

MINUTES OF THE MEETING OF THE PLANNING & DEVELOPMENT COMMITTEE HELD IN THE ADMINISTRATION OFFICE, 1024 HURLWOOD LANE, THURSDAY, OCTOBER 16, 2008 AT 7:30 P.M.

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|----------|------------------------------------|--|
| PRESENT: | Chair                              | Mark Taylor  |
|          | Members                            | Doug Beach<br>Frank Coyle<br>Judith Cox<br>Ian Crichton<br>Karen Marriott<br>Phil Sled |
| STAFF:   | Planner                            | Jason Brander  |
|          | 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**

Information Meeting with respect to a development proposal for a Condominium Plan and a Complete Application for a Zoning By-law Amendment – Lot 9 and Part of Lots 10 & 11, Plan 452, Part of Blocks B & D, Plan 445 and all of Block E, Plan 516, Coldwater. (see attached notes)

MOTION PD101608-01: *Moved by Member Sled and seconded by Member Marriott that comments received at the information meeting for a Proposed Condominium & Complete Application for a Zoning By-law Amendment for Lot 9 and Part of Lots 10 & 11, Plan 452, Part of Blocks B & D, Plan 445 and all of Block E, Plan 516 be received as information.*

*CARRIED*

**DELEGATIONS**

Nicola Mitchinson, Mitchinson Planning & Development Consultants Inc. with respect to the Area 3 Development.

MOTION PD101608-02: *Moved by Member Beach and seconded by Member Crichton that a presentation of Mitchinson Planning & Development Inc. with respect to Area 3 Development be received as information.*

*CARRIED*

**REPORTS FROM OFFICIALS (for information)**

Building Report for the month of September 2008.

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

MOTION PD101608-03: *Moved by Member Coyle and seconded by Member Marriott that the following Reports from Officials be received as information:*

- (a) *Building Report for the month of September 2008; and*
- (b) *Society for the Prevention of Cruelty to Animals – Statement of Pound Services for the month of September 2008.*

CARRIED

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

Corporate Services Report No. C08-059, 10/06/08, with respect to Chairs/Vice-Chairs of Committees of Council.

MOTION PD101608-04: *Moved by Member Sled and seconded by Member Coyle that Corporate Services Report No. C08-059, dated October 6, 2008, with respect to Chairs/Vice-Chairs of Committees of Council be received; AND FURTHER THAT Resolution No. PD121406-10 be amended by inserting Councillor Crichton in place of Councillor McDougall.*

CARRIED

Planning Report No. P08-125, 10/04/08, with respect to Port Stanton Parkway Realignment.

MOTION PD101608-05: *Moved by Member Marriott and seconded by Member Coyle that Planning Report No. P08-125, dated October 4, 2008, with respect to Port Stanton Parkway Realignment – 1525 Port Stanton Parkway be deferred pending receipt of additional information on the future development and safety concerns for this property.*

CARRIED

Planning Report No. P08-126, 10/16/08, with respect to Lot Grading for Incoming Building Permits.

MOTION PD101608-06: *Moved by Member Beach and seconded by Member Cox that Planning Report No. P08-126, dated October 16, 2008, with respect to Lot Grading Requirements for Incoming Building Permits be received; AND FURTHER THAT the Township of Severn adopt the Lot Grading Plan requirements contained in said report.*

CARRIED

Administration Report No. A08-045, 10/09/08, with respect to Area 3 Servicing.

MOTION PD101608-07: *Moved by Member Sled and seconded by Member Coyle that Administration Report No. A08-045, dated October 9, 2008, with respect to Area 3 Servicing be received;*

*AND FURTHER THAT as recommended by the City of Orillia and the Township of Severn, the developer be requested to provide a Transportation Study to address concerns with the West Street Bridge as part of the ongoing negotiations for a servicing agreement.*

LOST

MOTION PD101608-08: *Moved by Member Cox and seconded by Member Beach that Administration Report No. A08-045, dated October 9, 2008, with respect to Area 3 Servicing be received; AND FURTHER THAT the Township of Severn agree to the developer providing a Traffic Study for the concerns on the West Street Bridge, provided that the City of Orillia agrees to continue negotiations on a proposed servicing agreement and other outstanding issues to expedite this development.*

CARRIED

**CORRESPONDENCE (for information)**

Burgar Rowe, 10/06/08, with respect to Scollard Capital Inc. – 1 Shaw Street.

Ministry of the Environment, 09/30/08, with respect to Regional Boundaries Alignment Planning Applications under the Municipal Planning Review.

MOTION PD101608-09: *Moved by Member Marriott and seconded by Member Coyle that the following correspondence be received as information:*  
*(a) Burgar Rowe, 10/06/08, with respect to Proposed Condominium – Coldwater; and*  
*(b) Ministry of the Environment, 09/30/08, with respect to Regional Boundaries Alignment Planning Applications under the Municipal Planning Review.*

CARRIED

**CORRESPONDENCE (for direction)**

Township of Georgian Bay, 09/08/08, with respect to Master Plan & Urban Guidelines for Port Severn.

MOTION PD101608-10: *Moved by Member Sled and seconded by Member Marriott that a letter from the Township of Georgian Bay, dated September 8, 2008, with respect to Master Plan & Urban Design Guidelines for Port Severn be received; AND FURTHER THAT staff be authorized to respond to the questionnaire as discussed at this meeting.*

CARRIED

Member Sled with respect to Proposed Development – Lock Port Golf Course.

