

MINUTES OF THE MEETING OF THE PLANNING & DEVELOPMENT COMMITTEE  
HELD IN THE ADMINISTRATION OFFICE, 1024 HURLWOOD LANE, WEDNESDAY,  
MAY 17, 2017 AT 7:00 P.M.

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

**CALL TO ORDER**

Chair Betsworth 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 Amendment – 1052 Anderson Line.

*MOTION PD051717-01:* *Moved by Member Dunlop and seconded by Member Cox that an Application for a Zoning By-law Amendment for 1052 Anderson Line be approved; AND FURTHER THAT the Clerk be directed to prepare a Draft Zoning By-law for consideration of Council.*

*CARRIED*

Public Information Meeting with respect to Proposed Plan of Subdivision & Zoning By-law Amendment – 27 Gill Street.

MOTION PD051717-02: *Moved by Member Stevens and seconded by Member Westcott that comments with respect to Application for a Zoning By-law Amendment and Draft Plan of Subdivision for 27 Gill Street be received as information.*

CARRIED

## DELEGATIONS

- “NIL”

## REPORTS FROM OFFICIALS (*for information*)

Building Report for the Month of April 2017.

By-law Enforcement Report for the Month of April 2017.

Society for the Prevention of Cruelty to Animals – Statement of Pound Services for the Month of April 2017.

Planning Report No. P17-014, 05/08/17, with respect to a Zoning By-law Amendment for 1052 Anderson Line.

Planning Report No. P17-019, 05/08/17, with respect to a Zoning By-law Amendment and Draft Plan of Subdivision for 27 Gill Street.

MOTION PD051717-03: *Moved by Member Cox and seconded by Member Stevens that the following Reports from Officials be received as information:*

- a) Building Report for the Month of April 2017;*
- b) By-law Enforcement Report for the Month of April 2017;*
- c) Society for the Prevention of Cruelty to Animals – Statement of Pound Services for the Month of April 2017;*
- d) Planning Report No. P17-014, 05/08/17, with respect to a Zoning By-law Amendment for 1052 Anderson Line; and*
- e) Planning Report No. P17-019, 05/08/17, with respect to a Zoning By-law Amendment and Draft Plan of Subdivision for 27 Gill Street.*

CARRIED

**REPORTS FROM OFFICIALS (for direction)**

Planning Report No. P17-018, 05/09/17, with respect to a One Foot Reserve - West Side of Severn Pines Crescent.

MOTION PD051717-04: *Moved by Member Cox and seconded by Member Westcott that Planning Report No. P17-018, dated May 9, 2017, with respect to a One Foot Reserve on the West Side of Severn Pines Crescent be received; AND FURTHER THAT the Clerk be directed to prepare a Draft By-law for consideration of Council to lift the one foot reserve along the frontage of 5264, 5252, 5238, and 5214 Severn Pines Crescent.*

CARRIED

Corporate Services Report No. C17-018, 05/08/17, with respect to Chmiel Land Sale – Extension of Closing Date.

MOTION PD051717-05: *Moved by Member Burkett and seconded by Member Stevens that Corporate Services Report No. C17-018, dated May 8, 2017, with respect to Chmiel Land Sale – Extension of Closing Date be received; AND FURTHER THAT Resolution No. C120116-05 with respect to the sale of a portion of Earl Haid Avenue be further amended by extending the deadline to complete this transaction to May 30, 2017 in order to provide for comments from Eastlink on the location of their services.*

CARRIED

**CORRESPONDENCE (for information)**

Proposed Plan of Subdivision - 27 Gill Street

- a) Sheila Sturrock, 05/03/17
- b) William & Anne Stock, 05/05/17
- c) Simcoe County District School Board, 04/28/17
- d) Hydro One, 05/02/17
- e) Susan Seymour, 05/14/17
- f) Rogers, 05/15/17
- g) Mr. & Mrs. de Koter, 05/17/17

Severn Sound Environmental Association re 2017 First Quarter Report / Update.

MOTION PD051717-06: *Moved by Member Taylor and seconded by Member Dunlop that the following correspondence be received as information:*

- (a) Various Correspondence with respect to a Proposed Plan of Subdivision – 27 Gill Street; and*
- (b) Severn Sound Environmental Association with respect to 2017 Fire Quart Report/Update.*

*CARRIED*

**CORRESPONDENCE (for direction)**

Jill Silk with respect to ATV's on Laughlin Falls Road.

MOTION PD051717-07: *Moved by Member Burkett and seconded by Member Taylor that a letter from Jill Silk, dated April 30, 2017, with respect to ATV's on Laughlin Falls Road be received; AND FURTHER THAT the contact information for the OPP to enforce the Highway Traffic Act be forwarded to Ms. Silk (1-888-310-1122).*

Ministry of Municipal Affairs with respect to AMO Conference – Municipal Delegation Request.

MOTION PD051717-08: *Moved by Member Stevens and seconded by Member Westcott that a request for a delegation at the AMO Conference to be held August 13-15, 2017 be received as information.*

Motion to close the meeting to the public.

MOTION PD051717-09: *Moved by Member Cox and seconded by Member Stevens that this meeting be and it is hereby now closed to the public pursuant to 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.

