

MINUTES OF THE MEETING OF THE PLANNING & DEVELOPMENT COMMITTEE HELD IN THE ADMINISTRATION OFFICE, 1024 HURLWOOD LANE, THURSDAY, MARCH 18, 2010 AT 7:30 P.M.

PRESENT:	Chair	Mark Taylor
	Members	Doug Beach Frank Coyle Ian Crichton Karen Marriott Phil Sled
ABSENT:	Member	Judith Cox
STAFF:	Deputy Clerk	Sharon Goerke
	Director of Planning & Development	David Parks
	Director of Corporate Services	Henry Sander

CALL TO ORDER

Chair Taylor called the meeting to order.

DISCLOSURE OF PECUNIARY INTEREST & THE GENERAL NATURE THEREOF

Member Sled with respect to Agenda Item No. F-3 – Township Official Plan as an immediate relative is an employee of the firm involved with this document.

PUBLIC MEETINGS

Public Meeting with respect to an Application for a Zoning By-law Amendment – 4011 Burnside Line (see attached notes).

MOTION PD031810-01: *Moved by Member Marriott and seconded by Member Coyle that an Application for a Zoning By-law Amendment for 4011 Burnside Line be approved; AND FURTHER THAT the Deputy Clerk be directed to prepare a Draft Zoning Amendment By-law for consideration of Council.*

CARRIED

DELEGATIONS

- “NIL”

March 18, 2010

REPORTS FROM OFFICIALS (*for information*)

Building Report for the month of February 2010.

By-law Enforcement Report for the month of February 2010.

Society for the Prevention of Cruelty to Animals – Statement of Pound Services for the month of February 2010.

Notice of Public Meeting for a New Comprehensive Zoning By-law.

MOTION PD031810-02: *Moved by Member Beach and seconded by Member Crichton that the following Reports from Officials be received as information:*

- (a) Building Report for the month of February 2010;*
- (b) By-law Enforcement Report for the month of February 2010;*
- (c) Society for the Prevention of Cruelty to Animals – Statement of Pound Services for the month of February 2010; and*
- (d) Notice of Public Meeting for a New Comprehensive Zoning By-law.*

CARRIED

REPORTS FROM OFFICIALS (*for direction*)

Planning Report No. P10-021, 03/04/10, with respect to Request for Extension of Draft Approval – Royal Heights II Subdivision – 3690 Wainman Line.

MOTION PD031810-03: *Moved by Member Sled and seconded by Member Marriott that Planning Report No. P10-021, dated March 4, 2010, with respect to Request for Extension of Draft Approval – Royal Heights II be received; AND FURTHER THAT the Township of Severn advise the County of Simcoe that this municipality has no objection to the Draft Plan of Subdivision approval extension of 3 years for property located at 3690 Wainman Line.*

CARRIED

Planning Report No. P10-022, 03/08/10, with respect to Port Severn Community Survey Results.

March 18, 2010

MOTION PD031810-04: *Moved by Member Crichton and seconded by Member Beach that Planning Report No. P10-022, dated March 8, 2010, with respect to Port Severn Community Survey Results be received; AND FURTHER THAT staff be directed to report further on an estimated cost for an Engineering Report on proposed costs and requirements to service Port Severn from the facilities available in the Township of Georgian Bay.*

CARRIED

Planning Report No. P10-025, 03/05/10, with respect to Township Official Plan.

MOTION PD031810-05: *Moved by Member Beach and seconded by Member Crichton that Planning Report No. P10-025, dated March 5, 2010, with respect to the Township Official Plan be received; AND FURTHER THAT the Township of Severn endorse the revised Official Plan that will resolve the appeals filed by Simcoe Estates, Mr. Rimkey, Georgian Aggregates and Construction Inc., Lafarge Canada Inc. and the Ontario Stone, Sand and Gravel Association; AND FURTHER THAT the Township Solicitor be authorized to proceed to the Ontario Municipal Board to seek approval of the revised Official Plan document.*

CARRIED

Planning Report No. P10-026, 02/09/10, with respect to Transfer of Road Widening on Laughlin Falls Road – Application B-09-09 (Farry).

