

MINUTES OF THE MEETING OF THE PLANNING & DEVELOPMENT COMMITTEE HELD IN THE ADMINISTRATION OFFICE, 1024 HURLWOOD LANE, THURSDAY, JANUARY 22, 2009 AT 7:30 P.M.

PRESENT:	Chair	Douglas Beach
	Members	Frank Coyle Judith Cox Ian Crichton Karen Marriott Phil Sled Mark Taylor
STAFF:	Planner	Jason Brander
	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 Plan of Subdivision – 1 Shaw Street (see *attached notes*).

MOTION PD012209-01: *Moved by Member Cox and seconded by Member Marriott that an Application for a Plan of Subdivision with respect to 1 Shaw Street be received; AND FURTHER THAT the Planner be requested to prepare Draft Conditions with respect to this development for further consideration.*

CARRIED

Information Meeting with respect to a Proposed Plan of Subdivision – 4071 & 4109 Digby Road & 4132 Wainman Line. (see *attached notes*).

MOTION PD012209-02: *Moved by Member Cox and seconded by Member Marriott that comments received with respect to a Proposed Plan of Subdivision for 4071 & 4109 Digby Drive and 4132 Wainman Line be received as information.*

CARRIED

DELEGATIONS

Planscape with respect to New Township of Severn Comprehensive Zoning By-law (see *Appendix "1"*).

MOTION PD012209-03: *Moved by Member Marriott and seconded by Member Coyle that a presentation of Planscape with respect to a New Comprehensive Township of Severn Zoning By-law be received as information.*

CARRIED

REPORTS FROM OFFICIALS (for information)

Building Report for the month of December 2008.

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

Presentation to Washago Community Centre with respect to Community Planning.

MOTION PD012209-04: *Moved by Member Taylor and seconded by Member Sled that the following Reports from Officials be received as information:*

- (a) Building Report for the month of December 2008;*
- (b) Society for the Prevention of Cruelty to Animals – Statement of Pound Services for the month of December 2008; and*
- (c) Presentation to Washago Communtiy Centre – Community Planning.*

CARRIED

REPORTS FROM OFFICIALS (for direction)

Planning Report No. P09-001, 01/08/09, with respect to Proposed Severance Application – 2537 Grass Lake Line.

MOTION PD012209-05: *Moved by Member Sled and seconded by Member Crichton that Planning Report No. P09-001, dated January 8, 2009, with respect to a Severance Application for 3527 Grass Lake Line be received; AND FURTHER THAT the request of Mr. Patterson for the creation of two lots be denied.*

Recorded Vote

<i>Douglas Beach</i>	<i>Yes</i>
<i>Judith Cox</i>	<i>Yes</i>
<i>Frank Coyle</i>	<i>No</i>
<i>Ian Crichton</i>	<i>Yes</i>
<i>Karen Marriott</i>	<i>No</i>
<i>Philip Sled</i>	<i>Yes</i>
<i>Mark Taylor</i>	<i>Yes</i>

CARRIED

Planning Report No. P09-003, 01/09/09, with respect to Georgian Heights Subdivision – Request for Reduction in Securities & Substantial Completion.

MOTION PD012209-06: *Moved by Member Coyle and seconded by Member Cox that Planning Report No. P09-003, dated January 9, 2009, with respect to the Georgian Heights Subdivision be received;*

January 22, 2009

*AND FURTHER THAT the Township of Severn approve the reduction in securities to the amount of \$194,801.00, subject to receipt of proof of payment for all Township and contractor's accounts to-date;
AND FURTHER THAT the subdivision be deemed substantially completed.*

CARRIED

Planning Report No. P09-004, 01/09/09, with respect to Consulting Proposal for Township of Severn Development Charges Background Study & By-law.

MOTION PD012209-07: *Moved by Member Cox and seconded by Member Crichton that Planning Report No. P09-004, dated January 9, 2009, with respect to a Consulting Proposal for the Township of Severn Development Charges Background Study & By-law be received;
AND FURTHER THAT the Township of Severn enter into an Agreement with Watson & Associates Economists Limited for the preparation of the Development Charges Background Study & By-law.*

CARRIED

Planning Report No. P09-005, 01/14/09, with respect to Drainage Issues – Wainman Line & Elana Drive.

