

MINUTES OF THE MEETING OF THE PLANNING & DEVELOPMENT COMMITTEE HELD IN THE ADMINISTRATION OFFICE, 1024 HURLWOOD LANE, THURSDAY, JUNE 19, 2008 AT 7:30 P.M.

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PRESENT:	Chair	Mark Taylor
	Members	Douglas Beach Frank Coyle Judith Cox Karen Marriott
ABSENT:	Members	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 Meeting with respect to Applications for an Official Plan Amendment and Zoning By-law Amendment – 4573 Fairgrounds Road. **(see attached notes)**

MOTION PD061908-01: *Moved by Member Cox and seconded by Member Beach that Applications for an Official Plan Amendment and Zoning By-law Amendment with respect to 4573 Fairgrounds Road be approved; AND FURTHER THAT the Deputy Clerk be directed to prepare Draft By-laws for consideration of Council once the details have been approved by the Planning Department.*

WITHDRAWN

MOTION PD061908-02: *Moved by Member Marriott and seconded by Member Doyle that Applications for an Official Plan Amendment and Zoning By-law Amendment with respect to 4573 Fairgrounds Road be deferred pending receipt of additional information from staff.*

CARRIED

Public Meeting with respect to an Application for a Zoning By-law Amendment – 2702 Baguley Road, 3497 Narrows Road & 3046 St. Amant Road. **(see attached notes)**

MOTION PD061908-03: *Moved by Member Marriott and seconded by Member Coyle that an application for a Zoning By-law Amendment with respect to 2702 Baguley Road, 3497 Narrows Road and 3046 St. Amant Road be approved; AND FURTHER THAT the Deputy Clerk be directed to prepare a Draft By-law for consideration of Council.*

CARRIED

June 19, 2008

Public Meeting with respect to Applications for a Condominium Development and a Zoning By-law Amendment – 3316 Turnbull Drive. **(see attached notes)**

MOTION PD061908-04: *Moved by Member Marriott and seconded by Member Coyle that Applications for a Condominium Development and Zoning By-law Amendment with respect to 3316 Turnbull Drive be deferred pending receipt of additional information from staff.*

CARRIED

Recess 9:15 p.m.  
Reassembled 9:22 p.m.

#### **DELEGATIONS**

- "NIL"

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

Building Report for the month of May 2008.

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

MOTION PD061908-05: *Moved by Member Beach and seconded by Member Cox that the following Reports from Officials be received as information:*  
(a) *Building Report for the month of May 2008; and*  
(b) *Society for the Prevention of Cruelty to Animals – Statement of Patrol Services for the month of May 2008.*

CARRIED

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

Planning Report No. P08-0072, 06/04/08, with respect to 3920 Wood Avenue – Minutes of Settlement.

MOTION PD061908-06: *Moved by Member Cox and seconded by Member Beach that Planning Report No. P08-072, dated June 4, 2008, with respect to 3920 Wood Avenue – Woodlee Meadows Subdivision be received; AND FURTHER THAT the Minutes of Settlement for this development, being Subdivision File No. SV-T-0601, be approved.*

CARRIED

Administration Report No. A08-028, 06/10/08, with respect to Proposals – Recreation Master Plan.

MOTION PD061908-07: *Moved by Member Cox and seconded by Member Beach that Administration Report No. A08-028, dated June 10, 2008, with respect to proposals for a Recreation Master Plan be received; AND FURTHER THAT the proposal submitted by dmA Planning & Management Service be accepted in the amount of \$52,855.00, excluding GST.*

CARRIED

Planning Report No. P08-073, 06/11/08, with respect to Official Plan & Zoning By-law Amendments – 4573 Fairgrounds Road.

MOTION PD061908-08: *Moved by Member Marriott and seconded by Member Coyle that Planning Report No. P08-073, dated June 11, 2008, with respect to 4573 Fairgrounds Road be deferred pending receipt of additional information from staff.*

**CARRIED**

Planning Report No. P08-074, 06/10/08, with respect to Municipal Plan Review.