MOTION PD051717-10: *Moved by Member Westcott and seconded by Member Stevens that this meeting be and it is hereby now reopened to the public.*

CARRIED

### Reports from Officials

Confidential Planning Report No. P17-016, 05/08/17, with respect to 3600 Narrows Road.

MOTION PD051717-11: *Moved by Member Stevens and seconded by Member Cox that Confidential Planning Report No. P17-016, dated May 8, 2017, with respect to an Ontario Municipal Board Appeal – 3600 Narrows Road be received as information.*

CARRIED

Confidential Planning Report No. P17-017, 05/08/17, with respect to an OMB Appeal – 1726 Earl Haid Avenue.

MOTION PD051717-12: *Moved by Member Burkett and seconded by Member Dunlop that Confidential Planning Report No. P17-017, dated May 8, 2017, with respect to an Ontario Municipal Board Appeal – 1726 Earl Haid Avenue be received; AND FURTHER THAT the Township Solicitor be retained for full participation in the OMB Hearing in support of the Committee of Adjustment's refusal of Consent Application No. B-02-17.*

CARRIED

Director of Planning & Development with respect to a Verbal Update on Webers Development.

MOTION PD051717-13: *Moved by Member Stevens and seconded by Member Cox that a letter from Russell, Christie LLP, dated May 17, 2017, with respect to 8803 Highway 11 be received; AND FURTHER THAT the Township Solicitor be directed to proceed as outline in this correspondence.*

CARRIED

### Correspondence

- "NIL"

**ADJOURNMENT** – 9:38 p.m.

Motion to adjourn.

MOTION PD051717-14: *Moved by Member Stevens and seconded by Member Westcott that this meeting be and it is hereby now adjourned.*

*CARRIED*

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John Betsworth  
Chair

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Sharon Goerke  
Clerk

MINUTES OF A PUBLIC MEETING AND PUBLIC INFORMATION MEETING HELD IN THE ADMINISTRATION OFFICE, 1024 HURLWOOD LANE, WEDNESDAY, MAY 17, 2017 AT 7:00 P.M.

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

*Chair Betsworth advised those in attendance that there is one public meeting called this evening in accordance with the Planning Act with respect to development 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. Township staff 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 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:*

- (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 Betsworth 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 staff to explain the intent and purpose of Zoning By-law Amendments for 1052 Anderson Line.*

The Planner advised those in attendance that the purpose and effect of the proposed Zoning By-law Amendment is to amend Zoning By-law No. 2010-65 as it applies to properties described as Part Lot 24, Concession 12, being Part 1 on Plan 51R-20786, former Village of Coldwater, now in the Township of Severn, municipally known as 1052 Anderson Line, as follows:

1. Rezone the severed lands subject to Provisionally Approved Consent Application B-13-16 (Squire) from the Rural (RU) Zone to the Residential One (R1) zone to recognize the existing residential use, size and location of the property within a Settlement Area.
2. Rezone the retained lands subject to Provisionally Approved Consent Application B-13-16 (Squire) from the Rural (RU) zone to the site specific Rural Holding (RU-X-HX) Zone to:
  - (a) Prohibit a dwelling, single detached;
  - (b) Prohibit livestock without a Minimum Distance Separation (MDS) Report; and
  - (c) The site specific Holding Zone will limit any further development of the property until such time as adequate servicing capacity has been demonstration to the Township.

The Planner advised that notice of this application was given in accordance with the *Planning Act* on April 27, 2017 and the following correspondence has been received:



**Planning Report No. P17-019, 05/08/17**

**Background:**

County Official Plan: Settlements  
Township Official Plan: Settlement Living Area (Coldwater)  
Township Zoning: Rural  
Legal Description: East Part of Lot 24, Concession 12, former Village of Coldwater, being Part 1 on Plan 51R-20786  
Municipal Address: 1052 Anderson Line (**Appendix 1 – Location Map**)

The subject lands have frontage of approximately 264 metres (867 feet) on Anderson Line and 595 metres (1,952 feet) on Upper Big Chute Road and an area of approximately 14.6 hectares (36 acres). (**Appendix 2 – Aerial Imagery**)

The proposed Zoning By-law Amendment is required to fulfill a condition of Provisionally Approved Consent Application No. B-13-16 (Squire) and will:

1. Rezone the severed lands (see **Appendix 3 - Sketch Depicting Severed and Retained Lands**), with a Lot Area of approximately 8,082 m<sup>2</sup> and a Lot Frontage of approximately 88.4 metres on Anderson Line, from the Rural (RU) Zone to the Residential One (R1) Zone to recognize the existing residential use, size and location of the property within a Settlement Area.
2. Rezone the vacant retained lands, with a Lot Area of approximately 13.77 hectares and Lot Frontages of approximately 179.5 metres on Anderson Line and 595 metres on Upper Big Chute Road, from the Rural (RU) Zone to the site-specific Rural Exception Eighteen Holding Twenty-Nine (RU-18-H29) Zone to:
  - a. Prohibit a Dwelling, Single Detached;
  - b. Prohibit livestock without a Minimum Distance Separation (MDS) Report; and,
  - c. The site-specific Holding Zone will limit any future development of the property until such time as adequate servicing capacity, through applicable development approvals, been demonstrated to the Township.

