

MINUTES OF THE MEETING OF THE PLANNING & DEVELOPMENT COMMITTEE HELD IN THE ADMINISTRATION OFFICE, 1024 HURLWOOD LANE, THURSDAY, MAY 15, 2008 AT 7:30 P.M.

PRESENT:	Chair	Mark Taylor
	Members	Douglas Beach Frank Coyle Judith Cox Karen Marriott Shirley McDougall (part of meeting) 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

Member Cox with respect to Agenda Item No. F-5 – Georgian Heights Subdivision as an immediate family member is an employee.

PUBLIC MEETINGS

Information Meeting with respect to the Proposed Development of a Lifestyle Retirement Community – 3316 Turnbull Drive (*see attached notes*).

PD051508-02: *Moved by Member Sled and seconded by Member Marriott that comments received with respect to the proposed development of the Westshore Cove Lifestyle Retirement Community be received as information.*

CARRIED

Public Meeting with respect to the Proposed Development of 3796 Menoke Beach Road (adjacent to Wood Avenue). (*see attached notes & Resolution No. PD051508-01*)

Recess 9:20 p.m.

Reassembled 9:25 p.m.

DELEGATIONS

- “NIL”

REPORTS FROM OFFICIALS (*for information*)

Building Report for the month of April 2008.

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

Planning Report No. P08-057, 04/30/08, with respect to Georgian Bay Township – Liaison Meeting for Common Issues.

Public Information Sheet – Setback Provisions.

- PD051508-03: *Moved by Member Cox and seconded by Member Beach that the following Reports from Officials be received as information:*
- (a) *Building Report for the month of April 2008;*
 - (b) *Society for the Prevention of Cruelty to Animals – Statement of Pound Services for the month of April, 2008;*
 - (c) *Planning Report No. P08-057, dated April 30, 2008, with respect to Georgian Bay Township – Liaison Meeting on Common Issues; and*
 - (d) *Public Information Pamphlet – Setback Provisions.*

CARRIED

REPORTS FROM OFFICIALS (for direction)

Planning Report No. P08-054, 05/02/08, with respect to Road Name for Royal Heights Subdivision – White Pine Place.

- PD051508-04: *Moved by Member Sled and seconded by Member Coyle that Planning Report No. P08-054, dated May 2, 2008, with respect to a proposed road name 3690 Wainman Line be deferred pending receipt of an alternative road name from the developer.*

CARRIED

Planning Report No. P08-055, 05/05/08, with respect to Hope-Smith Severance – 2769 Cooper Falls Road.

- PD051508-05: *Moved by Member McDougall and seconded by Member Cox that Planning Report No. P08-055, dated May 5, 2008, with respect to a proposed severance – 2769 Coopers Falls Road be received; AND FURTHER THAT the Township of Severn advise the Committee of Adjustment that they have no objection to the proposed severance, provided the lands are transferred to the Couchiching Conservancy; AND FURTHER THAT the proposed transfer of the retained lands to the Couchiching Conservancy meets the general intent and purpose of the Official Plan.*

CARRIED

Planning Report No. P08-056, 05/01/08, with respect to Simcoe Estates Plan of Subdivision – 3795 Menoke Beach Road.

- PD051508-01: *Moved by Member Sled and seconded by Member Coyle that Planning Report No. P08-056, dated May 1, 2008, with respect to a proposed subdivision – 3795 Menoke Beach Road adjacent to Wood Avenue be received; AND FURTHER THAT the Township of Severn approve the conditions of approval for the Draft Plan of Subdivision for 12 single detached residential lots on Wood Avenue in the Westshore Settlement Area for Simcoe Estates Ltd.; AND FURTHER THAT staff prepare a Zoning By-law Amendment for Council's consideration to permit the 12 lot plan of subdivision, subject to the By-law incorporating a "Holding" provision.*

CARRIED

Planning Report No. P08-062, 05/05/08, with respect to Draft Conditions of Approval for Plan of Subdivision – 2595 Westshore Crescent.

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PD051508-06: *Moved by Member Sled and seconded by Member Coyle that Planning Report No. P08-062, dated May 5, 2008, with respect to 2595 Westshore Crescent be received; AND FURTHER THAT Council approve the Draft Conditions of Approval for the Plan of Subdivision being File SC-T-0706.*

CARRIED

Planning Report No. P08-067, 05/07/08, with respect to Georgian Heights Subdivision – 13150 County Road No. 16.

PD051508-07: *Moved by Member Coyle and seconded by Member Marriott that Planning Report No. P08-067, dated May 7, 2008, with respect to Georgian Heights Subdivision – 13160 County Road #16 be received; AND FURTHER THAT a Draft By-law to authorize the execution of a Subdivision Agreement be forwarded to Severn Township Council for its consideration with respect to Files SV-T-92003 and SV-T-92004, subject to all items being finalized.*

CARRIED

CORRESPONDENCE (for information)

Simcoe County District School Board, 04/29/08, with respect to Proposed Lifestyle Retirement Condominiums – 3316 Turnbull Drive.

Simcoe County District School Board, 10/11/08, with respect to Proposed Golf Course/Hotel – 3497 Narrows Road, 2702 Baguley Road & 3046 St. Amant Road.

David S. White, 04/18/08, with respect to MAQ Aggregates – Haul Route Agreement.

Severn Sound Environmental Association, 05/01/08, with respect to Development of a Sustainability Plan for Severn Sound.

The Couchiching Conservancy, 05/09/08, with respect to Severance Application – 2769 Coopers Falls Road.

Ministry of Transportation, 05/13/08, with respect to Westshore Cove Lifestyle Retirement Community – 3316 Turnbull Drive.

William & Susan Booth, 05/15/08, with respect to Proposed Lifestyle Retirement Condominiums – 3316 Turnbull Drive.

Mr. & Mrs. K. Elphick, 02/20/08, with respect to Proposed Lifestyle Retirement Condominiums – 3316 Turnbull Drive.

PD051508-08: *Moved by Member Sled and seconded by Member Coyle that the following correspondence be received as information:*

- (a) Simcoe County District School Board, 04/29/08, with respect to Proposed Westshore Cove Lifestyle Condominiums – 3316 Turnbull Drive;*
- (b) Simcoe County District School Board, 10/11/08, with respect to Proposed Golf Course/Hotel – 3497 Narrows Road, 2702 Baguley Road & 3046 St. Amant Road;*
- (c) David S. White, 04/18/08, with respect to MAQ Aggregates – Haul Route Agreement;*
- (d) Severn Sound Environmental Association, 05/01/08, with respect to Development of a Sustainability Plan for Severn Sound;*

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- (e) *The Couchiching Conservancy, 05/09/08, with respect to Proposed Severance – 2769 Coopers Falls Road;*
- (f) *Ministry of Transportation, 05/13/08, with respect to Proposed Development – Westshore Cove Lifestyle Retirement Community – 3316 Turnbull Drive;*
- (g) *William & Susan Booth, 05/15/08, with respect to Proposed Westshore Cove Lifestyle Condominiums – 3316 Turnbull Drive; and*
- (h) *Mr. & Mrs. K. Elphick, 02/20/08, with respect to Proposed Westshore Cove Lifestyle Condominiums – 3316 Turnbull Drive.*

CARRIED

CORRESPONDENCE (for direction)

Ministry of the Environment, 04/28/08, with respect to Report on Wind Turbine Facilities – Noise Issues.

