

MINUTES OF THE MEETING OF THE PLANNING & DEVELOPMENT COMMITTEE  
HELD IN THE ADMINISTRATION OFFICE, 1024 HURLWOOD LANE, THURSDAY,  
AUGUST 20, 2015 AT 7:00 P.M.

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PRESENT:	Chair	Judith Cox
	Members	Mike Burkett Ian Crichton Jane Dunlop Ron Stevens Mark Taylor Donald Westcott
STAFF:	Director of Planning & Development	Andrew Fyfe
	Clerk	Sharon Goerke
	Chief Administrative Officer	Henry Sander

### CALL TO ORDER

Chair Cox called the meeting to order.

### DISCLOSURE OF PECUNIARY INTEREST & THE GENERAL NATURE THEREOF

- "NIL"

### PUBLIC MEETINGS

Public Meeting with respect to Proposed Zoning By-law Amendments – New Zoning Schedules (**see attached notes**).

MOTION PD082015-01: *Moved by Member Stevens and seconded by Member Westcott that an Application for a Zoning By-law Amendment to approve new Zoning Schedules for By-law No. 2010-65 be approved;  
AND FURTHER THAT the Clerk be directed to prepare a Draft Zoning By-law for consideration of Council.*

*CARRIED*

Public Meeting with respect to a Proposed Plan of Subdivision & Zoning By-law Amendment – 48 Gray Street (**see attached notes**).

MOTION PD061815-02: *Moved by Member Burkett and seconded by Member Stevens that Applications for a Plan of Subdivision and Zoning By-law Amendment for 48 Gray Street be received as information.*

CARRIED

**DELEGATIONS**

- "NIL"

**REPORTS FROM OFFICIALS (for information)**

Building Reports for the Months of June & July 2015.

By-law Enforcement Reports for the Months of June & July 2015.

Society for the Prevention of Cruelty to Animals – Statements of Pound Services for the Months of June & July 2015.

Planning Report No. P15-047, 08/12/15, with respect to New Zoning Schedules.

MOTION PD082015-03: *Moved by Member Dunlop and seconded by Member Taylor that the following Reports from Officials be received as information:*

*(a) Building Reports for the Months of June & July 2015;*

*(b) By-law Enforcement Reports for the Months of June & July 2015;*

*(c) SPCA Reports for the Months of June & July 2015; and*

*(d) Planning Report No. P15-047, 08/12/15, with respect to New Zoning Schedules.*

CARRIED

**REPORTS FROM OFFICIALS (for direction)**

Planning Report No. P15-048, 08/14/15, with respect to a Draft Plan of Subdivision & Zoning By-law Amendment – 48 Gray Street.

MOTION PD082015-04: *Moved by Member Burkett and seconded by Member Westcott that Planning Report No. P15-048, dated August 14, 2015, with respect to a Draft Plan of Subdivision & Zoning By-law Amendment for 48 Gray Street be received;*

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*AND FURTHER THAT the Township of Severn advise the County of Simcoe that it supports the granting of Draft Approval for the proposed Plan of Subdivision for File SV-T-1501 for land located at 48 Gray Street and that it requests that the attached draft conditions be incorporated in that approval;*  
*AND FURTHER THAT staff prepare a Draft Zoning By-law Amendment incorporating a "Holding" provision for Council's consideration.*

*CARRIED*

Corporate Services Report No. C15-037, with respect to Queen Elizabeth's Reign.

*MOTION PD082015-05:* *Moved by Member Burkett and seconded by Member Stevens that Corporate Services Report No. C15-037, dated August 11, 2015, with respect to Queen Elizabeth's Reign be received;*  
*AND FURTHER THAT Option #1 be adopted in celebration of the longest reign in Canadian and Common-wealth history;*  
*AND FURTHER THAT Bruce Stanton, M.P. be invited to attend.*

*CARRIED*

### **CORRESPONDENCE (for information)**

Correspondence with respect to an Application for a Plan of Subdivision & Zoning By-law Amendment.

- (a) Canada Post
- (b) Eastlink Engineering
- (c) Enbridge Gas Distribution
- (d) Simcoe County District School Board
- (e) Rogers Communications Inc.
- (f) Hiawatha First Nation
- (g) Hydro One
- (h) TransCanada Pipelines Limited

*MOTION PD082015-06:* *Moved by Member Burkett and seconded by Member Stevens that the following correspondence with respect to an Application for a Plan of Subdivision & Zoning By-law Amendment be received as information:*

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- (a) Canada Post, 08/07/15;
- (b) Eastlink Engineering, 08/17/15;
- (c) Enbridge Gas Distribution, 07/02/15;
- (d) Simcoe County District School Board, 06/22/15;
- (e) Rogers Communications Inc., 06/23/15;
- (f) Hiawatha First Nation, 07/02/15;
- (g) Hydro One, 06/23/15; and
- (h) TransCanada Pipelines Limited, 07/28/15.

CARRIED

### **CORRESPONDENCE (for direction)**

White Law, 08/11/15, with respect to a One Foot Reserve – Block E, Plan M-38 (Trent Trail).

MOTION PD082015-07: *Moved by Member Westcott and seconded by Member Burkett that a letter from White Law, dated August 11, 2015, with respect to the removal of a 1 foot reserve at 4522 Trent Trail be received; AND FURTHER THAT the removal of the 1 Foot Reserve be approved for the entrance to the property only, provided that the applicant is responsible for all costs involved, including a survey if required.*

CARRIED

### **UNLISTED ADDITIONS**

- “NIL”

Motion to close the meeting to the public.