Planning and Development staff inspected the property prior to the writing of this report.

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

***Provincial Policy Statement, 2014 (“PPS”)***

The PPS provides direction on matters related to land use planning and development that are considered to be of Provincial interest. All local planning decisions must be consistent with the PPS, as issued under section 3 of the *Planning Act*.

The focus of growth should be within Settlement Areas and away from significant or sensitive resources, and areas which may pose a threat to health and safety. It also recognizes a servicing hierarchy with full municipal sewer and water services being the preferred method for servicing Settlement Areas.

At all times there should be the ability to accommodate residential growth for a minimum of 10 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development.

The proposed severed lot is in keeping with the character of other surrounding residential lots in the immediate area. The retained lands still provide a potential opportunity for future development within a Settlement Area serviced by full municipal sewer and water services upon confirmation that there is available capacity and applicable planning approvals are achieved.

The application is consistent with the policies, goals and objectives of the PPS.

***Growth Plan for the Greater Golden Horseshoe, as amended (the “Growth Plan”)***

This Growth Plan is intended to guide decisions related to population and employment growth in order for such development to be achieved while building compact, vibrant and prosperous communities that make optimal use of existing and new infrastructure. A minimum amount of new growth is to be directed to Settlement Areas.

The proposed severed lot meets the minimum Lot Area and Lot Frontage requirements of the R1 Zone typically found in Settlement Areas. Due to the size and configuration of the retained lands, they maintain the potential to meet residential intensification targets as set out in the Growth Plan, and as further detailed in the County of Simcoe Official Plan, once a development concept and sewer/ water capacity can be confirmed through applicable planning approvals.

The application conforms to the applicable objectives of the Growth Plan.

***County of Simcoe Official Plan (as approved by the OMB in 2016)***

The subject lands are located within the “Settlements” designation in the County’s Official Plan.

The objectives of the “Settlements” designation are as follows:

- To focus population and employment growth and development within settlements, with particular emphasis on primary settlement areas, in accordance with the policies of this Plan. (Policy 3.5.1)
- To develop a compact urban form that promotes the efficient use of land and provision of water, sewer, transportation, and other services. (Policy 3.5.2)
- To develop mixed use settlements as strong and vibrant central places and to create healthy settlements and communities that are sustainable. (Policy 3.5.3)
- To promote development forms and patterns which minimize land consumption and servicing costs. (Policy 3.5.4)

Policies 3.3.1 and 3.3.2 permit lot creation by consent for various forms of development including Detached Dwellings units in appropriate circumstances. The proposed severed lot containing the existing residential use is in keeping with the County's Official Plan. In addition, the balance of the lands continue to provide an opportunity for future development and could potentially assist the Township in achieving the density target of 32 residents and jobs per hectare.

The application conforms to the applicable provisions of the County Official Plan for both the severed and retained lands.

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

The subject lands are located within the “Settlement Living Area” (Coldwater) designation in the Township's Official Plan.

The provisionally approved severance satisfies the applicable direction provided in Policy B8.2.1 - General Criteria for Consents, including frontage on a public road, adequate lot size and frontage, and no negative impacts on drainage, traffic or environmental features.

In Policy B8.1 - Preferred Means of Land Division, where land ownership would be capable and appropriate for division into numerous lots, or there are indications that the scale of development is going beyond that for which the consent process is intended, a Plan of Subdivision will be required where the effect of the severance would be to create more than one building lot. The proposed retained lands will continue to provide an opportunity for future development of more than one building lot within a Settlement Area once development approvals, including confirmation of adequate sewer and water capacity, have been met.

The application conforms to the applicable provisions of the Township Official Plan.

**Township of Severn Zoning By-law 2010-65, as amended**

The purpose of the Zoning By-law Amendment is to twofold as outlined in **Appendix 4 – Draft Zoning By-law Amendment**.

The severed lands will be rezoned to the Residential One (R1) Zone to recognize the existing residential dwelling together with the size and location of the property within a Settlement Area. For the vacant retained lands, a site-specific Rural Exception Eighteen Holding Twenty-Nine (RU-18-H29) Zone will be utilized to prohibit a Single Detached Dwelling and prohibit livestock without a Minimum Distance Separation (MDS) Report. The site-specific Holding Zone will limit any future development of the property until such time as a development concept and sewer/ water capacity can be confirmed through applicable planning approvals.

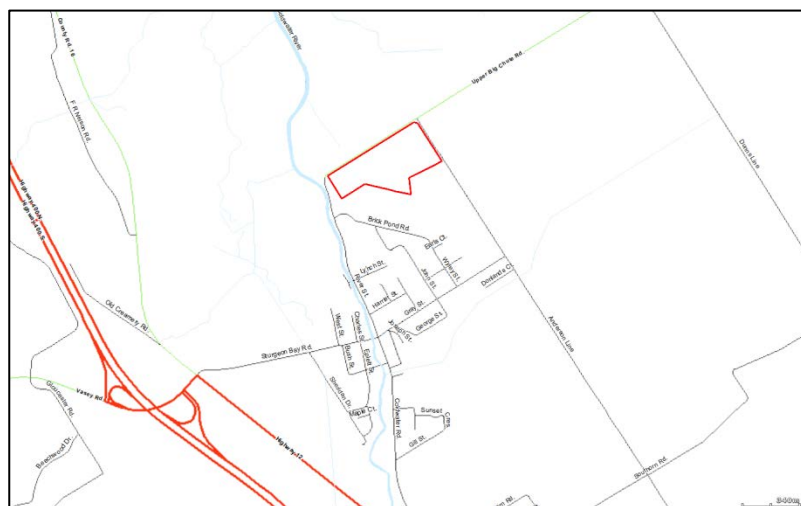
The proposed Zoning By-law Amendment meets the general intent and purpose of the Township’s Comprehensive Zoning By-law, 2010-65, as amended.