PD051508-09: *Moved by Member Sled and seconded by Member Coyle that a letter from the Ministry of the Environment, dated April 29, 2008, with respect to Report on Wind Turbine Facilities – Noise Issues be received as information.*

CARRIED

UNLISTED ADDITIONS

- “NIL”

CONFIDENTIAL AGENDA

Reports from Officials

- “NIL”

Correspondence

- “NIL”

ADJOURNMENT – 10:20 p.m.

MOTION PD051508-10: *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 INFORMATION/PUBLIC MEETINGS - PLANNING & DEVELOPMENT
COMMITTEE HELD IN THE ADMINISTRATION OFFICE, 1024 HURLWOOD LANE,
THURSDAY, MAY 15, 2008 AT 7:30 P.M.

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

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

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

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

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

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

The Chair advised that the comments received during the information meeting for 3316 Turnbull Drive 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 3795 Menoke Beach Road 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

Chair Taylor requested the Township Planner to present the particulars of the development proposal for 3795 Menoke Beach Road.

The purpose of the public meeting is to introduce a development proposal to the public and the Planning & Development Committee for lands described as 3795 Menoke Beach Road, located on Lot C, Plan 820, being Part of Lot 2, Concession 10, former Township of Orillia. The proposal is to subdivide the property that is directly adjacent to the northwest side of Wood Avenue into 12 residential lots. The development will be serviced by municipal sewer and water services. The location of the development proposal is shown on a sketch on the front and reverse side of the notice.

The proposed Zoning By-law Amendment would rezone the subject property from its current Rural (RU) Zone to a Residential Type One Exception (R1) Zone. The proposed zone would permit one dwelling per lot subject to specific development criteria to recognize lot size and dwelling location on each lot.

The Planner advised that notice of the public information meeting was given in accordance with the Planning Act on April 17, 2008, a sign was posted on-site, and that the following correspondence has been received:

Planning Report No. P08-056, 05/01/08

Recommendation

THAT Report No. P08-056 dated May 1, 2008, be received;
AND FURTHER THAT the Township of Severn approve the conditions of approval for the Draft Plan of Subdivision for 12 single detached residential lots on Wood Avenue in the West Shore Settlement Area for Simcoe Estates Ltd.
AND FURTHER THAT staff prepare a Zoning By-law Amendment for Council's consideration to permit the 12 lot plan of subdivision, subject to the by-law incorporating a "Holding" provision.

Background

The Township of Severn has received an application for a proposed Plan of Subdivision and a companion Zoning By-law Amendment application. These applications will facilitate the development of 12 single detached residential lots along Wood Avenue in the West Shore Settlement Area. The proposed development pertains to a portion of the overall property owned by Simcoe Estates located northwest of the intersection of Menoke Beach Road and Wood Avenue.

Applications for a plan of subdivision and zoning amendment were submitted in February 2005 for the overall property. The general size and configuration of the proposed 12 lots have not changed since the original submission and would be accessed from Wood Avenue (**Appendix 1**).

The overall applications were accompanied with a Planning Report, and a Functional Servicing Report.

The designations relevant to the proposed 12 lots are:

*County Official Plan – Settlement Area
Township Official Plan – West Shore Settlement Area
Township Zoning – Rural (RU)*

Overview of Development Proposal

Remaining Property

The remaining portion of the property will be approximately 19 hectares (46.9 acres) in size with approximately 550 m of frontage along Menoke Beach Road and 253 m of frontage on Wood Avenue. The draft plan of subdivision for the development of these remaining lands is still under review by staff and a public meeting has not been held. The Owner will be amending the original proposed draft plan of subdivision for the overall property to remove the 12 lots upon draft plan approval of this plan.

Proposed 12 Lots and Block A

The proposed lots range in size (from approximately 920 m² to 1309 m² - or from 0.23 acres to 0.32 acres) and frontage from approximately 17 m to 32 m (or 55 feet to 105 feet). All lots meet all relative provisions of the proposed Residential Type One zoning except for Lots 3 and 4 which do not meet the minimum frontage requirement of 18 metres. An exception will be included in the proposed Zoning By-law to recognize this deficiency.

A Block ('A') has been included in the proposed draft plan of subdivision for the protection of a 5 metre servicing easement required for the future development of the remaining portion of the overall property. The property will also be used to provided a pedestrian linkage and conductivity to the overall property in the future. Public works advises that they want this Block increased to 7 metres to facilitate maintenance equipment.

Sanitary Servicing

Connections to the Township of Severn's West Shore water and sewer servicing network are in place along Wood Avenue for the proposed twelve lots. Given the scale and location of the proposed lots, the development would be considered infilling and capacity has been confirmed to be available.

Water

The proposed twelve lots will individually connect to the water main along Wood Avenue. Similar to sanitary sewer, no capacity or pressure issues are anticipated.

Utilities

The report indicated, given the location of the subject site within the Township's settlement area, it is assumed that secondary utilities (hydro, cable, phone and gas) will be available to service this site.

Storm Drainage and Stormwater Management

CC Tatham has confirmed that the existing drainage will be minimal and any excess drainage from the proposed twelve lots generally flows eastward towards Wood Avenue. Detailed stormwater management and grading plans will be prepared for the development of the twelve lots as part of the condition of draft plan approval and will ensure that any excess drainage is appropriately treated.

Traffic

A Traffic Impact Assessment was prepared by CC Tatham and was submitted for development of the overall property owned by Simcoe Estates. The Traffic Assessment report is still under review, the Township will be undertaking its own overall Traffic Study for the West Shore community this year. Notwithstanding the review, the traffic generated from the 12 lots is marginal; the report demonstrates that the amount of future traffic generated from the development of the proposed twelve lots can be accommodated on the road system with no operational impact.

Provincial Policy Statement

Section 1.0 of the Provincial Policy Statement (PPS), Building Strong Communities, directs how new development should occur in the Province.

Section 1.1.1 of the (PPS) contains policies which promote the development of healthy, liveable and safe communities. These policies include:

- "a) *promoting efficient development and land use patterns which sustain the financial well being of the Province and municipalities over the long term;*
- b) *accommodating an appropriate range and mix of residential, employment (including industrial, commercial and institutional uses), recreational and open space uses to meet long term needs;*
- c) *avoiding development and land use patterns which may cause environmental or public health and safety concerns;*
- d) *avoiding development and land use patterns that would prevent efficient expansion of settlement areas and those areas which are adjacent or close to settlement areas;*
- e) *promoting cost effective development standards to minimize land consumption and servicing costs;*
- f) *improving accessibility for persons with disabilities and the elderly by removing and/or preventing land use barriers which restrict their full participation in society; and,*
- g) *ensuring that necessary infrastructure and public service facilities are or will be available to meet current and project needs."*

Section 1.1.3 of the PPS contains a series of policies which apply to development within settlement areas. These policies state that: "*Settlement areas shall be the focus of growth and that land use patterns in settlement areas shall be based on densities and a mix of land uses which promote the efficient use of lands and resources, are appropriate for and efficiently use infrastructure and public service facilities."*

Section 1.6 of the PPS encourages the use of existing infrastructure prior to the development of new infrastructure.

Section 1.6.4.2 of the PPS states:

"Intensification and redevelopment with settlement areas on existing municipal sewage services and municipal water services should be promoted wherever feasible."

