

MINUTES OF THE MEETING OF THE PLANNING & DEVELOPMENT COMMITTEE  
HELD IN THE ADMINISTRATION OFFICE, 1024 HURLWOOD LANE, THURSDAY,  
JUNE 18, 2015 AT 7:00 P.M.

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PRESENT:	Chair	Judith Cox
	Members	Mike Burkett Ron Stevens Mark Taylor Donald Westcott
ABSENT:	Members	Ian Crichton Jane Dunlop
STAFF:	Director of Planning & Development	Andrew Fyfe (part of meeting)
	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 a Proposed Zoning By-law Amendment – 2606 & 2514 Saint Amant Road (**see attached notes**).

*MOTION PD061815-01:* *Moved by Member Burkett and seconded by Member Stevens that an Application for a Zoning By-law Amendment for 2606 & 2514 Saint Amant Road be approved; AND FURTHER THAT the Clerk be directed to prepare a Draft Zoning By-law for consideration of Council.*

*CARRIED*

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

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MOTION PD061815-02: *Moved by Member Burkett and seconded by Member Westcott that an Application for a Zoning By-law Amendment 48 Gray Street be received as information.*

*CARRIED*

**DELEGATIONS**

- "NIL"

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

Building Report for the Month of May 2015.

By-law Enforcement Report for the Month of May 2015.

Society for the Prevention of Cruelty to Animals – Statement of Pound Services for the Month of May 2015.

Planning Report No. P15-034, 06/09/15, with respect to Simcoe County Housing Presentation – Follow-up.

Planning Report No. P15-035, 06/09/15, with respect to a Zoning By-law Amendment for 48 Gray Street.

Planning Report No. P15-036, 06/09/15, with respect to a Zoning By-law Amendment for 3979 Sandcastle Court.

Planning Report No. P15-039, 06/10/15, with respect to a Zoning By-law Amendment for 2606 & 2514 Saint Amant Road.

MOTION PD061815-03: *Moved by Member Stevens and seconded by Member Westcott that the following Reports from Officials be received as information:*

- (a) Building Report for the month of May 2015;*
- (b) By-law Enforcement Report for the month of May 2015;*
- (c) SPCA Report for the month of May 2015;*
- (d) Planning Report No. P15-034, 06/09/15, with respect to Simcoe County Housing Presentation – Follow-up;*
- (e) Planning Report No. P15-035, 06/09/15, with respect to a Zoning By-law Amendment for 48 Gray Street;*

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- (f) *Planning Report No. P15-036, 06/09/15, with respect to a Zoning By-law Amendment for 3979 Sandcastle Court;*  
*and*
- (g) *Planning Report No. P15-039, 06/10/15, with respect to a Zoning By-law Amendment for 2606 & 2514 Saint Amant Road.*

*CARRIED*

**REPORTS FROM OFFICIALS (for direction)**

Planning Report No. P15-038, 06/10/15, with respect to Consent Proposal – 1861 Island Road.

*MOTION PD061815-04:* *Moved by Member Taylor and seconded by Member Burkett that Planning Report No. P15-038, dated June 10, 2015, with respect to Consent Proposal – 1861 Island Road be received;*  
*AND FURTHER THAT the application for consent to allow for the creation of a shoreline residential building lot on a private road at 1861 Island Road measuring approximately 1.5 acres in area with 60 metres of frontage on MacLean Lake be endorsed by Council for consideration of the Committee of Adjustment;*  
*AND FURTHER THAT the Committee recommends that the approval be made conditional on a development agreement which requires the construction of a tertiary sewage disposal system for any new dwelling on the subject lands, a setback from the high water mark of a minimum of 30 metres for the tile field and the retention of the existing shoreline vegetation for a minimum of 75% of both the severed and retained lots;*  
*AND FURTHER THAT an interim policy be adopted to defer the consideration of any further applications for consent on MacLean Lake pending results of the follow-up study and their reflection in Official Plan policies, if required.*

*CARRIED*

**CORRESPONDENCE (for information)**

Sustainability Plan Steering Committee Meeting – May 7, 2015.

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Santiago Rodriguez, 06/08/15, with respect to a Zoning By-law Amendment – 2606 Saint Amant Road.