Subject to the comments received at the Public Meeting, and any additional submissions from circulated agencies and departments, and any further review the Planning Committee may seek, Staff supports this proposed amendment to Zoning By-law 2010-65, as amended.

**Financial Impact**

There are no external costs associated with the proposed Zoning By-law Amendment.

**Appendix 1 – Location Map for 1052 Anderson Line**



**Appendix 2 – Aerial Imagery (Source: County of Simcoe GIS)**



**Appendix 4 – Draft Zoning By-law Amendment**

**THE CORPORATION OF THE TOWNSHIP OF SEVERN**

**BY-LAW NO. 2017-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 THE EAST PART OF LOT 24, CONCESSION 12 (FORMER VILLAGE OF COLDWATER), BEING PART 1 ON PLAN 51R-20786, NOW IN THE TOWNSHIP OF SEVERN (1052 Anderson Line)**

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

AND WHEREAS the Council of the Corporation of the Township of Severn deems it advisable to amend the provisions of Zoning By-law No. 2010-65, as otherwise amended, as they apply to those lands described as Part of Lot 24, Concession 12 (former Village of Coldwater), being Part 1 on Plan 51R-20786, now in the Township of Severn, municipally known as 1052 Anderson Line;

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

1. THAT Schedules "S-1-1" and "S-1-3" of Zoning By-law No. 2010-65, as otherwise amended, is hereby amended by changing the Zone Classification on certain lands described as Part of Lot 24, Concession 12 (former Village of Coldwater), being Part 1 on 51R-20786, now in the Township of Severn, from the Rural (RU) Zone to the Rural Exception Eighteen Holding Twenty-Nine (RU-18-H29) Zone and the Residential One (R1) Zone in accordance with Schedule "1" attached hereto and forming part of this By-law.
2. THAT Section 5.5.2 entitled "Exceptions to Rural (RU) Zone" of Zoning By-law No. 2010-65, as amended, is hereby further amended by adding the following Table:

Exception	By-law	Location	Schedule	Special Provisions
RU-18	2017-XX	Part Lot 24 Concession 12 1052 Anderson Line (retained lands from B-13-16)	S-1-1 S-1-3	<u>Permitted Uses:</u>  Notwithstanding Section 5.3, a Dwelling, Single Detached shall be prohibited.  <u>Special Provisions:</u>  Minimum Distance Separation Formula I will apply to livestock.

3. THAT Section 10.3 entitled “List of Holding Provisions” of Zoning By-law No. 2010-65, as amended, is hereby further amended by adding the following Table:

Zone Symbol	Holding Provision	Property/Legal Description	Schedule	By-law No.	Provisions	By-law Removing “H”
RU-18	H29	Part Lot 24 Concession 12 1052 Anderson Line (retained lands from B-13-16)	S-1-1 S-1-3	2017-XX	i) Availability of full municipal services	

4. THAT Zoning By-law No. 2010-65, as otherwise amended, is hereby 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.

5. 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.

By-law read a first and second time this X<sup>th</sup> day of XXX, 2017.

By-law read a third time and finally passed this X<sup>th</sup> day of XXX, 2017.

