

MINUTES OF THE MEETING OF THE PLANNING & DEVELOPMENT COMMITTEE HELD IN THE ADMINISTRATION OFFICE, 1024 HURLWOOD LANE, THURSDAY, JANUARY 24, 2008 AT 7:30 P.M.

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

CALL TO ORDER

Chair Taylor called the meeting to order.

DISCLOSURE OF PECUNIARY INTEREST & THE GENERAL NATURE THEREOF

- "NIL"

PUBLIC MEETINGS

Public Information Meeting with respect to Applications for an Official Plan Amendment, Zoning By-law Amendment and Consent Application for the Hope Community Church – 9049 Highway No. 11. **(see attached notes)**

MOTION PD012408-01: *Moved by Member Sled and seconded by Member Coyle that comments with respect to a Public Information Meeting for the Hope Community Church development be received; AND FURTHER THAT staff be directed to schedule a public meeting for this development.*

CARRIED

Public Meeting with respect to a Complete Application for a Zoning By-law Amendment – 1 Shaw Street.

MOTION PD012408-02: *Moved by Member Sled and seconded by Member Coyle that a Complete Application for a Zoning By-law Amendment for 1 Shaw Street be received; AND FURTHER THAT the Deputy Clerk be directed to prepare a Draft By-law for consideration of Council.*

CARRIED

DELEGATIONS

- "NIL"

REPORTS FROM OFFICIALS (for information)

Building Report for the month of December 2007.

Society for the Prevention of Cruelty to Animals – Statement of Pound Services for the month of December 2007.

MOTION PD012408-03: *Moved by Member Sled and seconded by Member Coyle that the following Reports from Officials be adopted:
(a) Building Report for the month of December 2007; and
(b) Society for the Prevention of Cruelty to Animals – Statement of Pound Services for the month of December 2007.*

CARRIED

REPORTS FROM OFFICIALS (for direction)

Planning Report No. P08-004, 01/24/08, with respect to Birkeshire Woods Subdivision.

MOTION PD012408-04: *Moved by Member Coyle and seconded by Member Marriott that Planning Report No. P08-004, dated January 24, 2008, with respect to the Birkeshire Woods Subdivision be received;
AND FURTHER THAT the Township of Severn assume all roads, facilities and structures in the Birkeshire Woods Subdivision, being Plan 51M-675, and release any remaining securities.*

CARRIED

Planning Report No. P08-005, 01/24/08, with respect to Birkeshire Woods Subdivision – Parkland.

MOTION PD012408-05: *Moved by Member Beach and seconded by Member McDougall that Planning Report No. P08-005, dated January 24, 2008, with respect to the Birkeshire Woods Subdivision – Park Funds be received;
AND FURTHER THAT the Township of Severn defer any decision on the capital funds request for the Birkeshire Woods Lane Park until the 2008 budget deliberations.*

CARRIED

Planning Report No. P08-006, 01/24/08, with respect to North Ridge Estates, Phase I – Reduction in Securities.

MOTION PD012408-06: *Moved by Member Cox and seconded by Member McDougall that Planning Report No. P08-006, dated January 24, 2008, with respect to the North Ridge Estates – Phase I be received;
AND FURTHER THAT the Township of Severn advise the Director of Corporate Services that the securities being held for the development can be reduced to the amount of \$407,159.03.*

CARRIED

Planning Report No. P08-007, 01/24/08, with respect to Wood Avenue – 12 Lot Consent Application.

January 24, 2008

MOTION PD012408-07: *Moved by Member Sled and seconded by Member Marriott that Planning Report No. P08-007, dated January 24, 2008, with respect to the Wood Avenue 12 Lot Consent Application be received;
AND FURTHER THAT the applicant be advised that this development will be approved by a Plan of Subdivision only.*

CARRIED

Planning Report No. P08-010, 01/15/08, with respect to West Shore Cove – Lifestyle Retirement Community.