Various correspondence with respect to an Application for a Zoning By-law Amendment – 3979 Sandcastle Court.

- (a) Bill & Alma Hill, 06/12/15
- (b) Lyn Shoniker, 06/14/15
- (c) Couchiching Shores Ratepayers Association, 06/12/15
- (d) Ellen Cohen, 06/15/15
- (e) Joe & Nancy Wise, 06/17/15

MOTION PD061815-05: *Moved by Member Stevens and seconded by Member Westcott that the following correspondence be received as information:*

- (a) Sustainability Plan Steering Committee Meeting – May 7, 2015; and*
- (b) Santiago Rodriguez, 06/08/15, with respect to a Zoning By-law Amendment – 2606 Saint Amant Road; and*
- (c) Various correspondence with respect to a Zoning By-law Amendment – 3979 Sandcastle Court:*
  - Bill & Alma Hill, 06/12/15*
  - Lyn Shoniker, 06/14/15*
  - Couchiching Shores Ratepayers Association, 06/12/15*
  - Ellen Cohen, 06/15/15*
  - Joe & Nancy Wise, 06/17/15*

**CARRIED**

**CORRESPONDENCE (for direction)**

Kevin & Mary Betsworth, 05/28/15, with respect to an Unopened Road Allowance Adjacent to 2018 Buck Lake Bend.

MOTION PD061815-06: *Moved by Member Westcott and seconded by Member Stevens that a letter from Kevin & Mary Betsworth, dated May 28, 2015 with respect to an unopened road allowance adjacent to 2018 Buck Lake Bend be received; AND FURTHER THAT the upgrade to the unopened road allowance is approved, subject to the following conditions:*

- (a) The applicant is required to enter into a License Agreement with the municipality for use of the unopened road allowance;*

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- (b) The applicant is required to provide verification that the upgrade and use of the road allowance will not interfere with the current snowmobile trail in this location;*
- (c) The applicant is required to annual submit a Certificate of Liability Insurance in the amount of \$2 million naming the Township of Severn as an additional insured;*
- (d) The applicant will be responsible for all costs with respect to this matter;*
- (e) The application will be required to submit a deposit for the proposed work and complete the improvements to the road allowance as directed by the Public Works Department;*
- (f) The applicant is advised that improvements to this unopened road allowance will not be considered as the municipality's intent to assume maintenance in the future.*

**CARRIED**

**UNLISTED ADDITIONS**

- "NIL"

Motion to close the meeting to the public.

**MOTION PD061815-07:** *Moved by Member Burkett and seconded by Member Stevens 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:*

- (a) Personal matters about an identifiable individual, including municipal or local board employees;*
- (b) Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board; and*
- (c) Advice that is subject to solicitor-client privilege, including communications necessary for that purpose.*

**CARRIED**

**CONFIDENTIAL**

Motion to reopen the meeting to the public.

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MOTION PD061815-08: *Moved by Member Stevens and seconded by Member Westcott that this meeting be and it is hereby now reopened to the public.*

*CARRIED*

## **CONFIDENTIAL AGENDA**

### **Reports from Officials**

Confidential Planning Report No. P15-037, 06/09/15, with respect to 3979 Sandcastle Court.

MOTION PD061815-09: *Moved by Member Stevens and seconded by Member Burkett that Confidential Planning Report No. P15-037, dated June 9, 2015, with respect to 3979 Sandcastle Court be received;  
AND FURTHER THAT the Application for a Zoning By-law Amendment be denied for the following reasons:*

- (a) The potential of a negative impact on the character of the neighbourhood;*
- (b) The potential of an environmental impact; and*
- (c) The application does not meet Council's intent with the provisions of Zoning By-law No. 2010-65.*

*CARRIED*

Confidential Administration Report No. A15-024, 06/03/15, with respect to the Director of Public Works Position.

MOTION PD061815-10: *Moved by Member Stevens and seconded by Member Burkett that Confidential Administration Report No. A15-024, dated June 3, 2015, with respect to the Director of Public Works Position be received;  
AND FURTHER THAT staff be directed to proceed as discussed at this meeting.*

*CARRIED*

Confidential Administration Report No. A15-02, 06/03/15, with respect to the Director of Fire & Emergency Services.

