

MINUTES OF THE MEETING OF THE PLANNING & DEVELOPMENT COMMITTEE HELD IN THE ADMINISTRATION OFFICE, 1024 HURLWOOD LANE, THURSDAY, MARCH 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
	Director of Corporate Services	Henry Sander

CALL TO ORDER

Chair Beach called the meeting to order.

DISCLOSURE OF PECUNIARY INTEREST & THE GENERAL NATURE THEREOF

Member Sled with respect to Agenda Item Nos. C-1 and G-1 as it may affect his personal business.

PUBLIC MEETINGS

Public Meeting with respect to a Proposed Plan of Subdivision and Condominium & Zoning By-law Amendment – 3720 Narrows Road (*see attached notes*).

MOTION PD031909-01: *Moved by Member Crichton and seconded by Member Taylor that an Application for a Plan of Subdivision and Condominium & Zoning By-law Amendment with respect to 3720 Narrows Road be received; AND FURTHER THAT the Planner be requested to prepare Draft Conditions with respect to the Plan of Subdivision & Condominium for further consideration; AND FURTHER THAT the Application for a Zoning By-law Amendment be approved; AND FURTHER THAT the Deputy Clerk be directed to prepare a Draft By-law for consideration of Council.*

CARRIED

Public Meeting with respect to a Proposed Plan of Subdivision & Zoning By-law Amendment – 3650 Telford Line (*see attached notes*).

MOTION PD031909-02: *Moved by Member Marriott and seconded by Member Coyle that an Application for a Plan of Subdivision and Zoning By-law Amendment with respect to 3650 Telford Line be deferred pending receipt of additional information from staff.*

CARRIED

DELEGATIONS

Jerry Jorden, G.W. Jorden Planning Consultants Ltd., with respect to Proposed Redivision of Parts of Plan 1381 – McClelland Road.

MOTION PD031909-03: *Moved by Member Taylor and seconded by Member Sled that a presentation of Jerry Jorden, G.W. Jorden Planning Consultants Limited, with respect to the redivision of Parts of Plan 1381 – McClelland Road be referred to staff for a report.*

CARRIED

REPORTS FROM OFFICIALS (for information)

Building Report for the month of February 2009.

Draft Monthly By-law Enforcement Report.

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

Planning Report No. P09-027, 03/10/09, with respect to Proposed Condominium Townhouses – 5 River Street.

MOTION PD031909-04: *Moved by Member Marriott and seconded by Member Coyle that the following Reports from Officials be received as information:*

- (a) *Building Report for the month of February 2008;*
- (b) *Draft Monthly By-law Enforcement Report;*
- (c) *Society for the Prevention of Cruelty to Animals – Statement of Pound Services for the month of February 2008; and*
- (d) *Planning Report No. P09-027, 03/10/09, with respect to Proposed Condominium Townhouses – 5 River Street.*

CARRIED

REPORTS FROM OFFICIALS (for direction)

Planning Report No. P09-019, 03/01/09, with respect to Temporary No Parking Areas – By-law Amendment.

MOTION PD031909-05: *Moved by Member Coyle and seconded by Member Marriott that Planning Report No. P09-019, dated March 1, 2009, with respect to Temporary No Parking Areas – By-law Amendment be received; AND FURTHER THAT the Deputy Clerk be directed to prepare an amendment to Parking By-law No. 2007-66, as amended, to provide for the designation of temporary no parking areas.*

CARRIED

Planning Report No. P09-020, 03/02/09, with respect to Simcoe Estates Plan of Subdivision, 12 Lots – 3795 Menoke Beach Road.

March 19, 2009

MOTION PD031909-06: *Moved by Member Sled and seconded by Member Taylor that Planning Report No. P09-020, dated March 2, 2009, with respect to Simcoe Estates Plan of Subdivision – 12 Lots at 3795 Menoke Beach Road be received; AND FURTHER THAT the Subdivision Agreement be approved for the 12 single detached residential lots on Wood Avenue.*

CARRIED

Planning Report No. P09-021, 03/03/09, with respect to 1580529 Ontario Ltd. (Sunrise Toyota), Site Plan Agreement – 8201 Highway No. 12.