MOTION PD012209-08: *Moved by Member Cox and seconded by Member Crichton that Planning Report No. P09-005, dated January 14, 2009, with respect to the drainage issues at Wainman Line & Elana Drive be received;
AND FURTHER THAT the Township of Severn advise the proponent of Subdivision SV-T-0703 that the Storm Water Management Plan must be designed to limit all possible storm water from entering into the Elana Drive stormwater retention pond.*

CARRIED

Planning Report No. P09-006 re Simcoe Estates Ltd. Site Plan Agreement – 3348 Goldstein Road.

MOTION PD012209-09: *Moved by Member Cox and seconded by Member Coyle that Planning Report No. P09-006, dated January 19, 2009, with respect to Simcoe Estates Ltd. be received;
AND FURTHER THAT the Site Plan Agreement between Simcoe Estates Ltd. and the Township of Severn with respect to property located at 3348 Goldstein Road be approved.*

CARRIED

CORRESPONDENCE (for information)

Andrew C. Gress, 01/06/09, with respect to Proposed Plan of Subdivision – 4071 & 4109 Digby Drive & 4132 Wainman Line.

C.C. Tatham & Associates Ltd., 12/15/08, with respect to Replacement of North River Bridge on Upper Big Chute Road – Notice of Municipal Class Environment Assessment Study.

MOTION PD012209-10: *Moved by Member Marriott and seconded by Member Cox that the following correspondence be received as information:*
(a) *Andrew C. Gress, 01/06/09, with respect to a Proposed Plan of Subdivision for 4071 & 4109 Digby Drive and 4132 Wainman Line; and*
(b) *C.C. Tatham & Associates Ltd., 12/15/08, with respect to Replacement of North River Bridge on Upper Big Chute Road – Municipal Class Environmental Assessment Study.*

CARRIED

CORRESPONDENCE (for direction)

Motion with respect to 2009 Warden's Mixed Bonspiel – Coldwater Curling Club.

MOTION PD012209-11: *Moved by Member Cox and seconded by Member Marriott that the following be authorized to attend the 2009 Warden's Mixed Bonspiel at the Coldwater Curling Club to be held January 31, 2009, with expenses for the entry fee only: Mayor Sled, Councillor Beach, Councillor Coyle.*

CARRIED

Rudy & Associates Ltd., 01/13/09, with respect to West Shore Cove Retirement Community – 3316 Turnbull Drive.

MOTION PD012209-12: *Moved by Member Cox and seconded by Member Crichton that correspondence from Rudy & Associates Ltd., dated January 13, 2009, with respect to West Shore Cove Retirement Community – 3316 Turnbull Drive be received; AND FURTHER THAT the Deputy Clerk be directed to prepare a Draft Zoning By-law for consideration of Council.*

CARRIED

Motion with respect to Public Meeting – Township of Severn Recreation Master Plan.

MOTION PD012209-13: *Moved by Member Cox and seconded by Member Coyle that Resolution No. CSC012109-01 be amended by deleting "February 26, 2009" in its entirety and inserting "March 3, 2009" in lieu thereof.*

CARRIED

UNLISTED ADDITIONS

- "NIL"

CONFIDENTIAL AGENDA

Reports from Officials

- "NIL"

Correspondence

- "NIL"

ADJOURNMENT – 10:18 p.m.

January 22, 2009

MOTION PD012209-13: *Moved by Member Cox and seconded by Member Marriott 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, JANUARY 22, 2009 AT 7:30 P.M.

PRESENT:	Chair	Douglas Beach
	Members	Frank Coyle Judith Cox Ian Crichton Karen Marriott Phil Sled Mark Taylor
STAFF:	Planner	Jason Brander
	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 4071 & 4109 Digby Drive and 4132 Wainman 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 1 Shaw Street is concluded, the Committee will consider the application with due regard to the presentations and views expressed this evening. The Committee will then either defer the application pending further reports from Township staff or prepare draft conditions for consideration by the County of Simcoe as the approval authority.

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 Plan of Subdivision for 1 Shaw Street.

The purpose of the public meeting is to present to the public and the Planning & Development Committee an Application for Subdivision on lands described as Part of the Southwest Half of Lot 22, Concession 12, geographic Township of Medonte, now in the Township of Severn, municipally known as 1 Shaw Street. The property is zoned for a total of 50 townhouse style units. The Subdivision Application is strictly a technical requirement of the overall proposal for the plan of condominium and does not propose any changes to the development of the property as it has been previously presented to the public and to the Committee.

