

**PLANNING AND DEVELOPMENT COMMITTEE OF COUNCIL
REPORT NO. 2015-12**

**Report of the Planning and Development Committee meeting held at 7:00 p.m. on
Wednesday, December 2, 2015 in the Council Chambers of the Municipal Office.**

Present: Chair, Councillor G. Canning
Vice Chair Councillor G. MacDonald
Mayor G. McKay
Councillor J. Main
Councillor C. Oschefski
Councillor J. Contin
Councillor P. File

Also Present: Director of Planning and Building Services, W. Crown
Senior Planner, J. Lewis
Chief Administrative Officer, C. Tripp
Executive Assistant, S. Edgar

Regrets: Deputy Mayor M. Ross
Councillor S. Strathearn

1. CALL TO ORDER

The Chair called the meeting to Order at 7:00 p.m.

The Chair read the introductory remarks respecting safety matters and respectful communication policies.

2. DECLARATIONS OF PECUNIARY INTEREST

The Chair asked if there were any declarations of pecuniary interest and there were none declared.

3. ITEMS FOR REVIEW/DISCUSSION

**A) Official Plan Amendment OPA-03-15
Zoning By-law Amendment ZBA-05-15
Second Units
Policy and Regulatory Options for Implementing Bill 140**

The Committee had before it for consideration Staff Report PL-2015-76 dated November 20, 2015 with respect to Policy and Regulatory Options for Implementing Bill 140.

Committee also received, the following on-desk items:

1. Emails dated November 30, 2015 from Taylor McDaniel of Jennark Homes.
2. Email dated December 1, 2015 from George Dixon.

3. Correspondence dated December 2, 2015 from Sam Goldberg – GardenSuite Company.

Copies of all correspondence were also available for the Public.

With the concurrence of the Committee, Chair Canning provided Tiffin Homeowners Association an opportunity to speak to the item.

Juris Jankevics, 346 Aberdeen Boulevard and President of Tiffin Homeowners Association, provided an overview of the reasons that they do not support Second Units in the South end of Aberdeen Boulevard. In his opinion, Second Units located in South Aberdeen would not be considered affordable housing therefore would not be in keeping with the spirit of Bill 140. They support Second Units within existing areas but do not support the Second Units in new development. Tiffin Homeowners Association provided their detailed comments at the Open House.

Committee had discussion regarding the challenges of implementing Bill 140, whether or not they should be restricted in certain areas and the planning rationale, affordable housing concept of Second Units, tax rates and transition period for communities.

Committee then reviewed the summary of the 17 policy and regulatory issues for Second Units.

Committee had considerable discussion regarding Issue #2 for the Official Plan - Policy to Limit Second Units to a Maximum Percentage. It was recommended that Staff prepare a further report that would address item 2.B specifically, where Second Units would be restricted to a Council-determined percentage of dwelling units.

Recommendation

The Committee recommends the following:

1. That the following options be approved: 1.B, 3.C, 4.F, 5.B, 6.C, 7.B, 8.C, 9.C, 10.C, 11.B, 12.E, 13.C, 14.B, 15.D, 16.C, 17.D.
2. That the selected options be referred back to Staff to prepare the draft Official Plan Amendment and Zoning By-law Amendment and to bring the whole matter forward with a further Report including reference to Item 2.B and transitional matters.

B) Midland Bay Landing Master Plan Implementation

The Committee had before it for consideration Staff Report PL-2015-68 dated November 10, 2015 with respect to Midland Bay Landing Master Plan Implementation and Noise Impact Policy Framework.

Committee had discussion regarding the noise mitigation process, impact of OPA on ADM Milling and impact of noise from ADM on Midland Bay Landing Site.

Recommendation

The Committee recommends the following:

1. That Staff be directed to update the draft “Waterfront Master Plan Implementation Official Plan Amendment: in accordance with the Noise Impact Policy Framework as set out in Staff Report PL-2015-68 dated November 10, 2015.
2. That Staff be directed to re-initiate the Public Consultation process for the Waterfront Master Plan Implementation Official Plan Amendment as outlined in Staff Report PL-2015-68 dated November 10, 2015.

C) Downtown Master Plan Implementation

The Committee had before it for consideration Staff Report PL-2015-77 dated November 15, 2015 with respect to the Implementation of the Downtown Master Plan and Community Improvement Plan.

The Committee had considerable discussion regarding the implementation process and Budget constraints, key initiatives and critical features.

Recommendation

The Committee recommends the following:

1. That the Implementation Plan Approaches and Work Plan for the Downtown Master Plan and Community Improvement Plan as set out in Staff Report PL-2015-77 dated November 15, 2015 be accepted for implementation.

D) Deeming By-law - 414 Cornell Drive

The Committee had before it for consideration Staff Report PL-2015-78 dated November 25, 2015 with respect to a Deeming By-law for the property at 414 Cornell Drive.

Committee had discussion regarding possible objections and notification requirements.

Recommendation

The Committee recommends the following:

1. That Council adopt By-law 2015-85 to deem the Lot 13 on Registered Plan of Subdivision 1290 not be a lot on a Plan of Subdivision.
2. That Notice of Passage of By-law 2015-85 be given in accordance with Subsection 50 (29) of the *Planning Act* following Council’s adoption of the By-law.

4. FOR INFORMATION

- A) Building Report – October 2015- Noted and Filed

- B) Mundy's Harbour Corporation – OMB Decision – **Noted and Filed**
- C) Waypoint-Chigamik – OMB Correspondence November 10, 2015 – **Noted and Filed**

5. **OTHER BUSINESS**

There was no other business.

6. **ADJOURNMENT**

On a Motion by Councillor Main the meeting was adjourned at 10:40 p.m.



Wesley R. Crown, BES, MCIP, RPP
Director of Planning and Building Services
A/Clerk