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MOTION PD061815-11: *Moved by Member Burkett and seconded by Member Stevens that Confidential Administration Report No. A15-025, dated June 3, 2015, with respect to the Director of Fire & Emergency Services be received; AND FURTHER THAT staff be directed to proceed as discussed at this meeting.*

*CARRIED*

**Correspondence**

- "NIL"

**ADJOURNMENT** – 9:00 p.m.

MOTION PD061815-12: *Moved by Member Stevens and seconded by Member Westcott 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

MINUTES OF THE MEETING OF THE PLANNING & DEVELOPMENT COMMITTEE  
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	Clerk	Sharon Goerke
	Chief Administrative Officer	Henry Sander

*Chair Cox advised those in attendance that there is one public meeting and one information meeting called this evening in accordance with the Planning Act with respect to proposed developments within the municipality.*

*The Chair advised that the purpose of public and information 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**

*The Chair requested the Township Planner to explain the intent and purpose of the Application for a Zoning By-law Amendment for 2606 & 2514 Saint Amant Road.*

The Planner advised those in attendance that the purpose of the application is to amend By-law No. 2010-65 as it applies to property described as Part of Lots 12 & 13, Concession 13, geographic Township of Tay, now in the Township of Severn, municipally known as 2606 & 2514 Saint Amant Road. The proposed Zoning By-law Amendment would rezone the severed lands under provisionally approved Consent Application B-04-12 at 2606 Saint Amant Road, containing the existing dwelling, from the Agricultural (AG) Zone to the Rural Residential (RR) Zone to fulfil a condition of the consent application.

The Planner advised that notice of this application was given in accordance with the *Planning Act* on May 29, 2015 and the following correspondence has been received:

### **Planning Report No. P15-039, 06/10/15**

#### **Background**

County Official Plan:	Agricultural and Rural
Township Official Plan:	Agricultural and Rural
Existing Township Zoning:	Agricultural (AG)
Proposed Zoning:	Rural Residential (RR)
Legal Description:	Part of Lots 12 & 13, Concession 13, geographic Township of Tay
Municipal Address:	2606 and 2514 Saint Amant Road (Appendix 1)

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This application will rezone the severed lands under application for consent B-04-12 (Jones) from the Agricultural (AG) Zone to the Rural Residential (RR) Zone to recognize the reduced lot size and reflect the intended residential use of the lands. This Zoning By-law Amendment is needed to fulfill a condition of provisionally approved application for consent B-04-12 (Jones).

The applicant received approval to sever a portion of the property (Appendix 2) for a new residential lot having frontage of approximately 74 metres (243 ft.) on St. Amant Road and a lot area of 4,000 square metres (0.99 acres) which contains the existing dwelling at 2606 St. Amant Road. The retained lot is proposed to have a lot area of 62 hectares (153 acres) and frontage of 444 metres (1, 456 ft.) on St. Amant Road and 444 metres on Quarry Road and will contain the house and accessory structures at 2514 St. Amant Road. The subject lands have two municipal addresses and two assessment roll numbers as the properties use to be separately conveyable until the lands were merged, as a result there is now legally only one property with two homes. The severance proposes to create a residential lot surrounding the existing dwelling at 2606 Saint Amant Road rather than re-create the previously existing lot line between 2606 and 2514 Saint Amant Road (see Appendix 3). The severance has received condition approval; one of the conditions is a rezoning for the severed lands.

A discussion of the various planning documents that have bearing on this application follows.

#### **Provincial Policy Statement, 2014**

Limited residential development is permitted in rural areas.

#### ***Growth Plan for the Greater Golden Horseshoe, 2006, as amended, January 2012***

Direction is not provided with regard to zoning or classification of individual properties. The creation of the lot by Consent was based on its abilities to satisfy the applicable provincial policies, particularly the criteria for the creation of an "infill" lot.

#### **County of Simcoe Official Plan, 2007**

The Rural and Agricultural policies of the adopted County of Simcoe Official Plan are under appeal to the OMB. As a result, the rural and agricultural policies of the existing County of Simcoe Official Plan remain in effect. The general theme of the Rural and Agricultural designation is to preserve lands for agricultural purposes by limiting non-agricultural land uses and preserving large tracks of agricultural land.