MOTION PD082015-08: *Moved by Member Dunlop and seconded by Member Crichton that this meeting be and it is hereby closed to the public pursuant the Municipal Act, S.O. 2001, Chapter 25, Section 239.(2), for the purpose of considering litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board.*

CARRIED

### **CONFIDENTIAL**

Motion to reopen the meeting to the public.

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MOTION PD082015-09: *Moved by Member Taylor and seconded by Member Dunlop that this meeting be and it is hereby now reopened to the public.*

*CARRIED*

## **CONFIDENTIAL AGENDA**

### **Reports from Officials**

Confidential Planning Report No. P15-046, 08/11/15, with respect to an Ontario Municipal Board Appeal – 3979 Sandcastle Court.

MOTION PD082015-10: *Moved by Member Stevens and seconded by Member Burkett that Confidential Planning Report No. P15-046, dated August 11, 2015, with respect to an Ontario Municipal Board Appeal for 3979 Sandcastle Court be received; AND FURTHER THAT the Township Solicitor be retained for participation at the OMB Hearing in support of Council's refusal; AND FURTHER THAT should Council decide to present a planning case before the OMB in support of Council's refusal of the application, outside planning consulting support be sought.*

*CARRIED*

### **Correspondence**

- "NIL"

**ADJOURNMENT** – 7:26 p.m.

MOTION PD082015-11: *Moved by Member Westcott and seconded by Member Stevens that this meeting be and it is hereby now adjourned.*

*CARRIED*

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Judith Cox  
Chair

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Sharon R. Goerke  
Clerk

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*Chair Cox advised those in attendance that there are two public meetings called this evening in accordance with the Planning Act with respect to proposed developments or planning initiatives within the municipality.*

*The Chair advised that the purpose of public meetings are to inform and provide the public with an opportunity to ask questions or express views with respect to development proposals. 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 meetings will be 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.*

*The Chair advised that at the conclusion of the meeting the applicant, and if required Township staff, will be given the opportunity to respond to the questions and comments received. After the public meeting is concluded, this Committee will consider the application with due regard to the presentations and views expressed this evening. The Committee will then do one of three things:*

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- (1) *recommend the application be approved by Township Council - at a future meeting, or*
- (2) *deny the application, or*
- (3) *defer the application pending further reports from Township staff.*

*Chair Cox advised that if Township Council decides in favour of the application 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.*

## **PUBLIC MEETING NO. 1**

*The Chair requested the Township Planner to explain the intent and purpose of the Application for New Zoning Schedules for Zoning By-law No. 2010-65.*

The Planner advised those in attendance that the purpose of the application is to amend By-law No. 2010-65 as it applies to the Zoning Schedules. It is proposed to replace all of the existing schedules, including Schedules A-1 through F-2, settlement area details Schedules S-1-1 through S-9-16 and the Floodplain Overlay Schedules FP-1 through FP-14. The existing schedules have been revised to correct minor discrepancies which have been identified in the municipality's ongoing review of existing schedules and to ensure that all of the amendments have been made to the schedules since the adoption of By-law No. 2010-65 are consolidated into current schedules. No substantive changes have been made to the mapping that has the effect of removing or replacing previously approved zoning permissions.

The Planner also advised that the general amendments are to make clearer and more precise mapping for the Zoning By-law, including defining the flood plain boundaries.

The Planner advised that notice of this application was given in accordance with the *Planning Act* on July 31, 2015 and the following correspondence has been received:

### **Planning Report No. P15-047, 08/12/15**

#### **Background**

In August of 2010, Council passed By-law No. 2010-65, the Township's new Comprehensive Zoning By-law. This replaced the zoning by-laws of the former Townships of Orillia, Medonte, Matchedash, Tay and the Village of Coldwater. No appeals to the By-law were lodged and thus, the By-law came into full force and effect as of August 5, 2010.

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As part of the department's ongoing program of improving and updating the map schedules to the Township's zoning by-law, staff continually review the existing mapping to identify any errors. Now that we have a new set of zoning maps which tie the zoning categories to individual properties, it is easier to identify errors than when we were using a combination of paper maps and digital mapping which wasn't completely accurate. In April, The previous zoning schedules were replaced in their entirety. Since that time some housekeeping amendments have been made to address site-specific issues. Recently we have identified additional discrepancies created when the data set was converted into a new database that could be edited more easily. We have also found some of the previous rezonings which had been enacted by Council had not been carried forward. All 83 zoning schedules have been reviewed in detail and the necessary modifications identified to reflect Council's previous approvals made.

As there are a number of changes being made on various schedules and the schedules apply to the entire Township, it is proposed that the existing schedules be repealed in their entirety and replaced with new "clean" schedules. It should be noted that the consideration of replacement zoning schedules is a "housekeeping" measure – it will not result in the rezoning of anyone's property unless there was an error or discrepancies in the original mapping which affect their property. It is not intended that the permitted uses, setbacks, etc. on any individual properties will be changed unless it is to re-instate what was originally intended when By-law 2010 was adopted or a site-specific by-law amendment was adopted. A copy of the proposed draft by-law is attached.

### **Financial Impact**

The required work was completed in house. The only costs incurred are for advertising and there is provision in the Planning Department's budget for this expenditure.

