

MINUTES OF THE MEETING OF THE PLANNING & DEVELOPMENT COMMITTEE HELD IN THE ADMINISTRATION OFFICE, 1024 HURLWOOD LANE, THURSDAY, MAY 20, 2010 AT 7:30 P.M.

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

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 with respect to the Narrows Subdivision Development as it could affect his personal business.

PUBLIC MEETINGS

Public Information Meeting with respect to a Proposed Subdivision and Receipt of a Complete Application for a Zoning By-law Amendment – 2010 Marchmont Road (see attached notes).

MOTION PD052010-01: *Moved by Member Cox and seconded by Member Marriott that comments received with respect to an Information Meeting and receipt of a Complete Application for a Zoning By-law Amendment for 2010 Marchmont Road be received as information.*

CARRIED

DELEGATIONS

- "NIL"

May 20, 2010

REPORTS FROM OFFICIALS (*for information*)

Building Report for the month of April 2010.

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

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

MOTION PD052010-02: *Moved by Member Cox and seconded by Member Marriott that the following Reports from Officials be received as information:*

- (a) Building Report for the month of April 2010;*
- (b) By-law Enforcement Report for the month of April 2010; and*
- (c) Society for the Prevention of Cruelty to Animals – Statement of Pound Services for the month of April 2010.*

CARRIED

REPORTS FROM OFFICIALS (*for direction*)

Planning Report No. P10-037, 05/01/10, with respect to Recurrent Energy, Solar Generation Facility Projects – 1952 Irish Line & 1524 Taylor Line.

MOTION PD052010-03: *Moved by Member Crichton and seconded by Member Beach that the Clerk-Treasurer be authorized to sign the Renewable Energy Approval Comment Form on behalf of the municipality; AND FURTHER THAT the applicant be advised that further comments will be forthcoming following the public meeting process and presentation to Council.*

CARRIED

Planning Report No. P10-038, 05/03/10, with respect to Area 3 Draft Plan of Subdivision Extension – 4398 Burnside Line.

May 20, 2010

MOTION PD052010-04: *Moved by Member Cox and seconded by Member Marriott that Planning Report No. P10-038, dated May 3, 2010, with respect to Area 3 Draft Plan of Subdivision Extension – 4398 Burnside Line be received;
AND FURTHER THAT the Ontario Municipal Board be advised that this municipality has no objection to the Draft Plan of Subdivision Approval extension of 3 years for 4398 Burnside Line;
AND FURTHER THAT the applicant be advised that this will be the final extension for this development.*

CARRIED

Planning Report No. P10-039, 05/04/10, with respect to Narrows Island Subdivision, Cash-in-Lieu of Parkland – 3720 Narrows Road.

MOTION PD052010-05: *Moved by Member Marriott and seconded by Member Cox that Planning Report No. P10-039, dated May 4, 2010, with respect to Narrows Island Subdivision, Cash-in-Lieu of Parkland – 3720 Narrows Road be received;
AND FURTHER THAT the Township accept cash-in-lieu of parkland in the amount of \$10,000.00 for the Narrows Island Subdivision.*

LOST

MOTION PD052010-06: *Moved by Member Beach and seconded by Member Crichton that Planning Report No. P10-039, dated May 4, 2010, with respect to Narrows Island Subdivision, Cash-in-Lieu of parkland – 3720 Narrows Road be received;
AND FURTHER THAT the applicant be requested to provide an appraisal of the land at no cost to the municipality to determine the cash-in-lieu value for this development.*

CARRIED

Planning Report No. P10-043, 05/05/10, with respect to Leworthy Consent Proposal – 3005 Wasdell Falls Road.

MOTION PD052010-07: *Moved by Member Coyle and seconded by Member Marriott that Planning Report No. P10-043, dated May 5, 2010, with respect to Leworthy Consent Proposal – 3005 Wasdell Falls Road be received;*

May 20, 2010

AND FURTHER THAT the request of the applicant to allow for the creation of two shoreline residential building lots be endorsed by this Committee for consideration by the Committee of Adjustment.

CARRIED

Planning Report No. P10-044, 04/06/10, with respect to North Ridge Estates Phase I Reduction of Letter of Credit.

MOTION PD052010-08: *Moved by Member Marriott and seconded by Member Coyle that Planning Report No. P10-044, dated April 6, 2010, with respect to North Ridge Estates Phase I – Reduction of Letter of Credit be received; AND FURTHER THAT the securities held for North Ridge Estates Phase I be reduced to an amount of \$156,000.97.*

CARRIED

Planning Report No. P10-045, 05/04/10, with respect to Severn Falls Chapel Seniors' Christian Housing, Responsibility Agreement – 5719 Upper Big Chute Road.