Section 3.6.11 of the County of Simcoe Official Plan permits residential lots to be created through consent provided:

- a) Lots are restricted in size in order to conserve other lands for larger blocks for agricultural or environmental purposes. Consent lots should be developed to be an approximate maximum size of one hectare, except where larger sizes may be suitable because of environmental constraints or design constraints.
- b) The number of lots on a grid road system should be restricted in order to maintain the road character and road function and to avoid strip development.
- c) In geographic areas set out in local Official Plans, provisions may be made for residential lot areas larger than one hectare were required for servicing purposes, environmental considerations or to maintain established lot and development pattern.

Similar to a surplus farm dwelling severance the conditionally approved severance application aims to preserve the majority of the land together for an agricultural use and separate a surplus dwelling from the land as there are currently two dwellings on the property. The provisionally approved severance is for a property that is less than one hectare and the dwelling already exists therefore it will not create strip development.

### **Township of Severn Official Plan**

Section 8.2 New Lots By Consent. The provisionally approved severance satisfies the applicable direction provided in **Section 8.2.1 General Criteria** for Consents regarding, road frontage, environmental impacts, etc.. Those policies provide for the consideration of different types of Consents, including “Technical Severances”.

The request for severance was originally initiated in 2012 in order to address the merging of two parcels, 2606 and 2514 Saint Amant Road. As the two abutting properties were clearly in separate ownership and existed as separate parcels prior to 1975, but were subsequently merged on title due to common ownership of abutting parcels (the “changes in the Planning Act” which the text refers to), it would appear that the “re-splitting” of the original lot configuration the proposed would be considered to be a “Technical Severance” under the Township’s Consent policies. This policy would seem to be clearly directed at situations such as this application where previously separate parcels were merged through changes to the Planning Act. However, the County Official Plan does not provide for this type of severance and the application of policies regarding creation of a rural residential type lot is more favourable; as it more closely reflects the intent of the Provincial and County policy environment which is to minimize disruptions to the character of rural areas and preserve the prime agricultural lands for agricultural production. As this approach would address the needs of the applicant, they brought forth the altered application after retaining a planning consultant.

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As the property contains prime agricultural lands the provisionally approved severance is also permitted under Section B8.2.4 Farm Consolidations/Surplus Dwellings as no new lot is created and the viability of using the lands affected by the application for agricultural uses is not adversely affected if the application is approved. The intent of the revised application was to ensure the prime agricultural lands were retained together as one parcel with only the dwelling severed off and a new lot in terms of development is not created as the parcel is already developed with a single family dwelling.

The subject lands are designated Rural and Agricultural within the Township's Official Plan, The provisionally approved severed lands surround 2606 Saint Amant Road are designated Rural and single family dwellings are a permitted use in this designation.

### **Township of Severn Zoning By-law 2010-65**

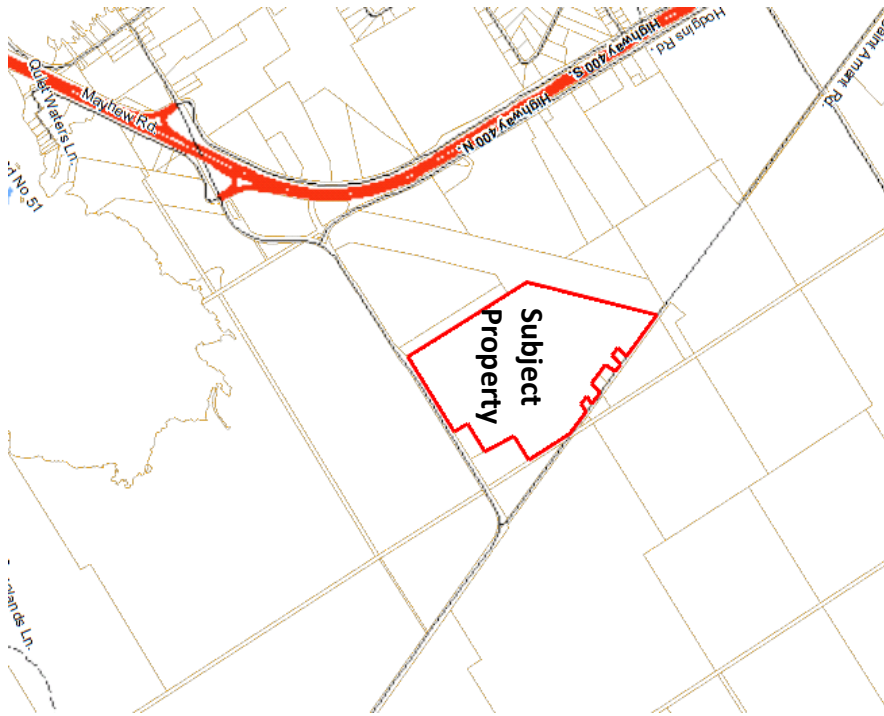
The property is currently zoned Agricultural (AG) under Zoning By-law 2010-65, as amended. The Minimum Lot Area in the AG Zone is 40 ha and the Minimum Lot Frontage is 60 m. Therefore, the proposed severed parcel is undersized for the AG Zone, given that the existing use of the lands surrounding 2606 Saint Amant Road are residential in character a change in zoning to a residential zone is favourable. Due to the size and use of the provisionally approved severed lot, the Rural Residential (RR) is felt to be appropriate, the lot will exceed the minimum frontage and area requirements for a new lot within the RR Zone.