MOTION PD061908-09: *Moved by Member Beach and seconded by Member Cox that Planning Report No. P08-074, dated June 10, 2008, with respect to a Municipal Plan Review be received as information.*

**CARRIED**

**CORRESPONDENCE (for information)**

Correspondence with respect to Applications for an Official Plan Amendment & Zoning By-law Amendment – 4573 Fairgrounds Road.

- (a) Ministry of Transportation, 04/18/08;
- (b) County of Simcoe, 06/03/08;
- (c) Duane E. Goerke, 06/03/08; and
- (d) Simcoe County District School Board, 06/17/08.

West Shore Cove Lifestyle Retirement Community – 3316 Turnbull Drive.

- (a) Rudy & Associates Ltd., 06/10/08
- (b) Simcoe County District School Board, 06/17/08; and
- (c) Jane L. Turnbull, 06/19/08.

Watson & Associates Economists Ltd., 04/14/08, with respect to Development Charge By-law Update.

Correspondence with respect to an Application for a Zoning By-law Amendment - 2702 Baguley Road, 3497 Narrows Road & 3046 St. Amant Road.

- (a) Hilda Davison, 06/14/08;
- (b) Denise & Andy Scobie, 06/12/08; and
- (c) Simcoe County District School Board, 06/17/08.

MOTION PD061908-10: *Moved by Member Coyle and seconded by Member Marriott that the following correspondence be received as information:*

- (a) *Applications for Official Plan Amendment & Zoning By-law Amendment – 4573 Fairgrounds Road:*
  - *Ministry of Transportation, 04/18/08*
  - *County of Simcoe, 06/03/08*
  - *Duane E. Goerke, 06/03/08*
  - *Simcoe County District School Board, 06/17/08*
- (b) *Rudy & Associates Ltd., 06/10/08, with respect to West Shore Cove Lifestyle Retirement Community;*
- (c) *Watson & Associates Economists Ltd., 04/14/08, with respect to Development Charge By-law Update;*
- (d) *Lock Port Golf Course Development:*
  - *Hilda Davison, 06/14/08*
  - *Denise & Andy Scobie, 06/12/08*
  - *Simcoe County District School Board, 06/17/08*

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- (e) *Simcoe County District School Board, 06/17/08, with respect to 3316 Turnbull Drive; and*
- (f) *Jane L. Turnbull, 06/19/08, with respect to West Shore Cove Lifestyle Retirement Community.*

*CARRIED*

**CORRESPONDENCE (for direction)**

Deputy Mayor Cox re June Corporate Services Meeting. **(withdrawn)**

**UNLISTED ADDITIONS**

- "NIL"

**CONFIDENTIAL AGENDA**

**Reports from Officials**

- "NIL"

**Correspondence**

- "NIL"

**ADJOURNMENT – 9:42 P.M.**

*MOTION PD061908-11:* *Moved by Member Marriott and seconded by Member Cox that this meeting be and it is hereby now adjourned.*

*CARRIED*

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Mark Taylor  
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, JUNE 19, 2008 AT 7:30 P.M.

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STAFF:	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 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 each 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 after the 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 Taylor requested the Township Planner to present the particulars of an Official Plan Amendment and Zoning By-law Amendment for 4573 Fairgrounds Road.*

June 19, 2008

The Planner advised that the purpose of both the Official Plan and Zoning By-law Amendments are to redevelop property described as Part of the West Half of Lot 5, Concession 3, geographic Township of Orillia, now in the Township of Severn, municipal address 4573 Fairgrounds Road to allow the existing dwelling to be used for specific small scale commercial uses, specifically a flower shop with bridal consulting services, with the possibility of extending services to include serving beverages and pre-made baked goods. An existing garage on the property is proposed to be used for employee parking and storage of merchandise.