MOTION PD052010-09: *Moved by Member Beach and seconded by Member Sled that Planning Report No. P10-045, dated May 4, 2010, with respect to Severn Falls Chapel Seniors' Housing Responsibility Agreement – 5719 Upper Big Chute Road be received; AND FURTHER THAT the applicants be advised that this municipality cannot support a Responsibility Agreement for this development.*

CARRIED

Planning Report No. P10-047, 05/10/10, with respect to Westshore Transportation Plan – Preamble.

MOTION PD052010-10: *Moved by Member Marriott and seconded by Member Crichton that Planning Report No. P10-047, dated May 10, 2010, with respect to Westshore Transportation Master Plan – Preamble be received; AND FURTHER THAT this municipality endorse the Transportation Master Plan for Westshore with the addition of a preamble;*

May 20, 2010

AND FURTHER THAT the projected road connection for Thomson Crescent be moved to the recommended 10 year strategy.

CARRIED

Planning Report No. P10-048, 05/05/10, with respect to Malcolm Consent Proposal – 1604 Paxton Road.

MOTION PD052010-11: *Moved by Member Beach and seconded by Member Sled that Planning Report No. P10-048, dated May 5, 2010, with respect to Malcolm Consent Proposal – 1604 Paxton Road be received;*
AND FURTHER THAT the request to allow for the creation of a residential building lot at 1604 Paxton Road measuring approximately 2.62 acres in area be endorsed by Council for consideration by the Committee of Adjustment.

CARRIED

Planning Report No. P10-053, 05/11/10, with respect to Simcoe Estates Ltd., Release & Acceptance of Easement – 3282 Goldstein Road.

MOTION PD052010-12: *Moved by Member Cox and seconded by Member Coyle that Planning Report No. P10-053, dated May 11, 2010, with respect to Simcoe Estates Ltd., Release & Acceptance of Easement – 3282 Goldstein Road be received;*
AND FURTHER THAT the release and acceptance of an easement at this location be approved for drainage purposes;
AND FURTHER THAT the Deputy Clerk be directed to prepare a Draft By-law for consideration of Council.

CARRIED

CORRESPONDENCE (for information)

County of Simcoe, 05/12/10, with respect to School Waste Collection Program.

MOTION PD052010-13: *Moved by Member Cox and seconded by Member Crichton that a letter from the County of Simcoe, dated May 12, 2010, with respect to School Waste Collection Program be received as information.*

CARRIED

May 20, 2010

CORRESPONDENCE (for direction)

Scott Malcolm with respect to Consent Proposal – 1604 Paxton Road.

MOTION PD052010-14: *Moved by Member Beach and seconded by Member Crichton that a letter from Scott Malcolm with respect to a severance at 1604 Paxton Road be received as information.*

CARRIED

Claude Couillard, 05/04/10, with respect to Property Setbacks – Comprehensive Zoning By-law.

MOTION PD052010-15: *Moved by Member Crichton and seconded by Member Beach that a letter from Claude Couillard, dated May 4, 2010, with respect to property setbacks in the new Comprehensive Zoning By-law be referred to staff for a report.*

CARRIED

CONFIDENTIAL AGENDA

Reports from Officials

- “NIL”

Correspondence

- “NIL”

ADJOURNMENT – 9:52 p.m.

MOTION PD052010-16: *Moved by Member Beach and seconded by Member Sled that this meeting be and it is hereby now adjourned.*

CARRIED

Mark Taylor
Chair

Sharon R. Goerke
Deputy Clerk

NOTES OF A PUBLIC INFORMATION MEETING HELD IN THE ADMINISTRATION OFFICE,
1024 HURLWOOD LANE, THURSDAY, MAY 20, 2010 AT 7:30 P.M.

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

The Chair advised those in attendance that there is one information meeting called for this evening to inform the public and the Planning & Development Committee about the proposed development of a subdivision located at 2010 Marchmont Road.

The Chair advised that the intent of the information meeting is to provide a forum for feedback from the public in advance of any formal Public Meeting on this proposal. No formal decision will be given on this proposal at this time. If this proposal proceeds, a formal public meeting will be held in the future and notice will be given to the circulation area. In accordance with By-law No. 2007-153, members of the Planning & Development Committee are here to observe and listen to comments.

The Chair advised that the format of the public meeting is as follows:

- 1. The Township Planner will generally explain the purpose and details of the application;*
- 2. Next, the applicant will present any further relevant information;*
- 3. 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*
- 4. Next, members of the Committee will be given the opportunity to ask questions for clarification on the proposal.*

Chair Taylor advised that at the conclusion of the information meeting the applicant, and if required Township staff, will be given the opportunity to respond to the questions and comments received.

May 20, 2010

If this proposal proceeds and Township Council decides in favour of the application in the future by adopting this 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.