MOTION PD012408-08: *Moved by Member Sled and seconded by Member Coyle that Planning Report No. P08-010, dated January 15, 2008, with respect to the West Shore Cove – Lifestyle Retirement Community be received;
AND FURTHER THAT the Township of Severn accept the complete applications for a Zoning By-law Amendment and Draft Plan of Vacant Land Condominium for the West Shore Cove Lifestyle Retirement Community development in the Westshore Settlement Area;
AND FURTHER THAT staff be authorized to schedule a Public Information Meeting pursuant to Council Policy.*

CARRIED

Planning Report No. P08-011, 01/23/08, with respect to Lock Port Golf Course – Site Plan Agreement.

MOTION PD012408-09: *Moved by Member McDougall and seconded by Member Cox that Planning Report No. P08-011, dated January 23, 2008, with respect to the Lock Port Golf Course Site Plan Agreement be received;
AND FURTHER THAT the Planning Department prepare the final version of the Site Plan Agreement for the Lock Port Golf Course.*

CARRIED

CORRESPONDENCE (for information)

Notice of Commencement of Screening – Wasdell Falls Power Corporation.

MOTION PD012408-10: *Moved by Member Marriott and seconded by Member Coyle that a Notice of Commencement of Screening from the Wasdell Falls Power Corporation with respect to the proposed waterpower development on the Severn River be received as information.*

CARRIED

CORRESPONDENCE (for direction)

Environment Canada, 01/10/08, with respect to Letter of Agreement – Severn Sound Environmental Association.

MOTION PD012408-11: *Moved by Member Sled and seconded by Member Coyle that a letter from Environment Canada, dated January 10, 2008, with respect to a Letter of Agreement for the Severn Sound Environmental Association be received;*

January 24, 2008

AND FURTHER THAT the Township of Severn request Environment Canada to explore options to continue to fund the Association as Severn Sound is a valuable partnership between all levels of government which provides a valuable environmental service to all surrounding communities.

CARRIED

UNLISTED ADDITIONS

- "NIL"

CONFIDENTIAL AGENDA

Reports from Officials

- "NIL"

Correspondence

- "NIL"

ADJOURNMENT – 10:30 p.m.

MOTION PD012408-12: Moved by Member Coyle and seconded by Member Marriott that this meeting be and it is hereby now adjourned.

CARRIED

Mark Taylor
Chair

Sharon R. Goerke
Deputy Clerk

NOTES OF PUBLIC MEETINGS - PLANNING & DEVELOPMENT COMMITTEE HELD
IN THE ADMINISTRATION OFFICE, 1024 HURLWOOD LANE, THURSDAY,
JANUARY 24, 2008 AT 7:30 P.M.

PRESENT:	Chair	Mark Taylor
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STAFF:	Deputy Clerk	Sharon Goerke
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	Chief Administrative Officer	Eric Peterson

The Chair stated that a public information meeting and a public meeting 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 Public Meeting 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 public meeting, the applicant, and where possible, Township staff will be given the opportunity to respond to the questions and comments received.

The Chair advised that the comments received during the public information meeting will be deferred pending receipt of additional information from staff and the scheduling of a formal public meeting.

The Chair advised that after the formal public meeting for 1 Shaw Street is 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 Taylor requested the Township Planner to present the particulars of the development proposal for the Hope Community Church – 9029 Highway No. 11.

The Township Planner advised those in attendance that the purpose of the meeting is to introduce the development proposal for applications for an Official Plan Amendment, Zoning By-law Amendment and Consent Application for the Hope Community Church in the Cumberland Beach/Westshore Settlement area, being 9049 Highway No. 11 North. The property is bound by Bayou Road to the west, Highway No. 11 to the north, Cumberland Beach Public School to the east and Cumberland Road to the south. The subject property is approximately 2.5 hectares (5.5 acres) in size with approximately 152 metres frontage onto Cumberland Road.

The Planner advised that notice of the public information meeting was given in accordance with the Planning Act on January 3, 2008, a sign was posted on-site, and that no correspondence has been received to-date for this proposal.