The Planner advised that notice of the public information meeting was given in accordance with the Planning Act on December 22, 2008 and a sign was posted on-site. There has been no correspondence received with respect to this application.

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

Nick MacDonald, Meridian Planning Consultants, addressed the Committee on behalf of the applicant and reiterated that this application for a Plan of Subdivision was technical in nature only. The Site Plan and Zoning has been approved and this formal process is required to convey individual lots through the condominium proposal.

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.

Member Sled inquired is Lot 1 would provide access to the river.

- The access to the river has yet to be determined.

(See Resolution No. PD012209-01)

INFORMATION MEETING

Chair Beach requested the Township Planner to present the particulars of the Proposed Plan of Subdivision for 4071 & 4109 Digby Drive and 4132 Wainman 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 Lots 1 and 2, Concession 1, geographic Township of South Orillia, now in the Township of Severn, municipally known as 4071 & 4109 Digby Drive and 4132 Wainman Line. The proposed redevelopment would involve the creation of a subdivision having 41 lots which would support single family detached residences serviced by private wells and septic systems.

January 22, 2009

The majority of lots will be approximately 0.3 hectares (0.8 acres) in size and will have a minimum 30 metre frontage on the proposed municipal roadways. Connection to the subdivision will be via the extension of Birkeshire Woods Lane from the east and Elana Drive from the south. The subject property will be rezoned to allow this residential development. The development is for 41 lots approximately .8 acres in size including a parkland dedication adjacent to the Elana Drive parkland.

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 December 22, 2008 and a sign was posted on-site. The following correspondence has been received with respect to this application:

Andrew C. Gress, 01/06/09

It was a pleasure speaking with you on the phone yesterday. In summary of our discussion, my concern with the proposed subdivision is the westerly extension of Birkeshire Woods Lane. During a previous plan of subdivision, area residents were assured that Birkeshire Woods Lane would not be extended. Please refer to the attached letter, dated February 15, 2005, from David Scott.

In discussions with Mr. Scott at the time it was determined that the second entrance to the newly proposed subdivision would be from Confederation Drive. Also, it was envisioned by Mr. Scott that the subdivisions would be joined via a park and walking path at the end of Birkeshire Woods Lane.

As you indicated in our discussion, provincial legislation has been passed in the last 5 years that has added more requirements to the planning process. However, I believe that there must be workable solutions that met these new provincial requirements while upholding the commitments previously made to the area residents.



TOWNSHIP OF SEVERN

THE CORPORATION OF THE TOWNSHIP OF SEVERN

P.O. Box 159, Orillia, Ontario, L3V 6J3

February 15, 2005

Andrew Gress
P.O. Box 247
Port Severn, ON
P0E 1N0

Dear Sir/Madam:

Re: Proposed Subdivision/Rezoning – 1899 Division Road West

Over the past few months the Planning & Development Committee held 2 public meetings regarding the proposed Subdivision Plan for 1899 Division Road West. At its January 27, 2005 meeting the Committee passed 3 motions supporting the Subdivision Plan and recommended that Council pass the necessary Amended Zoning By Law. Attached is a copy of the 3 motions. On February 3, 2005 Council ratified the motions of the Planning & Development Committee.

The subdivision documentation has now been forwarded to the County of Simcoe which is the approval authority for subdivisions. In addition to the minutes of the public meeting all correspondence received by the Township regarding the subdivision has been forwarded to the County as well.


It is anticipated that the Zoning By Law Amendment will be approved by Council at its March 3, 2005 meeting.

Yours truly,

A handwritten signature in black ink, appearing to read "David Scott".

David Scott
Director of Planning & Development
Township of Severn


DS/pd

 <p>TOWNSHIP OF SEVERN P.O. Box 159, Orillia - L3V 6J3</p>	Motion No.: PD012705-05 Date: January 27, 2005
	CARRIED <input checked="" type="checkbox"/> WITHDRAWN _____ LOST _____ DEFERRED _____ Signed: <i>M. Taylor</i>
MOVED BY: <i>[Signature]</i> SECONDED BY: <i>[Signature]</i>	

THAT Planning Report No. P05-001, dated January 4, 2005, be received;


AND FURTHER THAT the proposed sub-division at 1899 Division Road West be supported;

AND FURTHER THAT Abbey Road be extended into this subdivision (by the developer) but restricted to vehicular traffic until the overall development is completed.

