

MINUTES OF THE MEETING OF THE PLANNING & DEVELOPMENT COMMITTEE HELD IN THE ADMINISTRATION OFFICE, 1024 HURLWOOD LANE, THURSDAY, AUGUST 20, 2009 AT 7:30 P.M.

PRESENT:	Chair	Douglas Beach
	Members	Frank Coyle Judith Cox Ian Crichton Phil Sled Mark Taylor
ABSENT:	Member	Karen Marriott
STAFF:	Director of Public Works	Clayton Cameron (part of meeting)
	Deputy Clerk	Sharon Goerke
	Director of Planning & Development	David Parks
	Director of Corporate Services	Henry Sander

CALL TO ORDER

Chair Beach called the meeting to order.

DISCLOSURE OF PECUNIARY INTEREST & THE GENERAL NATURE THEREOF

- "NIL"

PUBLIC MEETINGS

Public Meeting with respect to a Proposed Zoning By-law Amendment – 2253 & 2289 Burnside Line.

MOTION PD082009-01: *Moved by Member Cox and seconded by Member Coyle that an Application for a Zoning By-law Amendment for 2253 & 2289 Burnside Line be approved; AND FURTHER THAT the Deputy Clerk be requested to prepare a Draft By-law for consideration of Council.*

CARRIED

Public Meeting with respect to a Proposed Zoning By-law Amendment – 2168 & 2200 Kinnear Sideroad.

MOTION PD082009-02: *Moved by Member Cox and seconded by Member Coyle that an Application for a Zoning By-law Amendment for 2168 & 2200 Kinnear Sideroad be approved; AND FURTHER THAT the Deputy Clerk be requested to prepare a Draft By-law for consideration of Council.*

CARRIED

DELEGATIONS

Eldon Theodore, MHBC Planning re Locke Subdivision – Birkeshire Woods Lane (**Appendix "1"**).

MOTION PD082009-03: *Moved by Member Taylor and seconded by Member Sled that the presentation of MHBC Planning with respect to the Locke Subdivision be received as information.*

CARRIED

Diane Housome, Bayview Wildwood Resort with respect to Proposed Realignment of Port Stanton Parkway (**Appendix “2”**).

Bryan Stanton with respect to Proposed Realignment of Port Stanton Parkway (**Appendix “3”**).

Janet Shaw with respect to Proposed Realignment of Port Stanton Parkway (**Appendix “4”**).

MOTION PD082009-04: *Moved by Member Taylor and seconded by Member Crichton that the presentations received with respect to the Proposed Realignment of Port Stanton Parkway be received as information.*

CARRIED

REPORTS FROM OFFICIALS (for information)

Building Report for the months of June & July 2009.

By-law Enforcement Reports for the month of June & July 2009.

Society for the Prevention of Cruelty to Animals – Statement of Pound Services for the months of June & July 2009.

Planning Report No. P09-097, 08/10/09, with respect to Part Lot Control – 1 Shaw Street.

Planning Report No. P09-098, 08/10/09, with respect to Geographic Information Systems (GIS).

MOTION PD082009-05: *Moved by Member Cox and seconded by Member Coyle that the following Reports from Officials be received as information:*

- (a) *Building Report for the months of June & July 2009;*
- (b) *By-law By-law Enforcement Report for the months of June & July 2009;*
- (c) *Society for the Prevention of Cruelty to Animals – Statement of Pound Services for the months of June & July 2009;*
- (d) *Planning Report No. P09-097, 08/10/09, with respect to Part Lot Control – 1 Shaw Street; and*
- (e) *Planning Report No. P09-098, 08/10/09, with respect to Geographic Information Systems (GIS).*

CARRIED

REPORTS FROM OFFICIALS (for direction)

Planning Report No. P09-077, 08/07/09, with respect to Rimkey Plan of Subdivision – 3650 Telford Line.

MOTION PD082009-06: *Moved by Member Sled and seconded by Member Taylor that Planning Report No. P09-077, 08/07/09, with respect to Rimkey Plan of Subdivision – 3650 Telford Line be received; AND FURTHER THAT the Township of Severn approve the Draft Conditions of Approval for File No. SV-T0-0704 for 40 single detached residential lots at 3650 Telford Line; AND FURTHER THAT staff prepare a Zoning By-law Amendment for Council’s consideration to permit the 40 lot plan of subdivision, subject to the By-law incorporating a “Holding” provision.*

CARRIED

Planning Report No. P09-095, 08/04/09, with respect to County Waste By-law Enforcement.