The effect of the proposed amendment to the Official Plan would be to change the designation of lands on Schedule A9 of the Township of Severn South of Division Road Secondary Plan from Rural to Highway Commercial. The effect of the proposed amendment to the Zoning By-law would be to rezone the property under Township of Orillia By-law No. 1993-50 from the Rural (RU) Zone to a Highway Commercial (HC) Exception Zone.

The Planner advised that notice of the public information meeting was given in accordance with the Planning Act on May 27, 2008, a sign was posted on-site, and that the following correspondence has been submitted:

**Ministry of Transportation, 04/18/08**

Further to your circulation, dated April 4, 2008, the Ministry of Transportation has reviewed the above noted Applications in accordance with the requirements under the ministry's Public Transportation and Highway Improvement Act and the following outlines our comments:

- The Ministry has no objection in principle to the proposed Zoning By-law Amendment to accommodate a small-scale commercial uses in the existing house and garage; namely a flower shop and bridal consulting services. We understand there is a possibility of extending the services to include serving beverages and pie made, baked goods, which would also be acceptable to MTO. If in the future the property is redeveloped the Ministry would require that the entrance onto Fairgrounds Road be relocated as far away from the intersection as possible.
- In general, any proposed development of the rezoned lands, including any new permanent buildings for both above and below ground, proposed accesses, sewers and stormwater management facilities will require ministry review and it will be subject to our approval. All above and below ground structures (including but not limited to, frontage roads, fire routes, stormwater management facilities and servicing/utilities) must be setback a minimum of 14.0 m from all MTO property limits.
- Sign permits are required.
- All access will be restricted to the Fairgrounds road with **no direct access onto Highway 12.**

All inquiries should be forwarded to Janice Hendrix, Permit Officer for this area, and she can be reached at 416-235-5382, Corridor Management Section. 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 owner of the above-noted matters.

**County of Simcoe, 06/03/08**

Thank you for sending the County the notice of the public meetings and a request for comments. County staff has reviewed the notice and the land use planning report which was prepared on behalf of the proponent. The subject lands are designated Rural according to the Township of Severn Official Plan. The County Official Plan also designates the property Rural. In the Rural designation only tourist-oriented commercial uses are to be considered, while other commercial uses are directed to the existing settlement areas.

June 19, 2008

It is our understanding that the subject property has been occupied in the past by several commercial uses. Due to the previous uses, planning staff do not object to the proposed floral and wedding commercial use in the existing building as it is considered as a low traffic generator. However, due to the close proximity to Highway 12 and concerns regarding possible traffic generation of this site the other uses, including extending services to include serving beverages and pre-made baked goods is not in keeping with the low traffic generator consideration. The said land use planning report also included permitting uses such as a café and farmers market, amongst other uses which are considered high generators.

It is the opinion of the County any redevelopment of the subject property to accommodate the proposed other commercial uses would not be consistent with the intent of the Provincial Policy Statement, the Places to Grow Act and the Township of Severn Official Plan in terms of locating commercial uses in existing settlement areas. The provision of safe roads and maintaining transportation corridors is identified in the Provincial Policy Statement, 2005 (Section 1.6.5) and Places to Grow Act (Section 3.2.1.1). If you have any concerns regarding these comments, please contact me at your earliest convenience.

**Duane E. Goerke, 06/03/08**

As a local resident and business owner, I am writing to express my concerns with the application for an Official Plan & Zoning By-law Amendment for 4573 Fairgrounds Road. While I am not opposed to a business operating at this location, I do have some concerns with respect to the following matters:

