

MINUTES OF THE MEETING OF THE PLANNING & DEVELOPMENT COMMITTEE HELD IN THE ADMINISTRATION OFFICE, 1024 HURLWOOD LANE, THURSDAY, MARCH 20, 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 a Draft Plan of Subdivision and Zoning By-law Amendment – 3795 Menoke Beach Road (adjacent to Wood Avenue). (see attached notes)

MOTION PD032008-01: Moved by Member Sled and seconded by Member Marriott that comments received with respect to a Draft Plan of Subdivision and Zoning By-law Amendment for 3795 Menoke Beach Road be received as information.

CARRIED

DELEGATIONS

- "NIL"

REPORTS FROM OFFICIALS (for information)

Building Report for the month of February 2008.

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

Planning Report No. P08-035, 03/11/08, with respect to 2595 Westshore Crescent, Proposed Plan of Subdivision – Parkland Requirements.

Planning Report No. P08-037, 03/12/08, with respect to Woodlee Meadows Plan of Subdivision.

MOTION PD032008-02: *Moved by Member McDougall and seconded by Member Beach that the following Reports from Officials be received as information:*

- (a) *Building Report for the month of February 2008;*
- (b) *Society for the Prevention of Cruelty to Animals – Statement of Pound Services for the month of February 2008;*
- (c) *Planning Report No. P08-035, 03/11/08, with respect to 2595 Westshore Crescent, Proposed Plan of Subdivision – Parkland Requirements;*
- (d) *Planning Report No. P08-037, 03/12/08, with respect to Woodlee Meadows Plan of Subdivision; and*
- (e) *Public Works Report No. W08-021, 03/19/08, with respect to 3795 Menoke Beach Road.*

CARRIED

REPORTS FROM OFFICIALS (for direction)

Planning Report No. P08-034, 03/10/08, with respect to North Ridge Estates, Phase I – Certificate of Substantial Completion.

MOTION PD032008-03: *Moved by Member Coyle and seconded by Member Sled that Planning Report No. P08-034, dated March 10, 2008, with respect to North Ridge Estates, Phase I – Certificate of Substantial Completion be received; AND FURTHER THAT the Township of Severn accept Phase I as being substantially completed.*

CARRIED

Planning Report No. P08-033, 03/11/08, with respect to Parkland Dedication and Cash-in-Lieu – Consent Process.

MOTION PD032008-04: *Moved by Member McDougall and seconded by Member Beach that Planning Report No. P08-033, dated March 11, 2008, with respect to Parkland Dedication & Cash-in-Lieu – Consent Process be received; AND FURTHER THAT in accordance with Section 5.1 of the Planning Act, parkland dedication and cash-in-lieu provisions be imposed on all residential and industrial consents and plans of subdivision.*

CARRIED

CORRESPONDENCE (for information)

Russell, Christie, 03/05/08, with respect to MAQ Aggregates – Hewitt Quarry.

Roy Orgar, 03/07/08, with respect to Draft Plan of Subdivision & Zoning By-law Amendment – 3795 Menoke Beach Road.

Janet Michael, 03/13/08, with respect to Draft Plan of Subdivision & Zoning By-law Amendment – 3795 Menoke Beach Road.

David Michael, 03/09.08, with respect to Draft Plan of Subdivision & Zoning By-law Amendment – 3795 Menoke Beach Road.

Lynn & Stephen Penley, 03/07/08, with respect to Draft Plan of Subdivision & Zoning By-law Amendment – 3795 Menoke Beach Road.

James Duff, 03/07/08, with respect to Draft Plan of Subdivision & Zoning By-law Amendment – 3795 Menoke Beach Road.

Bob Rice, 03/07/08, with respect to Draft Plan of Subdivision & Zoning By-law Amendment – 3795 Menoke Beach Road.

Simcoe County District School Board, 03/11/08, with respect to Draft Plan of Subdivision & Zoning By-law Amendment – 3795 Menoke Beach Road.

Severn Sound Environmental Association, 03/12/08, with respect to Sustainability Plan.