MOTION PD101608-11: *Moved by Member Sled and seconded by Member Coyle that discussion held with respect to development of the Lock Port golf Course be received;*

*AND FURTHER THAT the developers be advised the original access to the property is the only one approved by Council and alternate locations are not part of this development.*

*CARRIED*

**UNLISTED ADDITIONS**

- "NIL"

Motion to close the meeting to the public.

*MOTION PD101608-12:* *Moved by Member Marriott and seconded by Member Coyle that this meeting be and it is hereby now closed to the public pursuant to the Municipal Act, S.O. 2001, Chapter 25, Section 239.(2), for the purpose of considering:*  
*(a) litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board; and*  
*(b) advice that is subject to solicitor-client privilege, including communications necessary for that purpose.*

*CARRIED*

**CONFIDENTIAL**

Motion to reopen the meeting to the public.

*MOTION PD101608-13:* *Moved by Member Coyle and seconded by Member Marriott that this meeting be and it is hereby now reopened to the public.*

*CARRIED*

**- Meeting Reopened -**

**CONFIDENTIAL AGENDA**

**Reports from Officials**

Confidential Administration Report No. A08-044, 10/08/08, with respect to Doyle/Smith vs. Township of Severn.

*MOTION PD101608-14:* *Moved by Member Coyle and seconded by Member Marriott that Confidential Administration Report No. A08-044, dated October 8, 2008, with respect to Doyle/Smith vs. Township of Severn be received;*  
*AND FURTHER THAT the Settlement Agreement be approved as contained in this report;*  
*AND FURTHER THAT staff be authorized to proceed with the land sale process.*

*CARRIED*

**Correspondence**

Neiman, Callegari, 10/07/08, with respect to the Sale of Land for Tax Sales – 8092 & 8098 Highway No. 11.

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MOTION PD101608-15: *Moved by Member Marriott and seconded by Member Coyle that a letter from Neiman, Callegari, dated October 6, 2008, with respect to the sale of land for tax sales – 8092 & 8098 Highway No. 11 be received as information.*

*CARRIED*

**ADJOURNMENT** – 10:15 p.m.

MOTION PD091808-16: *Moved by Member Coyle and seconded by Member Marriott that this meeting be and it is hereby now adjourned.*

*CARRIED*

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Mark Taylor  
Chair

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Sharon R. Goerke  
Deputy Clerk

NOTES OF AN INFORMATION MEETING HELD IN THE ADMINISTRATION OFFICE, 1024 HURLWOOD LANE, THURSDAY, OCTOBER 16, 2008 AT 7:30 P.M.

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| PRESENT: | Chair                              | Mark Taylor  |
|          | Members                            | Doug Beach<br>Frank Coyle<br>Judith Cox<br>Ian Crichton<br>Karen Marriott<br>Phil Sled |
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*The Chair stated that an information meeting had been called with respect to development within the municipality.*

*The Chair stated that the purpose of information 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 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 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 will be deferred pending receipt of additional information from staff and the scheduling of a formal public meeting.*

*The Chair stated that if 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.*

*Chair Taylor requested the Township Planner to present the particulars of the Proposed Condominium Development for Coldwater.*

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 development proposal for property located in Lot 9 and Part of Lots 10 & 11, Plan 452, Part of Blocks B & D, Plan 445 and all of Block E, Plan 516, Coldwater. The applicant proposed to develop a 15 unit two-storey townhouse style condominium development on a private road in the Village of Coldwater. The development will be accessed from entrances off of Gray Street and River Street. The development is proposed with full municipal services.

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.

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

Meridian Planning Consultants provided a PowerPoint presentation on behalf of the applicant (**see 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.*

Elizabeth Pokoradi, resident of 6 Gray Street, addressed the Committee and expressed the following concerns:

- There is heritage buildings in the area and this modern development does not mix well with the current buildings
- Where will the snow be stored during the winter and the spring runoff from the piles of snow could affect neighbouring properties.
- There has been drainage problems in the area since the developer has leveled the property and the ditch has been removed.
- There has never been a need for a subpump and now their basement is flooding.

Consultant

- The snow removal can be accommodated on site and it will be up to the condominium corporation to manage their snow removal.
- The existing drainage outlet is onto River Street and the consultant is not aware of any changes to the ditch on this property.
- The ditch along the back of the property will be maintained by the condominium corporation with a small basin installed to relieve drainage issues.

Kathy Vander Boon, resident of 4 Gray Street, addressed the Committee and expressed the following concerns:

- There should be a fence installed along the back of the property to reduce the impact on the neighbours.
- The previous developers had requested permission to enter their land for landscaping purposes which they are not in agreement with.

Consultant

- The developer will not be entering onto their lands during this development.
- The site plan process will identify if a fence is required.
- The developer is willing to work with the neighbours.

*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 7:52 p.m.*

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

Member Beach addressed the Committee as follows:

- This project is very similar to the original development presented to the Township.
- The entrances onto River Street and Gray Street need to be leveled to remove the hump left from the railway track.

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- The River Street sight line is particularly poor and the Gray Street entrance would be safer.
- The interior road should be wider than 6 metres to accommodate emergency vehicles.

Member Sled addressed the Committee as follows:

- The River Street exit provides safety concerns with the increased traffic in this area during the summer season.
- One residential entrance off of Gray Street and one controlled emergency access off of River Street would be preferred.
- The vendor who sets up across the road on River Street also generates additional traffic in this area.

Member Cox addressed the Committee as follows:

- There is concern with the entrance onto River Street and that this plan creates a thoroughfare that can be used as a short cut.
- River Street should be a controlled emergency access only.
- Gray Street has the better sight lines.

Member Taylor inquired as to the arrangements for waste collection.

Consultant

- The garbage collection issues are still being considered with the County.

**(See Resolution No. PD101608-01)**