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

Michelle Cutts, Rudy & Associates Ltd., addressed the Committee on behalf of the applicant and provided the following information:

- The application is to accommodate a commercial lot and the construction of a Christian Church on the retained portion of the lands.
- There is currently a residential dwelling and accessory structures on the land with access onto Highway No. 11 and Cumberland Road.
- The Ministry of Transportation has advised that the Highway No. 11 access will need to be closed with the main access to be provided off of Cumberland Road.
- The application is to sever the lot along the existing creek with the southerly vacant portion being sold as a commercial lot.
- The remainder of the property will host the church facility and accessory buildings.
- The frame shed is to be removed and the existing garage renovated for a temporary church during Phase I.
- Phase II will be the construction of the main church facility.
- The temporary church will provide 50 parking spaces and the main church will provide 107 parking spaces when completed.
- It is proposed that the new development will provide for a place of worship, day nursery, Community Policing Office, gym and auditorium and administration offices.
- The property is located in a settlement employment area and there is an environmental protection area along the creek which will not be affected by the development.
- A site specific exception designation is required to allow the current residence to remain with the proposed use.
- The development adheres to the current planning policies and will create 10 places of employment.
- The development is also compatible with the surrounding uses such as the public school adjacent to the land.
- The development will use existing roadways and water and sewer services are available for this site.
- The property is located close to a highway overpass access which will be an advantage for the proposed use.
- The applicant is now requesting that this proposal move forward to a formal public meeting.

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

Bob Marlow, resident of 3410 Beachview Avenue, addressed the Committee and requested clarification on the number of parking spaces being proposed for the development and expressed concerns with the potential parking of vehicles on Cumberland Road.

- Parking should not be required on Cumberland Road as the parking spaces to be provided will be sufficient.
- The Township has the ability to enforce this matter with no parking signs.

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

As there were no further comments, the Chair declared the public meeting on this application to be closed at 7:43 p.m.

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

Member Beach inquired as to the provision of a Community Policing Office.

- The community has expressed the need for this service which has been included in the proposal.

Member Marriott expressed concerns with the location of the road access on Cumberland Road and its close proximity to the school access. She also advised that an access off of Bayou Road may be an option. The residents have contacted her over the past few months and they are in favour of this development.

- The Ministry of Transportation has advised that the access cannot be off of Bayou Road due to its close proximity to Highway No. 11.

Member McDougall inquired if the existing residence would remain and what the renovated building will be used for after the main church has been constructed.

- The applicant is asking for an exception zone to allow for the dwelling to remain with the institutional designation.
- The renovated building will house the day nursery after Phase II has been completed.

Member Marriott advised that the Parking By-law should be amended to restrict parking on Cumberland Road. Member Marriott also requested that the notice for the public meeting be placed in the Packet & Times for this development.

- This can be reviewed during the Site Plan process.
- The hours of operation will be mainly during the weekend which is opposite to the schools hours of operation.

(See Resolution No. PD012408-01)

PUBLIC MEETING NO. 2

Chair Taylor requested the Township Planner to present the particulars of a Complete Application for a Zoning By-law Amendment for 1 Shaw Street.

The Township Planner advised those in attendance that the Township is in receipt of a Complete Application for a Zoning By-law Amendment for Part Lot 22, Concession 12, 1 Shaw Street, former Village of Coldwater. As a result, a Public Meeting has been scheduled to introduce a Zoning By-law Amendment that rezones the subject property

from its current Residential 1 (R1) Zone to an Environmental Protection (EP) Zone and Residential Third Density Exception Holding (R3-H) Zone. The rezoning is required to facilitate a proposed Plan of Condominium for 50 units. The property will be accessed via private internal roads. The site will contain sidewalks, off street parking and a private open space. The zoning will establish a 15 metre buffer on the river.

The Planner provided the following update for the Committee:

For information purposes for the public meeting I will briefly outline the studies that have been provided and are still on going with respect to this proposed development.

The proponent submitted a preliminary Functional Servicing Report prepared by C.C. Tatham & Associates addressing the following matters:

- Site concept,
- Water supply and distribution,
- Sewage collection,
- Drainage and Stormwater management, pre and post development and during construction. This study also addressed potential additional flooding impacts,
- Erosion and Sediment Control, and
- Transportation.

