

MINUTES OF THE MEETING OF THE PLANNING & DEVELOPMENT COMMITTEE
HELD IN THE ADMINISTRATION OFFICE, 1024 HURLWOOD LANE, WEDNESDAY,
SEPTEMBER 20, 2017 AT 7:00 P.M.

PRESENT: Chair John Betsworth
Members Mike Burkett
Judith Cox
Jane Dunlop
Ron Stevens
Mark Taylor
Donald Westcott

STAFF: Clerk Sharon Goerke
Director of Public Works
& Utilities Derek Burke
Planner Katie Mandeville
Director of Corporate Services Andrew Plunkett
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 – 1692 Viking Marina Road (**see attached notes**).

MOTION PD092017-01: *Moved by Member Cox and seconded by Member Dunlop that an Application for a Zoning By-law Amendment for 1692 Viking Marina Road be approved, subject to the following conditions:*

- *Removal of the existing five mobile homes/trailers, including associated decking;*

- *Decommissioning of the water/wastewater connections;*
- *Removal of the washroom building; and*
- *All other items connected to the previous commercial use as determined by staff;*

AND FURTHER THAT once all of the above conditions have been met, the Clerk be directed to prepare a Draft Zoning By-law for consideration of Council.

CARRIED

Public Meeting with respect to Proposed Zoning By-law Amendment and Draft Plan of Subdivision – 27 Gill Street **(see attached notes)**.

MOTION PD092017-02: *Moved by Member Stevens and seconded by Member Westcott that an Application for a Zoning By-law Amendment and Draft Plan of Subdivision for 27 Gill Street be deferred pending receipt of additional information from staff.*

CARRIED

DELEGATIONS

- "NIL"

REPORTS FROM OFFICIALS (for information)

Building Report for the Months of June, July & August 2017.

By-law Enforcement Report for the Months of June, July & August 2017.

Society for the Prevention of Cruelty to Animals – Statement of Pound Services for the Months of June, July & August 2017.

Planning Report No. P17-034, 09/11/17 with respect to a Proposed Zoning By-law Amendment - 1692 Viking Marina Road.

Planning Report No. P17-035, 09/12/17, with respect to a Proposed Zoning By-law Amendment and Draft Plan of Subdivision - 27 Gill Street.

MOTION PD092017-03: *Moved by Member Cox and seconded by Member Stevens that the following Reports from Officials be received as information:*

- a) Building Report for the Months of June, July & August 2017;

- b) By-law Enforcement Report for the Months of June, July & August 2017;
- c) Society for the Prevention of Cruelty to Animals – Statement of Pound Services for the Months of June, July & August 2017;
- d) Planning Report No. P17-034, 09/11/17 with respect to a Proposed Zoning By-law Amendment - 1692 Viking Marina Road; and
- e) Planning Report No. P17-035, 09/12/17, with respect to a Proposed Zoning By-law Amendment and Draft Plan of Subdivision - 27 Gill Street.

CARRIED

REPORTS FROM OFFICIALS (*for direction*)

Verbal Discussion with respect to the New Growth Plan & Municipal Comprehensive Review.

MOTION PD092017-04: *Moved by Member Westcott and seconded by Member Cox that discussion with respect to the New Growth Plan & Municipal Comprehensive Review be received; AND FURTHER THAT staff be authorized to actively participate in the MCR process to ensure the Township is considered for its appropriate share of allocation for future population and employment growth as set out in the Growth Plan, including a request to the County for the additional allocation of lots; AND FURTHER THAT staff be authorized to obtain outside resources necessary to prepare for the upcoming meetings with the County and the Province on this matter.*

CARRIED

CORRESPONDENCE (*for information*)

Sustainable Severn Sound:

- (a) Memorandum 2017-08
- (b) July 6, 2017 Minutes

Proposed Plan of Subdivision - 27 Gill Street:

- (a) Enbridge
- (b) Curve Lake First Nation
- (c) Ministry of Transportation
- (d) Rogers
- (e) Simcoe Muskoka Catholic District School Board

- (f) Susan Seymour
- (g) The Whytes
- (h) Canada Post
- (i) Pinkney

MOTION PD092017-05: *Moved by Member Taylor and seconded by Member Dunlop that the following correspondence be received as information:*

- (a) Sustainable Severn Sound with respect to Memorandum No. 2017-08 and July 6, 2017 Minutes; and
- (b) Various correspondence with respect to a Zoning By-law Amendment and Draft Plan of Subdivision for 27 Gill Street;

AND FURTHER THAT the letter from Mr. Pinkney be forwarded to 2018 budget deliberations.