## **Appendix "1"**

### **THE CORPORATION OF THE TOWNSHIP OF SEVERN**

#### **BY-LAW NO. 2015 - XX**

**BEING A ZONING BY-LAW TO FURTHER AMEND BY-LAW NO. 2010-65 AND TO REGULATE THE USE OF LAND AND THE CHARACTER, LOCATION AND USE OF BUILDINGS OR STRUCTURES ON ALL PROPERTIES WITHIN THE JURISDICTION OF THE TOWNSHIP OF SEVERN (General)**

WHEREAS Council enacted By-law 2010-65 to regulate the use of land within the Township of Severn;



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AND WHEREAS it is desirable to amend the By-law to ensure its proper application and interpretation;

AND WHEREAS Council has determined that certain amendments can be made to By-law 2010-65 to improve the By-law;

AND WHEREAS the matters hereinafter set out comply with the Official Plan in effect for the Township of Severn;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF SEVERN HEREBY ENACTS AS FOLLOWS:

Section 1 – Schedule Amendments:

1 THAT the Zone Schedules, being Schedules:

A-1 to A-2  
B-1 to B-4  
C-1 to C-5  
D-1 to D-4  
E-1 to E-4  
F-1 to F-4  
S-1 to S-9  
FP-1 to FP-14

of By-law No. 2010-65, as otherwise amended are hereby deleted and replaced with the corresponding Zoning Schedules in accordance with Schedule "1" attached hereto and forming part of this By-law.

Section 2 – Application

2.1. THAT Zoning By-law No. 2010-65, as otherwise amended, is hereby further amended to give effect to the foregoing, but Zoning By-law No. 2010-65, as otherwise amended, shall in all other respects remain in full force and effect save as same may be otherwise amended or herein dealt with.

Section 3 – Force and Effect

3.1 THAT subject to the provisions of the Planning Act, R.S.O. 1990, as amended, this By-law shall come into force on the date it is passed by the Council of the Corporation of the Township of Severn.

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By-law read a first and second time this            day of            , 2015.

By-law read a third time and finally passed this            day of            , 2015.

CORPORATION OF THE TOWNSHIP OF SEVERN

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MAYOR

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CLERK

*The Chair inquired if there were any persons present who had either questions or comments on the application? The Chair requested that those providing comments on the application please rise, state their name and address and spell their last name for the minutes. The Chair also advised that the names and addresses of those individuals who speak at the meeting will appear in the meeting minutes which are public documents.*

Josh Morgan, addressed the Committee and inquired if the Riverdale Estates Subdivision had been reviewed.

- The Planner advised that the subdivision had been reviewed and appropriate corrections completed.
- The OMB required Environmental Protection Zone has been added which was missing in the original By-law.

*The Chair inquired if there were any further information which staff or the applicant may wish to provide?*

As there were no further comments on this application, the Chair declared the public portion of the meeting closed at 7:07 p.m.

*The Chair inquired if members of the Committee required further clarification of the application or had any further comments.*

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Member Burkett, addressed the Committee and inquired if the changes to the scheduled had been completed by the GIS Assistant and if the County database was utilized.

- The Planner advised that the GIS Assistant had completed all of the amendments and the County database was used.
- The amendments also include Source Water Protection and Wellhead Protection identities for easy reference.

Member Taylor, addressed the Committee and inquired how the public would have access to the new information.

- The Planner advised that all the information would be available on-line and the key map has also been amended to provide easy access to the public.
- There are a couple of links that the Township is still working on for searching with a specific address and retrieving zoning text from the By-law.

Member Dunlop, addressed the Committee and inquired if all of the rivers had been identified and in particular the municipal drain at the Coldwater Fairgrounds.

- The Planner advised that all of the rivers, municipal ditches and creeks had been identified more clearly, including the Municipal Drain at the Coldwater Fairgrounds.
- Information was also received from the Severn Sound Environment Association to assist with the identification.
- Many obvious errors were amended.
- Each Municipal drain has been identified with a 10 – 15 metre wide corridor for protection.

Member Burkett, addressed the Committee and inquired if there were any other municipalities with this technology.

- The Planner advised that this started as a pilot project and the Township of Severn now has the most advanced GIS technology in the County of Simcoe and the first municipality to have a digital Official Plan.

**(See Resolution No. PD082015-01)**

## **PUBLIC MEETING NO. 2**

*The Chair requested the Township Planner to explain the intent and purpose of the Application for New Zoning Schedules for Zoning By-law No. 2010-65.*

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The Planner advised that the purpose of the public meeting is to introduce a development proposal to the public and the Committee which is an application for a subdivision and a related Zoning By-law Amendment on lands owned by Gary Hall described as Plan 1721, Lots 40 & 41, former Village of Coldwater, now in the Township of Severn, municipally known as 48 Gray Street. The proposed development would involve the creation of a subdivision having eight lots which would support single family detached residences serviced by municipal sewer and water. The lots will range in size from 710 to 1,912 square metres (7,642 to 20, 580 sq. ft.) and will have a minimum width of 17.3 metres (57 ft.). The purpose and effect of the proposed Zoning By-law Amendment is to amend Zoning By-law No. 2010-65, as amended, to rezone the subject lands from the Rural (RU) Zone to Residential One Holding Twenty Five [R1(H25)] Zone. The lots comply with the zone regulations for the proposed Residential One (R1) Zoning of the property. The Holding restriction proposed is to require the execution of a Subdivision Agreement and availability of full municipal services prior to the development of the lands. The location of the development proposal is shown on the key map on the reverse side of this notice.