MOTION PD082009-07: *Moved by Member Coyle and seconded by Member Crichton that Planning Report No. P09-095, 08/04/09, with respect to County Waste By-law Enforcement be received; AND FURTHER THAT the Township of Severn assume responsibilities for enforcement of the County Waste By-law on a one year trial basis; AND FURTHER THAT staff report to Council in September 2010 with respect to this matter.*

CARRIED

Planning Report No. P09-096, 08/10/09, with respect to Locke Subdivision – 42 Single Detached Residential Lots.

MOTION PD082009-08: *Moved by Member Sled and seconded by Member Taylor that Planning Report No. P09-096, 08/10/09, with respect to Locke Subdivision – 42 Single Detached Residential Lots be received; AND FURTHER THAT this Committee recommends to Council that Resolution No. PD012705-09 be rescinded; AND FURTHER THAT the extension of Birkeshire Woods Lane be approved.*

CARRIED

Planning Report No. P09-099, 08/11/09, with respect to Becker/Lynam Site Plan Agreement – 1719 Pappy Gill Lane.

MOTION PD082009-09: *Moved by Member Cox and seconded by Member Coyle that Planning Report No. P09-099, 08/11/09, with respect to Becker/Lynam Site Plan Agreement – 1719 Pappy Gill Lane be received; AND FURTHER THAT the Site Plan Agreement for this development be approved.*

CARRIED

Planning Report No. P09-106, 08/12/09, with respect to Site Plan Control Agreement – 2959 Mayhew Road.

MOTION PD082009-10: *Moved by Member Taylor and seconded by Member Sled that Planning Report No. P09-106, 08/12/09, with respect to Site Plan Control Agreement – 2959 Mayhew Road be received; AND FURTHER THAT the Site Plan Agreement for this development be approved.*

CARRIED

CORRESPONDENCE (for information)

Meridian Planning Consultants Inc., 07/28/09, with respect to Locke Subdivision Plan Approval.

Ontario Municipal Board, 07/09/09, with respect to Appointment for Hearing - Severn Falls Chapel Seniors Christian Housing.

Lisa M. Bowlin, 08/19/09, with respect to Locke Subdivision.

Kelly Heron, 08/20/09, with respect to Locke Subdivision.

Simcoe County District School Board, 08/10/09, with respect to Proposed Zoning By-law Amendment – 2253 Burnside Line.

MOTION PD082009-11: *Moved by Member Cox and seconded by Member Coyle that the following correspondence be received as information:*
(a) Meridian Planning Consultants Inc., 07/28/09, with respect to Locke Subdivision Plan Approval;
(b) Ontario Municipal Board, 07/09/09, with respect to Appointment for Hearing – Severn Falls Chapel Seniors Christian Housing;
(c) Lisa M. Bowlin, 08/19/09, with respect to Locke Subdivision;
(d) Kelley Heron, 08/29/09, with respect to Locke Subdivision; and
(e) Simcoe County District School Board, 08/10/09, with respect to Proposed Zoning By-law Amendment – 2253 Burnside Line.

CARRIED

CORRESPONDENCE (for direction)

South Georgian Bay Lake Simcoe Source Protection Region with respect to Impact Through Understanding.

MOTION PD082009-12: *Moved by Member Taylor and seconded by Member Sled that the following be authorized to attend the Drinking Water Source Protection – Impact Through Understanding Seminar to be held September 17, 2009, with expenses:*
Councillor Beach
Councillor Coyle
Mayor Sled

CARRIED

UNLISTED ADDITIONS

Discussion re August Corporate Services Committee Meeting Date:

August 20, 2009

MOTION PD082009-13: *Moved by Member Crichton and seconded by Member Sled that the Corporate Services Committee Meeting scheduled for Wednesday, August 26, 2009 at 9:00 a.m. be rescheduled for Thursday, August 27, 2009 at 9:00 a.m., pending further information from the County.*

CARRIED

CONFIDENTIAL AGENDA

Reports from Officials

- "NIL"

Correspondence

- "NIL"

ADJOURNMENT – 9:45 p.m.

MOTION PD082009-14: *Moved by Member Cox and seconded by Member Coyle that this meeting be and it is hereby now adjourned.*

CARRIED

Douglas Beach
Chair

Sharon R. Goerke
Deputy Clerk

NOTES OF INFORMATION/PUBLIC MEETINGS - PLANNING & DEVELOPMENT
COMMITTEE HELD IN THE ADMINISTRATION OFFICE, 1024 HURLWOOD LANE,
THURSDAY, AUGUST 20, 2009 AT 7:30 P.M.