MOTION PD032008-05: *Moved by Member Cox and seconded by Member Beach that the following correspondence be received as information:*

- (a) *Russell, Christie, 03/05/08, with respect to MAQ Aggregates Inc. – Hewitt Quarry;*
- (b) *Correspondence with respect to 3795 Menoke Beach Road:*
 - *Roy Orgar, 03/07/08*
 - *Janet Michael, 03/13/08*
 - *Dave Michael, 03/09/08*
 - *Lynn & Stephen Penley, 03/07/08*
 - *James Duff, 03/07/08*
 - *Bob Rice, 03/07/08*
 - *Simcoe County District School Board, 03/11/08;**and*
- (c) *Severn Sound Environmental Association, 03/12/08, with respect to a Sustainability Plan.*

CARRIED

CORRESPONDENCE (for direction)

Ministry of Natural Resources, 02/29/08, with respect to Name Change – MacLean Lake and Burton Island.

MOTION PD032008-06: *Moved by Member Sled and seconded by Member Coyle that a letter from the Ministry of Natural Resources, dated February 29, 2008, with respect to a request for a name change – MacLean Lake and Burton Island be received; AND FURTHER THAT the Ministry be advised that this Council has no objection to the name change, provided that all area residents are informed and provided an opportunity to comment on this matter; AND FURTHER THAT the name change be at no cost to the Township or the residents.*

CARRIED

UNLISTED ADDITIONS

- "NIL"

CONFIDENTIAL AGENDA

Reports from Officials

- "NIL"

March 20, 2008

Correspondence

- "NIL"

ADJOURNMENT – 8:58 p.m.

MOTION PD032008-07: *Moved by Member Cox and seconded by Member Beach 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, MARCH
20, 2008 AT 7:30 P.M.

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The Chair stated that a public information meeting has been called with respect to development within the municipality.

The Chair stated that the intent of public information meetings are provide a forum for feedback from the public in advance of any formal Public Meeting on this proposal. No formal decision will be given on this proposal at this time. If this proposal proceeds, a formal public meeting will be held in the future and notice will be given to the circulation area.

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 stated that if this proposal proceeds and Township Council decides in favour of the application in the future 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

The Chair advised that if individuals are not on the circulation list and wish further notification of this application, please record your name, address and telephone number on the appropriate list located at the rear of the Council Chambers.

PUBLIC INFORMATION MEETING

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

March 20, 2008

The Township Planner advised those in attendance that the public information meeting has been scheduled to introduce a development proposal for lands abutting Wood Avenue, located on Lot C, Plan 820 – 3795 Menoke Beach Road. The proposal is to subdivide the property that is directly adjacent to the north west side of Wood Avenue into 12 residential lots. The development will be serviced by municipal water and sewer services.

The proposed Zoning By-law Amendment would rezone the subject property from its current Rural (RU) Zone to a Residential Type One Exception (R-1) Zone to permit one dwelling per lot subject to specific development criteria which has yet to be determined.

The Planner advised that notice of the public information meeting was given on February 28, 2008, a sign was posted on-site, and that the following correspondence has been submitted:

Public Works Report No. W08-021, 03/19/08

There are 12 service connections that were installed at the time the water/sewer system was created. There is an issue regarding storm water management that will need to be addressed as part of the subdivision design process. It is anticipated that an upgrade of the existing storm water easement will be required.

Roy Orgar, 03/07/08

As a resident of Wood Avenue, I have heard that the Township proposes to remove all the trees on Wood Avenue. My property is Lots 33 and 34 opposite to the new development and while I cannot see you taking the trees out on the east side of the street, I wish to record my strong objection if this is in fact the case. I'm in Florida until April 14th, this is why I have to fax my letter of objection.

Thank you for your attention to my concerns also I would like to be notified of the Township's decision on this matter.

Janet Michael & James McKibbon, 03/13/08

I am writing on behalf of my mother, Janet Michael and my stepfather (POA) James McKibbon, owners of 3837 Wood Avenue. We are writing to express our objection to the proposed zoning change of the above-mentioned location.

My maternal grandparents purchased and built on the land over 60 years ago. This property has been a family cottage/home for all that time. For many reasons my grandparents and my parents decided to live at the Wood Avenue address. The privacy and tranquility of the area ensured by the current zoning, to maintain the surrounding land, is part of the many reasons my family has been on this road for such a long time.