CARRIED

CORRESPONDENCE (for direction)

Muskoka's Critter Gitter, 09/04/17, with respect to Bounty for Coyote Trappers.

MOTION PD092017-06: *Moved by Member Taylor and seconded by Member Cox that a letter from Muskoka's Critter Gitter, dated September 4, 2017, with respect to a bounty on coyotes be received; AND FURTHER THAT the letter be forwarded to the Ministry of Natural Resources for a response; AND FURTHER THAT this Council advise the MNR that the Township supports a bounty for coyotes.*

CARRIED

Frank and Leila Altseimer, 09/06/17 with respect to the Purchase of Shore Road Allowance -1974 South Riverside Drive.

MOTION PD092017-07: *Moved by Member Dunlop and seconded by Member Taylor that a letter from Frank & Leila Altseimer, dated September 6, 2017, with respect to the purchase of an unopened shore road allowance adjacent to 1974 South Riverside Drive be received;*

AND FURTHER THAT this Council has no objection to the purchase of this land from the Ministry of Natural Resources provided that the property owner provides a valid septic system permit to the Township.

CARRIED

CONFIDENTIAL

Reports from Officials

- "NIL"

Correspondence

- "NIL"

ADJOURNMENT – 8:25 p.m.

Motion to adjourn.

MOTION PD072117-08: *Moved by Member Stevens and seconded by Member Westcott that this meeting be and it is hereby now adjourned.*

CARRIED

John Betsworth
Chair

Sharon Goerke
Clerk

MINUTES OF A PUBLIC MEETING AND PUBLIC INFORMATION MEETING HELD IN THE ADMINISTRATION OFFICE, 1024 HURLWOOD LANE, WEDNESDAY, SEPTEMBER 20, 2017 AT 7:00 P.M.

PRESENT:	Chair	John Betsworth
	Members	Mike Burkett Judith Cox Jane Dunlop Ron Stevens Mark Taylor Donald Westcott
ABSENT:	Member	Judith Cox
STAFF:	Director of Public Works	Derek Burke
	Clerk	Sharon Goerke
	Planner	Katie Mandeville
	Director of Corporate Services	Andrew Plunkett
	Director of Planning & Development	Andrea Woodrow

Chair Betsworth advised those in attendance that there are two public meetings 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 also advised that the public meeting for 27 Gill Street is for the consultants to respond to the questions raised at the first Public Information Meeting only. Staff, consultants and the County of Simcoe are still reviewing the submissions by the consultants for the developers and their recommendations will be considered at a future meeting.

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 NO. 1

The Chair requested staff to explain the intent and purpose of a Zoning By-law Amendment for 1692 Viking Marina Road.

The Director of Planning 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 amended, of the Township of Severn for the property described as West Part Lot 6, Concession 12, Part 2, Registered Plan 51R-1479, former Township of Tay, now in the Township of Severn, municipally known as 1692 Viking Marina Road as follows:

To rezone the subject property from the Shoreline Commercial (C10) Zone to the Shoreline Residential Three (SR3) Zone to recognize the existing residential use of the waterfront property accessed by a private road.

The Committee was also advised that there were still a number of structures and vehicles on the property from the former commercial operation which are to be removed by the new owners in the near future.

The Planner advised that notice of this application was given in accordance with the *Planning Act* on August 31, 2017 and the following correspondence has been received:

Planning Report No. P17-034, 09/11/17

Background

County Official Plan: Settlements (Fesserton)
Township Official Plan: Settlement Living Area (Fesserton) and Greenlands
Township Zoning: Shoreline Commercial (C10) Zone
Legal Description: West Part Lot 6, Concession 12, Part 2, Registered Plan 51R-1479, former Township of Tay
Municipal Address: 1692 Viking Marina Road (**Appendix 1**).

The subject lands have a (straight line, water) frontage of approximately 100 metres (330 feet) with an area of approximately 11,494 square metres (2.84 acres). There are existing buildings and structures on the subject lands, including the main dwelling, a sleeping cabin, a garage which was previously used as Viking Marine as well as multiple mobile homes / trailers with associated decking, a transport truck trailer and small sheds. The County of Simcoe Spring 2016 air imagery is attached as **Appendix 2** and a survey of the property from 1983 is attached as **Appendix 3**. The surrounding land uses consist of a mobile home park, single detached residences and the Trans Canada Trail.