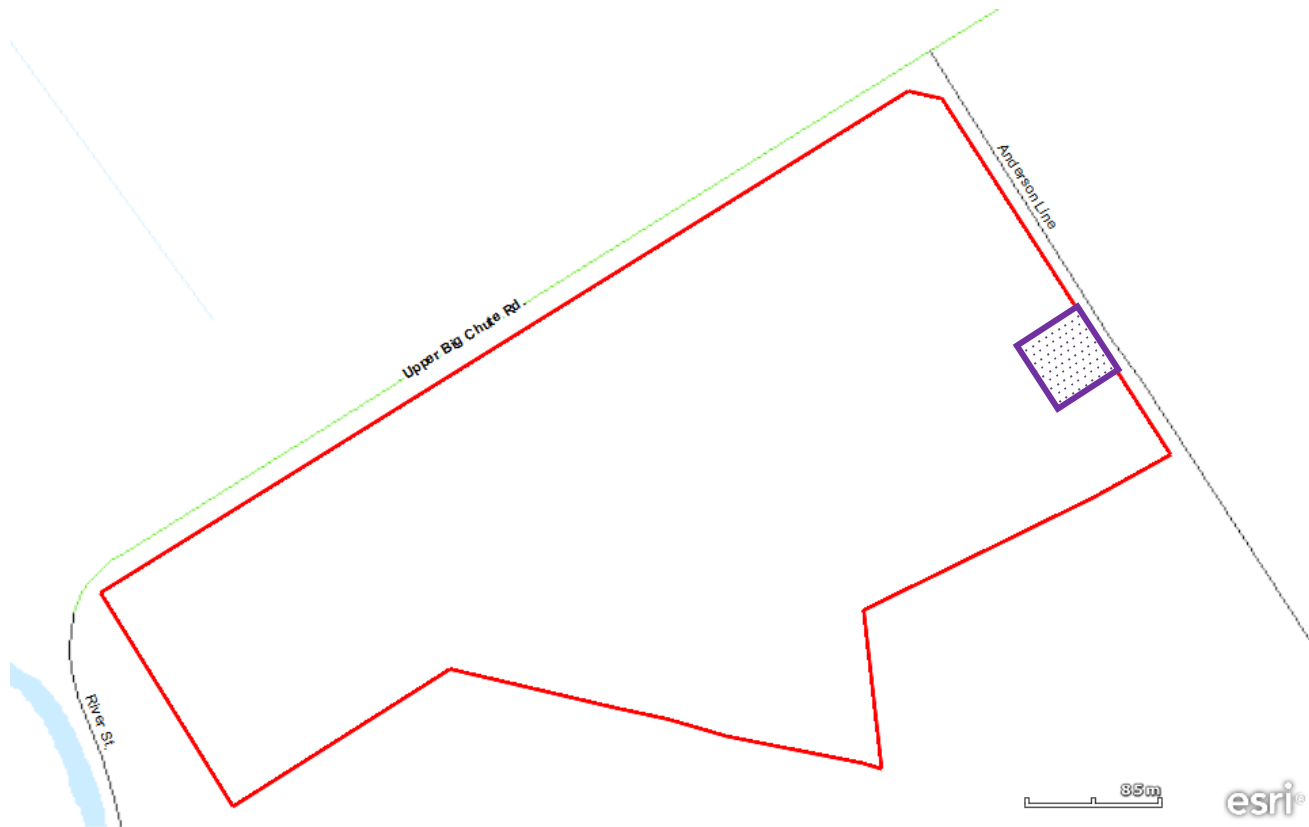
CORPORATION OF THE TOWNSHIP OF SEVERN



\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

SCHEDULE "1"

**PART OF LOT 24, CONCESSION 12  
BEING PART 1 ON PLAN 51R-20786  
FORMER VILLAGE OF COLDWATER, NOW IN THE TOWNSHIP OF SEVERN  
(1052 ANDERSON LINE)**



-  Property proposed to be rezoned from the Rural (RU) Zone to the Residential One (R1) Zone.
-  Property proposed to be rezoned from the Rural (RU) Zone to the site specific Rural Exception Eighteen Holding Twenty-Nine (RU-18-H29) Zone.

*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 Vice-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.*



The applicant advised that there were no further comments.

*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 7:06 p.m.

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

There were no comments from the Committee.

**(See Resolution No. PD051717-01)**

## **PUBLIC INFORMATION MEETING**

*The Chair advised those in attendance that one information meeting had been scheduled 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 staff to explain the intent and purpose of an Application for a Proposed Zoning By-law Amendment and Plan of Subdivision for 27 Gill Street.*

The Planner advised those in attendance that the purpose of this meeting is to present information and obtain feedback from the public and the Committee 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 purpose and effect of the proposed Zoning By-law Amendment is to amend Zoning By-law No. 2010-65, as amended, to rezone the property from the Residential One (R1) Zone to the following:

1. Residential One Exception XX (R1-XX) zone to permit a reduction to the minimum required lot area;
2. Residential Multiple One (RM1) zone to permit townhouse dwellings;
3. Residential Multiple One Exception XX (RM1-XX) Zone to add an apartment dwelling as an additional use; and
4. A site specific Holding Provision subject to a Development Agreement.

The purpose and effect of the proposed Subdivision Application is to permit 76 residential lots, 14 Townhouse Blocks (containing between 53 – 70 Townhouse Dwellings in total) and 2 Future Development Blocks for a future multiple density development. The effect of the application is a residential development serviced with municipal water and sewer services to be developed by a Plan of Subdivision.

The Planner advised that notice of this application was given in accordance with the *Planning Act* on April 29, 2016 and the following correspondence has been received:

**Planning Report No. P17-019, 05/08/17**

**Background**

The Township of Severn received applications for a Draft Plan of Subdivision and Zoning By-law Amendment pertaining to the lands described as Concession 12, South Part Lot 21, former Village of Coldwater, now in the Township of Severn, known municipally as 27 Gill Street (**Appendix 1**). The applications were both submitted to the Township and County on March 27<sup>th</sup>, 2017 by Jamie Robinson of MHBC Planning on behalf of the property owner 807801 Ontario Inc. The Township deemed Zoning By-law Amendment Application Z-17-03 complete on April 18<sup>th</sup>, 2017 and the County of Simcoe deemed Draft Plan of Subdivision application SV-T-1701 complete on April 7<sup>th</sup>, 2017 and advised the Township of this on April 13<sup>th</sup>, 2017.

