

MINUTES OF THE MEETING OF THE PLANNING & DEVELOPMENT COMMITTEE HELD IN THE ADMINISTRATION OFFICE, 1024 HURLWOOD LANE, THURSDAY, JUNE 11, 2009 AT 7:30 P.M.

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PRESENT:	Chair	Douglas Beach
	Members	Frank Coyle Judith Cox Ian Crichton Karen Marriott Phil Sled Mark Taylor
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 & Plan of Subdivision – 4071 & 4109 Digby Drive & 4132 Wainman Line.

*MOTION PD061109-01: Moved by Member Marriott and seconded by Member Coyle that a Complete Application for a Zoning By-law Amendment and Plan of Subdivision with respect to 4071 & 4109 Digby Drive and 4132 Wainman Line be received as information; AND FURTHER THAT this Committee recommends to Council that staff be directed to bring forward the previous resolution with respect to the extension of Birkeshire Woods Lane for reconsideration of the previous decision of Council.*

*CARRIED*

### DELEGATIONS

- "NIL"

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

Building Report for the month of May 2009.

By-law Enforcement Report for the month of May 2009.

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

Planning Report No. P09-070, 06/04/09, with respect to Planning Department & Development Activity.

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MOTION PD061109-02: *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 May 2009;*
- (b) *By-law Enforcement Report for the month of May 2009;*
- (c) *Society for the Prevention of Cruelty to Animals – Statement of Pound Services for the month of May 2009; and*
- (d) *Planning Report No. P09-070, 06/04/09, with respect to Planning Department & Development Activity.*

**CARRIED**

**REPORTS FROM OFFICIALS (for direction)**

Corporate Services Report No. C09-036, 06/01/09, with respect to Ontario's Cosmetic Pesticides Ban.

MOTION PD061109-03: *Moved by Member Cox and seconded by Member Marriott that Corporate Services Report No. C09-036, dated June 1, 2009, with respect to Ontario's Cosmetic Pesticides Ban be received;*  
*AND FURTHER THAT Sections 35-1, 35-2 and 35-4 be deleted from the Corporate Policy Manual;*  
*AND FURTHER THAT Section 35-3 be amended as follows:*  
*Written Weed Complaints*  
*That the Weed Inspectors be authorized to adopt a procedure whereby legislation is enforced upon receipt of a signed, written complaint only;*  
*And that the Weed Inspectors be authorized to enforce weed control under the Cosmetic Pesticides Ban Act, 2009.*

**CARRIED**

Corporate Services Report No. C09-037, 06/02/09, with respect to Appointment to Township of Severn Public Library Board.

MOTION PD061109-04: *Moved by Member Marriott and seconded by Member Cox that Corporate Services Report No. C09-037, dated June 2, 2009, with respect to an appointment to the Township of Severn Public Library Board be received;*  
*AND FURTHER THAT staff be directed to give notice of vacancies on the Board and report further on appointments to complete the complement for the remainder of the term of Council.*

**CARRIED**

Planning Report No. P09-062, 06/02/09, with respect to Westshore Water & Sewer Capacity Study.

MOTION PD061109-05: *Moved by Member Sled and seconded by Member Taylor that Planning Report No. P09-062, dated June 2, 2009, with respect to Westshore Water & Sewer – Capacity Study be received;*  
*AND FURTHER THAT the Westshore Water & Sewer Study be adopted with respect to the use and allocation of sewer and water capacity in the Westshore Settlement area.*

**CARRIED**

Planning Report No. P09-068, 06/01/09, with respect to Scollard Condominium Exemption – 1 Shaw Street.