Subject to the comments received at the public meeting, and any additional submissions from circulated agencies and departments, and any further review that Planning Committee may seek, Staff supports this proposed amendment to the Zoning By-law.

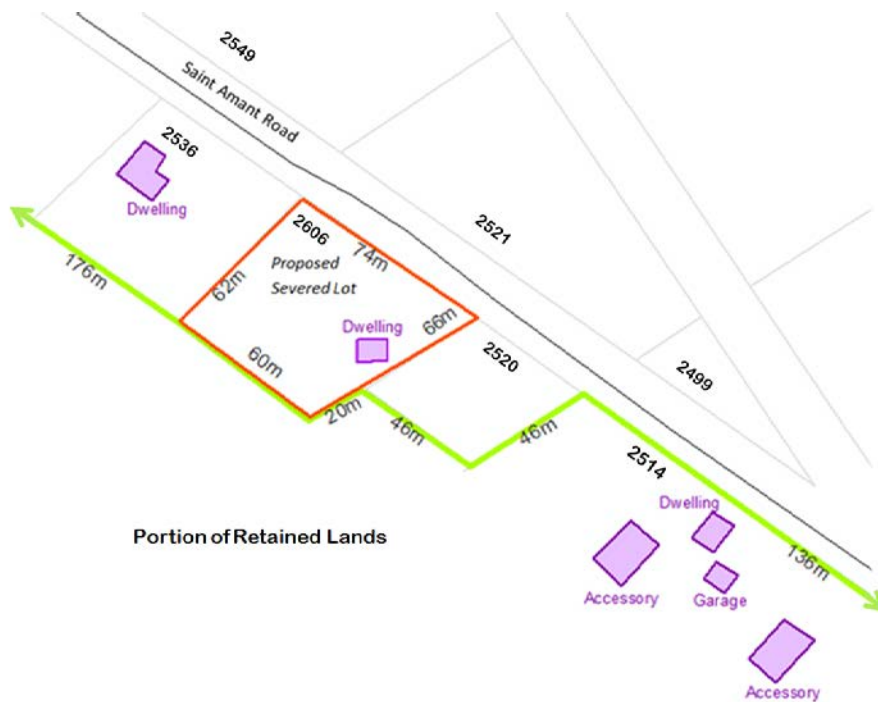
### **Financial Impact**

There are no external costs associated with the proposed zoning by-law amendment.