This study has been reviewed by the Township Engineer, a few issues will be required to be addressed when the final design is determined, based on final approvals. The proponent submitted a Planning Report, prepared by Meridian Planning Consultants, addressing the following items; the Provincial Policy Statement, County and Township Official Plans, and the Township Zoning By-law. This report has been reviewed by the Township Planning Department and will be reviewed by the County Planning Department. All items appear to be in order.

An Environmental Review of the Coldwater River shoreline was preformed by Azimuth Environmental Consulting Inc., in the presence of Township Staff. Staff has consulted with the Severn Sound Environmental Association on this matter. The report appears to have addressed all relevant matters to the Township's satisfaction. A site inspection will be conducted by the SSEA in the spring. A tree inventory was preformed by a Registered Professional Forester to determine what trees need to be protected.

The proponent is still undertaking a Geotechnical Study on soil conditions to address concerns about potential flooding and to address road and home construction requirements.

The Planner advised that notice of the public meeting was given in accordance with the Planning Act on January 3, 2008, a sign was posted on-site, and the following correspondence has been submitted:

Ken & Sonja Santala

After the last meeting about the rezoning of this particular property there are still a few concerns we would like to address. Our main concerns is the increase in traffic, overburdening Eplett, Shaw and Sheridan. Eplett as of now is not wide enough to be used as a two way road; as well there are no adequate sidewalks.

The bridge at the Coldwater Mill is only one way, cars have to move to the side and wait for oncoming traffic to pass in order to continue, making entering and exiting onto Coldwater Road often difficult, not to mention what effect the addition of at least 50 cars would have. If widening of Eplett and Mill is considered as well as the addition of sidewalks people living on these street will lose a substantial amount of space in front of their home, driveways have to be shortened, making entering and existing onto their properties much more difficult and hazardous with the increase of traffic. As well, who will be responsible to offset the costs, perhaps an increase in property taxes?

As of now Eplett, Shaw and Sheridan consist of single family housing with beautiful century homes. It has a park like atmosphere where it is quiet and the traffic is minimal. Seniors living in the Apartment Building adjoining the Sheridan, Shaw and Eplett loop use it for walking. Children living on these streets can play road hockey, walk to school and ride their bikes without any concern for their safety. All that will change substantially by the addition of at least 50 vehicles from the finished condominiums and at the time of construction it will be very noisy and dirty.

The fundamental change of our neighbourhood will be affecting each and every person living here, their financial situation by possible increase in taxes, their chosen lifestyle, their health and their safety. That's why we oppose the rezoning of 1 Shaw Street, the negative impact on such a large development would just be too great.

In order to avoid some of these issues we would be open to look at other options, like downsizing the development and only having one entrance at the end of Sheridan, with a new municipal bridge, connection Sheridan and Coldwater Road. Leaving the corner of Eplett and Shaw intact, most importantly not having to spend any money on widening Eplett Street or the bridge on Mill Street. We thank you for the time to listen and taking our concerns into consideration.

Victor H. Tilley, 01/19/08

My name is Victor Tilley and I live on the corner of Sheridan Drive and Shaw Street opposite the proposed development. Let it be known that at my age – as a senior citizen of Ontario, I do not approve of any change in the R-1 Zoning where I live. I also do not feel this area should be considered for development of this size or type on the banks of the Coldwater River. Most locals know of the flooding that has happened before on the property – I also do not agree with servicing the location through a R-1 Zone.

In my opinion there are other areas that would be more suitable for the development desired. It certainly does not fit into the surrounding area of older original homes and heritage homes of the area. Namely #1 Shaw Street. This house should be saved and designated a historical building.

I am older in years and my driving skills are not as they were and I do not like the idea of the possible traffic in and around my residence on a daily basis. This would also devalue my property. When we built here it was a R-1 area all through and the end of the street was always know as flood zone. I am totally opposed to any zoning change for the mentioned development. I would suggest they build somewhere with less impact on the surrounding area and the environment.