 <p>TOWNSHIP OF SEVERN P.O. Box 159, Orillia - L3V 6J3</p>	Motion No.: PD012705-07 Date: January 27, 2005
	CARRIED <input checked="" type="checkbox"/> WITHDRAWN _____ LOST _____ DEFERRED _____ Signed: <i>M. Taylor</i>
MOVED BY: <i>[Signature]</i> SECONDED BY: <i>[Signature]</i>	

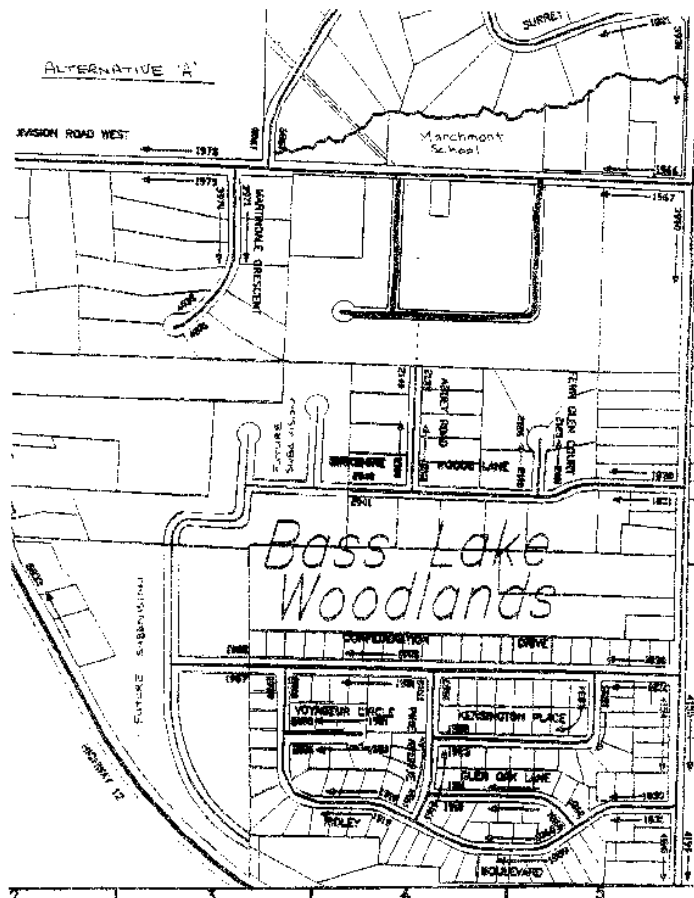
THAT Planning Report No. P05-001, dated January 4, 2005, with respect to road patterns for the proposed subdivision at 1899 Division Road West be received;