The PPS also requires consideration and accommodation of pedestrians needs within a plan of subdivision. The PPS requires conductivity between developments to ensure the efficient movement of people. The conductivity also ensures a safe and more liveable neighbourhood.

Section 1.5 Public Spaces, Parks and Open Space

1.5.1 Healthy, active communities should be promoted by:

- a. planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, and facilitate pedestrian and non-motorized movement, including but not limited to, walking and cycling;*
- b. providing for a full range and equitable distribution of publicly-accessible built and natural settings for recreation, including facilities, parklands, open space areas, trails and, where practical, water-based resources;*
- c. providing opportunities for public access to shorelines; and*

1.6.5 Transportation Systems

1.6.5.1 Transportation systems should be provided which are safe, energy efficient, facilitate the movement of people and goods, and are appropriate to address projected needs.

1.6.5.3 Connectivity within and among transportation systems and modes should be maintained and, where possible, improved including connections which cross jurisdictional boundaries.

1.6.5.4 A land use pattern, density and mix of uses should be promoted that minimize the length and number of vehicle trips and support the development of viable choices...

1.6.5.5 Transportation and land use considerations shall be integrated at all stages of the planning process.

1.6.6 Transportation and Infrastructure Corridors

1.6.6.1 Planning authorities shall plan for and protect corridors and rights-of-way for transportation, transit and infrastructure facilities to meet current and projected needs.

Growth Plan

The Growth Plan has been established to implement the Provincial Government's vision for building strong communities. Policy 2.2.2 and 2.2.3 identify criteria for managing growth and intensification and provide further policy direction for new development. The Growth Plan policies direct growth to existing settlement areas, promote intensification within settlement areas and encourage efficient use of existing services.

Severn Township

Official Plan

The subject property is currently designated as Settlement Living Area in the Township of Severn's Official Plan.

The Settlement Living Area designation currently permits residential uses, including single detached dwellings. The proposed density is in keeping with the character of the existing residential development in this area and does not exceed the maximum density of 20 units per residential hectare for lots to be fully serviced. It is the opinion of the Planning Department that this proposed development is appropriate in this designation.

Zoning By-law

The subject property is zoned Rural (RU) Zone. The proposed rezoning to Residential Type One exception (R1-#) Zone is required to accommodate the proposed draft plan of subdivision; the exception will recognize the minimum frontage of 17 metres for Lots 3 and 4. The proposed zoning will implement and comply with the Official Plan for the Township of Severn.

Township Requirements

A detailed servicing report and plan will be prepared as a condition of approval that will include construction detail for roads, storm water, sidewalks, low impact street lighting, municipal sewer and water. The plan will include that Wood Avenue be to full urban standards on only the north side, subject to tree preservation where feasible and where acceptable to the Township.

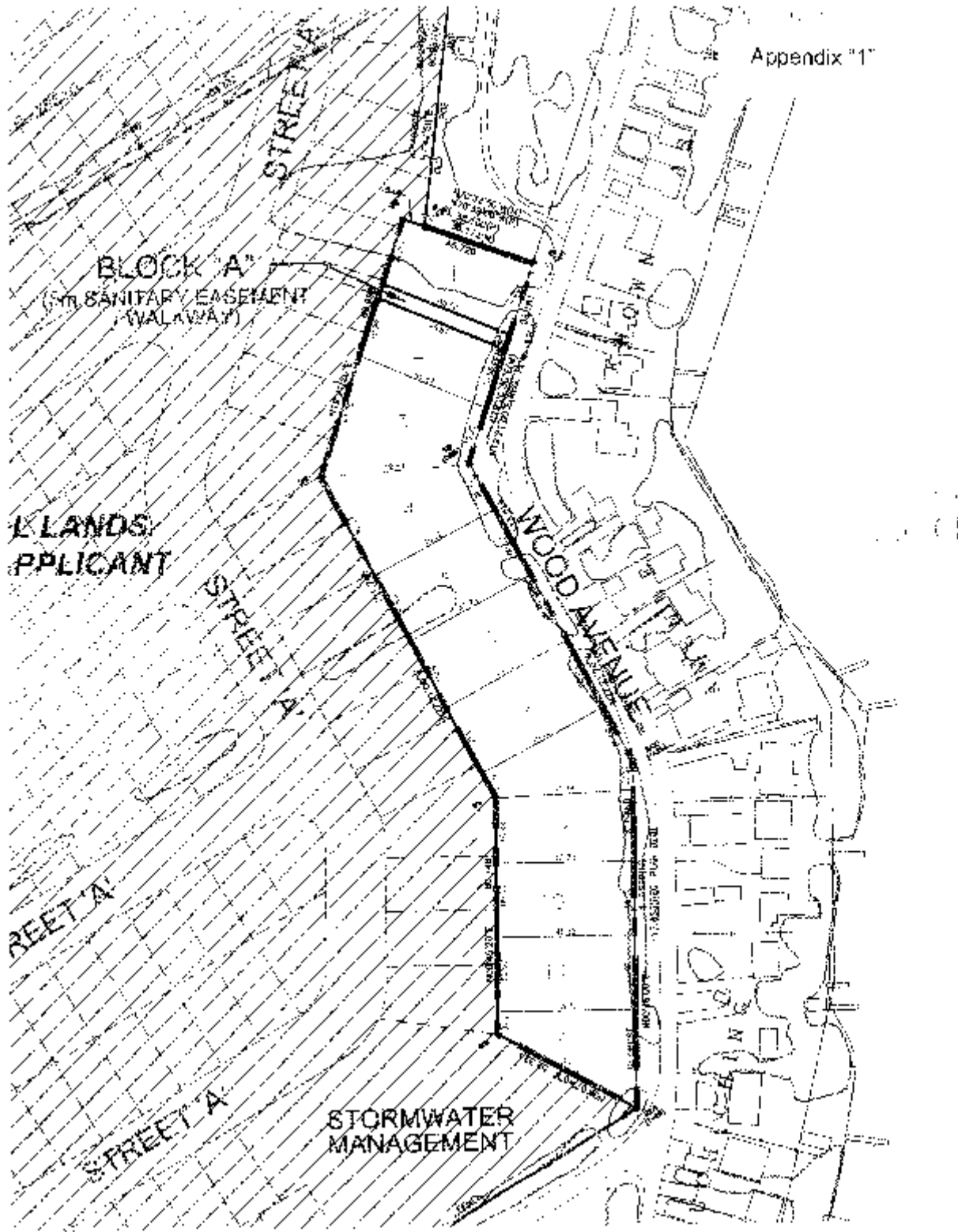
Conclusion

The proposed draft plan of subdivision and zoning by-law amendment will implement the objectives and policies for the West Shore community as set out in the Official Plan for the Township of Severn. The proposed development is consistent with the Provincial Policy Statement and conforms to the County of Simcoe Official Plan.

All twelve lots will be connected to municipal water and sanitary sewer, and will be a logical extension of existing residential development. Traffic and Functional Servicing reports have been prepared for the twelve lots in context of the development of the overall property owned by Simcoe Estates and confirm the amount of traffic generated from the twelve lots will have no operational impact on the existing road system and the development of the proposed 12 lots does not impede on orderly development of the overall property.

The application represents good planning and is desirable for the appropriate use of the lands subject to the following:

- that the attached Conditions of Draft Plan of Subdivision Approval are applied, **Appendix 2**.
- that a Zoning By-law amendment with a Holding Provision be implemented in accordance with the conditions of approval. A draft of the proposed Zoning By-law is attached as **Appendix 3**.