The purpose and effect of the proposed Subdivision Application is to permit 76 residential lots, 14 Townhouse Blocks (containing between 56-70 Townhouse Dwellings in total) and 2 Future Development Blocks for a future multiple density development. The Draft Plan of Subdivision is shown in **Appendix 2**. The purpose and effect of the proposed Zoning By-law Amendment is to amend Zoning By-law No. 2010-65, as amended, of the Township of Severn to rezone the property described above from the Residential One (R1) Zone to the following:

- Residential One Exception XX (R1-XX) Zone to permit a reduction to the minimum required Lot Area;
- Residential Multiple One (RM1) Zone to permit Townhouse Dwellings; and,
- Residential Multiple One Exception XX (RM1-XX) Zone to add an Apartment Dwelling as an additional permitted use.
- A site-specific Holding Provision subject to a Development Agreement.

In accordance with the Township's Corporate Policy Manual, a two meeting process is required for a new Draft Plan of Subdivision application. Staff scheduled a Public 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 and two signs were posted on the property; the same process 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. RiverStone Environmental also received a copy of the studies and reports as they will be conducting a peer review on behalf of the Township, at the applicant's expense. 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.

Staff attended the Developer's Open House on April 19<sup>th</sup>, 2017 at the Coldwater Curling Club. Numerous members of the public attended the Open House style information meeting and asked questions of the Developers and their consulting Engineer and Planners. Township Staff spoke with several residents that evening about the County's Affordable Housing initiatives and density requirements as many residents had questions pertaining to the Townhouse portion of the development.

### **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 municipal services and the necessary road works will be at the property owners' expense.



**Appendix 1**



remaining sewer capacity will this development take and is there capacity for further development? Is the water supply adequate and will there be adequate water supply for further development? What facility will there be for storm water runoff? Is there a provision for sidewalks in the development? Is there land set aside by the developer for park space? Will the developer provide street lights? Will a traffic light be installed (at the developers cost) at the street entrance to the east of the Foodland and will it have a flashing green for vehicles travelling east on Coldwater Road? Is there adequate public school capacity and will children be bussed or are they within walking distance?

**Simcoe County District School Board, 04/28/17**

Thank you for circulating a copy of the application for the above-noted plan of subdivision to this office for review. The application proposes 76 single detached lots and 56 townhouse units to be serviced by municipal water and sewage services. The subject lands are designated "Settlement" in the County Official Plan and "Settlement Living Area" in the Township of Severn Official Plan. The property is currently zoned Residential One (R1) in the Township Zoning By-law.

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 agrees to include in all offers of purchase and sale a statement which advises the prospective purchasers that school busses will not enter cul-de-sacs and pick up points will generally be located on through streets convenient to the Board. Additional pick up points will not be located in the subdivision when major construction activity has been completed.

Should you require additional information, please do not hesitate to contact this office.

**Hydro One, 05/02/17**

We are in receipt of your Plan of Subdivision Application SV-T-1701, dated April 27, 2017. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. **Our preliminary review considers issues affecting Hydro One's Voltage Facilities and Corridor Lands' only.**

For proposals affecting “Low Voltage Distribution Facilities” the owner/applicant should consult their local area Distribution Supplier. Where Hydro One is the local supplier the owner/applicant must contact the Hydro subdivision group at [subdiviaion@hydroone.com](mailto:subdiviaion@hydroone.com) or 1-866-272-3330. To confirm if Hydro One is your local distributor please follow the following link: <http://www.hydroone.com/stormcenter3/>. Please select “Service Territory Overly” and locate address in question by entering the address or by zooming in and out of the map.

**Susan Seymour, 05/14/17**

Thank you for the reply and the readable copy of the plan. I have a few comments about the Township Zoning Application # Z-17-03. I think it should be kept zoned exactly as it is now (R1). Coldwater is a Village, not a City. Looking at the plan immediately makes me think city, with the apartments and townhouses. Not to mention the proposed reduction of size of the residential lots.

If the R1 Zoning does get rezoned, I would strongly suggest that the townhouses and apartment locations be only along the outside edge, where they are not directly against the properties that have been occupied for years. I feel strongly about these changes because I grew up in this area then moved away. When it came time to move back to the area, Coldwater was the only location I considered because it was a village. I didn't exit the highway and get welcomed by apartment buildings, townhouses and crammed residential lots.

I would be interested to know what the plans are to have the village keep up to the population growth with the number of new residential lots. How much more food can Foodland stock, and how they would handle the extra vehicles in their already limited parking? The gas stations have line ups now and finding a place to park anywhere near the main street is difficult, no matter what time of year it is. Thoughts of the increase of local traffic worries me. Yes, things get busy with tourists. But adding to the population of Coldwater will be constant, not just the weekends and when tourists come for holidays.

In closing, I am not against growth or progress. I believe putting that many more homes and therefore increasing the population greatly will have negative consequences if these proposed zoning changes take place. Coldwater is a family village. Adding many more homes (in particular apartments and townhouses) is the last thing Coldwater needs.

**Rogers, 05/15/17**

Rogers Communications Inc. appreciates the opportunity to review and comment on future development within the County of Simcoe. Rogers Communications Canada Inc. confirms we currently have an active plant in the immediate area surrounding the subject lands. If this development proposal moves forward and is approved, we intend on providing services.