MOTION PD031909-07: *Moved by Member Marriott and seconded by Member Coyle that Planning Report No. P09-021, dated March 3, 2009, with respect to Sunrise Toyota – 8201 Highway No. 12 be received; AND FURTHER THAT the Site Plan Agreement be approved for this development, subject to the approval of the Township's Engineer.*

CARRIED

Planning Report No. P09-022, 03/05/09, with respect to Simcoe Estates Plan of Subdivision, 88 Lots – 3795 Menoke Beach Road.

MOTION PD031909-08: *Moved by Member Coyle and seconded by Member Crichton that Planning Report No. P09-022, dated March 5, 2009, with respect to Simcoe Estates Plan of Subdivision – 88 Lots at 3795 Menoke Beach Road be received; AND FURTHER THAT the conditions of the Draft Plan of Subdivision be approved for 88 single detached residential lots on Wood Avenue and Menoke Beach Road; AND FURTHER THAT the Deputy Clerk be directed to prepare a Draft Zoning By-law Amendment to permit the 88 lot Plan of Subdivision, subject to a "Holding" provision, for consideration of Council.*

CARRIED

Planning Report No. P09-032, 03/11/09, with respect to Request for Deeming By-law – 3215 Crescent Bay Road.

MOTION PD031909-09: *Moved by Member Taylor and seconded by Member Crichton that Planning Report No. P09-032, dated March 11, 2009, with respect to a Deeming By-law for 3215 Crescent Bay Road be received; AND FURTHER THAT the Deputy Clerk be directed to prepare a Draft Deeming By-law to merge Lots 10 & 11 of Plan 785 for consideration of Council.*

CARRIED

Planning Report No. P09-033, 03/12/09, with respect to Zoning By-law Project Update – Meeting Dates for Discussion Papers.

MOTION PD031909-10: *Moved by Member Marriott and seconded by Member Coyle that Planning Report No. P09-033, dated March 12, 2009, with respect to Zoning By-law Project Update & Meeting Dates for Discussion Papers be received;*

AND FURTHER THAT the following meeting dates be scheduled with respect to this comprehensive review:

March 30, 2009 – 6:30 p.m.

April 16, 2009 – 4:00 p.m.

April 30, 2009 – 6:30 p.m.

CARRIED

CORRESPONDENCE (for information)

Walter Delija, 03/11/09, with respect to Proposed Plan of Subdivision and Condominium & Zoning By-law Amendment – 3720 Narrows Road.

MOTION PD031909-11: *Moved by Member Coyle and seconded by Member Marriott that a letter from Walter Delija, received March 11, 2009, with respect to a Proposed Plan of Subdivision & Condominium at 3720 Narrows Road be received as information.*

CARRIED

CORRESPONDENCE (for direction)

- “NIL”

UNLISTED ADDITIONS

- “NIL”

CONFIDENTIAL AGENDA

Reports from Officials

- “NIL”

Correspondence

- “NIL”

ADJOURNMENT – 9:33 p.m.

MOTION PD031909-12: *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, MARCH 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
	Director of Corporate Services	Henry Sander

The Chair stated that 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 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 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 Plan of Subdivision and Condominium & Zoning By-law Amendment for 3720 Narrows Road.

March 19, 2009

The Planner advised that the purpose of the Public Meeting is to introduce a redevelopment proposal to the public and the Planning & Development Committee, being applications for subdivision and a common elements condominium on lands described as Island 190 or Narrows Island, geographic Township of Tay, now in the Township of Severn, known municipally as 3720 Narrows Road. The proposed Plan of Subdivision will involve the creation of seven (7) residential lots which will all have areas over 5,700 square metres, along with three blocks for marina and dockage related uses. The lots and blocks would be serviced by private water and sewage systems and would be accessed by a system of two private roads linked to the end of Narrows Road and approximately following the paths of the existing right-of-ways. The roads would be jointly owned by the property owners through a common elements condominium corporation. The existing marina, located on Block 9, would continue to operate. Docking slips for the proposed residential lots would be located adjacent to Block 10.