The applicant is seeking a Zoning By-law Amendment to rezone the subject lands from the Shoreline Commercial (C10) Zone to the Shoreline Residential Three (SR3) Zone to recognize the existing residential use of the waterfront property accessed by a private road.

Planning and Development staff visited the property prior to the writing of this report. The inspection identified that although the existing single detached dwelling remains and is currently used for residential purposes, there are still a large number of other buildings and structures on the property that reflect the historical marina and mobile home park uses of the property that was previously of some concern to residents in the area and local agencies. The buildings and structures proposed for removal include five remaining mobile homes/trailers and attached decking, the transport truck trailer and the washroom building. Those proposed to remain include the main dwelling, sleeping cabin, garage/boathouse and some accessory structures. Any future proposed changes to the buildings and structures that will remain on the property will be subject to the Township's Zoning By-law.

A discussion of the various planning documents that have bearing on this application is as follows:

Provincial Policy Statement, 2014

The PPS promotes Settlement Areas to be the focus of growth through intensification and redevelopment, while encouraging a range of housing types and densities being serviced by existing infrastructure and facilities. New uses are to be compatible with the existing community by ensuring the mitigation or prevention of adverse effects such as odour or noise that could pose a risk to public health and safety.

The proposal is to recognize the existing residential use of the property, together with the phasing out of the former commercial uses of the property (including a marina), which will be more in keeping with the surrounding land uses.

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

Growth Plan for the Greater Golden Horseshoe, as amended, 2017 (the “Growth Plan”)

The Growth Plan directs intensification and re-development to Settlement Areas to optimize the use of existing infrastructure, achieve increased densities and support complete communities including a range of commercial and housing choices.

The subject application for the re-development of the subject lands for residential uses conforms to the objectives of the Growth Plan.

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

The subject lands are within the Settlements designation in the County Official Plan. Settlements are to be the focus of both population and employment growth to allow for the efficient use of existing services and to minimize land consumption.

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

Township of Severn Official Plan

The subject lands are designated Settlement Living Area, including a portion in the Greenlands designation along the shoreline, in the Township’s Official Plan. Settlement Living Areas are to be the focus of new growth and development within the Township while maintaining and enhancing the existing character and identity of existing residential areas.

The proposal to phase out the former commercial uses on the property and to utilize the property solely for residential purposes will enhance the existing character of the residential uses in the area and bring the property into conformity with the Settlement Living Area designation. The overall Settlement Area of Fesserton is not on full municipal services, and as such no increase in residential density is proposed on the subject lands as part of the proposal. No new development is contemplated on the subject lands as part of the application, including within the Greenlands designation.

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

Conditions

Subject to the comments received at the Public Meeting, any additional submission from circulated agencies and departments, and any further review the Planning Committee may seek, staff supports the proposal subject to the existing five mobile homes / trailers including associated decking and decommission the water/wastewater connections, the truck trailer body and the washroom building being removed from the property prior to the proposed amendment to Zoning By-law 2010-65, as amended, being presented to Council for consideration.

Financial Impact

There are no costs to the Township with respect to the proposed Zoning By-law Amendment.

Strategic Plan Impact

- Community Development
- Service Excellence
- Communication

Appendix 1 – Key Map



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 applicants advised the Committee that the intended use of this property is for a cottage and that they wished the zoning to be corrected to reflect the new use.

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 7:10 p.m.

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

Member Stevens inquired if the trailers on this property would be affected by the removal of services or access to the water.

- All of the accessory buildings and trailers will be removed from this property.
- The applicants advised that the trailers have been emptied and notices posted to advise the owners that the trailers are to be removed in the near future so they have an opportunity to claim them.

Member Dunlop inquired if there was any intention to build more homes or cottages on this property in the future.

- The intention is for the one cottage only and all other commercial components will be removed.

Member Taylor advised that he is in support of the application for this rezoning.

Member Burkett inquired if additional homes or severances would be allowed on this property in the future.

- This matter has not been looked into by staff but the property is located next to the Matchedash Bay which is identified as a significant wetland which could make future applications difficult.

Member Westcott inquired what the intended dates were for removal of the accessory structures.

- The applicants advised that the intention is to have all accessory items removed at the end of the vacation season in early fall.