Our family is strongly opposed to the rezoning due to great concerns over the privacy and safety issues for all residences currently living on the street. My parents are elderly and like others on the street are often there alone. We have concerns regarding people walking onto the property without regard for the law of privacy and/or trespassing to access the waterfront on our family property. My parents have concerns for the safety of their children, grandchildren and great-grandchildren should this rezoning be allowed. Seeing the waterfront through our property is an invasion of our privacy. The next step would be trying to illegally access the waterfront through our property. This property was not purchased with the intent of having to live in a gated area to ensure my parents safety and privacy.

March 20, 2008

How can the province allow for the destruction of **farmland** in this area by permitting rezoning of this land? We are very troubled by the fact that the Township would rezone this land for the financial gains of a developer at the expense not only of the current residents but also the environment. Our family's support and investment for the installation of water and sewer lines was done on the basis of improving our properties not opening the door for further development of the area. We only just recently received paved road, a luxury for our region. Was this also only done with the intentions of developing the area. If the water and sewers as well as the paved roads were done intentionally to allow for development we would rather have these improvements removed.

My brother currently owns and has owned 3833 Wood Avenue for over 20 years. We all have great concerns of the compromise the current property owners on Wood Avenue and Westshore would face, besides the value of the properties falling (though the development would make a large profit). There would be a significant increase in the level of noise in the area, not just from the construction but also from the increase in residents and traffic brought into the area.

The crime in the area is bound to increase as the current residents are exposed to more and more people traveling through the area. This area is considered recreational living area. That is how it is described by the insurance industry, the banking industry should you request a mortgage, and in the real estate industry should one of the current properties get listed on the real estate market. This is what the land was purchased as and is what the land being lakefront is intended to be used for.

On behalf of my parents, the memory of my late grandparents, all our families and all the residents and their families on Wood Avenue and Westshore we must insist that this zoning change be cancelled.

David Michael, 03/08/08

I wish to state my opposition to the proposed zoning changes. I live at 3833 Wood Avenue and have for over twenty years. My mother lives at 3837 Wood Avenue and has for over 50 years. These are and have been our family's cottages and retirement homes for over half a century.

It is because of the rural setting on the waterfront that provided the privacy and tranquility that these properties were bought and enjoyed for all this time. It is totally unfair that someone would change the rules for other's profit. We, and all residents of Wood Avenue and Westshore, would suffer substantial financial loss while some developer enjoys substantial financial benefit at our expense.

There are millions of places to develop in Severn Township, the only attraction to this farm field is that people can stare through my property and see the lake. For myself and all the residents, we will constantly be watched as the proposed property owners sit on their porch looking at the lake through our properties. I feel this is a total invasion of my and my family's privacy.

I also fear the security of my property will be compromised. I fear crime in the area will increase. I fear noise in the area will increase. I fear trespassing in the area will increase. This property was never intended for development which is self-evident by its current zoning. I insist that it remain as it is currently zoned. There is no benefit, but substantial loss and irreparable harm for the existing residents if you change the zoning. There is huge benefit to the developers at the expense of the existing residents. The existing residents' interests should be protected by yourselves.

Lynn & Stephen Penley, 03/07/08

I wish to state my opposition to the proposed zoning changes. I live at 3855 Wood Avenue and have for over 20 years. It is because of the rural setting on the waterfront that provided the privacy and tranquility that these properties were bought and enjoyed for all this time. It is totally unfair that someone would change the rules for other's profit. We, and all residents of Wood Avenue and Westshore, would suffer substantial financial loss while some developer enjoys substantial financial benefit at our expense.

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James Duff, 03/07/08

I wish to state my opposition to the proposed zoning changes. I live at 3841 Wood Avenue and have for over 10 years. It is because of the rural setting on the waterfront that provided the privacy and tranquility that these properties were bought and enjoyed for all this time. It is totally unfair that someone would change the rules for other's profit. We, and all residents of Wood Avenue and Westshore, would suffer substantial financial loss while some developer enjoys substantial financial benefit at our expense.

There are millions of places to develop in Severn Township, the only attraction to this farm field is that people can stare through my property and see the lake. For myself and all the residents, we will constantly be watched as the proposed property owners sit on their porch looking at the lake through our properties. I feel this is a total invasion of my and my family's privacy.

