

MINUTES OF THE MEETING OF THE PLANNING & DEVELOPMENT COMMITTEE
HELD IN THE ADMINISTRATION OFFICE, 1024 HURLWOOD LANE, WEDNESDAY,
JANUARY 18, 2017 AT 7:00 P.M.

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

CALL TO ORDER

Mayor Burkett called the meeting to order.

DISCLOSURE OF PECUNIARY INTEREST & THE GENERAL NATURE THEREOF

- "NIL"

PUBLIC MEETINGS

Public Meeting with respect to Proposed Official Plan Amendment & Zoning By-law Amendment – Source Protection Plan Policies.

MOTION PD011817-01: *Moved by Member Cox and seconded by Member Stevens that an Official Plan and Zoning By-law Amendments for Source Water Protection Plan Policies be approved; AND FURTHER THAT Planning Report No. P17-001, dated January 10, 2017, be received; AND FURTHER THAT the background report prepared by MHBC Planning be received as information; AND FURTHER THAT any additional comments made at the statutory public meeting be considered for inclusion within the Draft By-laws; AND FURTHER THAT the Clerk be directed to prepare Draft By-laws for consideration of Council.*

CARRIED

DELEGATIONS

- “NIL”

REPORTS FROM OFFICIALS (for information)

Building Report for the Month of December 2016.

By-law Enforcement Report for the Month of December 2016.

Society for the Prevention of Cruelty to Animals – Statement of Pound Services for the Month of December 2016.

Planning Report No. P17-001, 01/10/17, with respect to the Source Water Protection Plan Policies.

Planning Report No. P17-002, 01/11/17, with respect to Proposed Wrecking Yard – 1505 Silk Line.

MOTION PD011817-02: *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 December 2016;*
- b) By-law Enforcement Report for the Month of December 2016;*
- c) Society for the Prevention of Cruelty to Animals – Statement of Pound Services for the Month of December 2016;*
- d) Planning Report No. P17-001, 01/10/17, with respect to the Source Water Protection Plan Policies (see Resolution No. PD011817-01); and*
- e) Planning Report No. P17-002, 01/11/17, with respect to Proposed Wrecking Yard – 1505 Silk Line.*

AND FURTHER THAT staff be directed to continue to respond to the questions on 1505 Silk Line;
AND FURTHER THAT Mr. Sherman be invited to a further meeting to provide the results of his peer review.

CARRIED

REPORTS FROM OFFICIALS (for direction)

- “NIL”

CORRESPONDENCE (for information)

Severn Sound Environmental Association Joint Municipal Services Board with respect to the 2016 Second Quarterly Meeting.

Sustainable Severn Sound with respect to Sustainability Planning Steering Committee Meeting – December 8, 2016.

MOTION PD011817-03: *Moved by Member Cox and seconded by Member Stevens that the following correspondence be received as information;*

- (a) Severn Sound Environmental Association Joint Municipal Services Board with respect to the 2016 Second Quarterly Meeting; and
- (b) Sustainable Severn Sound with respect to Sustainability Planning Steering Committee Meeting – December 8, 2016.

CARRIED

CORRESPONDENCE (for direction)

County of Simcoe, 12/22/16, with respect to an Environmental Resource Recovery Centre.

MOTION PD011817-04: *Moved by Member Cox and seconded by Member Stevens that a letter from the County of Simcoe, dated December 22, 2016, with respect to an Environmental Resource Recovery Centre be received as information.*

CARRIED

Correspondence with respect to 1505 Silk Line – Wrecking Yard

- a) Zabrina Woodman
- b) Marge Noble
- c) Jill Silk

MOTION PD011817-05: *Moved by Member Taylor and seconded by Member Dunlop that various correspondence received with respect to 1505 Silk Line be referred to staff for a response.*

CARRIED

Coldwater Mill with respect to the Coldwater Mill Curling Bonspiel.

MOTION PD011817-06: *Moved by Member Burkett and seconded by Member Taylor that an invitation to attend the Coldwater Mill Curling Bonspiel to be held January 28, 2017 be received as information.*

CARRIED

CONFIDENTIAL

Reports from Officials

- "NIL"

Correspondence

Russell, Christie LLP, 12/23/16, with respect to 1505 Silk Line.

MOTION PD011816-07: *Moved by Member Dunlop and seconded by Member Taylor that a letter from Russell, Christie LLP, dated December 23, 2016, with respect to 1505 Silk Line be received as information.*

CARRIED

ADJOURNMENT – 8:37 p.m.

Motion to adjourn.

MOTION PD011817-07: *Moved by Member Stevens and seconded by Member Cox that this meeting be and it is hereby now adjourned.*

CARRIED

John Betsworth
Chair

Sharon Goerke
Clerk

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Chair Betsworth advised those in attendance that there is one public meeting called this evening with respect to amendments to the Official Plan and Zoning By-law to facilitate Source Water Protection Policies

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 meeting will be as follows:

- 1. The Township's Consultant will generally explain the purpose and details of the application;*
- 2. 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*
- 3. 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 Township staff will be given the opportunity to respond to the questions and comments received. After the public meeting is concluded, the Committee will have due regard to the presentations and views expressed this evening. As requested, the Committee will then provide a recommendation to the Ontario Municipal Board on behalf of the Township of Severn.

The Chair requested Jamie Robinson of MHBC Planning to explain the intent and purpose of Applications for Official Plan and Zoning By-law Amendments with respect to Source Water Protection Plan Policies

Jamie Robinson of MHBC Planning provided an overview of the Source Water Protection Plan Implementation as it relates to amendments to the Official Plan and Zoning By-law Amendments (**Appendix “1”**).