The Planner also provided the following comments:

- The application is 2 fold for both a Plan of Subdivision and the required Zoning By-law Amendment.
- The Zoning By-law will place a “Holding” designation on the land to control its development which will be removed when the Subdivision Agreement has been executed.
- A non-statutory information meeting has been held previously as required by Council.
- There are 8 lots to be created with access through a cul-de-sac at the end of Sheppard Street.
- The development will be subject to servicing and completion of Sheppard Street.
- The development will have an open ditch standard.

The Planner advised that notice of this application was given in accordance with the *Planning Act* on July 31, 2015 and the following correspondence has been received:

### **Background**

County Official Plan – Settlement Area  
Township Official Plan – Residential Living Area  
Current Zoning – Rural (RU)  
Proposed Zoning – Residential One (Holding) – R1 (H23)  
Legal Description - Plan 1721, Part Lots 40 and 41  
Municipal Address – 48 Grey Street

The Township of Severn has received applications for a proposed Plan of Subdivision and related Zoning By-law Amendment for an extension of Sheppard Street in Coldwater (Appendix 1). The proposed development would involve the creation of a subdivision having eight lots which would support single family detached residences serviced by municipal sewer and water. The lots will range in size from 710 to 1,912 square metres (7,642 to 20, 580 sq. ft.) and will have a minimum width of 17.3 metres (57 ft) (Appendix 2). A previous development proposal (Preston) for the creation of three lots by Consent on the north side of the existing Sheppard Street road allowance created three lots whose development is dependent upon the extension of piped services and of a roadway to a turn-around on the Hall lands.

The applications were accompanied by a Planning Report, Archeological Assessment and a Functional Servicing Report. Two public meetings have been convened; one that was an informal information meeting and the second is the statutory public meeting required by the Planning Act, scheduled for the August 20<sup>th</sup> meeting of the Committee.

### **Overview of Development Proposal**

The subject property is located to north of the existing home on Grey Street which is being severed from the proposed development lands. The abandoned CN rail-line lies to the north of the site and the Preston lands and an existing dwelling about the property to the west. An extension of services and Grey Street is required prior to development. Once these services are brought up to municipal standards, there should be no servicing constraints on the site or the municipal system itself. The required extensions will be addressed through development agreements with Mr. Hall and Mr. Preston. The subject land is currently vacant.

### **Utilities**

The typical utilities that could be provided to the development are hydro, gas, phone, and cable TV. All the mentioned utilities have been provided to the surrounding developments and it is not expected that there will be any constraints that would prohibit this proposed development from being serviced by all utilities.

### **Provincial Policy Statement**

The Provincial Policy Statement provides direction on matters of provincial interest related to land use planning and development. Section 3 of the Planning Act requires that decisions affecting planning matters “shall be consistent with” policy statements issued under the Act.

The principles of the Provincial Policy Statement strive to maintain strong communities, a clean and healthy environment, and a strong economy. Strong, liveable and healthy communities enhance social well-being and are economically and environmentally sound. The Provincial Policy Statement is intended to focus growth within settlement areas and away from significant or sensitive resources and areas which may pose a risk to public health and safety. The Provincial Policy Statement also states that 10 year supply of an appropriate range of housing types and densities be provided to meet projected requirements of current and future residents.

The Provincial Policy Statement also recognizes a servicing hierarchy with full municipal sewage and water services being preferred for servicing settlement areas.

The proposed development meets the principles and goals of the relevant policies of the Provincial Policy Statement 2005. The follow are some of the key principles amongst others that this development conforms to;

- *Section 1.1.3.1*  
Settlement areas shall be the focus of growth and their vitality and regeneration shall be promoted.
- *Section 1.1.3.7*  
New development taking place in designated growth areas should occur adjacent to the existing built-up area and shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.

### **Places to Grow – Growth Plan**

The Growth Plan is a document that establishes the Government of Ontario's vision for building stronger, prosperous communities by better managing growth to 2031. This plan is intended to provide direction for improving the way our cities, towns and villages grow over the long term.

The following are some of the relevant goals of the Growth Plan the proposal complies with:

- direct growth to build up areas and settlement areas
- plan for community infrastructure to support growth
- conserve natural systems and prime agricultural areas, and,
- support the protection and conservation of water, air, energy and cultural heritage.

### ***County Official Plan***

The subject property is designated as “Settlement” in the County of Simcoe Official Plan. In accordance with the policies and objectives of Section 3.5 Settlements, the proposed development conforms to the County of Simcoe Official Plan because it meets the objectives of the polices as follows :

- The subject property is located within the Coldwater Settlement Area
- The proposed development has been laid out to take advantage of existing municipal piped services and roadways.
- These will efficiently service the development.
- The proposed development has been designed to promote a compact urban form through residential intensification and infill development.

### ***Township Official Plan***

The subject property is designated as settlement Living Area in the Township Official Plan. The relevant policies of the Township Official Plan are as follows;

#### Section C2.1: Objectives

It is the intent of this Plan to:

- have the defined Settlement Areas be the focus of new growth and development within the Township
- maintain and enhance the character and identity of existing residential areas within defined Settlement Areas
- promote the efficient use of existing and planned infrastructure by creating the opportunity for various form of residential intensification, where appropriate
- new development should occur adjacent to the existing built up area and shall have a compact form

The subject proposal conforms to the provisions of the Township Official Plan with regard to number of lots and proposed density, the use of existing roads and being within an existing built up area within a settlement area.