Appendix "2"

The County of Simcoe conditions to final plan approval for registration of this plan of subdivision are as follows:

No. Conditions

1. That this approval applies to the draft plan of Subdivision located on Part of Lot 'C', Registered Plan 820 (former Township of North Orillia) Township of Severn, County of Simcoe, prepared by MHBC Planning dated February 2, 2005, revised April 11, 200 and certified by the surveyor C.T. Strongman on _____, 2008 showing a total of 12 single detached units (Lot 1 to 12), and a future servicing easement (Block 'A').

2. That Block 'A' shall be deeded to the Township of Severn for municipal purposes, at no cost, free and clear of all charges and encumbrances.
3. That the Township accepts payment of cash in lieu of the conveyance of lands not exceeding five percent of all lands included within the plan of subdivision for park purposes pursuant to the provisions of the Planning Act.
4. That such easements as may be required for utility, drainage and construction purposes shall be granted to the appropriate agencies or authorities, free and clear of all encumbrances.
5. That a road widening be provided along Wood Avenue to allow for a right-of-way width of 10 m from the centerline of Wood Avenue to the satisfaction of the Township of Severn.
6. That the owner shall enter into a Subdivision Agreement with the Township of Severn, agreeing to satisfy all conditions, financial and otherwise of the Township.
7. That the Subdivision Agreement between the Owner and the Township shall be registered by the Township against the land to which it applies once the Plan of Subdivision has been registered.
8. That the lands within this draft plan of subdivision shall be appropriately zoned in a zoning by-law that has to come into effect in accordance with the provisions of the Planning Act.
9. The Owner shall prepare a drainage plan to the satisfaction of the Township of Severn. This plan will show how surface water will be controlled on and off site and will include swales and/or easements, where necessary. Any necessary erosion control measures will be shown including how erosion and siltation and their effects will be minimized both during and following construction. This approved plan will form part of the subdivision agreement with the Township.
10. That prior to final approval, a general lot grading plan will be prepared to the satisfaction of the Township of Severn. Existing and final grades on lot corners will be shown as well as mid-lot elevations, where necessary. This approved plan will form part of the subdivision agreement with the Township.
11. That prior to any site alteration, the Ministry of Culture shall confirm in writing that the Archaeological Assessment conducted for the entire area within the draft plan to be undertaken at the Owner's expense is satisfactory and that all archaeological resource concerns meet licensing and resource conservation requirements.
12. That a Tree Inventory and Preservation Plan be prepared by a qualified arborist and/or landscape architect, satisfactory to the Director of Operations and the Director of Planning, to identify which trees along Wood Avenue warrant preservation considering factors of health, grading or access to lots and to identify where planting of additional trees is recommended to provide an attractive streetscape along the Wood Avenue frontage.
13. That a Detailed Servicing Report and Plan be prepared and include construction detail for roads, storm water, sidewalks, low impact street lighting, municipal sewer and water. Same plan shall include that street "A" shall be to full urban standards on only the north side of Wood Ave, subject to tree preservation where feasible and where acceptable to the Township. The plan shall be implemented in accordance to the satisfaction of the Township of Severn. The approved works are to be implemented in accordance with the Subdivision Agreement.
14. That prior to any site alteration, the following shall be prepared to the satisfaction of the Ministry of the Environment and the Township of Severn:
 - i. a detailed Storm Water Management Report;
 - ii. an Erosion Control Plan;
 - iii. a detailed Grading Plan,

15. That the owner agrees, in the subdivision agreement in wording acceptable to the Township of Severn, to carry out or cause to be carried out the recommendations and measures contained within the plans and reports set out in Conditions 12 to 14 and to engage a qualified professional to certify in writing that the works were constructed in accordance with the plans, reports and specifications, as approved by the Township of Severn. This engineer or a certified land surveyor may be required to check the elevations of the building footings prior to further construction, to ensure conformity with the approved plans noted above.
16. That the Owner provide sufficient confirmation that satisfactory arrangements, financial and otherwise, have been made with necessary utility companies for any facilities serving this Draft Plan of Subdivision.
17. That the Owner shall agree that such easements and land dedication required for conservation, access, utilities, servicing, drainage, construction purposes and storm water management shall be granted to the appropriate agencies, authorities, or Township of Severn to their satisfaction, at no cost, free and clear of all encumbrances. That natural gas, telephone service, T.V. service, and internet service where required, shall be constructed underground within the road allowances or other appropriate easements, if requested by the Township.
18. That the Owner shall agree in the Subdivision Agreement to co-ordinate the preparation of an overall utility distribution plan to the satisfaction of all affected utilities and the Township of Severn.
19. That prior to final approval, a copy of the lot grading and drainage plan, showing existing and final grades must be submitted to Hydro One for review and approval.
20. Any development in conjunction with the subdivision must not block vehicular access to any Hydro One facilities located on the right of way. During construction, there will be no storage of materials or mounding of earth or other debris on the right of way.
21. The costs of any relocations or revisions to Hydro One facilities which are necessary to accommodate this subdivision will be borne by the developer.
22. The easement rights of Hydro One and its legal predecessors are to be protected and maintained.
23. That the Owner shall agree in the Subdivision Agreement that all streets are to be graded to final elevation prior to the installation of the gas lines, and to provide the necessary field survey information required for the installation of the gas lines, to the satisfaction of the gas provider.
24. That the utility plan provide for a transfer easement to allow installation of the necessary telephone equipment and associated facilities.
25. That the Subdivision Agreement between the Owner and the Township of Severn provides for the development to be serviced by Municipal water and sewer.
26. That prior to final approval, the Township of Severn and the Ministry of the Environment shall advise that the Subdivision Agreement fully implements the approved the detailed Stormwater Management Plan.
27. That the Owner include in all Offers of Purchase and Sale a clause advising prospective purchasers that pupils from this development attending education facilities operated by the Simcoe Muskoka Catholic District School Board may be transported to/accommodated in temporary facilities out of the neighbourhood school's area.
28. That the Owner agrees to include in all Offers of Purchase and Sale a statement which advises the prospective purchaser that the public schools on designated sites in the community are not guaranteed. Attendance at schools in the area yet to be constructed is also not guaranteed. Pupils may be accommodated in temporary facilities and/or be directed to schools outside the area.

29. That the Owner agree to include in all Offers of Purchase and Sale a statement which advises the prospective purchaser that school buses will not enter cul de sacs and pick up points will generally be located on through streets convenient to the Board.
30. That the draft approval of this Plan of Subdivision will lapse on the third anniversary of the date of draft approval of this plan of subdivision. Draft approval may be extended pursuant to Subsection 51(33) of the Planning Act, but no extension can be granted once the draft approval has lapsed.
31. That prior to final approval, the Approval Authority is to be advised in writing by the Township of Severn how conditions ___ have been satisfied.
32. That prior to final approval, the Approval Authority is to be advised in writing by the Ministry of Culture how condition 11 has been satisfied.
33. That prior to final approval, the Approval Authority is to be advised in writing by the Ministry of Environment how condition ___ has been satisfied.
34. That prior to final approval, the Approval Authority is to be advised in writing by the utility providers how conditions 16 to 24 inclusive have been satisfied.
35. That prior to final approval, the Approval Authority is to be advised in writing by the Simcoe Muskoka Catholic District School Board how condition 27 has been satisfied.
36. That prior to final approval, the Approval Authority is to be advised in writing by the Simcoe County District School Board how conditions 28 and 29 have been satisfied.