This development is also subject to an application for a Zoning By-law Amendment to amend By-law No. 1767 of the former Township of Tay to rezone the property from the Tourist Commercial (C2) Zone and the Rural (RU) Zone to a Tourist Commercial Exception Zone, a Residential Seasonal Exception Zone and an Open Space Exception Zone. The effect of the proposed Zoning By-law Amendment is to permit the types of land uses that are proposed for the subject lands, being a marina, communal dockage, residential lots and passive recreational uses. The initial concerns for docking facilities has been resolved among some of the property owners by purchasing the marina property for access to island properties.

The Planner advised that notice of the public meeting was given in accordance with the Planning Act on February 18, 2009 and a sign was posted on-site. The following correspondence has been received with respect to this application:

Walter Delija, 03/11/09

I am writing on behalf of many concerned Severn cottagers in opposition to the proposed condominium development on Island 190. As a part-time resident in Port Severn, over the past three decades or so, I have owned a cottage and enjoyed cottage life with my wife and four children; this enjoyment and convenience was due largely in part to the close proximity of Narrow's Marina, where I remained a faithful customer since the purchase of my cottage in the early 80s. Due to its closeness, Narrow's provided my family with a safe, easy and quick boat ride to our cottage haven. Not only was this proximity appreciated (and still is), but surely as a diligent property taxpayer, this service is surely to be expected.

The proposal to have seven condominiums built on said property is of utmost concern to me and my fellow Narrow's users as such buildings would most definitely ensure much less space at the Marina. I must tell you that I am simply outraged at the prospect of not having a place to park my boat during my summers at the cottage.

I have paid my property taxes for the past 30 years and continue to do so, but how can residents be expected to pay such taxes if they can't enjoy said property? What I am trying to say is that I cannot conveniently visit my cottage if my spot at Narrow's goes as I will have no place to park my boat. I liken the situation to having a house without a driveway to park one's car – it just doesn't make sense.

If Narrow's is unavailable to me, the next closest marina is over 15 minutes away by boat, and this is simply unacceptable. I respectfully request that you give my concerns serious consideration. Taxpaying cottage owners not only deserve to have a close place to park their boats, but I argue that it is our right to have such.

March 19, 2009

Please accept this letter also as my written request to be notified of the decision of the County of Simcoe in respect of the Plan of Subdivision and Condominium Application. Thank you for your time. I look forward to hearing from you and await your decision.

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

Jerry Jorden, G.W. Jorden Planning Consultants Ltd., addressed the Committee on behalf of the applicant and provided the following information:

- There is a long history for this development and the original proposal involved both islands with 20 proposed residential lots.
- The Narrows Marina was to be closed at that time which revealed considerable concern from area cottagers for access to their island properties.
- After considerable negotiations, the two islands have been severed and will be proceeding under separate Plans of Subdivision.
- The marina has now been purchased by a group of cottagers and will remain open, including an existing store, office and dockage.
- The covered docking area and a block parcel including the dockage will be used for communal docking, including parking and boat storage.
- The application is now for 7 residential lots ranging from 1.4 acres to 2 acres.
- A condominium common plan of elements will include the two proposed roadways.
- The proposed Zoning By-law Amendment will allow for 2 specific commercial zones for the marina and dockage and 2 seasonal residential zones to cover the residential lots with 25 metre setbacks from the shoreline.
- Other lots on the wetland area will have a minimum of 30 metre setbacks from the shoreline.
- There will also be a portion of land zoned open space to allow passive recreation use only.

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.

Rick Steiner, resident of Georgian Bay Township, addressed the Committee and expressed the following concerns:

- There were a lot of boaters at the previous meeting expressing concern with access to their island properties.
- He has no access to his island property now and is thinking of selling.
- He was not included in the offer to purchase for the Narrow Marina and would like to be assured access to his property.
- The development is creating a demand for boating needs and has become a problem for area residents.

Marie Church, resident of Rockcliffe Court, addressed the Committee and advised that she is adjacent to the proposed development and is appalled that such a small parcel of land is to be divided for development. She is totally opposed to the development as presented.

Janske Newlove, resident of Rockcliffe Court, addressed the Committee and advised that she is totally opposed to this development and does not want anyone building across from her property. Narrows Road has also been negatively affected by this development with pot holes which will only get worse as the development proceeds.