I also fear the security of my property will be compromised. I fear crime in the area will increase. I fear noise in the area will increase. I fear trespassing in the area will increase. This property was never intended for development which is self-evident by its current zoning. I insist that it remain as it is currently zoned. There is no benefit, but substantial loss and irreparable harm for the existing residents if you change the zoning. There is huge benefit to the developers at the expense of the existing residents. The existing residents' interests should be protected by yourselves.

Bob Rice, 03/07/08

I wish to state my opposition to the proposed zoning changes. I live at Wood Avenue and have for over 6 years. It is because of the rural setting on the waterfront that provided the privacy and tranquility that these properties were bought and enjoyed for all this time. It is totally unfair that someone would change the rules for other's profit. We, and all residents of Wood Avenue and Westshore, would suffer substantial financial loss while some developer enjoys substantial financial benefit at our expense.

March 20, 2008

There are millions of places to develop in Severn Township, the only attraction to this farm field is that people can stare through my property and see the lake. For myself and all the residents, we will constantly be watched as the proposed property owners sit on their porch looking at the lake through our properties. I feel this is a total invasion of my and my family's privacy.

I also fear the security of my property will be compromised. I fear crime in the area will increase. I fear noise in the area will increase. I fear trespassing in the area will increase. This property was never intended for development which is self-evident by its current zoning. I insist that it remain as it is currently zoned. There is no benefit, but substantial loss and irreparable harm for the existing residents if you change the zoning. There is huge benefit to the developers at the expense of the existing residents. The existing residents' interests should be protected by yourselves.

Simcoe County District School Board, 03/11/08,

Thank you for circulating a Notice of a Public Information Meeting for the above-noted draft plan of subdivision to this office. The draft plan of subdivision proposes a total of 12 lots for single family detached dwellings on municipal water and sewers. The proposed Zoning By-law Amendment will rezone the subject property from its current Rural (RU) Zone to a Residential Type one Exception (R-1) Zone.

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

- 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 purchaser 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 Ardrea/Cumberland Beach Public School and Orillia District Collegiate & Vocational Institute.

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

Debra Walker, MHBC Planning, addressed the Committee on behalf of the applicant and provided an overview of a powerpoint presentation (**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.

Lynn Penley, addressed the Committee and advised the following:

- She has submitted a letter for the agenda objecting to any development on this property.
- The wildlife and quiet neighbourhood should be preserved.
- The water and sewer system was forced on the residents and now the developers are coming which will not protect the land.
- The Township doesn't care what the residents want as they don't live in this area and will just pack in the houses and take the tax money.
- The residents have never wanted sidewalks, streetlights or any development and want the area to remain as it is.

Peter Payne, addressed the Committee and advised the following:

- He also agrees that there should be no development in this area.
- Their cottage has been for their family for years and they plan to retire at this location.
- If the area is developed with dense population – it will remove their escape from the city.
- The application is for only 12 lots, but what is coming next on the abutting property will have a detrimental affect on the neighbourhood.
- The residents will be losing their quiet, friendly and low traffic lifestyle.
- The area does not require streetlights or sidewalks.
- The proposed walkway over the water and sewer easement is not required as there is no need to provide access onto Wood Avenue at this location.
- The walkway, if fenced, will become a tunnel for the westerly winds and a congregation area for the local residents which could have the potential of being dangerous.
- The current residents don't need access to the development either.

Suzanne Craggs, addressed the Committee and inquired as to how all of this increased traffic will have access to the highway and if they would be using the local roads.

- A Traffic Study is underway which will be submitted to the Township of Severn for a peer review.

Fred Hodgson, addressed the Committee and expressed concerns with the rest of the development on the abutting property.

- The application for the abutting development has been submitted to the Township and currently under review.
- The plan concept is preliminary at this time and the application will be coming to a public meeting in the future.
- An Official Plan Amendment will not be required as this property is already designated as a settlement area.

Suzanne Craggs, readdressed the Committee and inquired as to when this area was designated as settlement.

- The Official Plan public meetings were held approximately 2 to 3 years ago and the public were invited to participate.
- The mapping for the Official Plan is on the Township website for review.

Peter Payne, readdressed the Committee and advised that he is still concerned with the location of the walkway over the easement area and access onto Wood Avenue from the proposed development. The walkway should be from the Stormwater Management property or lead to the parkland to be provided for the residents.