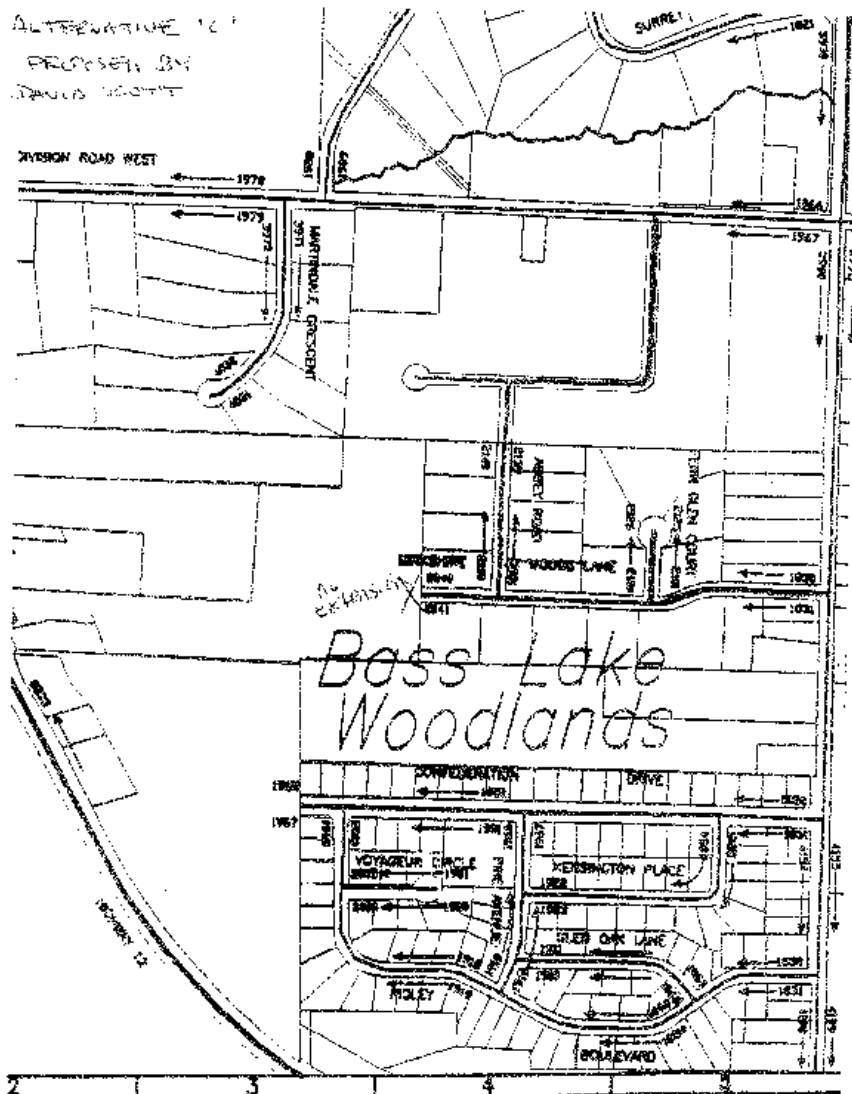
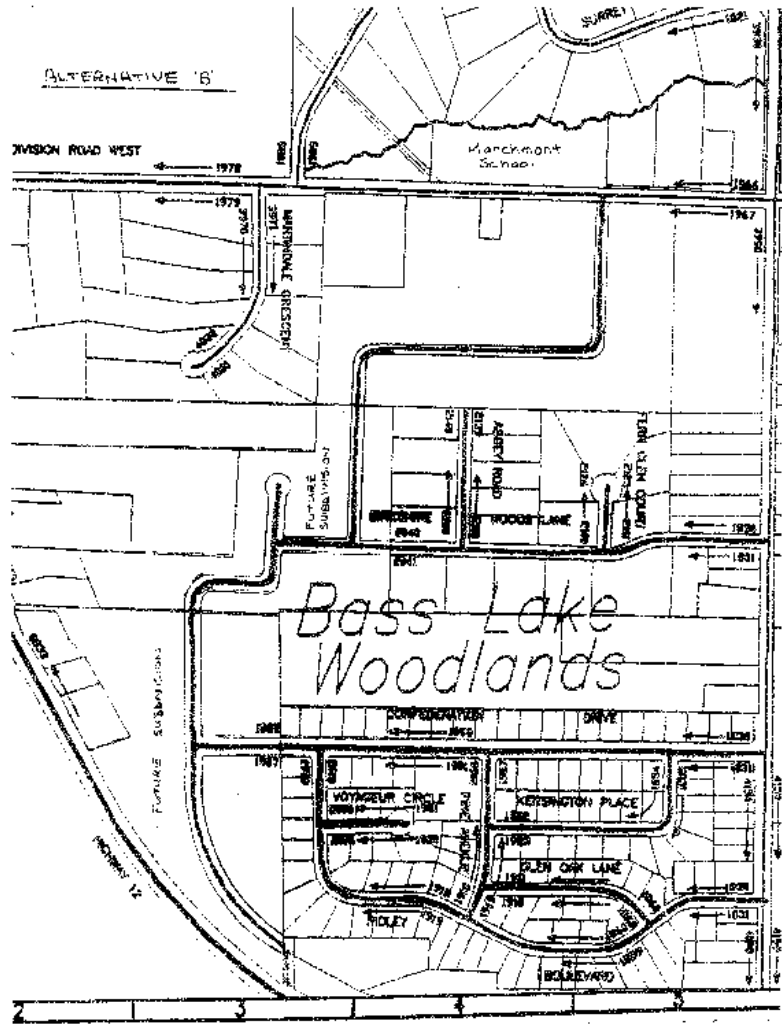
AND FURTHER THAT *Berkshire Woods not be extended to the west in the future.*