MOTION PD031810-06: *Moved by Member Marriott and seconded by Member Coyle that Planning Report No. P10-026, 02/09/10, with respect to a Transfer of Road Widening on Laughlin Falls Road be received; AND FURTHER THAT the Mayor and Clerk be authorized to execute an Acknowledgement & Direction accepting the transfer of the road widening on Laughlin Falls Road, being Part 2 on Plan 51R-37092.*

CARRIED

Planning Report No. P10-027, 03/08/10, with respect to Bass Lake Estates – Reduction in Letter of Credit.

March 18, 2010

MOTION PD031810-07: *Moved by Member Coyle and seconded by Member Marriott that Planning Report No. P10-027, dated March 8, 2010, with respect to Bass Lake Estates – Reduction in Letter of Credit be received; AND FURTHER THAT the Bass Lake Subdivision Letter of Credit be reduced to an amount of \$356,307.00, subject to payment of all outstanding invoices by the municipality on behalf of the developer and submission of a deposit for future costs as required by the Treasury Department.*

CARRIED

Planning Report No. P10-028, 02/08/10, with respect to Bass Lake Estates – Stormwater Management Pond Hydrogeological Investigation.

MOTION PD031810-08: *Moved by Member Marriott and seconded by Member Coyle that Planning Report No. P10-028, dated March 8, 2010, with respect to Bass Lake Estates – Stormwater Management Pond Hydrogeological Investigation be received; AND FURTHER THAT the Hydrogeological Investigation monitoring by Jagger Hims for an extended period of 3 months at a cost of \$4,500.00 be approved with the funds to be allocated from the 2010 Planning Budget.*

CARRIED

CORRESPONDENCE (for information)

Simcoe County District School Board, 03/01/10, with respect to an Application for a Zoning By-law Amendment – 4011 Burnside Line.

Fraser Aylsworth, 02/23/10, with respect to Port Severn Improvement Association.

Frank Jorgenson, 03/18/10, with respect to an Application for a Zoning By-law Amendment – 4011 Burnside Line.

MOTION PD031810-09: *Moved by Member Beach and seconded by Member Crichton that the following correspondence be received as information:*
(a) Simcoe County District School Board, 03/01/10, with respect to an Application for a Zoning By-law Amendment – 4011 Burnside Line;

March 18, 2010

- (b) *Fraser Aylsworth, 02/23/10, with respect to Port Severn Improvement Association; and*
- (c) *Frank Jorgenson, 03/18/10, with respect to an Application for a Zoning By-law Amendment – 4011 Burnside Line.*

CARRIED

CORRESPONDENCE (for direction)

Official Opposition Critic, Natural Resources, 02/08/10, with respect to Conservation Authorities.

MOTION PD031810-10: *Moved by Member Sled and seconded by Member Coyle that a letter from the Official Opposition Critic, Natural Resources, dated February 8, 2010, with respect to Conservation Authorities be received as information.*

CARRIED

Orillia & District Snowmobile Club, dated March 11, 2010, with respect to County Grant Funding – Expansion of Snowmobile Trail in Severn Township.

MOTION PD031810-11: *Moved by Member Marriott and seconded by Member Coyle that a request of the Orillia & District Snowmobile Club, dated March 11, 2010, for grant funding in support of expansion of the snowmobile trail in Severn Township be received;
AND FURTHER THAT the County of Simcoe be advised that the Township of Severn supports this application for funding from the County Transportation Trail Funding.*

CARRIED

UNLISTED ADDITIONS

CONFIDENTIAL AGENDA

Reports from Officials

- “NIL”

Correspondence

- “NIL”

March 18, 2010

ADJOURNMENT - 8:34 p.m.

MOTION PD021810-12: *Moved by Member Beach and seconded by Member Crichton that this meeting be and it is hereby now adjourned.*

CARRIED

Mark Taylor
Chair

Sharon R. Goerke
Deputy Clerk

NOTES OF A PUBLIC MEETING HELD IN THE ADMINISTRATION OFFICE, 1024 HURLWOOD LANE, THURSDAY, MARCH 18, 2010 AT 7:30 P.M.