NOTES TO DRAFT APPROVAL

1. It is the applicant's responsibility to fulfill the conditions of draft approval and to ensure that the required clearance letters are forwarded by the appropriate agencies to the County of Simcoe, Planning Department, quoting the County file number SV-T-0601.
2. We suggest you make yourself aware of:
 - a) section 143 (1) of The Land Titles Act, which requires all new plans be registered in a land titles system;
 - b) section 143 (2) – allows certain exceptions.
3. When the zoning By-law required in condition #10 is being prepared, reference to the subdivision application T-file number should be included in the explanatory note. This will expedite consideration of the By-law.
4. The Ministry of Culture advises that it should be contacted if cultural remains are uncovered during the course of development activities.
5. All deeds to be conveyed must be free and clear of all encumbrances, at the Owner's expense.
6. The County of Simcoe and the School Boards will require a copy of the executed Subdivision Agreement prior to the clearance of draft plan conditions.
7. All measurements in subdivision final plan must be presented in metric units. The County of Simcoe has specific requirements for the submission of digital drawings. Please contact the County GIS Department for information.
8. A Development Charge, adjusted to the date of payment, with respect to roads and transportation services, paramedic services, long term care services, social housing, childcare services and library services shall be calculated and payable in accordance with the policies of the County of Simcoe and the School Boards at building permit issuance.

May 15, 2008

9. Clearance letters are required from the following agencies:

David Parks
Director of Planning and Development
Township of Severn
1024 Hurlwood Lane
Orillia, Ontario
L3V 6J3

Mr. Bill Armstrong
Planning Evaluator
Ministry of the Environment
733 Exeter Road
London, Ontario
N6E 1L3

Mr. Malcolm Horne
Ministry of Culture
Heritage Operations/Archaeology
400 University Avenue - 4th Floor
Toronto, Ontario
M7A 2R9

Simcoe Muskoka Catholic District School Board
46 Alliance Blv.
Barrie, ON
L4M 5K3

Simcoe County District School Board
1170 Hwy. 26 West
Midhurst, ON
L0L 1X0

If an agency condition concerns a matter within the subdivision agreement, a copy of the agreement should be sent to them. This will expedite clearance of the final plan.

10. The final plan approved by the County of Simcoe must be registered within thirty (30) days or the County may withdraw its approval under section 50(21) of the Planning Act, R.S.O. 1983.

Subject to the conditions and amendments set forth above, this Draft Plan is approved under Section 51 of the Planning Act,

This day of , 2007

Director of Planning, County of Simcoe

May 15, 2008

APPENDIX "3"

THE CORPORATION OF THE TOWNSHIP OF SEVERN

BY-LAW NO. DRAFT

BEING A ZONING BY-LAW TO REGULATE THE USE OF LAND AND THE CHARACTER AND USE OF STRUCTURES ON LANDS LOCATED IN PART OF LOT C, REGISTERED PLAN 820 (3795 MENOKE BEACH ROAD) FORMER TOWNSHIP OF ORILLIA, NOW THE TOWNSHIP OF SEVERN

WHEREAS Zoning By-law No. 1993-50, as amended, constitutes the Zoning By-law for the Township of Severn;

AND WHEREAS this amendment will conform to the Township of Severn Official Plan;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF SEVERN HEREBY ENACTS AS FOLLOWS:

1. That Schedule "A" Zoning Map of By-law 1993-50, as amended, is hereby further amended by changing lands as shown on the Schedule "1" attached hereto, from Rural (RU) Zone to Residential Type One Exception THIRTEEN (R1-13) Zone and Residential Type One (R-1) Zone.
2. That the Schedule "1" attached hereto forms part of this By-law.
3. That Section 4.6, Residential Type One (R1) Zone is hereby amended by the addition of the following Subsection:

4.6.4.12 Residential Type One Exception Thirteen (R1-13) Zone

Notwithstanding the provisions of Section 4.6.2 to the contrary, within the Residential Type One Exception Thirteen (R1-13) Zone the following regulations shall apply.

- i) the minimum lot frontage shall be 17 metres

In all other aspects, the provisions of the Residential Type One (R1) Zone shall apply and be complied with.

5. This By-law shall take force and effect pursuant to the provisions and regulations made under the *Planning Act*, R.S.O. 1990, as amended.

By-law read a first and second time this _____ day of _____, 2008.

By-law read a third time and finally passed this _____ day of _____, 2008.

CORPORATION OF THE TOWNSHIP OF SEVERN

_____ Draft _____
MAYOR

_____ Draft _____
CLERK-TREASURER

SCHEDULE '1'

Part of Lot C, Registered Plan 820, former Township of Orillia,
now Township of Severn



Property to be rezoned from the Rural (RU) Zone to a
Type One Exception Thirteen (R1-13) Zone

This is Schedule '1' to By-law No. 2008-xx
passed the ___ day of XX____, 2008.

CORPORATION OF THE TOWNSHIP OF SEVERN

_____Draft_____
MAYOR

_____Draft_____
CLERK-TREASURER

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 the following information:

- The former information meeting held provided details of this proposed 12 lot development and a review will be undertaken of the concerns expressed at that meeting.
- Tree preservation on the site will be included in the draft plan approval process and the applicant will be providing a Tree Preservation Plan, including an inventory and protection plan for the trees.
- Streetlight standards will be low density to reduce the impact on residents across the road.

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- Walkways will be included to connect the immediate communities as required by planning policies.
- The service easement will be transferred to the Township which has been increased from 5 to 7 metres by the Public Works Department which will be a redline revision to the draft plan of subdivision.
- Drainage from this site will be minimal and the ditching will handle the runoff for the interim until the remaining lands are developed and the stormwater management pond is completed.
- The developer has reviewed Planning Report No. P08-056 and agrees with the recommendations and conditions for draft plan approval.
- This development conforms with the Official Plan and it is consistent with provincial policy and the County Official Plan.

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.

Peter Payne, resident of 3813 Wood Avenue, addressed the Committee and expressed the following concerns:

- The location of the sidewalks and the previous request to move the walkway to the stormwater management pond location were not mentioned.
- There will be increased traffic on Wood Avenue.

Consultant

- The sidewalks will be on the north side of Wood Avenue along the frontage of the 12 lots.
- The service easement is required by the Township which may be a walkway in the future and finalized during the development of the remainder of this property. This can be reviewed by Council at that time.
- Walkways are required to connect communities under planning policies for larger developments.

Susan Booth, resident of 3021 Lakeside Drive, addressed the Committee and inquired as to the average size of the lots for this development.

Consultant

- Each lot is approximately .23 to .32 acres with a frontage of 17 metres to 23 metres.

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 7:45 p.m.

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

Member Marriott addressed the Committee and requested an explanation of the stormwater management system for the residents.

Consultant

- There will be two stormwater management areas in the next phase of this development to accommodate drainage for both sites.
- There will be no more freestanding water than is on the site at this time and fencing will be reviewed at that time as well.

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Member Cox addressed the Committee and provided the following comments:

- The walkway should be located past the stormwater management area if possible.
- There appears to be ample land in the next phase of the development for open space, trails and landscaping for the walkways.
- Consideration should be given to fencing the stormwater management area as well which can be decided when the larger development is reviewed.