(See Resolution No. PD092017-01)

PUBLIC MEETING NO. 2

The Chair requested staff to explain the intent and purpose of a Zoning By-law Amendment and Draft Plan of Subdivision for 27 Gill Street.

The Director of Planning 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 amended, of the Township of Severn to rezone the property 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 from 600 square metres to 450 square metres and an increase to the maximum permitted Lot Coverage from 30% to 35%;
- Residential Multiple One (RM1) Zone to permit townhouse dwellings;
- Residential Multiple One Exception XX (RM1-XX) Zone to add an apartment dwelling as an additional permitted use; and
- A site specific Holding Provision subject to a Development Agreement.

The purpose and effect of the proposed Draft Plan of Subdivision 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 overall effect of the application is a residential development serviced with municipal water and sewer services to be developed by a Plan of Subdivision.

The Director advised that this is the second public meeting held by the applicants plus an Open House in Coldwater for the residents. The Director also advised that the public meeting for 27 Gill Street is for the consultants to respond to the questions raised at the first Public Information Meeting only. Staff, consultants and the County of Simcoe are still reviewing the submissions by the consultants for the developers and their recommendations will be considered at a future meeting.

The Planner advised that notice of this application was given in accordance with the *Planning Act* on August 31, 2017 and the following correspondence has been received:

Planning Report No. P17-035, 09/12/17 – See Appendix “1”

Enbridge Gas Distribution, 04/25/17

Enbridge Gas Distribution does not object to the proposed application(s). This response does not constitute a pipe locate or clearance for construction.

The applicant shall contact Enbridge Gas Distribution’s Customer Connections Department by emailing salesarea50@enbridge.com for service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping (including, but not limited to: tree planting, silva cells, and/or soil trenches) and/or asphalt paving.

If the gas main needs to be relocated as a result of changes in the alignment or grade of the future road allowances or for temporary gas pipe installations pertaining to phase construction, all costs are the responsibility of the applicant. In the event that easement(s) are required to service this development, the applicant will provide the easement(s) to Enbridge Gas Distribution at no cost.

The applicant will grade all road allowances to as close to final elevation as possible, provide necessary field survey information and all approved municipal road cross sections, identifying all utility locations prior to the installation of the gas piping. Enbridge Gas Distribution reserves the right to amend or remove development conditions.

Curve Lake First Nation, 06/12/17

I would like to acknowledge receipt of your correspondence which was received on April 26, 2017 regarding the Greenwood Acres project.

As you may be aware, the area in which your project is proposed is situated within the Traditional Territory of Curve Lake First Nation. Our First Nation’s Territory is incorporated within the Williams Treaties Territory and is the subject of a claim under Canada’s Specific Claims Policy. We strongly suggest that you provide Karry Sandy-Mackenzie, Williams Treaty First Nation Claims Co-ordinator, 8 Creswick Court, Barrie, Ontario – L4M 2S7, with a copy of your proposal as your obligation to consult to also extend to the other First Nations of the Williams Treaties.

If you do not have a copy of Curve Lake First Nation’s Consultation and Accommodation Standards they are available at <http://www.curvelakefirstnation.ca/services-and-departments/lands-rights-resources/consultation.php>. Hard copies are available upon request.

Although we have not conducted exhaustive research nor have we the resources to do so, Curve Lake First Nation Council is not currently aware of any issues that would cause concern with respect to our Traditional, Aboriginal and Treaty rights.

Please note that we have particular concern for the remains of our ancestors. Should excavation unearth bones, remains or other such evidence of a native burial site or any archaeological findings, we must be notified without delay. In the case of a burial site, Council reminds you of your obligations under the Cemeteries Act to notify the nearest

First Nation Government or other community of Aboriginal people which is willing to act as a representative and whose members have a close cultural affinity to the interred person. As I am sure you are aware, the regulations further state that the representative is needed before the remains and associated artifacts can be removed. Should such a find occur, we request that you contact our First Nation immediately.

Curve Lake First Nation also has available trained Archaeological Liaisons who are able to actively participate in the archaeological assessment process as a member of a field crew, the cost of which will be borne by the proponent.

If any new, undisclosed or unforeseen issues should arise that has potential for anticipated negative environmental impacts or anticipated impacts on our Treaty and Aboriginal Rights we required that we be notified regarding these as well. Thank you for recognizing the importance of consultation and respecting your duty to consult obligations as determined by the Supreme Court of Canada. Should you have any further questions or if you wish to hire a liaison for a project, please feel free to contact our Lands and Resources Consultation Liaisons by email – Kaitlin Hill at kaitlinh@curvelake.ca or by phone at (705) 657-8045.