MOTION PD061109-06: *Moved by Member Cox and seconded by Member Coyle that Planning Report No. P09-068, dated June 1, 2009, with respect to Scollard Condominium Exemption – 1 Shaw Street be received;*  
*AND WHEREAS the Township of Severn has considered applications for a Zoning By-law Amendment, a Plan of Subdivision and a Site Plan Agreement for 1 Shaw Street, Coldwater and all matters under Sections 51 and 51.1 of the Planning Act have been addressed through Council's review of these applications and through the Conditions of Draft Plan of Subdivision Approval which have been approved by Council;*  
*AND WHEREAS the Township of Severn recognizes that the condominium cannot be registered until such time as the Conditions of Draft Plan of Subdivision Approval as applied to the Subdivision have been completed, including the registration of a Subdivision Agreement with the Township;*  
*NOW THEREFORE BE IT RESOLVED THAT the County of Simcoe be advised that:*

- 1. All matters under Section 51 and 51.1 of the Planning Act have been addressed to the satisfaction of Council;*
- 2. All agencies under Section 51 of the Planning Act have been notified and given an opportunity to comment.*

**CARRIED**

Planning Report No. P09-069, 06/03/09, with respect to Official Plan Appeals – Aggregate Industry.

MOTION PD061109-07: *Moved by Member Taylor and seconded by Member Sled that Planning Report No. P09-069, dated June 3, 2009, with respect to Official Plan Appeals – Aggregate Industry be received;*  
*AND FURTHER THAT staff be instructed to proceed to the Ontario Municipal Board with the purpose of obtaining approval for the Township of Severn Official Plan and continue to meet with aggregate industry planners with the purpose of resolving the outstanding Official Plan Appeal.*

**CARRIED**

**CORRESPONDENCE (for information)**

Mr. O. Fiorese, 05/28/09, with respect to Intention to Remove Holding Zone – 2434 & 2564 Brennan Line.

Jagger Hims Limited, 05/26/09, with respect to Severn Pines Quarry – 2008 Annual Water Monitoring Report.

Raeburn & Margaret Smith, 06/05/09, with respect to Proposed Zoning By-law Amendment & Plan of Subdivision – 4071 & 4109 Digby Drive & 4132 Wainman Line.

Jennifer Chapman, 06/06/09, with respect to Proposed Zoning By-law Amendment & Plan of Subdivision - 4071 & 4109 Digby Drive & 4132 Wainman Line.

MOTION PD061109-08: *Moved by Member Coyle and seconded by Member Marriott that the following correspondence be received as information:*

- (a) *Mr. O. Fiorese, 05/28/09, with respect to Removal of Holding Zone – 2434 & 2564 Brennan Line;*
- (b) *Jagger Hims Limited, 05/28/09, with respect to Severn Pines Quarry – 2008 Annual Water Monitoring Report;*
- (c) *Raeburn & Margaret Smith, 06/05/09, with respect to Proposed Zoning By-law Amendment & Plan of Subdivision – 4071 & 4109 Digby Drive & 4132 Wainman Line; and*
- (d) *Jennifer Chapman, 06/06/09, with respect to Proposed Zoning By-law Amendment & Plan of Subdivision – 4071 & 4109 Digby Drive & 4132 Wainman Line.*

**CARRIED**

Skelton Brumwell, 05/27/09, with respect to Notice of Appeal – Severn Falls Chapel Housing Project.

MOTION PD061109-09: *Moved by Member Cox and seconded by Member Coyle that a letter from Skelton Brumwell, dated May 27, 2009, with respect to Notice of Appeal – Severn Falls Chapel Housing Project be received; AND FURTHER THAT in consideration of the appeal by the Severn Falls Chapel Christian Housing Project to the Ontario Municipal Board, the Ontario Municipal Board be advised that this Council does not support the rezoning application because it does not comply with the general intent and purpose of Section C2.3.7.3 of the Township's Official Plan.*

**CARRIED**

**CORRESPONDENCE (for direction)**

- "NIL"

**UNLISTED ADDITIONS**

- "NIL"

**- CONFIDENTIAL -**

**CONFIDENTIAL AGENDA**

**Reports from Officials**

- "NIL"

**Correspondence**

- "NIL"

**ADJOURNMENT – 9:17 p.m.**

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MOTION PD061109-10: *Moved by Member Coyle and seconded by Member Marriott that this meeting be and it is hereby now adjourned.*

*CARRIED*

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Douglas Beach  
Chair

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Sharon R. Goerke  
Deputy Clerk