March 19, 2009

Consultant:

- The rental of boat slips is not a planning issue, but there is apparently rental spaces available at the marina for area residents.
- The proposed development has been reduced significantly from the original proposal.
- The Township's Official Plan has designated this area for future development and the roadwork can be negotiated during the approval process.

Marie Church, readdressed the Committee and advised that there is substantial garbage also being deposited near the bridge location which should be addressed.

Rick Stein, readdressed the Committee and inquired if each of the new properties is provided with a boat slip which would add to the problem of available space.

Consultant:

- The developer no longer has control over the operation of the Narrows Marina.

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 7:55 p.m.

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

Member Marriott inquired as to how many boat slips were available prior to the development and how many are now available.

- There are other marinas available in the area and the number of docks are not being reduced.
- There are only 7 lots being created in this proposal and the dockage is not being used at capacity now.

Member Taylor inquired as to the amount of parkland or cash-in-lieu to be provided for this development and if the land owned under the water would be included in the calculations.

- This is to be determined during the Plan of Subdivision process.
- The Trent/Severn Waterway has flooded the original land in this location creating an additional island. The land remains in the original ownership, but there are no restrictions allowed on the navigable water portion.

Member Marriott inquired if a contact name could be provided for the rental of dockage for area residents.

- The consultant provided the following contact information for dockage rental – Fernando DeSilva at (905) 895-1400.
- There is apparently 14 boat slips available at this time.

Member Crichton advised that while he is sympathetic to the residents concerns with increased development, he has had three large subdivisions developed in his area and has learned to adapt to the approvals given by the Township.

Member Beach inquired if the setbacks for the wetland areas were identical to the original application.

- The same studies and environmental concerns are included in this proposal with setbacks from the wetland areas.

(See Resolution No. PD031909-01)

March 19, 2009

PUBLIC MEETING NO. 2

Chair Beach requested the Township Planner to present the particulars of a Proposed Plan of Subdivision and Zoning By-law Amendment for 3650 Telford Line.

The purpose of the Public Meeting is to present to the public and Planning & Development Committee an application for subdivision on lands described as Part of the East Half of Lot 3, Concession 7, geographic Township of North Orillia, now in the Township of Severn, known municipally 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 hectares (1.5 acres) to 1.8 hectares (4.4 acres) in size and will have a minimum of 50 metre 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 proposed Zoning By-law Amendment would rezone the subject property from its current Rural (RU) Zone to the Estate Residential (ER) Zone and an Environmental Protection (EP) Zone to protect the wetland and woodland areas.

The Planner advised that notice of the public meeting was given in accordance with the Planning Act on February 18, 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.

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

- The applicant has reviewed the comments from the previous Information Meeting in order to address concerns with the development.
- As a secondary access is not feasible for this development, the applicant is proposing a central median access off of Telford Line to the first intersection.
- A central median access will provide additional options for emergency access to the site.
- The Public Works and Fire Departments have confirmed that this is a viable option for the development.
- There will be a slight reduction in some lot frontages to accommodate the development.

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 8:10 p.m.

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

Member Sled inquired if Mr. Hewitt's previous correspondence had been reviewed in order to address drainage issues from this site.

- There will be no more water draining from this site than what exists now.
- The drainage concerns have also been reviewed by the applicant's Engineer.

March 19, 2009

Member Taylor advised that he would prefer that all of the lots had a minimum of 50 metre frontages.

- Some of the lot frontages have been reduced due to the removal of the eyebrows on the roadway in the northeast and northwest corners of the development.
- Lots 8 & 40 have been increased in size to accommodate environmental requirements.

Member Beach inquired as to the size and appropriateness of the median access proposed and requested a more detailed drawing of the proposed median prior to approval of this development.

- There will be a total of 8 metres of paved roadway in the median to continue from Telford Line to the first intersection within the development.
- The type of raised median will be determined during the development process.
- If an emergency situation requires the roadway to be closed, there will always be one access to the residents through the median.
- The development cannot accommodate additional roadways without creating cul-de-sacs which are not favoured by the Public Works Department.

Member Marriott advised that Bayshore Village in Ramara Township has a similar type of median which is quite aesthetic for an approach to a subdivision.

Member Coyle advised that he is not opposed to the proposed median for access.

(See Resolution No. PD031909-02)