- ✓ There does not appear to be appropriate parking areas on the site to accommodate customers and employees. When viewing on site, the two parking spaces on the site plan closest to the front fence do not appear to be large enough for two vehicles unless the fencing is removed.
- ✓ I have personally observed a large truck delivering at this address. It was attempting to exit the property when a vehicle in front of mine locked his brakes in order to stop and go around the large truck. At the same time, another truck was waiting on the side of the road to back into the property for another delivery. The laneway being so close to Highway No. 12 presents a concern with the traffic exiting off of Highway No. 12 and delivery trucks at this address.
- ✓ There is a large amount of gravel trucks from the Beamish property using this section of Fairgrounds Road for access to and from Highway No. 12 and I have safety concerns with the close proximity of this property to the corner of Highway No. 12. Gravel trucks existing to go north from Highway No. 12 have even less chance of stopping on time. The consideration of the relocation of the entrance to this property to the northerly most portion may help alleviate some safety issues.
- ✓ I would suggest that consideration also be given to no parking on both sides of this roadway down to at least ODAS Park in order to ensure that there are not cars parking close to Highway No. 12 to add another safety concern. The traffic in this area during special events or the Annual Fall Fair is very busy with cars lined up waiting for access to Highway No. 12.
- ✓ The business appears to have been operating for some time without the approval of the applications submitted to the Township. There has been a business sign placed on the road for "Marsha's Flowers" with increased traffic and parking on the road side. If this is true, how do you stop a business from operating now if the approvals are not given? If they are open for business, are they paying commercial taxes at this time? I was not allowed the same convenience when relocating my business to Severn Township. I was required to have my rezoning approved and the appeal period passed before I was able to obtain a Building Permit for our present welding shop.

I would appreciate your review of these concerns while considering the submitted applications. I travel this route on a daily basis and have concerns with the safe access to and from Highway No. 12 during peak traffic times, including the gravel trucks from Beamish. Thank you for your consideration.

**Simcoe County District School Board, 06/17/08**

Thank you for circulating a copy of the Notice of a Public Meeting with respect to a Zoning By-law Amendment for the above-noted property. The subject property will be rezoned from its current Rural (RU) Zone to Highway Commercial (HC) Exception Zone to permit specific small scale commercial uses, specifically a flower shop with bridal consulting services, with the possibility of extending services to include serving beverages and pre-made goods. An existing garage on the property will be used for employee parking and storage of merchandise.

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

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

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

- The property is 1.9 hectares with a frontage of 50 metres on Fairgrounds Road and 26 metres on Highway No. 12.
- Access to the property is from Fairgrounds Road.
- The property is serviced by a drilled well and septic system.
- The applications is to request authorization to use part of the existing dwelling as a flower shop and bridal consulting business, which will be mainly phone orders and bridal advice by appointment only.
- The Zoning By-law Amendment is for a small business use only under the Highway Commercial Zone such as an arts and crafts shop or a gift or antique shop.
- The previous request for a café or small restaurant has now been removed from the application.
- There is a minimum of 9 parking spaces required.
- The County of Simcoe and Ministry of Transportation has commented with some concerns with the application, which have been addressed by removing the café or small restaurant from the application.
- There have been two site plans prepared for consideration of which Site A is preferred with 8 parking spaces to avoid removing a well established evergreen tree on the property.
- The application meets all of the Township, Ministry of Transportation and County of Simcoe planning policies and is considered good planning for this parcel of land.

*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.*

There were no comments from the public.

*Chair Taylor 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 7:40 p.m.*

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

Member Beach inquired if the entrance to this property could be relocated further north to address concerns of traffic from Highway No. 12.

- If the entrance is moved further north, it would eliminate parking spaces and make it more difficult to access the property with the location of the existing garage.

Member Marriott inquired if developers are contributing to the costs for traffic lights at this intersection.

- The Ministry of Transportation is responsible for costs of installation of lights at this intersection which is scheduled for four years from now.

Member Marriott inquired if the business was operating at this time.

- Yes – with the residents living in the home it can be considered as a home occupation until the approval process is completed.

Member Taylor inquired if no parking signs would be required along Fairgrounds Road to ensure traffic safety.

- The Ministry of Transportation is responsible for regulating 400 feet from the Highway.

Member Beach advised that he would still like to see a scenario with the entrance further north away from Highway No. 12.