The proposal is generally in character with the surrounding community.

### ***Township Zoning By-law***

The existing Rural zoning of the subject property will require replacement with a residential category to allow for the proposed lot creation. A Holding Restriction is proposed to ensure that the installation of services is provided for prior to construction of the homes.

### **Conclusion**

The proposed draft plan of subdivision will implement the objectives and policies as set out in the Official Plan for the Township of Severn. The proposed development is consistent with the County of Simcoe Official Plan the Provincial Policy Statement and Growth Plan. The application represents good planning and is desirable for the appropriate use of the lands. Therefore, the Planning Department recommends draft approval, subject to the following:

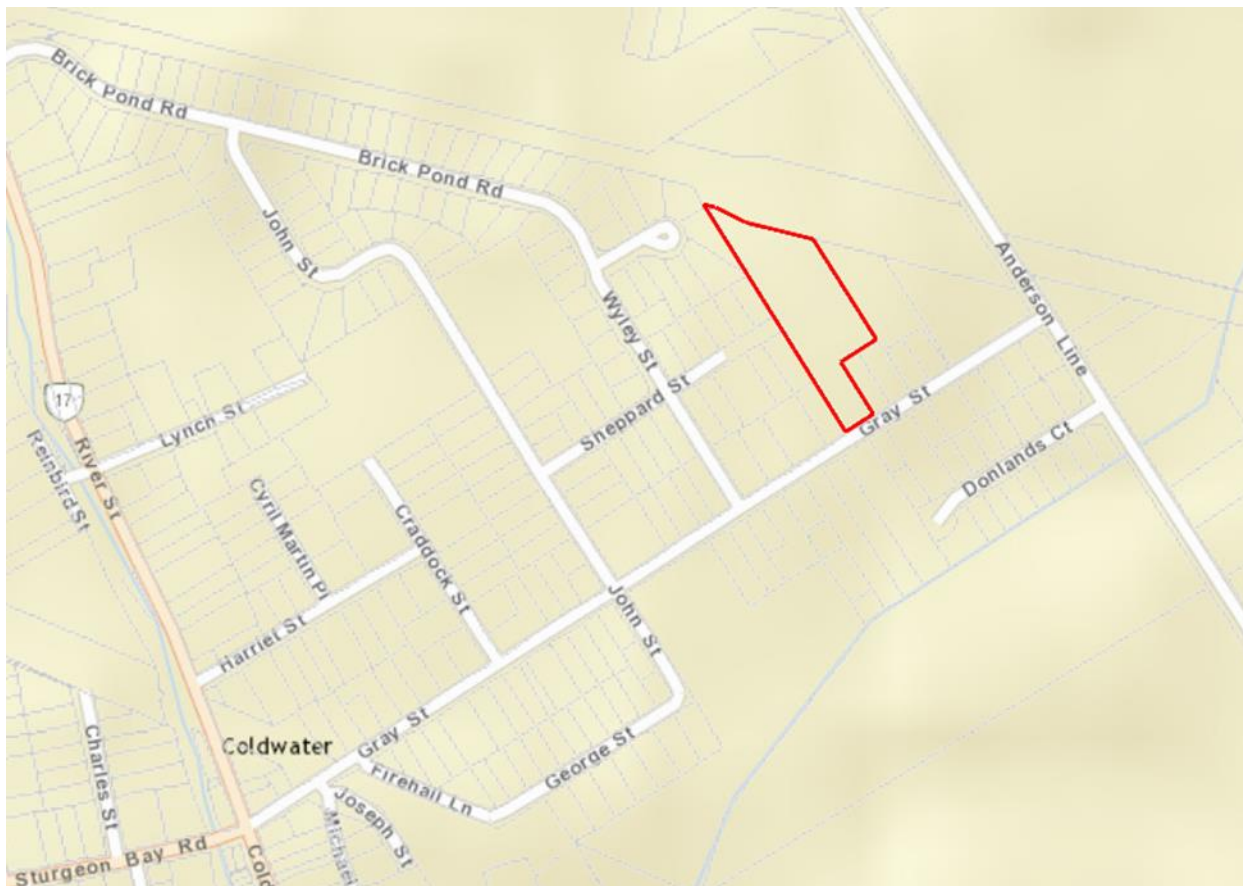
- that the attached Conditions of Draft Plan of Subdivision Approval are applied, **Appendix 3.**
- that a Zoning By-law amendment be implemented in accordance with the conditions of approval.

### **Financial Impacts**

All costs of development and approval are the responsibility of the Developer.