NOTES OF INFORMATION/PUBLIC MEETINGS - PLANNING & DEVELOPMENT  
COMMITTEE HELD IN THE ADMINISTRATION OFFICE, 1024 HURLWOOD LANE,  
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*The Chair stated that a public meeting has 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**

*Chair Beach requested the Township Planner to present the particulars of a Proposed Zoning By-law Amendment and Plan of Subdivision for 4071 & 4109 Digby Drive & 4132 Wainman Line.*

The Planner advised that the purpose of the Public Meeting is to introduce a development proposal to the public and the Planning & Development Committee, being an application for subdivision on lands described as Part of Lots 1 and 2, Concession 1, geographic Township of South Orillia, now in the Township of Severn, having Municipal Roll Nos. 4351-010-010-004-10, 4351-010-010-007 & 4351-010-010-181-01. The proposed development would involve the creation of a subdivision having 41 lots which would support single family detached residences serviced by private wells and septic systems. 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. The Public Meeting will also introduce alternative access opportunities off of Digby Drive to the proposed subdivision via other property to the west which is technically not part of this subdivision at this time.

The proposed Zoning By-law Amendment would rezone the subject property from its current General Industrial Exception Three (M2-3) Zone and Rural (RU) zone to a Residential Type One Exception Holding Zone. The proposed zone would permit one dwelling unit per lot subject to specific development criteria to recognize size and dwelling location on each lot. The Holding provision would be removed upon the developer entering into a Subdivision Agreement with the municipality.

Notice of the public meeting was given in accordance with the Planning Act on May 15, 2009 and a sign was posted on-site. The following correspondence has been received with respect to this application:

**Raeburn & Margaret Smith, 06/05/09**

My wife and I are very concerned about the ground water management plans for the proposed "Locke" Subdivision, considering the groundwater problems being experienced by immediate neighbours on Confederation Drive, Kensington Place, Glen Oak Lane and Ridley Boulevard in Bass Lake Woodlands. I will be attending the Public Meeting on Thursday, June 11, 2009, and will ask the following questions:

- Is the developer's plan supported by an appropriate Environmental Assessment?
- Is the proposed development supported by an independent Hydrological Assessment?
- Does the developer's groundwater management plan protect the existing homes in Bass Lake Woodlands, particularly those on and behind the lower part of Confederation Drive, from changes in groundwater patterns resulting from the residential development, in terms of both groundwater channeling and catchment?
- How will the proposed new settling pond be treated in order to assure that it effectively contains and discharges the groundwater collected there away from the existing Bass Lake Woodlands homes, particularly those on and behind the lower part of Confederation Drive?

**Jennifer Chapman, 06/06/09**

Hello and thank you for taking the time to read my email. I'm am hoping I have addressed this to the proper person but if not, if you are able to forward this to the correct person, it would be extremely appreciated. I am writing in reference to "Application of Subdivision County of Simcoe file No. SV-T-0703" "Application No. Z-09-07". This proposes that the current Bass Lake saw mill and surrounding locations be cleared of forest to make way for a new subdivision. I am extremely opposed to this proposal for many reasons. One reason to oppose the planned subdivision is the ever increasing amount of wildlife that has been streaming through the wooded area which is in danger of being torn down. My father lives at the very edge of the proposed subdivision. We moved there when I was 10. in the early years you might see a few deer if you're lucky, possibly a porcupine or wild rabbits. I am now 24 and for the first time since he moved there, we have started to see bears and extremely large herds of

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deer traveling through the property among many other creatures. It is quite likely that the reason for the increase is the fact that more and more subdivisions and structures have been built, forcing them to travel closer and closer to residential areas. We moved out to this area to escape the city and have a nice quiet, wooded area to retreat to. I am afraid this might not last much longer as it seems that the city is just being relocated to the wooded area. I am sure these new subdivisions are being marketed as "Woodland Homes" and that the drawing factor in selling these homes is the spacious, natural location, away from the noise of the city. I believe that sooner or later that will be irrelevant as there will be no more quiet space left when we are over run with new homes. Also, there is an increasing amount of homes in the core of Orillia that are in severe need of repair. Houses that now stand abandoned. Renovating these homes and moving families into them would not only create jobs that are so badly needed, but would also improve the image of or failing downtown core. With this city being conveniently set between Toronto and cottage country, not to mention connected with the Trent Severn Waterway which brings many boaters, our downtown image is extremely important and yet all the money is going towards developing the outer skirts of town. Please reconsider the proposed subdivision and visit <http://www.facebook.com/group.php?gid=88274615740> to know that I am not alone in feeling this way. Thank you for your time and attention.