PRESENT:	Chair	Mark Taylor
	Members	Doug Beach Frank Coyle Ian Crichton Karen Marriott Phil Sled
ABSENT:	Member	Judith Cox
STAFF:	Deputy Clerk	Sharon Goerke
	Director of Planning & Development	David Parks
	Director of Corporate Services	Henry Sander

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.

March 18, 2010

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 Taylor requested the Township Planner to present the particulars of a Proposed Zoning By-law Amendment 4011 Burnside Line.

The Planner advised that the purpose of the proposed Zoning By-law Amendment is to amend Zoning By-law No. 1993-50 of the former Township of Orillia to rezone property described as Part of Lot 1, Concession 5, geographic Township of South Orillia, municipally known as 4011 Burnside Line, from the Highway Commercial (C2) Zone to a Community Facility (CF) Zone. The effect of the proposed amendment to the Zoning By-law is to permit a place of worship on the subject property.

The Planner also advised that this application will be subject to a Site Plan Agreement and Stormwater Management Study prior to approval. The property will be placed into a Holding (H) Zone until all of the requirements of the municipality have been met.

Notice of the public meeting was given in accordance with the Planning Act on February 24, 2010 and a sign was posted on-site. The following correspondence has been received with respect to this application:

Simcoe County District School Board, 03/01/10

Thank you for circulating a copy of the Notice of a Complete Application to this office. The subject property will be rezoned from its current Highway Commercial (C2) Zone to a Community Facility (CF) Zone. This will permit the construction of a place of worship on the site, when a Site Plan Agreement has been signed.

Planning staff have no objection to this rezoning application as it will not impact on the Board's schools. Should you require additional information, please do not hesitate to contact this office.

Frank Jorgenson, 03/18/10

Our family home since 1982 at 1025 Division Road in Severn Township adjoins 200 feet of this property starting approximately 300 feet from Burnside Line. We trust the zoning change would ensure that the building, parking lot and roadway will be located with a buffer zone to afford some privacy as currently there is a roadway trail within a few meters of our backyard. Our property is lower in elevation and water runoff is a continuing concern. Please have consideration of this regarding grading and possible septic location. We hope this zoning change restricts use of a church only. Please advise if further information is required.

March 18, 2010

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

Pastor Crow of the North Country Baptist Church, addressed the Committee and advised that the application is for the construction of a church building. The congregation has been meeting in the City of Orillia for 11 years and they now need a permanent home. The Church will also offer additional programs for the youth and missions abroad.

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.

Brad Shelswell, resident of 1039 Division Road East, addressed the Committee in support of the application and advised that while he knew development of this property would come eventually, the construction of a place of worship is very positive.

Carolyn Pitman, resident of 1049 Division Road East, addressed the Committee in support of the application and requested clarification on the proposal for the forested area at the rear of the property, if a buffer zone and fencing will be included for the neighbours and if there are plans for use of the rear portion of the property.

Pastor Crow

- The forested area at the rear of the property will not be changed as it is not required for the operation of the church and it will protect the wildlife currently using this area.
- A buffer zone will be included in the development for the neighbouring properties.
- There is no fencing proposed on the property.
- The rear portion of the lot will not be developed but may be used for recreational purposes.

The Committee reviewed the correspondence received from Mr. Jorgenson and were advised that the property will be placed in a Holding (H) Zone until all requirements including drainage, engineering details and a Site Plan Agreement have been finalized.

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 7:40 p.m.

March 18, 2010

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

Member Beach inquired as to access to the property and was advised that the entrance will be located off of Burnside Line.

Member Crichton advised that he was in support of this application and was encouraged to see this development with smaller churches in the area struggling to continue their ministry.

Member Sled advised that the additional traffic would not be detrimental to the area with the proposed use and alternative hours of operation to the haul route, the stormwater management will be reviewed carefully by the Township's Engineers, and public works will review the proposed entrance during the approval process.

Member Marriott advised that she is in support of the application and wished the members well in their proposed development.

(See Resolution No. PD031810-01)