Ministry of Transportation, 05/04/17

This subdivision is beyond the MTO permit control area. MTO review of the TIS and FSR are not required.

Rogers, 05/15/17

Thank you for your letter, dated April 19, 2017. Rogers Communications Canada 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. Should you have any questions or require further information, please do not hesitate to contact the undersigned.

Simcoe Muskoka Catholic District School Board, 05/30/17

The Simcoe Muskoka Catholic District School Board has received correspondence, dated April 19, 2017, regarding the Proposed Draft Plan of Subdivision for Greenwood Acres. More specifically, the proposal consists of the development of 76 single family units and 56 townhouse units for a total of 132 dwelling units.

Any pupils that are generated by this development would be within the current catchment area for Notre Dame Catholic Elementary School and Patrick Fogarty Catholic Secondary School both located in the City of Orillia. Notre Dame has a Ministry Rated Capacity of 704.0 pupils and a current enrolment of 495 pupils. Due to the pace of residential development in the area, the Board requests the following condition of Draft Plan approval:

“ *That the owner include in all offers of purchase and sale a clause advising prospective purchasers that pupils from this development attending educational facilities operated by the Simcoe Muskoka Catholic District School Board may be transported to / accommodated in temporary facilities out of the neighbourhood school’s area.* “

Final wording of the requested Draft Plan condition shall be approved by the Simcoe Muskoka District School Board.

I trust that the above comments are satisfactory at this time. Please advise the Board of the ongoing status of this proposal and of any changes which may affect the number of proposed units. If there are any questions or comments with regard to the Board’s response, please feel free to contact the undersigned at (705) 722-3555 – Ext. 252.

Susan Seymour, 09/14/17

I have comments/concerns I would like to have known about the Township Zoning Application No. Z-17-03.

- Reduction of minimum required lot area from 600 square meters to 450 square meters and increase the maximum lot coverage from 40% to 35%. Coldwater is a village, not a city. No space in yards will have activities, vehicles, etc. spill onto the streets and be dangerous, especially with the crowded homes.
- Residential Multiple One Zone to permit townhouse dwellings / Residential Multiple 1 Exception XX Zone to add an apartment dwelling as an additional permitted use. I am referring back to the original letter I e-mailed before the May 2017 meeting. It should be kept zoned exactly as it is now (R1).
- If the R1 Zoning does get changed, any townhouses and apartment buildings should be located only along the outside edge or the very center where they are not directly against the properties that have been occupied for years. Homeowners have bought homes knowing the property may be developed – for single family residential – NOT for townhouses and apartments.

- I would be interested in knowing what the plans are to have the village keep up with the population growth if this goes as planned? How is the water and sewer demands going to be met? Schools and activities for the children of these families? How much more food can Foodland stock? There isn't enough parking on a moderately busy day now. The gas stations have line ups now and finding a place to park anywhere near the main street is a challenge no matter what time of year it is. Thoughts of increase in traffic worries me. Yes, things get busy with tourists, but adding to the population of Coldwater will be constant not just when the tourists come for holidays.
- I am not against growth or progress. Changing the zoning of this property would be a huge mistake I am not willing to set back and watch happen without voicing my concerns. Please listen to them and take the points seriously.

Brenda Whyte, 09/19/17

When this project was underway, we were told that Gill Street would not be used for heavy equipment. Now we understand Gill Street will be opened to the new subdivision. So a stop sign will be outside our door. So there will be more noise and traffic. Why can't the entrance remain off Coldwater Road. We are being disturbed enough with the development going on in our backyard getting woke up bombarded with noisy machinery all day long.

We are concerned with the drainage affecting our property. Where is the ditch going to be located? When is the proposed building to begin? How long do we have to look at the mess in the back of our home?

In our opinion the subdivision will change drastically the small village of Coldwater. That is why we live here for the peace and quiet and the quaintness of the town. Over population will put additional stress upon existing services to our community – ie. water, sewage and hydro. We are not pleased at all and frankly the purpose of this public meeting is a waste of time because no matter what we think or say, money talks. The advantages are only for Severn for more taxes and the developers to line their pockets.

Canada Post, 09/19/17

Thank you for contact Canada Post regarding the Greenwood Acres development in Coldwater ON. Please find below Canada Post's feedback regarding this proposal.