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

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

- The proposed subdivision is approximately 18 hectares and located within a settlement area designation.
- The Draft Plan of Subdivision meets the objectives of the settlement area by adding to the local community.
- The developer is transferring a 2 acre parkland to the Township which is adjacent to the existing parkland for the Estates of Bass Lake Subdivision.
- Block 42 has been designated for stormwater management for this development.
- Options 1 and 2 were outlined by the consultant to provide members of the Committee discussion material on the alternate designs available to address concerns expressed by area residents at the Information Meeting held previously.
- With Council's previous decision not to extend Birkeshire Woods Land into the new subdivision, the developer is proposing a pedestrian walkway in this area which meets the intent of planning policies for a healthy lifestyle.
- Option 2 also provides a new access to this development through Digby Drive and relocates the stormwater management pond closer to the cul-de-sac area in order to address concerns with outflow from the pond.

Tim Collingwood, C.C. Tatham & Associates, addressed the Committee and provided the following information on the proposed stormwater management pond:

- The original plans have been revised to address the concerns of area residents with respect to past flooding and external drainage from the site.
- Most of the drainage comes from the north to south direction across the proposed lots and the original plans would provide drainage into the Bass Lake Estates stormwater pond and then further down into the Locke Subdivision stormwater management pond.
- In order to address concerns, a ditch has now been added to the new drainage plan to intercept the flow directly into the new stormwater management pond, and by-pass the Bass Lake Estates drainage area.
- The size of the pond has been increased and moved westerly which is a greater distance from Mr. Wallis' pond to reduce the impact. The trees in this area will be retained to create a buffer and assist in slowing the drainage from this area.
- The outlet will by-pass Mr. Wallis' pond and flow through a natural ravine of tress and rocks to Wainman Line.

- To address the flooding concerns in this area, the developer is proposing to also provide a lining of clay, plastic or rubber in the new stormwater management pond.
- The pond is designed as a wet pond and the liner will prevent the water from seeping into the groundwater before it is released through the proposed drainage path.
- Options 1 and 2 both contain good merits and the developer is seeking Council's direction as to the preferred design.

*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 expressed the following concerns:

- Mr. Smith lives at the end of Confederation Drive and is concerned with the groundwater and runoff from this proposal.
- Option 2 has relocated the stormwater management pond closer to the cul-de-sac which may not be the best scenario.
- This new development could affect the groundwater and runoff in Bass Lake Woodlands which is already having flooding problems.

Consultant:

- The outlet of water from the stormwater management system will not affect the properties on Confederation Drive as the pond is designed to be 10 feet below the elevation of this road.
- There is a natural channel from this location through the ravine for the runoff away from Bass Lake Woodlands.

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

- He was speaking on behalf of a number of residents in the area and advised that they are pleased with Option 2 provided at this meeting and the consultants attempt to address concerns with this development.
- The proposed walkway on Birkeshire Woods Lane should be reduced from the 66 foot road allowance to prevent a future road in this area.
- Option 2 is preferred as it removes concerns with construction traffic in Birkeshire Woods.

Bob Doiron, resident of 1958 Confederation Drive, addressed the Committee and expressed the following concerns:

- There needs to be traffic studies completed for this area in order to ensure there is no negative impact on the surrounding subdivisions.

Consultant:

- Traffic studies will be undertaken as this process continues.
- Preliminary reviews indicate that there will be a minimal impact on the area and the traffic levels are acceptable.

Milan Holjevac, resident of 4140 Wainman Line, addressed the Committee and expressed the following concerns:

- There is concern as to where the overflow water will exit if the stormwater pond overflowed during heavy rain or storm conditions.