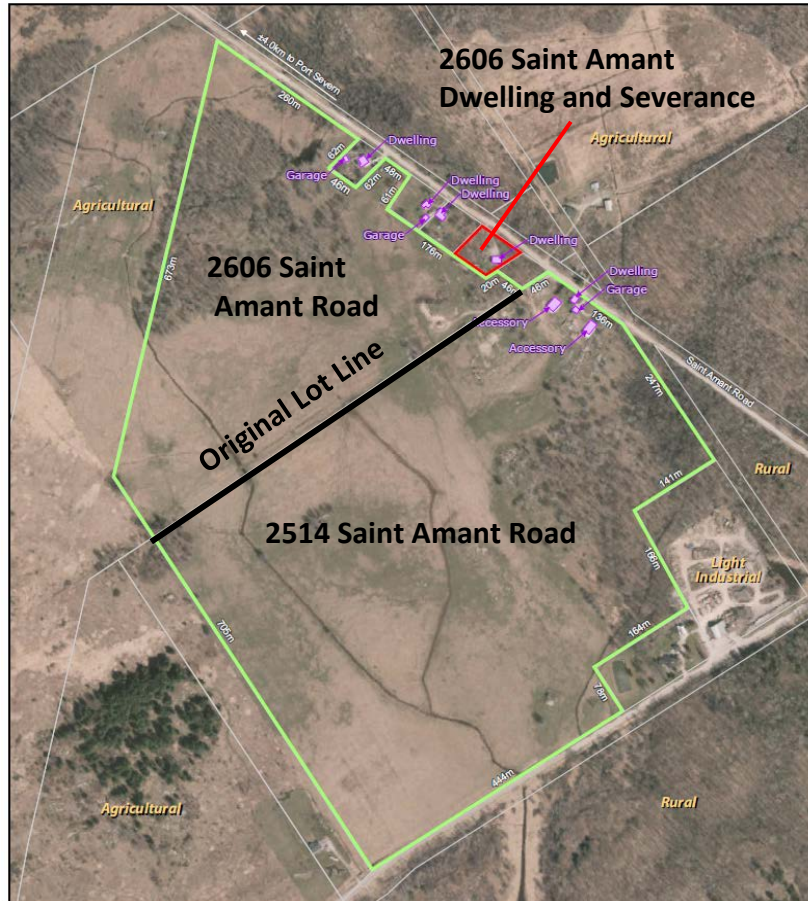
### Appendix 1



### Appendix 2



**Appendix 3**



**Appendix 4**

THE CORPORATION OF THE TOWNSHIP OF SEVERN

BY-LAW NO. 2015-XX

BEING A ZONING BY-LAW TO REGULATE THE USE OF LAND AND THE CHARACTER, LOCATION AND USE OF BUILDINGS OR STRUCTURES ON CERTAIN LANDS DESCRIBED AS PART OF LOTS 12 & 13, CONCESSION 13, GEOGRAPHIC TOWNSHIP OF TAY, NOW IN THE TOWNSHIP OF SEVERN (2606 SAINT AMANT ROAD)

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SCHEDULE "1"

**CONCESSION 13 EAST PART LOT 13, GEOGRAPHIC TOWNSHIP OF TAY, NOW  
IN THE TOWNSHIP OF SEVERN**



 Lands to be rezoned from the Agricultural (AG) Zone to the Rural Residential Exception (RR) Zone.

This is Schedule '1' to By-law No. 2015-XX  
Passed the day of \_\_\_\_\_, 2015

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK



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**Santiago Rodriquez, 09/08/15**

I am in opposition to the proposed Zoning By-law Amendment from the Agricultural (AG) Zone to the Rural Residential (RR) Zone to fulfil a condition of the consent. The Wind has voices, what I see is not for residential dwelling. It appears for a business that may affect the environment in the area – water. Bev Jones' tenant Evelyn is in her last days at the hospital in Orillia. Her son Andy went to see Jones to buy the property – I believe Jones agree plus an extra ½ acre at the back of 2606. In recent days, the equipment brought in is for another kind of form. I am asking you to check out the area or lot. Maybe some conditions how the land can be used. I do not want to see an environmental disaster.

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

Patrick Towne of MHBC Planning addressed the Committee on behalf of the applicant and provided an overview of the proposed severance (**see Appendix “1”**).

*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 7:11 p.m.

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

Member Taylor inquired as to the existing parcel on the mapping provided.

- The Planner provided the location of the parcel in green on the mapping and advised that the additional property in this location was under separate ownership.

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Member Stevens advised that he supported the application and there would likely be additional applications for properties under common ownership that have been combined to one lot and required a severance.