 <p>TOWNSHIP OF SEVERN P.O. Box 159, Orillia - L3V 6J3</p>	Motion No.: PD012705-10 Date: January 27, 2005
	CARRIED <input checked="" type="checkbox"/> WITHDRAWN _____ LOST _____ DEFERRED _____ Signed: <i>M. Taylor</i>
MOVED BY: <i>[Signature]</i> SECONDED BY: <i>[Signature]</i>	

THAT Planning Report No. P05-005, dated January 6, 2005, be received;

AND FURTHER THAT this Committee supports the proposed subdivision and requests that the conditions contained within Planning Report No. P05-005 be included in the Conditions of Draft Subdivision Approval. *except condition #11*





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

Eldon Theodore, MHBC Planning Consultants, addressed the Committee on behalf of the applicant and provided the following information:

- The general character of this development is in keeping with the Marchmont area.
- The lot sizes are between the development to the north and south.
- Stormwater management will be controlled through ditches to the stormwater management pond for Elana Drive.
- The proposed stormwater management will provide quantity and quality control for up to a 100 year storm.
- Elana Drive and Birkeshire Woods Lane will provide access and connect the adjoining communities as required in the new development policies.
- The Transportation Plan for this development has been completed and approved by the peer review process.
- This application is in character with the surrounding community in an existing settlement area and will infill a vacant portion of land in this area.
- The applicant is requesting comments from the Committee and the public for further consideration.

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.

Ray Smith, resident of 1850 Confederation Drive, addressed the Committee and provided the following comments:

- Confirmation that the development will be on individual well and septic and does not connect to the Bass Lake Water System.
- There has been significant changes to the water tables in this area with the development on Elana Drive and drainage has caused problems in the area homes.
- This entire area is on sand and cutting the trees has also changed the water tables.
- Area residents have needed to install more powerful pumps and provide emergency electricity due to the recent changes.
- There is an existing right-of-way off Confederation Drive – is this included in the new development?

Consultant

- The right-of-way is not included in this new development but could possibly provide pedestrian access between the communities in the future.
- The overflow area for drainage will be directed towards Block 42 and eventually outlet to the existing pond to the east and then down to Wainman Line.
- The homes to the south will not be affected as the contour of the land provides for drainage to flow northward, which will be graded away from the current homes.
- The stormwater management pond will be designed to hold the water overflow and slowly release it into the drainage system down to Wainman Line.

Andrew Gress, resident of 2113 Abbey Road, addressed the Committee and provided the following comments:

- 4 years ago, the Council of the day made a written commitment to the residents in this area not to extend Birkeshire Woods Lane to the west.
- The current design provides access off of Birkeshire Woods Lane, so are there any other alternatives for access to this development?

Consultant

- There are new policy statements since that previous decision of Council and it is a logical connection of the communities.
- Policy statements speak about connecting communities and optimizing the use of existing infrastructure.
- Council can always reconsider a previous decision if it is proven to be significantly better planning for the area.

Rick Ball, resident of 2135 Abbey Road, addressed the Committee and provided the following comments:

- There was an agreement with the residents not to extend Birkeshire Woods Lane and now there is concern with traffic flow and childrens' safety.
- The area residents made sacrifices to get this agreement and now it could be thrown out for this new development.
- The residents may need to seek litigation if this proposal is to proceed with the extension of Birkeshire Woods Lane and the agreement should be honoured.

John Parr, addressed the Committee and provided the following comments:

- Can the existing stormwater management pond handle additional water flow from this new development?

Consultant

- The additional water will be flowing slower and released over time into the drainage for Wainman Line.
- There will only be trees cleared where the actual pond is to be located which should assist with drainage.
- Buffering will be preserved wherever possible.

Hans Oesterle, resident of 1900 Confederation Drive, addressed the Committee and provided the following comments:

- There are groundwater problems in this area now from the recent subdivision development. Will Block 42 effect the groundwater and increase the need for pumps in the area homes?

Consultant

- The stormwater management pond will be a wet pond which will hold the water and release it slowly into the existing flow area. The new development will not affect the current groundwater levels.

Julie Holjevac, resident of 4140 Wainman Line, addressed the Committee and provided the following comments:

- Will the new pond be concrete or lined? The flows area heavy now with a good rain storm.
- What is the size of this property at this time?

