

**PLANNING AND DEVELOPMENT COMMITTEE OF COUNCIL
REPORT NO. 2014-6**

**Report of the Planning and Development Committee meeting held at 7:00 p.m. on
Wednesday, June 4, 2014 in the Council Chambers of the Municipal Office.**

Present: Chair, Councillor J. Attwood
Vice Chair Councillor J. Charlebois
Mayor G. McKay
Deputy Mayor S. Kramp
Councillor B. Jeffery
Councillor G. Canning
Councillor P. File
Councillor Z. Pendlebury
Councillor M. Ross * **arrived at 7:40**

Also Present: Deputy CAO/Director of Planning and Building Services, W. Crown
Executive Assistant, S. Edgar
Planning Student, J. Lefaive

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

1. DECLARATIONS OF PECUNIARY INTEREST

There were none declared.

2. DEVELOPMENT REVIEW/APPLICATIONS

**A) Zoning By-law Amendment Application ZBA-01-14
175421 Canada Ltd., Owner
The Guesthouse Shelter, Applicant
522 Elizabeth Street**

The Committee had before it for consideration Staff Report PL-2014-39 dated June 2, 2014 with respect to a Zoning By-law Amendment Application for the lands at 522 Elizabeth Street.

Committee concurred that the Report will be received as information and will be discussed at the Special Council Meeting.

Recommendation

The Committee recommends the following:

1. That Staff Report PL-2014-39 be received for information and that Application No. ZBA-01-14 (The Guesthouse Shelter) and that the Draft By-law be referred to Council at its June 4, 2014 Special Meeting.

B) Source Protection Plan Implementation Study

The Committee had before it for consideration Staff Report PL-2014-38 dated May 30, 2014 with respect to Source Protection Plan Implementation Study.

The Director of Planning and Building Services provided an update of the Study. The designated section of the Town's website pertaining to the Study will be live by Friday, June 6th.

Recommendation

The Committee recommends the following:

1. That Report PL-2014-38 be received for Information purposes.

**C) Site Plan Application SPA-04-12
Real Capital Partners (formerly BIN Management)
630 Prospect Blvd and 16736 Highway 12**

The Committee had before it for consideration Staff Report PL-2014-35 dated May 29, 2014 with respect to Site Plan Application SPA-04-12 for the property at 630 Prospect Boulevard and 16736 Highway 12. The Director of Planning and Building Services provided an overview of the Application.

Committee had discussion on the following matters:

- Stormwater drainage issues and the reasoning or justification for using only one stormwater pond. Director confirmed that stormwater management for this facility will meet the Provincial standards regarding quality and quantity. Questions respecting the larger drainage system in the area will be directed to the Town Engineer regarding for response via email to members of Council.
- Concern regarding Georgian College students traversing the property to get to Highway 12. There will be 2 formal routes, King Street and Jones Road at Highway 12. Prospect Blvd will be extended to Beamish therefore tripling the access to the area.
- Pedestrian routes/sidewalks will be provided along the east side of Highway 12 and along the Jones Road extension. There will also be pedestrian connections within the development.
- Clarification regarding the location of the snowmobile trail. It is located on MTO lands and not on private lands.

Recommendation

The Committee recommends the following:

1. **That revised Site Plan Application No. SPA-04-12 (Real Capital Partners Inc.) be hereby approved.**

2. That all required drawings and/or reports shall be submitted and approved by the appropriate Staff in accordance with the approved Site Plan Application and the changes identified in Staff Report PL-2014-35.
3. That Planning and Building Services Staff be directed to prepare the required Site Plan Agreement for execution by the Owner and that the Site Plan Agreement be brought forward to Council for approval and that a By-law to authorize the Mayor and Clerk to execute the said Site Plan Agreement be presented at the next available meeting.

D) Imperial Oil Ltd. – 509 Bay Street

The Committee had before it for consideration Staff Report PL-2014-37 dated June 2, 2014 with respect to the vacant Imperial Oil Ltd. property at 509 Bay Street.

Committee had discussion regarding the landscaping features.

Recommendation

The Committee recommends the following:

1. That Council support the entering into of a License Agreement with Imperial Oil Ltd. (IOL) in accordance with the terms and conditions as outlined in Staff Report No. PL-2014-37 and direct Staff to finalize the Agreement, design and funding and prepare the necessary By-law for the consideration of Council.

**** Councillor Ross arrived at the meeting.**

E) Economic Development

The Director of Planning and Building Services provided updates on the following:

- Update regarding the Incorporation of the EDC of North Simcoe and the Board nominations.
- 26 applications received for the EDO position, which will be shortlisted with 2 to 3 candidates being presented to the EDC of North Simcoe.
- Ongoing work on Healthcare, Smart Manufacturing and Tourism.
- HEA Website is up and running.

Mayor provided updates on the following:

- Update on Health Care innovators.
- King Street façade program undertaking by the BIA is underway.
- GBGH Penetang site will be closing. Palliative care beds and dialysis unit will be transferred to the Midland location.
- The School Board made a decision to close PSS and the students will be moved to MSS by 2016.
- Unimin negotiations ongoing.

4. **FOR INFORMATION**

A) Technical Review Committee Report 2014-4 – **Noted and Filed.**

5. **OTHER BUSINESS**

There was no other business.

6. **ADJOURNMENT**

The meeting was adjourned at 8:05 p.m.



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