**(See Resolution Nos. PD061908-01 & PD061908-02)**

## **PUBLIC MEETING NO. 2**

*Chair Taylor requested the Township Planner to present the particulars of a Zoning By-law Amendment for 2702 Baguley Road, 3497 Narrows Road and 3046 St. Amant Road.*

The Planner advised that the purpose and effect of the proposed Zoning By-law Amendment is to amend Zoning By-law No. 1767 of the former Township of Tay to rezone property in Lots 17 and 18, Concessions 13 and 14, geographic Township of Tay, municipal addresses 2702 Baguley Road, 3497 Narrows Road and 3046 St. Amant Road from the Rural (RU) Zone to a Tourist Commercial (C2) Exception Zone in order to permit a golf course clubhouse, hotel, spa and maintenance outbuildings to be constructed on the subject lands and to be used in conjunction with a proposed 18 hole golf course. The lands affected by this Application are also the subject of a Site Plan Agreement. The Planner advised that the golf course is permitted under the Township of Tay Zoning By-law, but an amendment is required in order to permit the clubhouse/hotel and accessory buildings.

The Planner advised that notice of the public information meeting was given in accordance with the Planning Act on May 27, 2008, a sign was posted on-site, and that the following correspondence has been submitted:

**Hilda Davison, 06/14/08**

I am writing to express my opposition to the development of the proposed golf course and hotel in Port Severn on purely environmental grounds. The land involved will have to be cleared and manicured to such an extent that it will be unsuitable for most species that currently reside there. To name a few: turtles, amphibians, deer, moose, beaver, and of course the smaller residents in this particular ecosystem. Although I am also concerned about the increased traffic congestion my major concern is destruction of wildlife habitat.

June 19, 2008

When one considers that a golf course in this area (snow belt region) will only be functional a few months of the year, does the end really justify the means, namely the permanent destruction of wildlife habitat?

In my opinion the financial gain for the Township is the driving force behind this proposed scheme. I would remind you that we are all being encouraged on a daily basis by government agencies and the media to become more environmentally conscientious by reducing CO<sup>2</sup> emissions, reducing household waste by composting, and in any other way we can, and yet the Township is proposing to do exactly the reverse by destroying permanent wildlife habitat, and putting more stress on our fragile environment. Please consider my views at the next council meeting.

**Denise & Andy Scobie, 06/12/08**

We attended a meeting that was held by David Mootes on May 31, 2008. At this time we were told of plans to build a fifty-room, three-storey hotel on the golf course property with the entrance and exit both located on Baguley Road. Mr. Moote advised that there was the potential of having two hundred employees on staff and that there will be forty thousand dump truck loads of sand brought in.

Port Severn is a very busy town in the summer time and does not have the infrastructure to support any more people. We already have two very large hotels, Christie Mills and Rawley Lodge and Oak Bay Golf Course is currently being developed very near by.

The roads are already in a disastrous state and both single lane bridges over the locks and dam cannot handle any more traffic. Baguley, Port Severn and St. Amant roads are far too narrow to accommodate the extra flow of two hundred staff, all of the suppliers, guests and golfers that will attend the proposed facilities. If the rezoning does get approved we are requesting that the roads be widened and sidewalks put in just as Georgian Bay Township has done on the other side of the locks.

Mr. Moote told us about the proposed four-way stop that will be erected at the junction of Baguley and St. Amant roads. This will be very dangerous as the stop sign will be right at the bottom of a hill. If the stop signs are to be erected at this junction then the only way to make it safe will be to take out the hill on St. Amant Road. Mr. Motte advised that they would be drawing twenty-four million gallons of water per year from Little Lake to water the golf course. This is a lot of water that is desperately needed in Georgian Bay. Thank you in advance for your attention to these concerns.

**Simcoe County District School Board, 06/17/08**

Thank you for circulating a copy of the Notice of a Public Meeting with respect to a Zoning By-law Amendment for the above-noted property. The subject property will be rezoned from its current Rural (RU) Zone to a Tourist Commercial (C2) Exception Zone to permit a golf course clubhouse, hotel, spa and maintenance outbuildings to be constructed on the subject property. The facilities will be used in conjunction with a proposed 18 hole golf course.

