

MINUTES OF THE MEETING OF THE PLANNING & DEVELOPMENT COMMITTEE HELD IN THE ADMINISTRATION OFFICE, 1024 HURLWOOD LANE, THURSDAY, FEBRUARY 19, 2009 AT 7:30 P.M.

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

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 – 2403 Carlyon Line (see attached notes).

MOTION PD011009-01: *Moved by Member Marriott and seconded by Member Coyle that a Complete Application for a Zoning By-law Amendment with respect to 2403 Carlyon Line be approved; AND FURTHER THAT the Deputy Clerk be directed to prepare a Draft By-law for consideration of Council.*

CARRIED

Information Meeting with respect to a Proposed Plan of Subdivision – 3650 Telford Line (see attached notes).

MOTION PD011009-02: *Moved by Member Taylor and seconded by Member Sled that comments received at an Information Meeting with respect to a Proposed Plan of Subdivision – 3650 Telford Line be received as information.*

CARRIED

DELEGATIONS

Michael VanderGeest with respect to a Proposed Severance – 1801 Anderson Line.

MOTION PD011009-03: *Moved by Member Marriott and seconded by Member Coyle that a presentation of Michael VanderGeest with respect to the proposed severance of 1801 Anderson Line be referred to staff for a report.*

CARRIED

REPORTS FROM OFFICIALS (for information)

Building Report for the month of January 2009.

Society for the Prevention of Cruelty to Animals – Statement of Pound Services for the month of January 2009.

MOTION PD011009-04: *Moved by Member Sled and seconded by Member Taylor that the following Reports from Officials be received as information:*

- (a) Building Report for the month of January 2009; and*
- (b) Society for the Prevention of Cruelty of Animals – Statement of Pound Services for the month of January 2009.*

CARRIED

REPORTS FROM OFFICIALS (for direction)

Planning Report No. P09-010, 02/02/09, with respect to Haul Route Agreement – Nichols Line.

MOTION PD011009-05: *Moved by Member Sled and seconded by Member Crichton that Planning Report No. P09-010, dated February 2, 2009, with respect to Haul Route Agreement – Nichols Line be received;*

AND FURTHER THAT the Township Solicitor be authorized to amend Section 4.4 of the Nichols Line and Cambrian Road Haul Route Agreement with Walker Industries and MAQ as defined in said report.

CARRIED

Planning Report No. P09-011, 02/03/09, with respect to Westshore Transportation Master Plan – Committee Members.

MOTION PD011009-06: *Moved by Member Sled and seconded by Member Taylor that Planning Report No. P09-011, dated February 3, 2009, with respect to the Westshore Transportation Master Plan – Committee Members be received;*

AND FURTHER THAT a Subcommittee be established with 6 members consisting of:

- Director of Planning & Development*
- Planner*
- Director of Public Works*
- Two (2) members of Council*
- Consultant*

AND FURTHER THAT the following members of Council be appointed to the Subcommittee:

Councillor Marriott & Councillor Coyle.

CARRIED

Planning Report No. P09-012, 02/10/09, with respect to Couch Cove Estates – 3920 Menoke Beach Road.

MOTION PD011009-07: *Moved by Member Marriott and seconded by Member Coyle that Planning Report No. P09-012, dated February 10, 2009, with respect to Couch Cove Estates be received; AND FURTHER THAT the road name within Plan of Subdivision SV-T-0601 be approved as Wood Avenue.*

CARRIED

Planning Report No. P09-013, 02/04/09, with respect to Proposed Condominium Townhouses – 5 River Street.

MOTION PD011009-08: *Moved by Member Coyle and seconded by Member Marriott that Planning Report No. P09-013, dated February 4, 2009, with respect to Proposed Condominium Townhouses – 5 River Street be received; AND FURTHER THAT staff be directed to prepare a Draft Zoning By-law with a holding provision and Draft Conditions of Condominium Approval for the 15 unit residential condominium development at 5 River Street for Council's consideration.*

CARRIED

CORRESPONDENCE (for information)

Ministry of Natural Resources, 01/16/09, with respect to Change in Classification of the North River Swamp – Township of Severn.