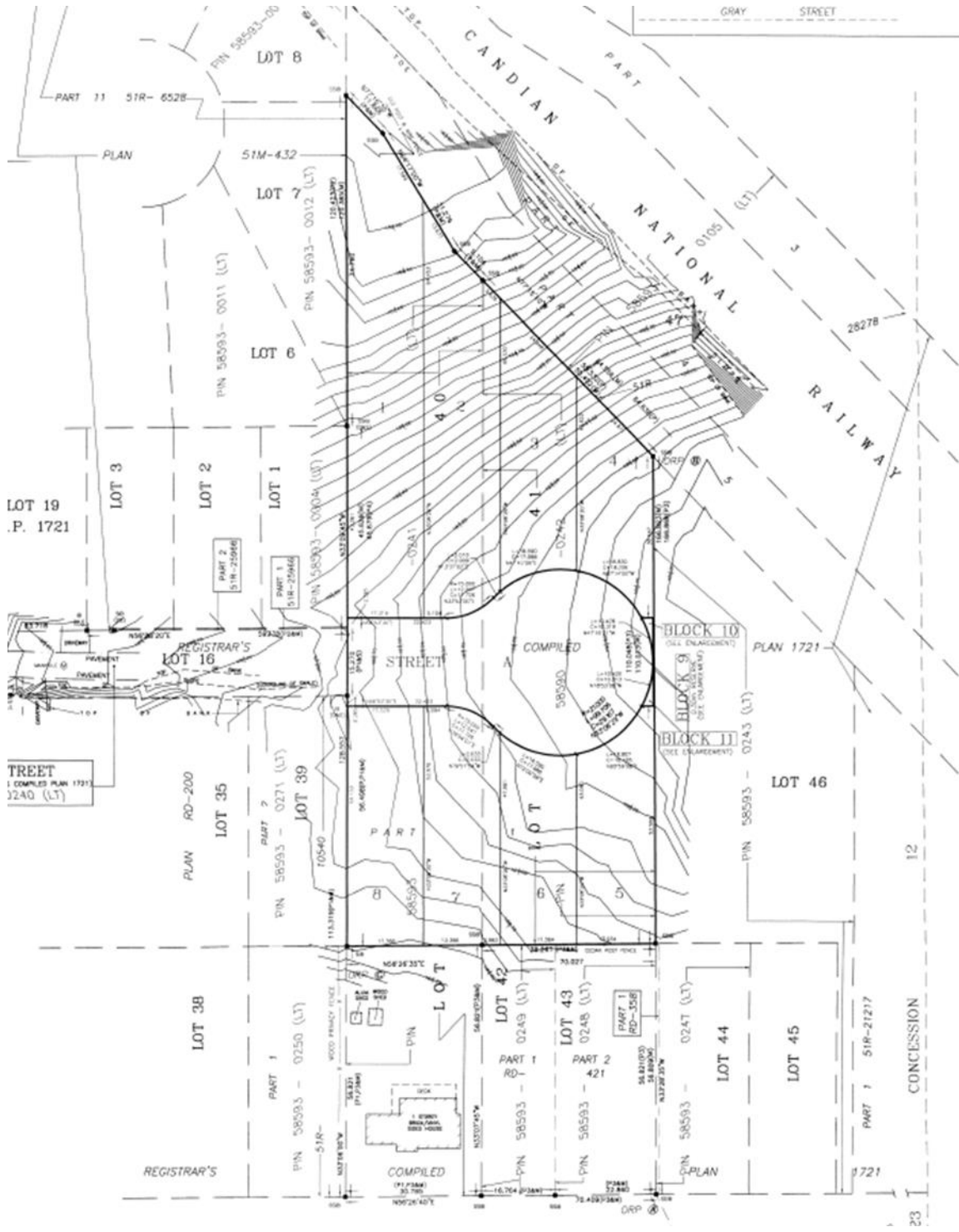
### **Appendix 1**

#### **Key Map**





Proposed Subdivision



**Appendix 3**

**Proposed Conditions of Draft Approval**

GENERAL

1. That this approval applies to the Draft Plan of Subdivision located Plan 1721, Part Lots 40 and 41 in the former Village of Coldwater, now in the Township of Severn, County of Simcoe, prepared by Morgan Planning, showing the following:
  - (a) 8 single detached residential lots (Lots 1 to 8 inclusive),
  - (b) A cul-de-sac bulb to be conveyed to the Municipality

HEADINGS

2. The headings inserted in these draft plan conditions are inserted for convenience only and shall not be used as a means of interpreting these draft plan conditions.

TOWNSHIP OF SEVERN

3. That the Owner shall enter into a Subdivision Agreement with the Township of Severn ('Township') in which the Owner agrees to satisfy all conditions including land conveyances, easements, financial and otherwise of the Township, concerning the provision of roads, , connection to municipal water and sanitary sewer services, installation of services and drainage.
4. That the Subdivision Agreement between the Owner and the Township shall be registered by the Township against the land to which it applies once the Plan of Subdivision has been registered.
5. The Township will require that the Owner provide a payment of cash, in lieu of the required 5% parkland dedication pursuant to Section 51.1 of the Planning Act, R.S.O. 1990, c.P.13, as amended.
6. That prior to final approval, the lands within this Draft Plan of Subdivision shall be appropriately zoned in a zoning by-law that has to come into effect in accordance with the provisions of the Planning Act R.S.O., 1990
7. That prior to final approval, the Owner shall submit the following to the satisfaction of the Township and/or any other applicable agencies:
  - (a) Drainage Plan;
  - (b) General Lot Grading Plan;
  - (c) Erosion and Sedimentation Control Plan;
  - (d) Tree Preservation Plan; and
  - (e) Detailed Servicing Report.