Planning staff have no objection to this rezoning application. Students residing in this area of the municipality may attend Waubaushene Elementary School and Midland Secondary School. Should you require additional information, please do not hesitate to contact this office.

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

Mr. Moote, addressed the Committee and provided the following information:

- This application has been before the Committee previously during the development of the golf course and the application is now for the construction of the clubhouse/hotel and accessory buildings.
- An open house with local residents was held on May 31, 2008 with approximately 70 in attendance.
- The applicant has also met and discussed this proposal with over 100 residents to-date in order to ensure that all concerns have been addressed and provide an asset to the Port Severn area
- An overview was also given of the servicing for the property which will be by one or two wells and a private sewage system with a leaching bed.
- There is also a backup water supply from the Gloucester Pool if the wells are not sufficient for the operation of the golf course.
- All of the runoff will be handled on site.

*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.*

Rick Stiener, addressed the Committee with concerns over the lack of water access in this area for island cottagers.

- There will not be any water access or boat traffic for this development other than the permit to take water received from the Ministry of the Environment.

*Chair Taylor 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 8:05 p.m.*

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

Member Beach inquired if the proposed water supply would be sufficient for the operations of the golf course and the clubhouse/hotel.

- Preliminary testing has indicated that there is ample water in this area to supply the operations with all buildings included in the study.

Member Cox inquired as to the number of wells required.

- This has not been fully determined, but one or perhaps two wells will be sufficient.
- There is also the backup supply of water from Gloucester Pool under the Ministry of the Environment Permit.

Member Coyle inquired if the applicant has been in contact with Rawley Lodge.

- There have been discussions with Rawley Lodge indicating the Rawley Lodge and Christie's Inn are in favour of the development.

Member Cox if the parking lot lighting would be low impact which was confirmed by the applicant.

Member Beach indicated that there had been a couple of letters received in opposition to the development that seemed to indicate that the residents were not aware that this meeting was for the clubhouse/hotel and accessory buildings only and that the golf course has already been approved.

Member Cox requested that the concerns expressed by the residents with traffic and sight lines be addressed.

- This will all be addressed in the future for this development.

**(See Resolution No. PD061908-03)**

### **PUBLIC MEETING NO. 3**

*Chair Taylor requested the Township Planner to present the particulars of a Proposed Condominium Development and Zoning By-law Amendment for 3316 Turnbull Drive.*

The Planner advised that the purpose and effect of the proposed condominium development is to redevelop property in Lots 31 and 32, Registered Plan 1079 and Part of Lot 6, Concession 11, geographic Township of Orillia, now in the Township of Severn, municipally known as 3316 Turnbull Drive. The proposed redevelopment would involve the creation of a condominium containing 78 single detached units to be used as a lifestyle retirement community. The condominium plan also contains a number of common blocks for residents.

The purpose and effect of the proposed Zoning By-law Amendment is to rezone property in Lots 31 and 32, Registered Plan 1079 and Part of Lot 6, Concession 11, geographic Township of Orillia, now in the Township of Severn, municipally known as 3316 Turnbull Drive. The property would be rezoned from Shoreline Residential (SR) Zone to Residential Type Three (R3) Zone.

The Planner advised that notice of the public information meeting was given in accordance with the Planning Act on May 27, 2008, a sign was posted on-site, and that the following correspondence has been submitted:

**Rudy & Associates Ltd.**, 06/10/08

\*\* See Appendix "1"

**Simcoe County District School Board**, 06/17/08

Thank you for circulating a copy of the Notice of a Public Meeting with respect to a proposed Plan of Condominium on the above-noted property. There is also an amendment to the Township's Zoning By-law under consideration. The proposed redevelopment will involve the creation of a condominium containing 78 single detached units to be used as a lifestyle retirement community. The subject property would be rezoned from the Shoreline Residential (SR) Zone to the Residential Type Three (R3) Zone.