**(See Resolution No. PD061815-01)**

## **INFORMATION MEETING**

*The Chair advised that there is one information meeting scheduled for this evening with respect to a proposed Plan of Subdivision. The format of the meeting will be as previously stated. There will be no decision on this application this evening as a formal public meeting will be scheduled in the future with due notice given under the Planning Act.*

*The Chair requested the Township Planner to explain the intent and purpose of the development proposal for 48 Gray Street.*

The Planner advised those in attendance that the purpose of the information meeting is to present information and obtain feedback from the public with respect to this proposal. A Statutory Public Meeting under the Planning Act will be scheduled at a later date and notice will be given in the prescribed manner after a full review of the applications has taken place.

The Planner advised that the purpose and effect of the proposed Zoning By-law Amendment is to Amend Zoning By-law No. 210-65, as amended, of the Township of Severn to rezone the property described as Lots 40 & 41, Plan 1721, former Village of Coldwater, now the Township of Severn, from the Rural (RU) Zone to the Residential One Holding Eleven (R1-H11) Zone in order to permit low density residential dwellings serviced with municipal water and sewer services via an extension of Sheppard Street to be developed by a Draft Plan of Subdivision. The proposed Subdivision Agreement would involve the creation of eight (9) new residential lots.

The Planner advised that notice of this application was given in accordance with the *Planning Act* on June 4, 2015 and the following correspondence has been received:

**Planning Report No. P15-035, 06/09/15**

### **Recommendation**

THAT Planning Report No. P15-035, dated June 9, 2015, with respect to Draft Plan of Subdivision and Zoning By-law Amendment Applications for 48 Gray Street be received as information.

## **Background**

The Township of Severn has received of Draft Plan of Subdivision and Zoning By-law Amendment applications pertaining to the lands described as Lot 40 to 41, Registrar's Compiled Plan 1721, former Village of Coldwater, now in the Township of Severn, known municipally as 48 Gray Street (**Appendix "1"**). The applications were both submitted to the Township on May 11, 2015 by Josh Morgan of Morgan Planning & Development on behalf of the property owner Garry Hall. The Township deemed Zoning Amendment Application Z-15-10 completed on May 28, 2015 and the County of Simcoe deemed Draft Plan of Subdivision application SV-T-1501 complete on May 27, 2015 and advised the Township of this on June 2, 2015.

The proposed development consists of a plan of subdivision having eight lots developed around a turnaround bulb for the end of Sheppard Street, which would support single family detached residences serviced by the extension of municipal sewer and water. The lots vary in size and shape however they will be in excess of 700 square metres (0.17 acre) in size and will have a minimum 17 metres frontage on the extension of Sheppard Street. The Draft Plan of Subdivision is shown in **Appendix "2"**. The Zoning By-law Amendment Application was submitted because the property is currently zoned Rural (RU) under Zoning By-law 2010-65 and therefore the application is needed to rezone the property to permit the residential lot sizes and also establish a hold on the lands until such time as the municipal road and services are installed.

In accordance with the Township's Corporate Policy Manual a two meeting process is required for a new subdivision application. Staff scheduled an information meeting to obtain input from the Planning and Development Committee as well as members of the public. Notice of the public information meeting was circulated to all residents within 120 metres of the subject property, the same distance as would be required under the *Planning Act* for a statutory public meeting. Planning staff have also circulated the studies and reports submitted with the applications internally for review from the Public Works and Fire departments as well as to our external engineer and solicitor. It is anticipated that a statutory public meeting will be scheduled once comments have been received from all the necessary agencies, Council and the public. Upon receipt of these comments a planning report with a recommendation and any requirements for Draft Plan approval will be prepared for a later Planning and Development Committee meeting. The report will provide further details, address compliance to planning policies and provide responses to comments received at the public meeting.

The applications are related to the proposal for the development of the Preston lands lying to the north of Sheppard Street. That development also requires the extension of piped services down Sheppard. The Township has taken the position that development of the Preston lands is contingent on the creation of a turn-around bulb at the eastern

end of the street. The construction of the proposed Hall subdivision will enable the Preston lands to be developed, as well as an additional lot on the south side of the Sheppard Street road allowance. Development of all of these lands will be governed by development agreements with the Municipality and cost-sharing arrangements between the three land-owners.