Ernie & Nancy Coombs, 01/24/08

We reside at 64 Coldwater Road. Our concerns about rezoning are:

1. The effect on fish and wildlife habitat.
2. We would like to see an independent hydrogeological study showing future high water flow rates before development is approved. This study should include reports on changes in land elevation since our property already floods every spring.

We need to know who is responsible for any damages incurred to our properties or to the value of our homes as a result of this development.

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

Nick McDonald, Meridian Planning Consultants Inc., addressed the Committee on behalf of the applicant and provided a powerpoint presentation on the proposed development (**Appendix "1"**).

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

Gary Perryman, resident of 28 Eplett Street, addressed the Committee and expressed the following concerns:

- The entrance onto Eplett Street will cause problems with the large trees and sight lines.
- The cul-de-sac on the proposed Site Plan should be opened up onto Sheridan Drive and the Eplett Street access closed.
- Eplett Street and Shaw Street are in need of repair and have not been upgraded since 1977.
- These streets will not handle another 50 vehicles from this development.
- Sheridan Drive would be a better entrance/exit for this development.
- The proposed location of the pumping station would not be very aesthetic for the neighbourhood and it should be housed to help with the view.
- The home currently located on the property should be designated as a heritage building and preserved by the municipality.

The consultant provided the following response:

- The developer will be transferring land to the municipality along Shaw Street for future expansion.
- Due to the shape of the land, the change in access to the property would reduce the amount of units on site.
- Some vehicles will be using Sheridan Drive for access out of town and convenience from the southerly portion of the property.
- The heritage house has not been identified and designated as historical by the municipality.
- The pumping station location is preliminary at this time and may not be required.
- The applicant would certainly consider housing the unit or provide plant coverage if required.

Philip Turner, resident of 54 Coldwater Road, addressed the Committee and expressed the following concerns:

- His property is located at the end of the waste water pipe and therefore he has concerns with flooding as this area flooded 2 weeks ago during the recent rain storms.
- A 2.5 acre development can have a detrimental affect on flooding in this area.
- The lands will no longer be able to saturate through from heavy rainfall or spring runoff.
- He inquired as to what provisions were included in the development for his property and any ill effects including the current view from the river.

The consultant provided the following response:

- No one is entitled to their view during development proposals and this development could have been multi-floor apartments or two storey residential dwellings which could have a more detrimental affect on the neighbouring properties.
- The provincial and municipal guidelines are very restrictive on the control of drainage and storm water as all water must be dealt with on the existing property in an effective way and not drain any additional water onto abutting properties.
- Any increase to the runoff will be captured by the storm drain.
- The projected increase from the studies completed will be less than 1% to the current river levels.
- The engineers have verified that any impact from the development meets all provincial and Ministry of the Environment standards.

Betty Anne Burnie, resident of 60 Coldwater Road, addressed the Committee and expressed the following concerns:

- She advised that she was quoted in the last minutes as being in favour of this development and requested a correction to state that she is in favour of development as a whole for Coldwater – but she cannot support this development.
- The downtown core of Coldwater is beginning to be developed and the size and density of this development is not appropriate for this area.
- There is concern with the maintenance and preservation of the buffer area along the Coldwater River which may require re-planting on a yearly basis.
- The projected amount of water to be added to the river may seem minor, but the river can rise very quickly during a flood also and there is no backup for any overflow.

The consultant provided the following response:

- The storm water pipe will be located at a lower elevation than the banks of the river and will be under water during large storms.
- The water will flow over land to the drainage pipe and into the river.
- The fast rate of the flow of the river will take the water away very quickly and the site will now drain in less time.
- The buffer area does change yearly and the Site Plan Agreement can address the future maintenance of the trees and river bank.
- The developer does not plan on altering the river bank and would like to preserve the trees as the view of the river is an asset to this development.
- The Condominium Corporation will also want to preserve the buffer and the river as a portion of their land value.