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8. That prior to any site alteration, the Owner shall submit the following to the satisfaction of the Township and/or any other applicable agencies:
  - (a) Tree Preservation Plan;
  - (b) Detailed Engineering Design;
  - (c) Detailed Storm Water Management Report;
  - (d) Detailed Erosion and Sedimentation Control Plan;
  - (e) Detailed Grading Plan.
9. That the Owner shall agree in the Subdivision Agreement, in wording acceptable to the Township, to carry out or cause to be carried out the recommendations and measures contained within the Plans and Reports set out in Conditions 7 and 8 and to engage a qualified professional to certify in writing that the works were constructed in accordance with the Plans, Reports and specifications, as approved by the Township. An engineer or a certified land surveyor may be required to check the elevations of the building footings prior to further construction, to ensure conformity with the approved plans noted above.
10. That the Owner provide sufficient confirmation that satisfactory arrangements, financial and otherwise, have been made with necessary utility companies for any facilities serving this Draft Plan of Subdivision.
11. That the Owner shall agree in the Subdivision Agreement to co-ordinate the preparation of an overall utility distribution plan to the satisfaction of all affected utilities and the Township. The Owner shall also agree that natural gas, telephone service, television service, and internet service where required, shall be constructed underground within the road allowances or other appropriate easements, if requested by the Township.
12. That the Owner shall agree in the Subdivision Agreement that such easements and land dedication required for conservation, access, trails, utilities, servicing, drainage, construction purposes and storm water management shall be granted to the appropriate agencies, authorities, or Township, to their satisfaction, at no cost, free and clear of all encumbrances.
13. That a copy of the proposed final M-Plan is to be forwarded to the Township and the Approval Authority for review and approval.
14. That prior to final approval, the Owner shall agree in the Subdivision Agreement, that a municipal numbering system be assigned to the satisfaction of the Township with regard to 911 emergency servicing; and that the Owner agrees in the Subdivision Agreement to display the lot numbering and corresponding assigned municipal address in a prominent location on each lot.
15. Where applicable, the injury or destruction of trees during the servicing and construction of the site shall be in accordance with Forest Conservation By-law 5635 of the Corporation of the County of Simcoe.

SIMCOE MUSKOKA CATHOLIC DISTRICT SCHOOL BOARD

16. That the Owner include in all Offers of Purchase and Sale a clause advising prospective purchasers that pupils from this development attending education facilities operated by the Simcoe Muskoka Catholic District School Board may be transported to/accommodated in temporary facilities out of the neighbourhood school's area.

SIMCOE COUNTY DISTRICT SCHOOL BOARD

17. That the Owner agrees to include in all Offers of Purchase and Sale a statement which advises the prospective purchaser that the public schools on designated sites in the community are not guaranteed. Attendance at schools in the area yet to be constructed is also not guaranteed. Pupils may be accommodated in temporary facilities and/or be directed to schools outside the area.

CANADA POST

18. That the Owner shall agree in the Subdivision Agreement to the work with Canada Post and the Township to determine the location of any required Community Mail Boxes and to ensure that they are properly identified on all appropriate Plans and Maps. The Owner shall further agree to provide an appropriately sized concrete pad where applicable, to Canada Post's and the Township's specifications, including any required walkways across the boulevard and any curb cuts to provide barrier free access to the permanent Community Mail Box location(s).

BELL CANADA

19. The Owner shall agree in the Subdivision Agreement that prior to commencing any work within the Plan, the Owner must confirm that sufficient wire-line communication/telecommunication infrastructure is currently available within the proposed development to provide communication/telecommunication service to the proposed development. In the event that such infrastructure is not available, the Owner is hereby advised that the Owner may be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure. If the Owner elects not to pay for such connection to and/or extension of the existing communication/telecommunication infrastructure, the Owner shall be required to demonstrate to the municipality that sufficient alternative communication/telecommunication facilities are available within the proposed development to enable, at a minimum, the effective delivery of communication/telecommunication services for emergency management services (i.e., 911 Emergency Services).

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### CLEARANCE LETTERS

1. Prior to final approval, the Approval Authority is to be advised in writing by the Township of Severn how Conditions 3 to 15 have been satisfied.
2. That prior to final approval, the Approval Authority is to be advised in writing by the Simcoe Muskoka Catholic District School Board how Condition 16 has been satisfied.
3. That prior to final approval, the Approval Authority is to be advised in writing by the Simcoe County District School Board how Condition 17 has been satisfied.
4. Prior to final approval, the Approval Authority is to be advised in writing by Canada Post how Conditions 18 has been satisfied.
5. Prior to final approval, the Approval Authority is to be advised in writing by Bell Canada how Conditions 19 has been satisfied.

#### **Canada Post, 08/07/15**

Please be advised that Canada Post has no requirements or conditions regarding this project as the homes in question fall within the Post Office box-served boundaries of the Coldwater Post Office. Should the description of the project change, I would appreciate an update in order to assess the impact of the change on mail service.

#### **EastLink Engineering, 08/17/15**

Thank you for the opportunity to review and respond to the proposed draft plan of subdivision mentioned above. EastLink, as the incumbent local telephone exchange company in the Town of Coldwater has no objection to the proposed development. There does not appear to be any conflict between the draft plan and existing/planned EastLink facilities. We will be interested in expanding our facilities within the municipal road allowances in an approved utility corridor in order to provide services to the new building lots once the development has been approved and the street extension is ready for those services to be placed.