Member Beach addressed the Committee and requested clarification on the need to provide for two minor variances on two of the 12 lots which should be not required under this application.

Consultant

- The Provincial Policy Statements indicated that a higher density is required in settlement areas in serviced areas.
- The existing regulations do not meet current standards and therefore minor variances are required.

Member Sled addressed the Committee and questioned the need to develop the 12 lots now to amalgamate with the future development.

(See Resolution No. PD051508-01)

INFORMATION MEETING

Chair Taylor requested the Township Planner to present the particulars of the Proposed Development of a Lifestyle Retirement Community for 3316 Turnbull Drive.

The Township Planner advised those in attendance that the purpose of the information meeting is to present to the public and the Planning & Development Committee a redevelopment proposal for property in Lots 31 & 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 intention of this meeting is to obtain feedback from the public and the Planning & Development Committee. A statutory public meeting, as prescribed under the *Planning Act*, will be scheduled within approximately 60 days.

The Planner advised that the following correspondence has been submitted:

Simcoe County District School Board, 04/29/08

Thank you for circulating a Notice of a Public Information Meeting for the above-noted development proposal to this office. The proposal is for the development of a lifestyle community containing 78 single detached condominium units on full municipal services. Planning staff have no objection to this draft plan of subdivision. We request that the Board's standard conditions, as indicated below, be included:

- That the owner agrees to include in all offers of purchase and sale a statement which advises the prospective purchaser that the public schools on designated sites in the community are not guaranteed. Attendance at schools in the area yet to be constructed is also not guaranteed. Pupils may be accommodated in temporary facilities and/or be directed to schools outside the area.

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- 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 Ardtrea/Cumberland Beach Public School and Orillia District Collegiate & Vocational Institute. Should you require additional information, please do not hesitate to contact this office.

Ministry of Transportation, 05/13/08

This is in response to your April 17, 2008 circulation of notice of an Information Meeting for the above-noted proposed development. We understand that the County of Simcoe will be circulating shortly the draft plan subdivision, and we are in receipt of the traffic impact study and stormwater management report for this proposed development. MTO comments are as follows:

The following Conditions of Draft Approval are requested:

1. That prior to final approval, the owners shall submit a traffic impact study assessing site generated impacts on Highway 11, including recommendations for highway improvements, to the Ministry of Transportation for review and approval.
2. That prior to final approval, the owners shall submit a stormwater management report to the Ministry of Transportation for review and approval.

The following Note to Draft Approval is requested:

- MTO permits are required prior to site grading / servicing / construction activity and for all individual lots within a 395m radius of the centrepont of any intersection with Highway 11. MTO Sign Permits may also be required. The owner should contact Ms. Janice Hendrix, Permits Officer (at 416-235-5382) regarding MTO permits.

We have completed our review of the December 2007 Preliminary Stormwater Management Report and conclude that the proposed development will not impact on the highway drainage system. Please ensure, however, that any revisions to the SWMR, including a brief description of the revisions, are submitted to us for further review.

With respect to the December 2007 Traffic Impact Study, while there are a number of assumptions, trip assignments, and other aspects of the study that we do not agree with, we have concluded that site impacts on Highway 11 are not expected to be significant. The traffic study includes projected traffic from a future 169 development on Turnbull Drive and recommends that a Master Traffic Servicing Study be completed before 2012 or 75% buildout of the 169 unit development (point 5 of the Conclusions and Recommendations).

MTO is supportive of the Township overseeing such study, and we would suggest that the study determine the cumulative traffic impacts of all developments proposed in the Westshore Settlement Area, including the West Shore Cove condominium proposal. In addition to requirements of the Township, the study should recommend future improvements to Highway 11 access points that may be needed to accommodate development in the area. We would also suggest that the study include a recommendation to allow the Township to fund and/or recover costs for any proposed Highway 11 access improvements.

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William & Susan Booth, 05/15/08

As owners of lakeside property, Lot 12, as well as Lot 6 which is adjacent to the planned development we have several concerns. Lot 6 is 80 ft. by 200 ft. and the 200 ft. side abuts the proposed development and has an existing woodlot along the property line. The present small lot sizes of the proposed development means we would have 4 properties backing onto our cottage property. This is very out of character for this area and should not be allowed. We hope to be assured that some part of the woodlot would remain intact.

We have no problem with some sort of development of 3316 Turnbull Drive, but feel the proposed density is totally out of character for this area. Present lots along the lakefront are 50 ft. by 150 ft. and the proposed house lots are much narrower and shorter. Winter snow removal by the condominium development with this number of homes will also be a problem. Where will all the snow go, both at individual homes and from the streets? A development with larger lot sizes and fewer lots would be much more appropriate. This development, with its accompanying traffic, affects this whole community and yet few people were notified of the earlier developer's meeting at Cumberland Beach Public School in the winter and of this Township meeting. Two families that abut the subject property received no notification of either meetings. This is totally unacceptable. Even residents of Turnbull Drive where most future residents would exit northbound Highway 11 to enter the development had not received any notification. As a result some community members who had received the notices felt they had to go door to door to inform those present residents of the area of his plan.

We live on a relatively quiet cul-de-sac and want to be absolutely guaranteed that access to and from the condominium development via Lakeside Drive will never be opened. First of all, the emergency vehicles for this area approach from the north and would enter via Goldstein and Turnbull Drives so an entry from Lakeside would be useless for that purpose. A chain or gate on the proposed emergency exit can break or be removed and not be replaced and we feel to make sure this never happens, other exits perhaps to Third Street should be used instead. An open entry after the hill on Lakeside would lead to a dangerous speedway for present residents to deal with and it totally unacceptable. There is also the issue of winter snow removal as this road ending is where the Township snowplow leaves piles of snow as it turns around.

With the increase in traffic in the community, we feel the corner of Bramshott and Lakeside must have a 3-way stop. It is already a dangerous corner with yield signs that do little to slow drivers and the hill in both directions makes it hard to see vehicles approaching.

We all enjoy quiet Cunningham Bay and have grave concerns about the future of the waterfront. We want to be sure that there will not be docks and boat anchorages that will overpower this shallow, sandy swimming area. With the proposed number of homes this is a large concern. We expect there will be strict limitations on the use of the beach and swimming area. Picnicking and swimming would be appropriate usage of the waterfront.

We feel the proposed Westshore Cover Condominium Development needs major changes in order to be in any way acceptable to present residents of the area. We were led to believe that this was to be a seniors' community and yet at the winter meeting by Rudy and Associates it was asked if these homes would only be sold to 50 plus couples and they replied they could also sell to younger couples and families. What would the impact on the local schools be if this were the case? Notification of residents of this area has been totally inadequate and final plans for this property should be made available to all those affected in Westshore.

Mr. & Mrs. K. Elphick, 02/20/08

We are long term residents of Cunningham Bay and our next door neighbours are the Cunningham's family. We are not opposed to the development of Bramshott Farm, we do have the following concerns:

1. Integrity of waterfront!!
2. Fair share of sewer costs applied to debt and distributed equally.
3. Possible increase of taxes re: zoning by-law and how much!
4. Density issues seems far to high for the area.
5. Increased traffic flow, the speed limit for this area is too high as it is!
6. Access roads Lakeside Drive no necessary as a through road!
7. How will this affect property values.
8. Are the sewers capable of handling all this extra load!!
9. We would like to see something else done with the Barns as they are of historical value.
10. We are very concerned of all the construction that will be going on and are well aware that some areas are rock that will need blasted!!
11. As we sit on sand and when the sewers were put in on the Bramshott property we had some pretty good tremours in the ground.