Ministry of Natural Resources, 01/26/09, with respect to Site Plan Agreement – Walker Aggregates Inc.

Simcoe County District School Board, 02/02/09, with respect to Proposed Zoning By-law Amendment – 2403 Carlyon Line.

Crawford, McKenzie, et al, 02/11/09, with respect to Proposed Subdivision – 3650 Telford Line.

Simcoe County District School Board, 02/02/09, with respect to Proposed Plan of Subdivision – 3650 Telford Line.

MOTION PD011009-08: *Moved by Member Taylor and seconded by Member Sled that the following correspondence be received as information:*

- (a) Ministry of Natural Resources, 01/16/09, with respect to Change in Classification of the North River Swamp – Township of Severn;*
- (b) Ministry of Natural Resources, 01/26/09, with respect to Site Plan Agreement – Walker Aggregates Inc.;*
- (c) Simcoe County District School Board, 02/02/09, with respect to Zoning By-law Amendment – 2403 Carlyon Line;*
- (d) Crawford, McKenzie, et al, 02/11/09, with respect to Proposed Plan of Subdivision – 3650 Telford Line; and*
- (e) Simcoe County District School Board, 02/02/09, with respect to Proposed Plan of Subdivision – 3650 Telford Line.*

CARRIED

CORRESPONDENCE (*for direction*)

Discussion with respect to Meeting Dates – Review of Comprehensive Zoning By-law.

MOTION PD011009-10: *Moved by Member Coyle and seconded by Member Marriott that the update for the review of the Comprehensive Zoning By-law for the Township of Severn be received as information.*

CARRIED

UNLISTED ADDITIONS

- “NIL”

CONFIDENTIAL AGENDA

Reports from Officials

- “NIL”

Correspondence

- “NIL”

ADJOURNMENT – 8:50 p.m.

MOTION PD021909-11: *Moved by Member Marriott 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, FEBRUARY 19, 2009 AT 7:30 P.M.

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

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

The Chair stated that the purpose of public and 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/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 3650 Telford Line 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 2403 Carlyon Line is 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

Chair Beach requested the Township Planner to present the particulars of a Proposed Zoning By-law Amendment for 2403 Carlyon Line.

The purpose of the public meeting is to present to the public and the Planning & Development Committee an Application for a Zoning By-law Amendment for property described as Part of Lot 13, Concession 6, geographic Township of North Orillia, now the Township of Severn, municipally known as 2403 Carlyon Line, from Agricultural (AG) Zone to an Agricultural Exception Three (AG-3) Zone. The Zoning By-law requires a minimum lot size of 40 ha (98.8 acres) for non-residential (agricultural) use and the application proposes a lot size of 20 ha (49.4 acres). The rezoning is a condition under Consent Application B-16-08, which has been provisionally approved. The consent approval allow the applicants to sever approximately 14.2 has (35 acres) of vacant land at the back of their property which will be added to the abutting lands to the north. The retained lands are subject to this rezoning application.

The Planner advised that the application is not creating a new lot, but adding a portion of one lot to another for expansion purposes. The properties will remain for farming purposes.

The Planner advised that notice of the public information meeting was given in accordance with the Planning Act on January 27, 2009 and a sign was posted on-site. The following correspondence has been received with respect to this application:

Simcoe County District School Board, 02/02/09

Thank you for circulating a copy of the Notice of a Complete Application and Notice of a Public Meeting with respect to a Zoning By-law Amendment for the above-noted property. The subject property will be rezoned from its current Agricultural (AG) Zone to an Agricultural Exception Three (AG-3) Zone. This rezoning is a condition under Consent Application B-16-08, which has been previously approved.

Planning staff have no objection to this rezoning application. Students residing in this area of the municipality may attend Couchiching Heights 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.

There were no further comments from the applicant.

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 7:35 p.m.

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

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Member Sled advised that Committee that he attended the Committee of Adjustment Meeting when this application was considered and the proposal was well presented when approved by the Committee.

(See Resolution No. PD021909-01)

INFORMATION MEETING

Chair Beach requested the Township Planner to present the particulars of the Proposed Plan of Subdivision for 3650 Telford Line.