**Mr. & Mrs. A. de Koter, 05/16/17**

We were informed by the Township by mail of a new building in the Fairgroundns several years ago – why was there no mention of this project? No information was listed on Township website or C.C. Tatham’s website. There hasn’t been a billboard erected to advise residents of any proposals before any of the work commenced. We have been completely in the dark as to what was being done on this property. What, if any, environmental assessment has been done? How will this affect the Coldwater River?

Is this still a proposal or is it a “Done Deal”? Isn’t it a little late to ask for feedback regarding this proposal considering the drastic amount of change being asked for?

The bridges on the Coldwater River need to be addressed and improved to prevent the ice and tree limb blockage that occurs each year in the spring. This has been one of the most significant reasons for flooding. This should be done before one more building is erected anywhere on this potential flood plain.

The landfill dumped at this location contains asphalt, rocks, concrete and metal pipes. Who’s accountable for the dumping of this landfill? What about the Township By-law regarding landfill content? Where did this fill come from?

Residences in the area were under the impression that no further development of homes would be built in this area due to the lands being deemed as “flood plains”. The current home owners of Sunset Crescent and Gill Street can attest to the problems of high water levels each spring and having dealt with two major floods which took place in the 1980’s and 2000’s. The water table is very close to the surface for most of the year. How can the Township now say that this land is suitable for additional development and agree to the number of buildings?

Bog ground has been dug out of one part of the area and filled. It will take several years to settle, but will never be stable for a building. This has occurred in several areas in Angus with disastrous results for the homeowners.

It seems it was determined sometime in the past that there should be a minimum lot size if this property were ever to be developed (R1 Zone). What were the parameters at the time? What has suddenly changed that this field can now accommodate many more buildings in the same area? Where will surface water be absorbed into the ground? By the time the buildings, paved roads and driveways, parking lots, walkways, sidewalks and a shed in every backyard cover the ground will there be any grass left?

How will this development affect our taxes? How will it affect our water, sewer and hydro rates? How is the water problem of spring run-off to be solved? Where is surface water going? Is it going to be storm sewers or ditches? Who will be accountable for homes damaged due to a higher level of water in this area? What are our rights as homeowners?

We understand the need for affordable housing. However, it is a well-known fact that townhouses and apartments can drastically reduce the value of residential homes. Many people I have spoken with do not wish this area to be rezoned for the development of townhouses and apartments!

What is the best case scenario we can expect at this point for those opposed to this project:

1. No development.... that would be great, but not very likely.
2. Homes and lot sizes to be built comparable to the existing homes in our area... that would be acceptable.
3. Greatest financial gains for the land speculators, builder and tax department.... most probable, history repeats itself.

*The Chair inquired if the applicant and/or agent had any further relevant information to provide respecting the application.*

Patrick Townes of MHBC Planning and Tim Collingwood of C.C. Tatham addressed the Committee on behalf of the applicant and provided a historical overview of the proposed development with respect to this application (**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.*

Mr. de Koter of 14 Sunset Crescent addressed the Committee and provided the following comments:

- There is flooding concerns with the history of the area and standing water within the development for stormwater management.
- Children accessing the school through the Fairgrounds may not be a safe route with the winter ice and snow.
- There are many problems at the Fairgrounds now which need monitoring and security.
- This application has already started without any notice to the adjacent property owners.



- The development appears to already be approved and will be going forward regardless of the comments from residents.
- The swamp area on the site was removed and it will take years to settle the new fill and building should not be approved in this area. There was a similar problem in Angus which was disastrous for the homeowners.
- How many stories will the homes/buildings be – 2 or 3?
- What is the likelihood of this development being stopped.
- The proposed apartments and townhouses are not in keeping with the surrounding homes.

Mr. Townes addressed the Committee and provided the following comments:

- An Open House was held in Coldwater at the onset of this development to provide the residents with an opportunity to review the proposed Plan of Subdivision and ask questions of the consultants.
- A statutory public meeting under *Planning Act* will be held in the future for additional public input.
- The applicant is required to meet the minimum requirements for density under planning policies.
- A number of studies have been completed and are available to the public.
- The consultant is tracking all the comments from the public with a view to addressing concerns as this development moves forward.

Andrea Woodrow, Director of Planning & Development addressed the Committee and advised that the reports and studies are still under peer review and they are not available for the public at this time. All of the required documents will be presented to Council in the future as part of the approval process.

Frank Brazda of 2978 Southorn Road addressed the Committee and provided the following comments:

- He advised that he is in favour of this development which is long overdue for the Coldwater area.
- His property is adjacent to the proposed development and he operates a manufacturing company. He is concerned that the potential residents may have concerns with the noise, lights and traffic from the existing business as this operation will be there for many more years.

Jeffrey Marley of 6 Gill Street addressed the Committee and provided the following comments:

- He inquired as to how the traffic will be controlled on Gill Street during construction and requested sidewalks, speed bumps and speed signs on this street.

- The deposit of snow at the corner of Coldwater Road and Gill Street during winter months is a hazard for sight lines and access. This is a danger for children walking to school.
- There were no water problems on Gill Street until MTO completed their Highway 12 improvements. Now there is increased flooding and pooling of water in this area.