We would like to know the date of the meeting ASAP not like the last letter and why were some people not notified!! We will definitely keep in touch and in hoping you will do the same.

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

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

Proposed Development

- Displays containing the proposed plans, urban design and servicing of the proposed development were provided for members of the Committee and the public.
- All of the existing structures on the land will be removed to accommodate the proposed development.
- The main entrances will be from Turnbull Drive and Third Street.
- The condominiums are proposed to be a lifestyle retirement community for residents 55+ who wish to reside in a smaller home with less maintenance.
- There will be 78 units in total ranging from 1,200 to 1,600 square feet in size.
- The larger units will have 4 parking spaces and the smaller units will have 2 parking spaces.
- Blocks of parking have also been provided on site for visitors.
- There will be 211 parking spaces in total which exceeds the requirements of the Zoning By-law of 1.5 per unit.
- This proposal represents a density of 24 units per hectare and the Official Plan will approve a minimum of 37 units per hectare.
- There will also be common areas provided for use of the residents.
- The waterfront lot will be maintained in its natural state with the trees being preserved for passive recreational use only.
- One small floating dock for residents of the development has been suggested.
- Block 84 will have a walking path to Grayshott Drive and Lakeside Drive to accommodate the requirements for community access.
- Blocks 83 & 84 will be retained in their present natural state with perhaps gazebos erected for use by the residents.
- The entire site will be buffered either by natural vegetation, trees or privacy fending.
- The proposed dwellings area a minimum of 1 ½ storey which will not impose on the neighbouring properties or views.

- The internal road is 7.5 metres in width and will be owned and maintained by the Condominium Corporation.
- Snow storage has been identified on the site plan for the winter season which can be removed from the site if required by excess snow fall.
- Mail boxes will be provided at the Turnbull Drive entrance along with a bench to encourage neighbourhood chats while picking up the mail.
- Emergency gates will be provided on Lakeside Drive and Grayshott Drive with locked access only which can be easily clipped by the emergency personnel if access is required.
- There will be no public vehicles utilizing the emergency gates.
- The consultant and the applicant held an open house for the area residents prior to the public meeting which was very well attended.
- There were good questions asked – but the main concern was the property having rights to the community parkland in this area.
- The applicant has no intention of using this parkland and will abandon the rights to this property.
- The subject property is located in a settlement area which permits low and medium density and conforms to the Official Plan. The rezoning exception is required to accommodate a condominium development.

Servicing

- The development will be connecting to the existing watermain on Third Avenue and loop through the road pattern and the registered easement already on the property.
- There will be a ¾" service connection to each unit and an 8" sanitary sewer connection on Brooks Lane to service the lower portion of the property.
- 9 units will be provided with sewage pumping facilities on the lake side to provide sanitary servicing.
- The consultant provided an overview of the preliminary storm drainage/storm sewer distribution plan which outlined the flows of drainage on the property.
- The final drainage plans will be altered in the future once the development is completed.
- The storm drainage will eventually discharge into the bay through a filtering system.
- The proposed development is in conformity with all municipal and provincial policies, demonstrates good land use planning, will be extending the existing water and sewer services only, and provide a different range of housing within the municipality.
- The proposed design includes a large amount of landscaped open space and a natural waterfront to remain for use of the residents.

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.

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

- The development is very overcrowded and inquired as to the average lot sizes proposed.
- There will be increased traffic and the gated emergency entrances are a concern. Who will ensure that they are kept locked? Emergency vehicles usually gain access down Goldtein Road and Turnbull Drive so there is no need for the side entrances.
- Why is there a provision for pedestrian walkways onto the side roads?

Consultant

- There are no individual lots proposed as the entire parcel will be owned by the Condominium Corporation. Each unit will be 30' x 25' or 40' x 25' with municipal water and sewer services for each dwelling.

- The Township Fire Department has requested a 3/8" chain be installed on the locked gates which can be easily be broken for access. It will be the Condominium Corporation's responsibility to maintain these emergency entrances and ensure they are kept locked.
- The Township has requested pedestrian accesses to the property in order to conform with provincial policies.

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

- What is going to happen to Lakeside Drive in the winter months when the snowplows have piled snow high at the turnaround? The emergency access should be at the north end of the property.
- He does not have concerns with the walkways to join the community, but the locked emergency accesses are not required.
- What will stop the corporation from putting up a large dock – no dock is a better solution.

Consultant

- The Township has requested the emergency accesses due to the size of the development which can be reconsidered.
- A small floating dock only is being considered for the lakefront portion of this property.

Miles Forward, resident of 3277 Turnbull Drive, addressed the Committee and expressed the following concerns:

- There will be a minimum of an additional 78 cars per day where young children can be affected with the increased traffic.
- The proposed development will change his lifestyle a great deal.
- How will the highway access be resolved as the MTO closes overpasses.

Consultant

- The development will be promoted as a retirement community which will not contribute to the regular 9 -5 peak hours of traffic.
- A traffic assessment has been completed which indicates that the traffic flow on the streets can be accommodated.

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

- The increased traffic will use Lakeside Drive which will become a raceway with no sidewalks.
- Two residents in the area did not receive notices which is inadequate.

Consultant

- The traffic flows can be reassessed for impact on the area.

Bruna Tommasini, resident of 3025 Lakeside Drive, addressed the Committee and expressed the following concerns:

- In agreement with Mr. Booth, the high density is a problem for this area.
- There will be increased traffic from the development as retired residents can be just a busy in their daily lives, along with family visiting to make the area even busier.

John Turnbull, resident of Brooks Lane, addressed the Committee and expressed the following concerns:

- Brooks Lane is a private road which is maintained by the abutting landowners at this time and not up to road standards.
- A portion of Grayshott Drive is not maintained by the Township at this time either.
- There is a drainage problem on the south east side of the property that washes out now.

Consultant

- The details for this portion of the development have not been completed to-date.
- The detailed design will be reviewed to ensure all drainage, surveys and ownership have been completed.

Cliff Fryer, resident of 2877 Lakeside Drive, addressed the Committee and expressed the following concerns:

- There is no treatment of the water runoff in this area at this time.

Consultant

- The current policy is to mitigate phosphate runoff from developments.
- There will be water quality control in place to take sediments out of the runoff before it is discharged into the bay.
- There will be an ongoing maintenance schedule, including clean out of the catch basins.
- The Ministry of Environment will be providing the approvals for the discharge from this property.
- The Township and the MOE will be involved in approving the design and the Condominium Corporation will be responsible for maintaining the system.

Sandy Grant, resident of 3006 Lakeside Drive, addressed the Committee and expressed the following concerns:

- Even though the development will be promoted as a retirement community, younger families will be able to purchase the condominiums as well.
- Seniors of 55+ are quite active and this development will have a large impact on the community.

Consultant

- Some of the proposed residents may only want the condominiums for the summer months to spend the winters in the south.
- The purchasers cannot be discriminated against for age, but the design of the units will be geared to two residents with smaller yards.

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

- Is it illegal to restrict the purchasers to seniors?

Consultant

- Yes, the proposed development can only attempt to design the units to attract a certain type of purchaser.