Betty Anne Burnie, readdressed the Committee and advised that the river is clean now and the development should restrict the use of pesticides. This location attracts a lot of activity as one of the best fly fishing areas. This attraction will be detrimentally affected by this development which should be on the outskirts of the village with this type of density.

Rick Saila, resident of 58 Coldwater Road, addressed the Committee and expressed the following concerns:

- Mr. Saila inquired if the developers have ever walked the site during flooding season and that he does not have faith in the information provided.
- The 15 meter buffer zone should be at least 25 metres and the units should be restricted to 30 maximum.
- Single family homes on this property would be less detrimental and it would eliminate the need for storm water drainage on site.
- No consideration has been given to the residents on the opposite side of the river who have invested in their properties and lived there for many years.
- He believed that this property would always remain as R1 as it is considered to be a flood plain.
- Estate homes along Sheridan Drive away from the river would be a better use for this property.
- Council should ensure that they protect the residents' investments and this development should be on the outskirts of the village.
- There should be no further development along the river in order to preserve the environmental areas.]
- The heritage house should be preserved for the future.

The consultant provided the following response:

- The property is 2.5 hectares which allows a density of 37 units per hectare without an amendment to the policies.
- Single family homes would be on full services with the same building coverage.

Anne Stock addressed the Committee and expressed the following concerns:

- Her daughter lives in Coldwater and she owns property in the village as well.
- Mrs. Stock inquired as to who will be assisting from the Township when these lands flood.
- She inquired as to the elevation increases for this development to manage the drainage flows.

The consultant provided the following response:

- There will be an increase in elevation on parts of the property to manage the storm drainage.

Pat Murphy addressed the Committee and expressed the following concerns:

- He thanked the residents for attending and expressing their concerns with this development.
- He supports his neighbours with their comments.
- The Committee needs to look at the positive and negative aspects of development in order for the professionals to address the negative outcomes.
- He provided a scenario of the village 100 years ago and suggested that the residents would not have envisioned this type of development in the village.
- The development would increase the tax base, but is this what the local residents would support.

Paul Vollick, resident of 17 Eplett Street, addressed the Committee and expressed the following concerns:

- Sheridan Drive will not be the main access to this property as the residents will use Eplett Street for more convenience and access to the downtown area.
- It has been 30 years since Eplett Street was upgraded or paved.
- 50 new homes at the end of this street will have a lot of impact on the road which needs sidewalks and upgrades.
- Mr. Vollick requested assurances that the developer will be available in the future to deal with any after affects from this development.

The consultant provided the following response:

- Every municipality looks at road improvements during their budget process in order to prioritize road projects.
- The development will generate \$11,000.00 per unit of development charges to the municipality which can be utilized for local improvements.
- The Township Road Needs Study will also outline the most important road upgrades required within the municipality.
- As traffic increases within the Township, the need for upgrades should move up the ladder during the budget process.
- The current traffic flow on Eplett Street is approximately 150 cars per day and the road will easily handle 350 cars per hour as a local road access.

Len DeFlece, resident of 56 Coldwater Road, addressed the Committee and expressed the following concerns:

- Mr. DeFlece lives across the river from the development and he is not sure that all of the issues have been addressed.
- The flow rates, impact of runoff, storm water management information may not be current and he inquired as to the date of these studies.
- Mr. DeFlece also inquired as to what is included in a Geotechnical Study.
- There are apparently 6 potential purchasers and he inquired as to the timeline for completion of the development.
- If there is no more interest generated for purchasing the units, the development could take some time to complete.
- The visual impact of this development should be monitored and protected for the area residents to minimize the affects.

- The development could easily diminish the value of local property.
- He also advised that there has been no consideration for fences or hedges to lower the view impact.
- This area flooded badly in the last couple of weeks with the January thaw and the river was encroaching on the upper banks of the river and the spring thaw can be even worse.
- Mr. DeFlece also requested clarification on the Ontario Municipal Board process.