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

**Jane Turnbull**, 06/19/08

I am writing to object to the proposed condominium development at 3316 Turnbull Drive, because I believe much better use could be made of this unique property, possibly as a hotel/resort conference centre.

The house currently on the property was built in 1930 by my grandfather J.F. Turnbull. The house was architect-designed to resemble the Scottish houses of his wife's Scottish homeland. The original house, underneath the current additions, was spacious yet simple and pleasing to the eye, inside and out. In another mere 22 years it will be 100 years old – quite possibly a heritage property worth hanging onto.

This house, with its extensive frontage down to Lake Couchiching, is one of the few large uncrowded lakefront areas left along this part of the lakeshore, in an area that is rapidly becoming a suburban subdivision. It seems a great shame to take one of the few open areas left and cram it full of condominiums – particularly when the house and property would be an ideal site to develop a hotel, resort, bed & breakfast or conference area. This would enhance Orillia's tourist industry and bring more tourist dollars to the local economy.

There are other heritage aspects to the site. The steel barns, which can easily be spotted to guide one home when canoeing out on the lake, were among the first of their type in this area, and were home to many prize winning beef cattle. During the 2<sup>nd</sup> World War, the Turnbull family played host to many Canadian soldiers from the Orillia camp, entertaining them with their tennis courts, sing-alongs and parties. Extending out into the lake underwater on the N/E side of the property is a line of rocks comprising of remains of a never-completed pier, from around the beginning of the 1900's or earlier. And for those tenants interested in target practice, the Orillia Gun Club is situated nearby on Highway No. 11 N. It was officially founded in 1949 on land donated by my grandfather J.F. Turnbull.

To conclude, once the structures at 3316 Turnbull Drive are gone, they'll be gone for good and a more lasting benefit from them cannot be realized. It is my contention that a better and more imaginative use could be made by the developers of the house and land, taking into consideration the unique aspects of the area's history and culture – and therefore I oppose the proposed condominium development.

*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 property is 3.23 hectares or 8 acres in size with 93 metres of waterfront on Lake Couchiching.
- Access to the property for the 78 semi-detached units will be from Third Avenue and Turnbull Drive.
- The design of the community has been created to attract young seniors with 1 storey or 1 storey with a loft units.
- The smaller units will have one car garages and the larger units will have two car garages with additional laneway parking.
- One-third of the development has been preserved for common areas for the residents.
- The waterfront access portion is to be retained as natural with a floating dock for passive use only – there will be no boat docking allowed.
- Pedestrian access has been provided throughout the design to promote community links as required under planning policies.
- Privacy fencing and landscaping will be included with the development.
- An open house was held in February of 2008 and an Information Meeting held in May of 2008 for area residents.
- As a result of the comments received at the meetings, some changes have been made to the original design.
- The single access from the north of the property has been increased for access from both Third Avenue and Turnbull Drive.
- The access from Lakeside Drive has been widened to the width of the existing paved portion of the roadway.
- The emergency access from Brooks Lane has been removed as it is not maintained by the municipality as it is a private road and it has been recommended by the Township that the locked access off of Lakeside Drive be open to the residents of the condominiums with a card access system.
- Common garbage disposal areas have been included in the design.

- The internal road system has been reviewed by the Township Fire Department and widened to 6 metres to accommodate large emergency vehicles. The roadways will be designated as fire routes to eliminate parking on the roadways.
- The preliminary snow storage has been relocated from the area close to the lakeshore. The condominium corporation will also be responsible for snow removal from the site during the winter months.
- A pedestrian walkway has been provided from the Turnbull Drive entrance to the common area.
- A gazebo has been added to the common area to promote community activities.
- An overview was given of the servicing of the property which will be on full municipal water and sewer.
- A guard rail has been included at the bottom of the looped roadway to address safety concerns.
- A Traffic Impact Study has been undertaken which resulted in a minimal effect for the area.
- The developer is willing to register a transfer and abandonment document to exempt the condominium owners from partnership in the local community parkland.
- The development conforms to all planning policies and the applicant is seeking approval of the Zoning By-law Amendment.