Service Type and Location:

1. Canada Post will provide mail delivery service through centralized Community Mail Boxes (CMBs).
2. Given the size and layout of the development, Canada Post will required 3 CMB sites at the following locations:
 - (a) At northwest corner of Block 90 facing Block 96 (walkway);
 - (b) Immediately west of Lot 48, between Lot 48 and drainage easement facing Street "A";

- (c) At southwest corner of Block 94 (swim area) facing Street B.
3. If the development includes plans for (a) multi-unit building(s) with a common indoor entrance, the developer must supply, install and maintain to Canada Post's specifications the mail delivery equipment with parcel components within these buildings.

Municipal Requirements

1. Please update our office if the project description changes so that we may determine the impact that this may have upon mail delivery.
2. Should this subdivision application be approved, please provide notification of the new civic addresses as soon as possible.

Developer Timeline and Installation

1. Please provide Canada Post with the excavation date for the first foundation / first phase as well as the date development work is scheduled to begin. Finally, please provide the expected installation date(s) for the CMB(s).

Please see Appendix "A" for any additional requirements for this developer.

Appendix "A"

Additional Developer Requirements

- The developer will consult with Canada Post to determine suitable permanent locations for the Community Mail Boxes. The developer will then indicate these locations on the appropriate servicing plans.
- The developer agrees, prior to offering any units for sale, to display a map on the wall of the sales office in a place readily accessible to potential homeowners that indicates the location of all Community Mail Boxes within the development as approved by Canada Post.
- The developer agrees to include in all offers of purchase and sale a statement which advises the purchaser that mail will be developed via Community Mail Box. The developer also agrees to note the locations of all Community Mail Boxes within the development and to notify affected homeowners of any established easements granted to Canada Post to permit access to the Community Mail Box.
- The developer will provide a suitable and safe temporary site for a Community Mail Box until curbs, sidewalks and final grading are completed at the permanent Community Mail Box locations. Canada Post will provide mail delivery to new residents as soon as the homes are occupied.
- The developer agrees to provide the following for each Community Mail Box site and to include these requirements on the appropriate servicing plans:
 - Any required walkways across the boulevard per municipal standards
 - Any required curb depressions for wheelchair access with an opening at least two meters (consult Canada Post for detailed specifications).

Jeremy Pinkney, 09/19/17

My name is Jeremy Pinkney. I live at 5 Gill Street in Coldwater. I am writing to you in regards to safety issues that concern my family and other residents of Gill Street.

As the father of three young children, the safety and protection of my family is of paramount importance. Unfortunately, I feel our street is becoming more dangerous, especially for children. I am consistently seeing vehicles speeding down the street. Even vehicles traveling at the 50 km/h in town speed limit, in my opinion, are still going

too fast for our street. I also see many vehicles (including snowmobiles and ATV's) being driven in a manner that just isn't acceptable for a neighbourhood with children at play, people walking their dogs, people riding bicycles, families walking to school/bus stops and so on. I know I am not the only resident who has a legitimate fear that one day somebody is going to get hurt, or worse, as a result of these traffic issues.

The proposed Draft Plan of Subdivision for the property at 27 Gill Street (Township Zoning Application No. Z-17-03) only gives greater cause for concern as I believe that additional housing, population and traffic volume will only compound safety issues we are already having on Gill Street in its current state. I realize this is a future development but I would like to see action taken now.

I would like to see the following safety measures implemented on Gill Street:

- A posted speed limit of 30 km/h
- Installation of "Children at Play" signs
- Seasonal speed bumps

Also, the future development of 27 Gill Street includes a proposed sidewalk which I would like to see extended from the new development down the length of Gill Street to Coldwater Road. I believe the installation of a sidewalk is necessary regardless of whether the site at 27 Gill Street is developed or not. This would provide a safe route for children walking to school and bus stops (especially in winter) and everyone who currently has to walk along the road.

I am requesting your help regarding these concerns. I would appreciate any advice you may offer on how to go about these issues to the attention of the Council. It is the municipality's responsibility to protect its citizens and provide safe streets and neighbourhoods for the residents of the Township of Severn. Addressing these issues would make Gill Street a better, safer place to live. Thank you for your help with this matter.

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.

Jamie Robinson of MHBC Planning addressed the Committee on behalf of the applicant and provided an overview of the development in response to previous concerns expressed by the area residents (**see Appendix “2”**).