The consultant provided the following response:

- The background studies for the Township's Official Plan were completed in 1980 and the topography of the river and watershed have not changed since that date as there has not been any significant development in this area for many years.
- The river sides have eroded some which is expected with the flow of water.
- All of the developer's studies have been completed very recently and are up to date.
- The Geotechnical Study is for the identification of soils and underground water levels on the site.
- The minimum levels of elevation are provided for the Township's Official Plan.
- Fencing has not been considered as the developer would like to preserve the natural view of the river.
- The Site Plan Agreement process can address any required buffering for the site including alternatives for planting along the river to reduce erosion.
- Condominium developments can be very onerous and restrictive and the shareholders will want to make sure the development remains aesthetic.
- There is usually a pride of ownership among the shareholders.
- The property has not been advertised for sale yet and the 6 potential buyers have approached the developer early on.
- It is anticipated that the total project will take 2 years for completion.

The Planner advised that the requirements for appealing a planning application are contained in the Planning Act which provides that only the public who have provided oral submissions or written objections may appeal a decision to the Ontario Municipal Board.

Mr. Stock addressed the Committee and expressed his concerns with the condominium aspect of ownership and the recent flooding in Coldwater.

Paul Vollick, readdressed the Committee and advised that the potential flooding should be reviewed on this site prior to construction. He has lost 7 to 8 feet of his river side property due to erosion and the flow of the river. Local development will have an impact on the course of the river.

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

As there were no further comments, the Chair declared the public meeting on this application to be closed at 9:10 p.m.

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

Member Coyle inquired as to the difference in elevation between the development and the river and if there is any evidence of erosion along the river at this time.

- Portions of the site will have to be elevated and units will be constructed approximately 6 or 7 feet above the normal water levels.
- The homes will be constructed 6" above the high water mark.
- There is some evidence of erosion along the river and the developer intends to preserve all the trees for a buffer and additional deep root plantings will be considered to preserve the river bank.

Member Sled expressed his concerns with pedestrian traffic from this development to the downtown area of the village. A crosswalk from Mill Street has been investigated in the past but this is not a viable option given the level of traffic on Coldwater Road. This needs to be considered during the development stage. Member Sled expressed his support of this application which is an excellent project for this area. This type of development has been anticipated in the Official Plan for many years. The municipality is currently dealing with the lead pipes which are at least 100 years old within the village during the current budget, but Eplett Street will be looked at again in the near future.

Member Beach suggested that a walkway be provided within the development for access to the common areas. He expressed his concerns with the 7 foot width of the interior roads to provide access to emergency vehicles. He also inquired as to the length of time that the geotechnical monitoring will be done by the consultants.

- The monitoring will be in place for as long as is appropriate to address the materials found and the underground water levels.
- If problems arise prior to development, the project can be delayed until the problems have been resolved to the satisfaction of the approving authorities.
- The 7 metre road width is the minimum required under the Building Code for interior road access which will accommodate emergency vehicles.

Member McDougall inquired if securities will be held for this development to address any unforeseen problems and advised that the buffer area should remain natural for the development.

- The securities will be in place for a minimum of 2 years which can be extended by the municipality, if required.
- There will be Condominium Manager on site and the Corporation will be responsible for snowplowing, maintenance, grass cutting, etc.

Member Cox advised that the Eplett Street access should not be opened until the development is completed which will lessen the impact on local neighbours during construction. She prefers two access points off of Sheridan Drive and inquired if the heritage house could be preserved. She also advised that the worst flooding occurs when the ice jams in the river and the fallen trees have not been removed by private property owners. The Village of Coldwater is built on a flood plain but it does not flood every year. The monitoring pipes for the underground water levels should be installed before spring in order to catch the spring runoff levels. The single lane bridge at Mill Street raises some concerns with traffic which may be alleviated by access onto Sheridan Drive only.

- The home on the property is in disrepair and would not be able to be saved for heritage preservation.

Member Coyle suggested that the developer could look at an alternative access onto Eplett Street with a circle or island during the final design process.

The Planner advised that a representative from the Severn Sound Environmental Association will be walking the site to assist in long term planting along the river to ensure stabilization from erosion.

(See Resolution No. PD012408-02)