PRESENT:	Chair	Douglas Beach
	Members	Frank Coyle Judith Cox Ian Crichton Phil Sled Mark Taylor
ABSENT:	Member	Karen Marriott
STAFF:	Director of Public Works	Clayton Cameron
	Deputy Clerk	Sharon Goerke
	Director of Planning & Development	David Parks
	Chief Administrative Officer	Eric Peterson

The Chair stated that two public meetings have been called with respect to development within the municipality.

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

The Chair continued by outlining the format of the public 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 and then the public portion of the meeting will be closed; and*
- (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 after the formal public meetings are concluded, the Committee will consider the application with due regard to the presentations and views expressed this evening.

The Chair stated that if Township Council decides in favour of the application by adopting the Committee's recommendation, members of the public who have provided oral submissions or written objections but disagree with the decision may appeal the decision to the Ontario Municipal Board, as entitled under the Planning Act.

PUBLIC MEETING NO. 1

Chair Beach requested the Township Planner to present the particulars of a Proposed Zoning By-law Amendment for 2253 & 2289 Burnside Line.

August 20, 2009

The Planner advised that the purpose of the Public Meeting is to introduce a Proposed Zoning By-law Amendment for 2253 & 2289 Burnside Line from Agricultural (AG) Zone to an Agricultural Exception Zone. The rezoning is a condition under Consent Application B-04-09 which has been provisionally approved. The consent approval allows the applicant to sever approximately 18.21 hectares (45 acres) of vacant land which will be added to the adjoining property municipally known as 2289 Burnside Line. The severed, retained and lot addition lands are subject to this rezoning application.

Notice of the public meeting was given in accordance with the Planning Act on July 29, 2009 and a sign was posted on-site. The following correspondence was received with respect to this application:

Simcoe County District School Board, 08/10/09

Thank you for circulating a copy of the above-noted Rezoning Application to this office for review. It is the applicant's intention to rezone an area of approximately 18.21 ha (45 acres) from the Agricultural (AG) Zone to an Agricultural Exception Zone. The property was the subject of Consent Application B-04-09 and is to be added to the adjoining property.

Planning staff have no objection to the approval of this application. The students can be accommodated at Marchmont Public School and Orillia District Collegiate & Vocational Institute. Should you require additional information, please do not hesitate to contact this office.

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

Barry Evans, agent for the applicant, addressed the Committee and advised that the application was to divide the parcel in half for each of the applicant's children.

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

William Gowanlock, a resident adjacent to the application, addressed the Committee and advised that he was in favour of the application.

Chair Beach 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 7:35 p.m.

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

Member Sled advised that this application has been thoroughly reviewed by the Committee of Adjustment and he was in favour of the application.

Member Crichton advised that he had no objections to the application.

(See Resolution No. PD082009-01)

PUBLIC MEETING NO. 2

Chair Beach requested the Township Planner to present the particulars of a Proposed Zoning By-law Amendment for 2168 & 2200 Kinnear Sideroad.

August 20, 2009

The Planner advised that the purpose of the Public Meeting is to introduce a Proposed Zoning By-law Amendment for 2168 & 2200 Kinnear Sideroad as follows:

2200 Kinnear Sideroad being the retained lands in Consent Application B-12-09 to be rezoned from Agriculture (A) Zone to Agriculture Exception One (A-1) Zone. The A-1 exception zone will recognize the reduced size of the parcel for agricultural use. The retained parcel will be 18 hectares in size whereas the Zoning By-law specifies a minimum size of 22 hectares for agricultural use.

2168 Kinner Sideroad, being the reconfigured lot under Consent Application B-12-09 will be rezoned from the Agriculture (A) Zone to the Rural Residential (RR) Zone in order to recognize the residential use of the property.

Notice of the public meeting was given in accordance with the Planning Act on July 29, 2009 and a sign was posted on-site.

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

Robert Peacock, resident of 2200 Kinnear Sideroad, addressed the Committee and advised that the parcel of just over 6 acres and he is conveying a parcel to the adjoining neighbour to assist with lot expansion and their farming of horses.

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

There were no comments from the public.

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

There were no further comments from staff or the applicant.

As there were no further comments, the Chair declared the public meeting on this application to be closed at 7:40 p.m.

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

There were no comments from members of the Committee.

(See Resolution No. PD082009-02)