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 an Application for a Plan of Subdivision on lands described as Part of the East Half of Lot 3, Concession 7, geographic Township of North Orillia, now the Township of Severn, municipally known as 3650 Telford Line. The proposed redevelopment would involve the creation of a subdivision having 40 lots which would support single family detached residences serviced by private wells and septic systems. The lots will range from 0.6 ha (1.5 acres) to 1.8 ha (4.4 acres) in size and will have a minimum of 50m frontage on the proposed roadway. Connection to the subdivision will be via "Street A" shown on the draft plan which will have direct access to Telford Line. The subject property will be rezoned to allow this residential development.

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 notice of the public information meeting was given in accordance with the Planning Act on January 27, 2009 and a sign was posted on-site. The following correspondence has been received with respect to this application:

Crawford, McKenzie, et al, 02/11/09

We are the solicitors for Mr. Charles Hewitt. He has brought to our attention the Notice of an Information Meeting to be held February 19. Mr. Hewitt is the owner of lands immediately to the south of the lands which are the subject of the above application. He is also the owner of lands directly to the east across Telford Line.

While Mr. Hewitt is not opposed to the application, he wants to ensure that surface water drainage issues are being properly addressed by the applicant and the Township. Mr. Hewitt's lands already experience some degree of spring flooding. He does not want to see the proposed development causing any additional drainage burdens on his lands. We trust you will ensure that this issue will be appropriately addressed as the project proceeds.

Simcoe County District School Board, 02/02/09

Thank you for circulating a copy of the application for the above-noted draft plan of subdivision and Notice of Information Meeting to this office for review. The draft plan of subdivision proposes a total of 40 lots for single family detached dwellings on individual wells and on-site septic systems.

Planning staff have no objections 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 purchasers that school busses on through streets will not enter cul de sacs and pick up points will generally will 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.

Residents 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.

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

Brent Clarkson, MHBC Planning, representative of the applicant, addressed the Committee and provided the following comments:

- The subject property is 85 acres in size and designated in the Township Official Plan as Country Residential which indicates the intent for future development.
- The current zoning is Rural (RU) and rezoning will be required.
- The proposed plan of subdivision is for 40 estate residential lots approximately 1.5 acres in size.
- The plan is designed to minimize the impact on drainage courses and grading currently on the property.
- The applicant also intends to save as many trees as possible to lend to the estate residential development.
- A portion of the property is under the Environmental Protection Zone which are not provincially significant and provisions have been made to preserve these areas.
- The local conservation club or the Township can take an easement over these portions to ensure no further development will occur.
- Traffic from the development will exit onto Telford Line and a Traffic Study has been completed and approved by the Township indicating that Telford Line can support any increased traffic from the proposed homes.
- A Hydrogeological, Stormwater Management and Environmental Impact Studies have also been completed, peer reviewed and approved by the Township.
- The post-development flows of drainage from the property will match the pre-development flows.
- Each dwelling will be on individual wells and septic systems.
- The Township's peer review has recommended that the area wells be monitored during construction and if there is no impact additional monitoring will not be required.
- If there is a detrimental affect on area wells, then remedial action will be required.
- The consultant has reviewed the Provincial Policy Statements, Township Official Plan and Zoning By-law and County Official Plan which indicate that this is an area where residential development will occur.

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 7:50 p.m.

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

Member Taylor requested clarification on how Lot 41 will drain onto Telford Line and if the lots with Environmental Protection areas would be able to support a septic system.

- All of the drainage from the north will be captured with a swale along the back of Lot 41 and a portion of Lot 5 to join up with the natural watercourse toward Telford Line.
- There is room for septic systems and some of the lots have detailed plans to accommodate same.
- The party who takes ownership of the easements will monitor their preservation.

Member Marriott expressed concerns with only one entrance to the development and access by emergency vehicles and inquired if parkland would be provided for this area.

- There is not parkland provided and the developer is proposing cash-in-lieu of parkland.
- The developer can provide a boulevard for access to the development which would provide at least one lane of access/egress in the case of an emergency.

Member Sled advised that the Council of Simcoe had an objection to this designation in the Township's Official Plan.

- The County has reviewed this application and will consider granting approval.

(see Resolution No. PD021909-02)