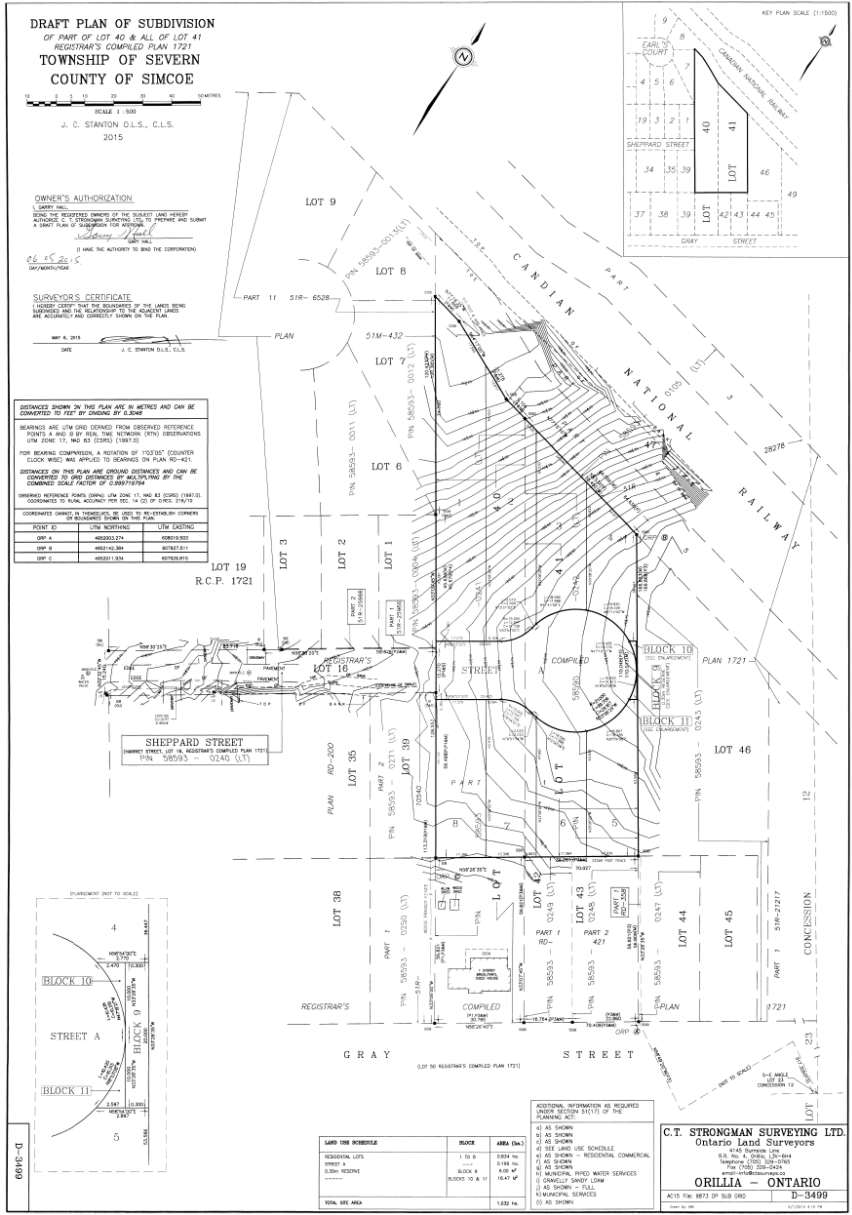
**Financial Impact**

There is no financial impact with respect to these applications as all associated costs with the applications and review of the studies are the applicant's responsibility through a deposit account which has already been established with a balance of funds. Construction of the service extensions and the necessary road works will be at the property owners expense.

**Appendix "1"**



Appendix "2"



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

Josh Morgan of Morgan Planning & Development addressed the Committee and provided an overview of the proposed development (**see Appendix “2”**).

*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?*

There were no further comments from staff or the applicant.

As there were no further comments on this application, the Chair declared the information portion of the meeting closed at 7:28 p.m.

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

Member Taylor spoke in support of the application and inquired as to sidewalks, streetlighting and fire hydrants.

- The Planner advised that sidewalks were not likely to be included but this will be reviewed.
- The sidewalks and streetlighting will be required to meet the Township’s standards for subdivision development.
- The fire hydrant will be located 90 metres from the front of the homes at the end of the cul-de-sac to meet requirements.

Member Cox inquired as to the parkland requirements.

- The Planner advised that there will be cash-in-lieu of parkland for this development.

**(See Resolution No. PD061815-02)**