy of the Notice of a Complete Development Application and Zoning By-law Amendment for the above-noted development proposal to this office. The proposal is for the development of 88 residential lots on full municipal services in the Cumberland Beach Settlement Area.

Planning staff have no objection to this draft plan of subdivision. We request that the Board's standard conditions, as indicated below, be included:

- That the owner agrees to include in all offers of purchase and sale a statement which advises the prospective purchaser that the public schools on designated sites in the community are not guaranteed. Attendance at schools in the area yet to be constructed is also not guaranteed. Pupils may be accommodated in temporary facilities and/or be directed to schools outside the area.
- That the owner agrees to include in all offers of purchase and sale a statement which advises the prospective purchasers that school busses will not enter cul de sacs and pick up points will generally be located on through streets convenient to the Board. Additional pick up points will not be located within the subdivision until major construction activity has been completed.

Students residing in this area of the municipality may attend Ardtrea/Cumberland Beach Public School and Orillia District Collegiate & Vocational Institute. Should you require additional information, please do not hesitate to contact this office.

*Chair Beach requested if the applicant had any further information to provide with respect to this application.*

Eldon Theodore of MHBC Planning, addressed the Committee on behalf of the applicant and provided the following information:

- The history of this development was provided at the original information meeting.
- The emergency access to this property was a major concern at the previous meeting.
- Two options are available for a 7 metre walkway on the north or south side of the storm water management pond.
- The north location is preferred which will be paved for pedestrian traffic only, fenced and locked for emergency vehicle access only.

*Chair Beach requested if there was any persons present who required clarification or wished to speak in favour of or in opposition to this application.*

Scott Daly, resident of 3941 Menoke Beach Road, addressed the Committee and inquired when construction was proposed to start?

- Once the Plan of Subdivision is registered, it is anticipated to commence in 2009.

December 18, 2008

The Planner advised that the Transportation Master Plan Consultants will be reviewing the emergency and regular accesses to this development to ensure it is adequate for this area.

*Chair Beach requested if there was further information which staff or the applicant may wish to provide.*

There were no further comments from staff or the applicant.

*As there were no further comments, the Chair declared the public meeting on this application to be closed at 7:50 p.m.*

*Chair Beach requested if there were any questions or comments from members of the Committee.*

Member Marriott inquired as to the entrance for main access and how the second phase will link to this development, and concerns with respect to only one access on Menoke Beach Road from Highway No. 11.

- The consultant outlined the two main entrances to this development with the second entrance being added during Phase II.
- There were originally four access points, but the consultants were requested to reduce the road access to two.
- The overall traffic patterns will be reviewed during the Transportation Master Plan for this area.
- Improved linkages between developments will also be looked at closely.

Member Sled requested clarification on the status of Block B and the 7 metre access for sewer connections.

- The easement for the sewer connections will be a walkway and connection point for area residents.
- This can also be reviewed during the Transportation Master Plan.

Member Taylor inquired as to the construction the proposed walkway with respect to paving and fencing.

- The proposed walkway will be paved and fenced and deeded to the Township as an easement.
- It will not be a municipal road, but available for emergency vehicle access if required.
- Maintenance of this walkway is yet to be resolved between the Township and the applicant.

Member Cox inquired if there would be sidewalks available throughout the development and if any new walking or biking paths were proposed.

- There will be a sidewalk provided on one side of each road and the walkway will provide the pedestrian connection between residential areas.
- The storm water management pond will be fenced and landscaped next to the walkway.

Member Beach advised that he was not supporting the 7 metre width of the walkway for access by emergency vehicles and that a full municipal road would be preferred for good planning.

Member Cox expressed concerns that the walkway may be the only access for a lengthy period as this development moves forward and the timeframe for Phase II is uncertain.

**(See Resolution No. PD121808-03)**