Consultant

- It will be an earthen pond but it may be lined with clay or a rubber/pvc liner to hold the water longer.
- The property is currently 46 acres and there are 41 homes proposed for this site.

Bill Wallis, resident of 4124 Wainman Line, addressed the Committee and provided the following comments:

- The existing flow is now entering at the rear of his property and he does not wish any additional runoff in this area.

Consultant

- The proposed pond will be holding water and then slowly exiting into the current drainage system.
- Design and detailed surveys can be reviewed and the consultant will meet on site to review this proposal.

Ray Smith, readdressed the Committee and requested clarification of the pond on Mr. Wallis' property.

- The existing pond is located on the rear of Mr. Wallis' property.

John Parr, readdressed the Committee with concerns on the location of the existing stormwater management pond.

- The illustrated grading plans can be made available to the residents for this development.

Susan Depiero, resident of 4091 Jilem Court, addressed the Committee and provided the following comments:

- With the new provincial policies, can the connection between developments be achieved other than interior road patterns in order to promote health and exercise for area residents?
- The provision of walkways or trails would be beneficial to all of the area residents.

Consultant

- The provision of bike trails or walkways can be considered but critical population figures area required to determine a local need.
- 41 homes will generate approximately 30 vehicles in the morning and 40 vehicles in the evening during peak times.
- This type of roadway is capable of handling up to 300 vehicles per day.
- 20 homes use Birkeshire Woods Lane now which is not even close to the capacity for this roadway.

Julie Holjevac, readdressed the Committee and expressed her concerns with water runoff and that Wainman Line will need upgrading to handle this additional traffic.

- Wainman Line has been reviewed and there are no identified thresholds for upgrades to the roadway.
- The water runoff can be reviewed again at the formal public meeting.

Joe Parco, resident of 2007 Birkeshire Woods Lane, addressed the Committee and provided the following comments:

- With the development to the north, residents will take the shortest route to Division Road West and alternative access to this development should have been considered.

Andrew Gress, readdressed the Committee and advised that there will more traffic on Birkeshire Woods Lane that the expected 41 new homes. The residents will use the interior roadways for short cuts to Division Road West and Wainman Line.

- Additional connection points will reduce the increase of traffic flow and distribute it more throughout the area which is good planning for this development.
- There are no concerns for overloading of local roads for this development.

Shirley Kerney, addressed the Committee and advised that there will be more than 40 cars for 41 homes as most families have more than 1 vehicle.

Mr. Mendiretta, addressed the Committee and provided the following comments:

- The area residents have been told that Birkeshire Woods Lane would never be opened to adjacent development and that Abbey Road would be extended.
- The extension of this roadway will open up the opportunity for additional traffic wanting access to the school.

Consultant

- The traffic study has considered all intersections in the area and been approved by the Township's peer review process.

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 8:25 p.m.

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

Member Crichton provided the following comments:

- The Township is in a difficult position with the potential for the opening of Birkeshire Woods Lane and increased traffic on Abbey Road and Confederation Drive.
- The Fire Department has indicated their desire for limited cul-de-sacs for access.
- Member Crichton would like to attend on site also when reviewing the drainage patterns with Mr. Wallis.

Member Cox provided the following comments:

- There is concern that the access to Birkeshire Woods Lane is provided on the proposed plan when the Township has already provided a decision not to access this roadway for future development.
- Member Cox cannot support this application as presented.
- There should be the provision of walking trails with the new policy statements to reduce traffic in this area.
- The applicant should reconsider gated access only for Birkeshire Woods Lane and provide an amended subdivision plan for further consideration.

Member Taylor provided the following comments:

- There is an explanation needed as to why the access to Birkeshire Woods Lane is provided on the proposed plan.

Planner

- Under the Planning Act, every applicant is allowed to make an application to Council regardless of past decisions.
- The current provincial policy statements were not in effect at the time of the previous decision.
- Council may consider any application and then determine their decision based on past decisions and current information.
- The application met the criteria for a complete application and therefore an Information Meeting was scheduled for this development.

Member Sled provided the following comments:

- Due to past problems in this area, a liner for the stormwater management pond should be automatically provided.
- Crosswalks should also be considered for access to the Marchmont Public School.
- When the Birkeshire Woods Lane decision was made, the Committee considered access to the north for Division Road West as an alternative access.
- With the development in the area, the access to the north is no longer available.

(see Resolution No. PD012209-02)