Consultant:

- The overflow would exit through the ravine towards Wainman Line and there will be no increase in water discharge from the site than what is discharging prior to development.

Fritz Sawade, resident of 1888 Confederation Drive, addressed the Committee and expressed the following concerns:

- The new Digby Drive exit will increase truck traffic through the current subdivisions which is not a desire route.
- Traffic will also increase through the subdivisions for an exit onto Digby Drive.

Michael Read, resident of 1869 Kensington Place, addressed the Committee and requested clarification on the requirement for a lining in the stormwater management pond.

Consultant:

- The design is for a wet pond which will be holding water on a continual basis.
- In order to keep the water from filtering into the groundwater, a lining will be installed which is an enhanced level of treatment and increases control over the output.

John Par, resident of 4132 Wainman Line, addressed the Committee and inquired as to the size and location of the proposed stormwater management pond.'

Consultant:

- The proposed pond will be approximately  $\frac{1}{2}$  -  $\frac{3}{4}$  of an acre and located 300 feet back from the Wallis pond.

Hans Oesterle, resident of 1900 Confederation Drive, addressed the Committee and expressed the following concerns:

- The design which does not extend Birkeshire Woods Lane into the new subdivision is poor planning and should be reconsidered.

Andrew Gress, resident of 2113 Abbey Road, addressed the Committee and advised that the decision not to extend this roadway is a minor issue for the area.

Bill Wallis, resident of 4142 Wainman Line, addressed the Committee and expressed the following concerns:

- He is concerned with the control of this new pond during a major storm and the impact on area properties downstream and impact on neighbouring wells.

Consultant:

- The pond is designed for a 100 year storm and the drainage will not increase from what the property is producing now.
- A Hydrogeological Study will be completed to address the area wells. Some monitoring may be required and the study will be receive a peer review by the Township.

Bob Dioron, resident of 1858 Confederation Drive, addressed the Committee and inquired as to the next step in this process and the approval of Option 1 or 2.

- The Committee of Adjustment approvals will be required before this application can proceed.
- If approval is received, staff will be reviewing all of material and options submitted for a further report to the Committee.

Steve Depiero, resident of 4091 Jilem Court, addressed the Committee and advised that he is concerned with the hydrogeology of the area and inquired if insufficient water has been a problem in this area.

- Bass Lake Woodlands residents are on municipal water.

Ray Smith, resident of 1850 Confederation Drive, addressed the Committee and advised that additional water from the site being controlled on site does not appease area residents with the past flooding problems and that there will be traffic concerns for left hand turns at Digby Drive and Highway No. 12.

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Fritz Sawade, resident of 1888 Confederation Drive, addressed the Committee and expressed concerns that the area wells will be negatively affected.

Consultant:

- The Hydrogeology Study will be reviewed by the Township and the Ministry of the Environment and preliminary data indicates there is enough water for the area.

*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 8:20 p.m.*

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

Member Marriott requested members of the Committee to recommend to Council that a reconsideration be undertaken of the previous decision not to extend Birkeshire Woods Lane as it is poor planning to approve a walkway instead of extending the road.

Member Sled agreed that it was poor planning not to extend Birkeshire Woods Lane at this time which should be reviewed by the Committee. Member Sled also advised that a settlement capacity study was undertaken for the entire area from Marchmont to Highway No. 12 which provided evidence that there is ample water for the area wells. Member Sled also requested assurance that the stormwater management pond would be aesthetically pleasing for the abutting residents.

Member Taylor agreed that the stormwater management pond be designed to enhance the aesthetics of this subdivision.

Member Cox requested a review of the area parkland to ensure that there is appropriate locations and sizes and not individual small parks in close proximity.

Member Crichton advised that if Birkeshire Woods Lane is extended, it will remain closed for some time yet until the developments in the area are completed. Member Crichton also advised that the traffic through this area will flow onto Digby Drive and Elana Drive for easy access.

Member Sled advised that the decision not to extend Birkeshire Woods Lane was feasible at the time, but should be reviewed to accommodate the increased development in this area.

**(See Resolution No. PD061109-01)**