If individuals wish further notification of this application, please record your name, address and telephone number on the appropriate list located at the rear of the Council Chambers.

The Chair requested the Township Planner to present the particulars of proposed subdivision at 2010 Marchmont Road.

The purpose of the Information Meeting for this evening is to present to the public and the Planning & Development Committee an application for a proposed subdivision by 2095588 Ontario Ltd. on lands located at 2010 Marchmont Road. The proposed redevelopment would involve the creation of a subdivision having 15 lots which would support single family detached residents serviced by private wells and septic systems. The lots will be approximately 3,800 sq. m. (.9 acres) in size and will have a minimum 28 metres (92 feet) frontage on Marchmont Road. The subject property will be rezoned to allow this residential development.

The Planner advised that Notice was given on April 27, 2010 of receipt of a Complete Application for a Zoning By-law Amendment for 2010 Marchmont Road. The purpose and effect of the proposed Zoning By-law Amendment is to amend By-law No. 1993-50 of the former Township of Orillia to rezone the subject property from the Rural (RU) Zone to a Residential Type One Exception (R1-X) Zone and to an Environmental Protection (EP) Zone. The Residential Type One Exception Zone will permit 15 single family residential lots having a minimum frontage of 28 metres (92 feet) on Marchmont Road to be developed by Draft Plan of Subdivision. The Environmental Protection Zone will maintain environmentally sensitive areas on the property and their appropriate buffers. The Planner advised that there is no formal public meeting this evening on this application and notice of a formal public meeting will be given in the future.

The Chair inquired if the applicant had any further to add to the presentation of the Planner.

Josh Morgan of Morgan Planning & Development, representative of the applicant, addressed the Committee and provided the following information:

- The subject property is located at the corner of Marchmont Road and Town Line within the municipality.
- The property is 16 hectares or 40 acres in size.

May 20, 2010

- The land is located within the Marchmont Settlement Area and is designated under the Township's Official Plan as Settlement Area and Greenland.
- The land is currently vacant and a large portion of the property is significantly protected wetland abutting the North River.
- The applicant is proposing 15 residential lots by Draft Plan of Subdivision.
- Lot 1 on the draft plan is the only lot proposed to have access off of Town Line and the remainder of the lots will be accessing Marchmont Road.
- There is a range of proposed frontages with the majority being 28 metres.
- Lot 11 is proposed to be 10 hectares in size encompassing the wetland area and will be rezoned to a combination of Residential and Environmental Protection.
- There will be a 9 metre buffer between the wetland and all properties to be developed.
- There is also provision for a 20 metre buffer from the North River.
- The property is currently zoned Rural and the applicant has submitted a Complete Zoning By-law Amendment Application to rezone the land to Rural Residential Type 1 Exception and Environmental Protection zones.
- The minimum frontage requirements in a Residential Zone are 30 metres and the exception is required to provide for 28 metre frontages.
- The proposed development will be on private wells and septic systems.
- The Hydrogeological Study completed by the applicant supports this development on private wells and Class 4 Disposal Systems.
- There have been 2 test wells drilled which have indicated that there is sufficient water to support this development and there will be no detrimental affect on the neighbouring properties.
- The stormwater drainage will be from the southwest to northeast into the North River.
- The applicant will be providing an easement from the north to south for drainage.
- The front lots will drain into the ditches and back to the North River indicating that there will be no significant change in the drainage.
- A Traffic Study was completed for Lot 1 access onto Town Line and the site lines are adequate for this property.
- An Archeological Study was also completed and there is no significant archeological status on this land and it is approved for development.
- The Environmental Impact Study supports the 9 metre buffer from the environmentally protected lands and that the development would not negatively impact this protected area or the roots of the wetland.
- The applicant and their consultants have walked the significant wetland area to ensure that all matters have been addressed.
- The Township of Severn is completing their peer review of the studies provided by the applicant at this time.

May 20, 2010

Chair Taylor inquired if there were any persons present who have either questions or comments on the application? The Chair requested that if there were comments on the application, the person rise, state their name and address and spell their last name for the minutes.

Jack Seigel, resident of 3715 Town Line, addressed the Committee and advised that he taught wildlife biology for many years and would have joined the review of the wetland when the consultants were in the area. Mr. Seigel is in support of the 9 metre buffer for the wetland area and inquired as to how Lot 11 would be developed.

Consultant:

- Lot 11 will not have any vehicular access to the back area and the front portion is sufficient to allow for a single residential dwelling.
- The rear portion that is not indicated as environmentally protected is not sufficient for any type of development.

Kristi Tuju, resident of 2025 Marchmont Road, addressed the Committee and expressed her concern with the adult trees along Marchmont Road and if they would be removed or protected for this development.