Brenda Whyte of 19 Gill Street addressed the Committee and read the letter previously submitted with respect to this development.

Linda Beach of 24 Gill Street addressed the Committee and expressed her concerns with the access to this new development off of Gill Street as there are no sidewalks at this time.

Jeremy Pinkney of 5 Gill Street addressed the Committee and expressed the following concerns:

- The drainage behind his property will probably not change and there are always an abundance of insects and mosquitos to contend with.
- The traffic on Gill Street will be increasing and with young families there are no sidewalks for easy access to school for the new development.
- There is no snow removal in the fairgrounds so the proposed trail connection is not ideal for walking to school in the winter.
- On the south side of Gill Street the sump pumps drain constantly to the rear of the properties. He inquired if this drainage would now be redirected with the new development.

Earl Brandon, one of the owners of 27 Gill Street, addressed the Committee and advised that there are only 2 shareholders remaining from the original group of owners. He advised that the development charges collected for this property could be used to install sidewalks on Gill Street. There are condo apartments proposed and not rentals on this land in the future. The intention is to provide housing that serves all of the residents in Coldwater. Also, the businesses will benefit from the increased population.

Tim Collingwood of C.C. Tatham addressed the Committee on behalf of the applicant and advised the following with respect to drainage:

- The red area on the map provided currently drains towards the Gill Street area. This will now be redirected towards the stormwater management pond and then into the Coldwater River. This will greatly reduce the amount of drainage required for the Gill Street residents.
- Only the green area on the map will continue to flow towards the Gill Street area and then out through the outlet into the Coldwater Fairgrounds.
- The current swale behind the Gill Street homes will not be altered in order to facilitate this drainage.

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 7:45 p.m.

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

Member Dunlop inquired a further explanation from the consultants on drainage of the green area on the map provided.

- The red area on the map will drain towards the stormwater management pond and the green area will drain as it is now towards the outlet at the Coldwater Fairgrounds.
- This change in drainage will reduce the current flow approximately 10%.

Member Taylor inquired if the trail access to the fairgrounds would be private or public.

- The Township will own the trail system and it will connect to the fairgrounds property boundary.
- Apparently there is a Master Plan to be prepared in the future for the Coldwater Fairgrounds and the access can be addressed on the fairgrounds property at that time.

Member Stevens advised that new development does not necessarily provide extra income for the Township. Development is always encouraged to enhance the municipality for all residents.

Member Cox inquired as to who would be monitoring the drainage improvements for this development.

- The Township will be reviewing the designs submitted and there will be construction inspections during development to ensure the drainage is completed as designed.

Member Cox inquired if the green area of the map would be remaining as status quo.

- It will remain draining as it is today.

Member Cox advised that there are sprayers you can install to control insects in the area of stormwater management ponds.

- There are some products available but it is not encouraged as the municipality would be responsible for the monitoring and maintenance of the equipment for the future.

Member Cox advised that with no winter maintenance in the fairgrounds, this access is not feasible in the winter months. She advised that sidewalks on Gill Street and connecting on Coldwater Road would be more favourable.

Member Westcott inquired as to the capacity of the water and sewer plants in Coldwater to support this development.

- The development is proposed to be completed in 3 phases and the service capacity can be reviewed during each phase.
- As of today, there is sufficient capacity to support this development.
- Annual reviews of service capacity are completed by the Township which can be referenced during the phases of development.

The following slide was reviewed with the Committee:

SERVICING CAPACITY	
Water	<ul style="list-style-type: none">• Existing water treatment plant has capacity to service 100% of existing and proposed development.
Sanitary Sewage	<ul style="list-style-type: none">• Existing sewage treatment plant is operating at approximately 70% capacity with an available reserve to service 275 residential units.• There are 61 currently approved units in Coldwater leaving 214 units available for unapproved development.• Greenwood Acres consists of 76 singles, up to 70 townhome units and approximately 58 apartment units, totalling 204 units.• The plant has capacity to service the proposed development, with a remaining uncommitted capacity of 10 units.

Member Westcott inquired if staff agreed with the service capacity calculations given the spring runoff conditions at the sewage plant.

- Staff is reviewing the submissions for this development at this time.
- A "H" Holding Zone can be placed on the property until all conditions have been met.
- The County of Simcoe will also be involved with the phased development of this property.

Member Burkett advised staff that a report on the spring runoff conditions at the sewage plan should be part of their future presentation and reporting to Council on this development.

(See Resolution No. PD092017-02)