*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.*

Jane Turnbull, addressed the Committee and expressed concerns that emergency vehicles will not have access to the bottom loop of roadways.

- The Fire Department has reviewed the design for width and access.
- The Township has recommended that the roadways be designated as fire routes to ensure unrestricted access for emergency vehicles.

Bill Booth, resident of 3021 Lakeside Drive, addressed the Committee and expressed the following concerns:

- The first proposal was designed for an emergency locked access only off of Lakeside Drive and now it will be opened to the residents with a card lock system which will increase traffic on Lakeside Drive.
- The traffic patterns considered for this development are not accurate as residents will be using the interior roads as opposed to Highway No. 11 to travel throughout the area.
- There is a lack of public parking for this development as there will be visitors/families arriving on the weekends and parking on the side streets outside the condominium area.
- The residents of Westshore should be reimbursed for their initial investment in the water and sewer system as the new developers were not part of the original costs.

The consultant provided the following information:

- The Township Engineer has advised that the south access is mandatory for emergency vehicles and the residents of the condominium units.
- The parking provided for visitors exceeds the requirements of the zone provisions.

Bruce Cunningham, resident of 3015 Lakeside Drive, addressed the Committee and requested confirmation that the sanitary storm system will not overflow in the vicinity of Brooks Lane.

- The two systems will be separate and will not overflow.

Ken Elphick, resident of 3007 Lakeside Drive, and inquired as to the route for the construction vehicles from the site.

- The north entrance will be the only access during construction which can be controlled by the contractor.

Debbie Martin, resident of 3020 Lakeside Drive, addressed the Committee and expressed concerns that there are no guarantees with this development as it is constantly changing. The development is too dense for this area, the developers should be contributing to the original water and sewer costs and a smaller development is required.

Susan Booth, resident of 3021 Lakeside Drive, addressed the Committee and expressed concerns with the yield sign at Bramshott Avenue and Lakeside Drive – a 3-way stop sign may be needed for the increased traffic.

Jane Burnbull, readdressed the Committee and provided a brief history of the property and advised that this property would be better suited for a hotel/resort development.

Debbie Martin, readdressed the Committee and advised that a retirement home would be better for this property and more in keeping with the heritage of the area.

*Chair Taylor 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 8:55 p.m.*

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

Member Coyle inquired if the bottom loop of roadway was adequate for emergency vehicles.

- They have been reviewed by the Township and the development will not proceed until the design plan has been approved.

Member Marriott expressed concerns that there would be increased traffic on Lakeside Drive, and that the access in this area should be locked for emergency access only. She also advised that there is no need for the Third Avenue access as Turnbull Drive would be sufficient.

Member Cox requested clarification on Item No. 11 of the Rudy & Associates Table Summary of Comments.

- Even though the roadways are interior roads, their width is sufficient for emergency access and the residents.

Member Beach requested clarification on the locked/carded access from Lakeside Drive.

- The Municipal Engineer has advised that this section should be open permanently for easier access and to address safety concerns.
- A compromise can be carded/locked access for the residents and emergency vehicles.

Member Cox expressed concerns that the residents can have access through the carded system but the general public are not allowed to use this entrance.

Member Beach requested confirmation that all of the roadways are wide enough to accommodate emergency access.

- The roadways are adequate and sidewalks have now been added for pedestrian traffic.

Member Coyle expressed concerns with width of the bottom looped roadway.

- It is a full 6 metres and will be for one way traffic only.

Member Taylor inquired if police and ambulance vehicles would have access to the gated area.

- All emergency vehicles will be accommodated.

Member Cox requested clarification on Item No. 13 of the Rudy & Associates Table Summary of Comments.

- This will be dealt with during the final design stage.

Member Marriott reiterated that the Lakeside Drive access should be for emergency vehicles only and the Third Avenue access should be removed.

**(See Resolution No. PD061908-04)**