Notice of the proposed Official Plan & Zoning By-law Amendments was given on December 15, 2016 and the following correspondence has been received:

Planning Report No. P17-001, 01/10/17

Recommendation

THAT Planning Report No. P17-001, dated January 10, 2017, with respect to the proposed Township initiated Official Plan Amendment Number Seven and Zoning By-law Amendment Z-16-15 be received for information;

AND FURTHER THAT the background report prepared by MHBC Planning attached as Appendix 1 be received for information.

AND FURTHER THAT any additional comments made at the statutory public meeting be considered for inclusion within the proposed by-laws.

AND FURTHER THAT the related implementing by-laws be brought forward for Council's consideration.

Background

Under the Clean Water Act, Source Water Protection Plans are required for each of the defined watershed areas in the province. The South Georgian Bay Lake Simcoe Source Protection Plan (Plan) came into effect on July 1st, 2015. All issued building permits and approved planning applications submitted after July 1, 2015 must be in conformity to the Plan. In order to assist municipalities with the implementation of the Plan requirements imposed under the Clean Water Act, the provincial government has been providing funding for the development and implementation of controls and protection for wellhead and surface water intake areas.

The Township's Grant Funding Agreement under the 2013-2014 Source Protection Municipal Implementation Fund (SPMIF_1314_072) came into effect on December 31, 2013 and the Township, through Amendment Number One has until March 2017 to spend the money. To satisfy the legislative requirements of the approved Plan, affected municipalities are required to amend their official plan and zoning by-laws to implement

the relevant policy directions regarding significant threats to municipal well-head and water-intake protection areas within the municipality. A portion of this grant money under the existing funding agreement has been allocated to this project and MHBC Planning was hired to undertake the work on the Township's behalf.

In November of 2016 MHBC Planning presented the Draft Background Report to Corporate Services Committee. A second draft of the Background Report has been prepared taking into account comments from staff. Notice of the proposed Official Plan and Zoning By-law Amendments was advertised in the Orillia Packet and Times as well as circulated to commenting agencies and the draft background report and proposed amendments were posted to the Township's website and advertised through the Township's Twitter account. No comments from the public or agencies have been received as of the writing of this report. An open house style public meeting was held on January 4, 2017 and the statutory public meeting is to be held on January 18th, 2017 which will provide an additional opportunity for input and comments from Council and members of the public.

The proposed Official Plan Amendment and Zoning By-law Amendment documents, prepared by MHBC Planning on behalf of the Township are attached to this report as Appendix 2 and 3.

Financial Impact

MHBC Planning was retained to prepare these documents in accordance with the Township's Grant Funding Agreement. Therefore, there is no cost to the municipality.

Background Report prepared by MHBC Planning
Draft Official Plan Amendment
Draft Zoning By-law Amendment (**Appendix "2"**)

The Chair inquired if there were any persons present who had either questions or comments on the applications? The Chair requested that those providing comments on the applications 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.

Nancy Robinson of 1656 Silk Line addressed the Committee and advised that all the information presented was new and requested a few days to compile questions for submission on the applications.

- Mr. Robinson advised that the public have an opportunity to submit comments or questions up to the date of passage of the required By-laws which is scheduled for February 1, 2017. He advised that the comments received would be included in the staff report to Council for their consideration.

John Niddery of 1197 Laughlin Falls road addressed the Committee and advised that he has always had quite an interest in source water protection and supports the applications. He advised that the proposed policies do not protect a majority of residents on private services within the rural areas and it should be included in the plan for the future.

- Mr. Robinson advised that the protection of water is included in the provincial policy statements and the official plan is consistent with those policies.
- The amendments before the Committee this evening are dealing with vulnerable source water areas only but the proposed staff report can cover any additional inclusions required to further protect water in rural areas.

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

There were no further comments from staff.

As there were no further comments on this application, the Chair declared the public portion of the meeting closed at 7:25 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 outcome from the open house held on January 4, 2017.

- Mr. Robinson advised that there was only one individual who attended with questions on background material only.

Member Cox addressed the Committee and advised that the protection of water within rural areas should be included. She inquired if any existing issues can be addressed.

- Mr. Robinson advised that existing areas cannot be dealt with and the policies are to protect water sources for the future. The focus is on settlement areas and water systems within the municipality.
- Future development will be required to meet the policies for source water protection during the building or zoning application process to protect the water systems.

Andrew Fyfe, Director of Planning & Development addressed the Committee and provided the following information:

- Once the applications have been approved there will be implementation tools in place for any future development.
- The Building Code will protect and ensure setback requirements for private wells from septic systems will be implemented.\
- Any existing uses within source water protection areas may be subject to a Risk Management Plan through the Severn Sound Environmental Association if any potential risks are identified.
- Existing uses cannot be stopped but the Severn Sound can issue an order to modify their processes to reduce risks to the surrounding water sources.

Member Cox inquired if a golf course would also be included for a potential risk management plan.

- Mr. Fyfe advised that golf courses are under separate legislation and are required to produce an integrated pest management program which is subject to an annual public meeting for local residents.

Member Betsworth advised that he is notified annual in his neighbourhood by the Hawk Ridge Golf Course for the public meeting.

Member Stevens advised that Severn Sound is now looking after 7 municipalities for source water protection.

Member Wescott inquired as to who would be investigating any potential risks on private lands.

- Mr. Fyfe advised that the Severn Sound or Ministry of the Environment are in charge of investigations for potential contaminations.
- There is an onus of proof prior to an investigation and the owner is contacted to ascertain if there is a potential problem.
- A warrant can be obtained for entry if the owner is not co-operative which rarely occurs.

(See Resolution No. PD011817-01)