- The easement is required for servicing to the next development along Wood Avenue.
- The subject property has always intended to drain in this location.
- The servicing needs to be looped in order to have the facility work properly with adequate pressure and the location of this easement is required from the engineering completed.
- The walkway is a requirement of the Provincial Policy Statements which states that developments require linkage between communities including pedestrian walkways.
- The vision of the Township's Official Plan must also be met which plans for growth in settlement areas that are fully serviced.
- Information meetings are held in order to receive the public's comments and try to minimize the impact on the area residents.

Lynn Penley, readdressed the Committee and expressed her concerns that the area farmland was not being protected as stated in policy statements and advised that even if the residents object, the development will move forward anyways. The area residents do not want this development and never will. Wetlands are being filled in and it doesn't seem to matter anymore.

Fred Hodgson, readdressed the Committee and requested clarification on the stormwater management area.

- The stormwater management area is designated as a detention pond for drain off from the development during extreme weather conditions.
- The area has been engineered to gradually store water and ensure the quantity and quality of the water in an open pond.
- During heavy rainfall, this area will prevent flooding and damage during storm events.
- The pond may not have water in it all of the time – usually during extreme weather only.
- The properties are generally landscaped with fencing to ensure an aesthetic view for the area.
- This property could also house trails and a linkage to the abutting communities.

Fred Hodgson, readdressed the Committee and expressed concerns that the increase in development will decrease area property values.

- The urban design of the area has been reviewed in detail and a preliminary design will be submitted to the Township for review.

The Planner advised that the abutting plan is preliminary area only, but the Act requires that all of the adjacent lands be looked at during the review of this 12 lot development. The 12 lots will not hinder the development of the abutting land.

Patricia Hodgson, addressed the Committee and expressed concerns with the lots across from lakefront homes and the loss of privacy for the area residents. The development will spoil the current lifestyle of the residents. She also expressed concerns with the recent water and sewer costs when they have only used their cottage twice since Christmas.

The Planner advised that each lot will pay development charges and water and sewer charges. The developer has paid for the 12 service connections as all developers are required to do and the residents are not charged for these fees.

Peter Payne, readdressed the Committee and inquired as to when the \$100 a month will be ended and if there is property set aside for this development providing access to the lake.

- There is no lake access for this development.
- The Township is entitled to take 5% of the development for parkland for the area residents.

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 8:10 p.m.

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

Member Marriott inquired if there was a traffic study for each development and inquired as to how the settlement areas were chosen during the Official Plan process.

- There will be a traffic study submitted which will review the entire development in this area.
- The settlement areas were chosen by reviewing the most densely populated areas first for development.
- This area would be considered as “in filling” to progress in a natural format with the water and sewer services.
- There is a 650 capacity for development on the new water and sewer system at this time with the potential to increase this amount in the future.

Member Cox inquired if the walkway could be relocated to the stormwater management area and if the streetlighting would be low density to reduce the impact on the neighbourhood. Member Cox also advised that the Township of Severn does care about the development of the municipality, but in order to follow Provincial Policy Statement, the development must occur in settlement areas. The Township is reviewing all applications to ensure the property development and low impact on area residents. Member Cox also advised that if tree removal is required for this development, then new ones should be planted in the appropriate location to protect the privacy of the neighbourhood.

- The streetlighting will be low density and the walkway can be reviewed and relocated if necessary.

Member Beach inquired if the traffic study will cover both developments and if the service connections were already installed for the 12 lots under review.

- The traffic study will cover both areas and the services have already been installed for the 12 lots.
- The developer pre-paid for the services without a guarantee that the application would be approved.

Member McDougall inquired if the sidewalks would result in covered ditches which can be very deep if not covered.

- This will be decided as the development progresses. The 12 lots are the only ones which will have access onto Wood Avenue which will lessen the impact of the abutting development.

Member Sled inquired if Lot 12 should have a larger setback in order to provide a buffer for the stormwater management pond.

- The buffer will be reviewed as well as the need for fencing as an option.
- Urban design guidelines will also be reviewed in order to ensure that the development is in keeping with the area development.

Member Coyle advised that stormwater management ponds can be for retention or detention. Detention ponds as proposed for this development which will retard the flow during flood seasons and seep out slowly.

Member Taylor advised that the Public Works Department will be reviewing the stormwater management for this entire development.

(See Resolution No. PD032008-01)