The consultant addressed the Committee and advised that Gill Street can be gated adjacent to the development to prevent access by construction traffic.

Jacobus Kuin addressed the Committee and provided the following comments:

- Water from the Foodland property drains down Coldwater Road and impacts his home at this time.
- He inquired if the stormwater pond would reduce this water flow and advised that a pipe to the Coldwater River is required.
- He expressed concerns with the stormwater pond with mosquito havens and as a danger for children – what will the depth of the pond be?
- There are already speeders on Gill Street and increased traffic will only add to the safety concerns for children.

Tim Collingwood addressed the Committee and provided the following comments:

- Mr. Collingwood provided an overview of the drainage proposed for this area which will improve the situation on the site and surrounding area.
- The proposed development does not include drainage from the Foodland property.
- The stormwater pond will not have water standing at all times. It will be landscaped with berms and earth but there is no design for the depth at this time.
- All the drainage from this site must accommodate the development and cannot adversely impact the surrounding properties.
- The Township will be asking that this pond be fenced for safety.

Anne Stock of 1770 Granny Stock Garden addressed the Committee and inquired what impact the discharge of the stormwater pond will have on the Coldwater River.

Tim Collingwood advised that the runoff from the stormwater pond will be very minimal compared to what is currently discharged into the Coldwater River. If the river is high, the water will remain in the pond and discharge slowly to reduce the impact on the Coldwater River. The stormwater management pond will be built to a regional storm standard comparable to Hurricane Hazel.

Mr. De Koter readdressed the Committee and provided the following comments:

- He is concerned about the runoff in the area of the Fairgrounds once the development proceeds.
- This area should also be pumped to the river and not add to the current drainage in this area.
- How can this subdivision be approved given that it is within a flood plain area.
- Who will compensate the current owners if flooding is not reduced by this development.

Jeremy Pinkney of 5 Gill Street addressed the Committee and provided the following comments:

- There is standing water behind his home until late in the summer now and if a berm is added behind his home it will only increase. His sump pump runs on a regular basis now.
- How will this development decrease the impact on the natural flow of water.
- There are speeders on Gill Street now and opening up the street will only increase the danger for children.
- There does not appear to be an area for parkland within this development – where will the children play as the Fairgrounds is not a good area for recreation.
- The walk to school from this area is too far for smaller children.
- Gill Street requires sidewalks as well for safety.
- There is an issue at the intersection of Coldwater Road and Gill Street during snow conditions for sight lines and access for residents.
- Will there be lights installed at Coldwater Road for the new entrance. There is heavy traffic now on Coldwater Road and increased traffic from the subdivision will only increase the problem.
- If there is a berm installed behind his property to accommodate the elevation of the new development, he is concerned it will add to the ponding on his property. What will stop the water from running into his back yard.
- Who will be policing the construction project and the hours of operation of equipment.

Tim Collingwood advised the Committee that the lots will be graded to run away from the existing residences into the subdivision and down towards the pond which should improve drainage within the Gill Street area.

Bill Stock addressed the Committee and expressed concerns with increased business at Foodland and insufficient parking.

Mr. de Koter readdressed the Committee and advised that the fill brought into the property contains old pipes, concrete and asphalt. He inquired as to where the backfill came from.

*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 8:15 p.m.

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

Member Cox addressed the Committee and provided the following comments:

- She inquired if all of the units would have basements and if they would be 2 or 3 stories.
- She inquired as to the height of the townhouses and the timeline for construction of the apartments.
- Is there room on Gill Street for a sidewalk?
- She requested that the residents submit a request to Council for “Children Playing Signs” to be placed on Gill Street.
- Is there a buffer between the new development and the commercial business to the south and anyone purchasing property within this development should be advised of the manufacturing plant.
- Where will the sump pumps for the dwellings be draining to?
- She expressed concerns that the drainage system protect the abutting property owners.

Tim Collingwood provided the following comments:

- Not all of the units will have basements – only the structures to the south further up the hill.
- There are no design details available at this time for the height of the buildings but they will be required to conform with the Township’s Zoning By-law.
- It has not been determined when the apartment construction will proceed.
- Final drainage design has not been completed to-date.
- Sump pumps from this development will drain to the stormwater management pond.

Member Dunlop addressed the Committee and provided the following comments:

- A Children Playing Sign and speed control should be addressed on Gill Street.
- The work completed on Coldwater Road recently was the replacement of sewer pipes.
- The bog area was cleaned out completed, gravel deposited and compacted which will be a solid base for construction.

Tim Collingwood advised that the bog area was emptied 10 feet down with a soils engineer on site, all of the peat was removed and replaced with gravel and compacted. Material was placed on top to further compact the area.

Member Taylor advised the Committee that he was in favour of this development in principle and that the Township should be proactive and include sidewalks on Gill Street in the 2018 Budget.

Member Cox inquired if sidewalks would be installed along Coldwater Road at Foodland.

The consultant advised that the sidewalks will on be installed to Coldwater Road.

Member Betsworth advised that the Township is in the very preliminary stages of this development and encouraged the residents to attend the official public meeting in the future to express their concerns and be informed of the details of the development.

**(See Resolution No. PD051717-02)**