#### **Enbridge Gas Distribution, 07/02/15**

Enbridge Gas does not object to the proposed application(s). This response does not constitute a pipe locate or clearance for construction. The applicant shall contact Enbridge Gas Distribution's Customer Connections Department by e-mailing [salesarea50@enbridge.com](mailto:salesarea50@enbridge.com) for service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping (including but not limited to tree planting, silva cells and/or soil trenches) and/or asphalt paving.

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If the gas main need to be relocated as a result of changes in the alignment or grade of the future road allowances or for temporary gas pipe installations pertaining to phase construction, all costs are the responsibility of the applicant. In the event that easement(s) are required to service this development, the applicant will provide the easement(s) to Enbridge Gas Distribution at no cost. The applicant will grade all road allowances to as final elevation as possible, provide necessary field survey information and all approved municipal road cross sections, identifying all utility locations prior to the installation of the gas piping. Enbridge Gas Distribution reserves the right to amend or remove development conditions.

**Simcoe County District School Board, 06/22/15**

Thank you for circulating a copy of the above-noted draft plan of subdivision to this office for review. The applicant is proposing to extend Sheppard Street to produce eight (8) residential building lots for single family detached homes. The lots will be serviced by municipal water and sewer. Planning staff have no objection to this draft plan of subdivision. We request that the Board's standard conditions as indicated below be included:

- That the owner agrees to include in all offers of purchase and sale a statement which advises the prospective purchaser that the public schools on designated sites in the community are not guaranteed. Attendance at schools in the area yet to be constructed is also not guaranteed. Pupils may be accommodated in temporary facilities and/or be directed to schools outside the area.
- That the owner agree to include in all offers of purchase and sale a statement which advises the prospective purchaser that school busses will not enter cul-de-sacs and pick up points will generally be located on through streets convenience to the Board. Additional pickup points will not be located within the subdivision until major construction activity has been completed.

Elementary pupils may attend Coldwater Public School and secondary pupils may attend OD/Park Street Secondary School.

**Rogers Communications Inc., 06/23/15**

Rogers Communications has reviewed the application for the above subdivision and has determined that it intends to provide cable and telecommunications services. Accordingly, we request that municipal approval be granted subject to the following conditions:

- (1) Prior to registration of the Plan of Subdivision, the developer/owner will at its own cost grant all necessary easements and maintenance agreements required by those CRTC-licensed telephone companies and broadcasting distribution companies intending to serve the subdivision (collectively, the "Communications Service Providers").

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- (2) Prior to registration of the Plan of Subdivision, the developer/owner will with consultation with the applicable utilities and Communication Service Providers prepare an overall utility distribution plan that shows the locations of all utility infrastructure for the subdivision, as well as the timing and phasing of installation.

In addition, we kindly request to, where possible, receive copies of the following documents:

- (1) the comments received from any of the Communications Service Providers during circulation;
- (2) The proposed Conditions of Draft Approval as prepared by Municipal Planners prior to their consideration by Council or any of its committees; and
- (3) The Planners' Report recommending draft approval before it goes to Council or any of its committees.

#### **Hiawatha First Nation, 07/02/15**

Thank you for the information you sent to Hiawatha First Nation regarding the proposed draft plan of subdivision for 48 Gray Street, Coldwater which is being proposed within Hiawatha First Nation's Traditional and Treaty Territories. Hiawatha First Nation appreciates that Simcoe County recognizes the importance of First Nations Consultation and that your office is conforming to the requirements within the Duty to Consult Process. The correspondence Hiawatha First Nation has received is not considered meaningful consultation but rather information sharing.

As per the Hiawatha First Nation Consultation Protocol, your proposed project is deemed to have little, if any, impact on Hiawatha First Nation's traditional territory and/or rights. Please keep up apprised of any updates, archaeological findings, and/or of any environmental impacts should they occur. Hiawatha First Nation requests you contact us if archaeological artifacts are found as we require our trained archaeological liaisons be present at the archaeological sites during the assessments. We also ask that you forward any archaeological reports to Hiawatha First Nation as they are completed. Any maps pertaining to the project should be send to Hiawatha First Nation in a shape file.

Hiawatha First Nation reserves the right to provide additional comment should further development result in additional potential impact on our traditional territory and rights. Please be aware that while we request to be kept apprised throughout all phases of this project, we may not always have representation at all stakeholders meetings.

**Hydro One, 06/23/15**

We have reviewed the documents concerning the above-noted Draft Plan of Subdivision Application and have no comments or concerns at this time. Our preliminary review considers issues affecting Hydro One's "High Voltage Facilities and Corridor Lands" only.

**TransCanada Pipelines Limited, 07/28/15**

TransCanada Pipelines Limited does not have any facilities in this location and as such we have no comments or concerns with the application.

*The Chair inquired if the applicant or his/her representative had anything to add to the presentation?*

There were no comments from the applicant.

*The Chair inquired if there were any persons present who had either questions or comments on the application? The Chair requested that those providing comments on the application please rise, state their name and address and spell their last name for the minutes. The Chair also advised that the names and addresses of those individuals who speak at the meeting will appear in the meeting minutes which are public documents.*

There were no comments from the public.

*The Chair inquired if there were any further information which staff or the applicant may wish to provide?*

As there were no further comments on this application, the Chair declared the public portion of the meeting closed at 7:18 p.m.

*The Chair inquired if members of the Committee required further clarification of the application or had any further comments.*

There were no further comments from the Committee.

**(See Resolution No. PD082015-02)**