Miles Forward, resident of 3277 Turnbull Drive, readdressed the Committee and expressed the following concerns:

- He is not comfortable with this lifestyle community when any person can purchase a condominium unit.
- Stating that the development is aimed towards seniors 55+ is of little comfort.

Consultant

- It is hoped that the design and style of the housing units will restrict interested parties with no extra bedrooms for visitors or large families.

Debbie Martin, resident of 3020 Lakeside Drive, addressed the Committee and expressed the following concerns:

- Many families have raised a large family in two bedroom homes.
- The schools near by will attract younger buyers and this could very easily be a bedroom community for Toronto.
- It is only a 1 ½ hour drive to Toronto which will be increasing traffic from 6:00 a.m.
- A home on a lake with a short commute at a reasonable price will attract younger families – the proposed costs are similar to the homes in Toronto.

Consultant

- The proposed purchase prices are from \$300,000 to \$325,000 with the larger ones selling for at least \$400,000 which is not affordable for most families.
- Typically, the interest for this type of development is 55+.

Miles Forward, resident of 3277 Turnbull Drive, readdressed the Committee and expressed the following concerns:

- He has young children who walk to school now with no sidewalks – increased traffic in this area will not help with the safety of the children in this community.
- Will the developer be providing sidewalks or buses for the children?

Veronica Saric, resident of 2909 Lakeside Drive, addressed the Committee and expressed the following concerns:

- If all of the residents decide to own a boat, where will they be parked?

Consultant

- There will be no boat slips provided for this development and the residents will have to use a local marina.

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

- Can a restrictive covenant be placed on this land to ensure that there are no future docking facilities provided?

Consultant

- The applicant can investigate this matter.

Chris Wakehouse, addressed the Committee and expressed the following concerns:

- The lake traffic will also increase in this area.
- What assurances will be in place that the emergency access points will not be opened up to local traffic in the future?
- He comes here to get away from the busy city and is not in favour of increased development in this area.
- Most households have more than 1 car which will have an impact on the local traffic.

Consultant

- There is no need to open the emergency entrances as to alternative access points are provided for this development.
- A deeded easement or reserve can be provided to the Township to ensure that these access points are not opened to regular traffic.

John Turnbull, resident of Brooks Lane, readdressed the Committee and expressed the following concerns:

- Brooks Lane and the emergency entrances should be provide with no parking so that traffic access is restricted.

Consultants

- There are 211 parking spaces on site to deter parking on the area streets.

Gord Cunningham, resident of 3065 Lakeside Drive, addressed the Committee and expressed the following concerns:

- Discharge of the runoff into the bay is a concern with road salt and the storage of snow in close proximity to the lake.
- Chemicals may be discharged into the bay which is their swimming area.
- If the development is built in phases, the main entrances should be the sole access to the property.
- The residents in this community will be subjected to years of construction noise and debris.

Consultant

- The system to control the discharge will be approved by the Ministry of Environment.
- The location of the snow piling can be reviewed for an alternative location.
- The development is not proposed to be phased in and it is hoped that the construction will move along quickly with the appropriate sales program.

Susan Booth, resident of 3021 Lakeside Drive, readdressed the Committee and expressed the following concerns:

- There is no provision for a community centre for this increase in retire residents.

Consultants

- The developer has opted for open space and lakefront access in order to provide recreational enjoyment for the residents.
- There is an existing Community Centre in Washago for use by the residents.

Miles Forward, resident of 3277 Turnbull Drive, readdressed the Committee and expressed the following concerns:

- There is no restrictions on the hours of operation for heavy equipment.

Consultant

- The Township can look into working hours being included in the Development Agreement and restrict the construction time period.

Terry Clemo, resident of 3883 Menoke Beach Road, addressed the Committee and expressed the following concerns:

- The development will be provided services from three locations.
- The pumping stations in this area have a terrible odor at this time and the proposed development will only add to this problem.

Consultant

- The final design of the servicing will be completed in the future and the comments will be taken into consideration at that time.

Debbie Martin, resident of 3020 Lakeside Drive, readdressed the Committee and expressed the following concerns:

- Can the residents rent their units if they spend the winters south?
- This development is too dense for the surrounding area with no provision for additional resources such as recreation.
- It would be better to reduce the number of units and provide a recreation centre.

Consultant

- It is their own home to manage and operate, but the Condominium Corporation will likely have rules for sub-letting the units.
- The development is designed to keep the area as natural as possible with open spaces for everyone to enjoy.
- The proposed purchasers will be aware of what is available in this community prior to buying.

Susan Booth, resident of 3021 Lakeside Drive, readdressed the Committee and expressed the following concerns:

- Has the property south of the Gun Club been sold for future development?

Planner

- Yes – but the application is very preliminary at this time.
- The County of Simcoe will be advising the Township when this application is ready to move forward.

Bill Booth, resident of 3021 Lakeside Drive, readdressed the Committee and advised that the Township is not providing enough notification to its residents which affects all of the Westshore 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 9:05 p.m.

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

Member Marriott addressed the Committee and provided the following comments:

- If the Township cannot gain access at the emergency entrances, they will be responsible.
- Third Avenue should be opened up for an additional entrance.
- Developers should be requested to contribute towards sidewalks for growing communities.
- The construction could take approximately 3 years which is an impact on the community.
- Docking access needs to be dealt with for the future to ensure it is not provided in the bay.
- This is not a marina site and it should not be encouraged.
- It is assumed that tax and water and sewer billing will be in bulk for one property only to be distributed by the Condominium Corporation.
- The Township needs to monitor the lawn watering for adherence to the even/odd day requirements.
- The amount of snow on site needs to be monitored and removed when necessary.
- The green space on the site should be reviewed with consideration for an increase in this provision.

Member Coyle addressed the Committee and provided the following comments:

- The Fire Department has met with the developers to ensure emergency access and reviewed this proposal.
- The road width within the development seems narrow for emergency vehicles and this should be reviewed to ensure adequate access.
- A single main entrance can be difficult if parking on the sideroads is not monitored.
- The traffic patterns should be reviewed throughout the area to ensure access, including the bottom loop of the development.

Member Cox addressed the Committee and provided the following comments:

- Brooks Lane is not up to standards and heavy equipment or trucks should not be using this access.
- The Township can be liable if emergency vehicles cannot get through to the residents.
- Garbage collection will need to be reviewed with the County of Simcoe.
- All of the roads within this community will need no parking provisions in order to ensure the roads are clear for traffic.
- The Condominium Corporation can set a good example in this development with green alternatives such as no salt on the roads and non-toxic lawn maintenance to protect the lake.
- Sidewalks will be needed for the children in the area as this community is growing.

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Member Beach addressed the Committee and provided the following comments:

- Any docking facilities proposed need to be specifically addressed for size and potential use.
- The area designated for snow storage is not appropriate close to the lake.
- The road widths need to be reviewed to ensure adequate access.

Member McDougall addressed the Committee and provided the following comments:

- How were the residents in this area informed of this development and the meeting held by the consultants – door to door?

Consultant

- An open house was held in February and notices were delivered door-to-door.

Member Cox advised that the streetlighting needed to be reviewed as well to ensure they were low with downward illumination.

Member Taylor advised that the 911 emergency response needed to be reviewed for each unit and the County of Simcoe will be arranging for garbage pickup.

(See Resolution No. PD051508-02)