Consultant:

- The trees are not protected at this time and some would need to be removed in order to provide access to the residential homes.

Elinor Clarke, resident of 2033 Marchmont Road, addressed the Committee and expressed concern with the drainage from the property down towards the North River and the corner of Marchmont Road and Gillett Drive floods now with the spring runoff. This area has flooded for many years and this development will only increase the flooding.

Consultant:

- The Township's Engineer is currently reviewing the proposed drainage and additional comments on this concern can be provided at the formal public meeting.

Planner:

- The Township of Severn is aware of this problem and will be reviewing the drainage course carefully to address this matter.
- Alterations to the drainage course from this development could also improve the situation when the Engineer's comments have been received.

May 20, 2010

Connie Cochrane, resident of 3715 Town Line, addressed the Committee and expressed her concerns with the impact on the local wildlife such as frogs and turtles with any increased lighting in the area. Ms. Cochrane also suggested that perhaps a decrease in the number of proposed lots would reduce the impact on the wetland and remove the need for a Zoning By-law Amendment by having the proposed lots meet the 30 metre frontage requirements.

Consultant:

- The Environmental Impact Study reviewed the area wildlife which is now being peer reviewed by the County of Simcoe.
- The applicant is supportive of ensuring that all parties come to an agreement in order to ensure all species are protected.
- All studies have provided that the proposed 15 lots will not have a detrimental affect on the area.

Tim Wiseman, resident of 2043 Marchmont Road, addressed the Committee and inquired as to the size of the proposed homes and if streetlights would be part of the development.

Consultant:

- The applicant is not considering the installation of streetlights and all of the homes will be single family detached dwellings in keeping with the neighbourhood.
- The proposed development is sufficient to meet all setback requirements.

Planner:

- The Township's Standards require the installation of streetlights which is an option for Council to decide in the future.

Dave Duncan, resident of 2079 Marchmont Road, addressed the Committee and inquired if home mail delivery services would be removed and a local mail box installed with this development.

Planner:

- Canada Post has been circulated and comments should be forthcoming in this regard.
- If home delivery is not changed, all mail boxes will be required to be on the same side of the road.

Consultant:

- Canada Post has indicated in a letter, dated April 15, 2010, that a condition of approval will be the provision of a community mail box for the new development only.

May 20, 2010

Bill Mann, resident of 2067 Marchmont Road, addressed the Committee and advised that he has a dug well and inquired as to the protection of the area wells and who will be responsible if they are negatively affected from this development.

Consultant:

- The Hydrogeological Report completed for this development has indicated that there is ample water in this area to support the homes.
- The Township's Engineer has requested a wider scoping of the volume of water available with a pump test on 1 or 2 additional drilled wells which will be complete in the future.

Planner:

- The dug wells are not affected by this development as they will all have drilled wells at least 60 feet deep and be utilizing water from a different aquifer.
- Dug wells depend on groundwater and drilled wells are cased down to the 60 feet level which protects the groundwater.
- There is lots of water in this area for the residents.

Connie Cochrane of 3715 Town Line expressed her concerns that there is insufficient sight lines for Lot 1 due to the hill on Town Line.

Consultant:

- The Traffic Study completed has supported this development as there is a sight distance greater than 300 metres to the north and 120 metres to the south from the access to Lot 1.

Planner:

- All of these matters are currently under peer review and there will be additional information available at the formal public meeting.
- It is anticipated that the formal public meeting will be held in approximately 4 months once all of the information has been reviewed by the Township.

The Chair inquired if staff or the applicant had anything further to present?

As there are no further questions or comments, the Chair declared the Information Meeting closed at 8:04 p.m.

The Chair inquired if members of the Committee required further clarification of the application?

Member Marriott advised that residents normally request streetlights with new development and inquired if the developer was proposing parkland or cash-in-lieu.

- The developer is proposing cash-in-lieu of parkland.

May 20, 2010

Member Cox expressed her concerns with runoff into the wetland area from fertilizers and the removal of the trees on Marchmont Road. These matters, including the requirement of low lighting, should be included in a Site Plan Agreement for this development.

Member Beach expressed concerns with configuration of Lot 11 and inquired if the back area could either be included in the front lots or also designated as protected wetland in the Zoning By-law Amendment in order to protect the property. The back portion of Lot 11 will be of no value to the proposed purchaser and can easily be protected through the zoning process.

Consultant:

- The developer will be requested to look at this suggestion.

Member Sled that he would be in favour of the suggestion for 14 lots rather than 15 in order to meet the minimum frontage requirements.

Consultant:

- A reduction of one lot would not significantly change the development and would have a minimal affect.

Member Coyle advised that he is in support of Member Beach's suggestion for the rear portion of Lot 11.

(see Resolution No. PD052010-01)