

**PLANNING AND DEVELOPMENT COMMITTEE OF COUNCIL
REPORT NO. 2015-5**

**Report of the Planning and Development Committee meeting held at 7:00 p.m. on
Wednesday, May 6, 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 S. Strathearn
Councillor J. Contin
Councillor P. File

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

Regrets: Deputy Mayor M. Ross

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

There were none declared.

3. ITEMS FOR REVIEW/DISCUSSION

**A) Official Plan Amendment OPA-03-13
Waterfront Master Plan Implementation
Noise Impact Study Implementation**

Present: Robert Cash, ADM
George McKibbin
Peter Vandelden, RWDI

The Committee had before it for consideration Staff Report PL-2015-29 dated May 6, 2015 with respect to Official Plan Amendment Application OPA-03-13 regarding the Waterfront Master Plan Implementation and Noise Impact Study Implementation.

Committee was provided an on-desk copy of correspondence from Scott Snider of Turkstra Mazza Associates, Counsel for ADM Milling that was received May 6, 2015 at 2:45 p.m. Mr. Robert Cash requested a deputation and the Chair, with the consensus of Committee,

agreed to provide a 10 minute deputation period. Mr. Cash thanked Committee and advised they would be willing to have further discussions regarding the appropriate noise impacts and factors with the Town. Mr. Cash then asked ADM's planner to speak.

George McKibbin addressed Committee and advised that ADM had concerns regarding the Staff Report and he explained the concerns. He requested that the Staff Recommendation be amended as a result of these concerns as set out in Mr. Snider's letter. They want to ensure that any *Planning Act* approvals do not have a negative effect on the existing operation of ADM Milling. It is their desire to have the uses compatible.

Peter Vandelden of RWDI addressed Committee and confirmed the concerns of ADM regarding Noise guidelines.

Committee had discussion regarding the Item and the Staff Report, including the time frame for any mitigation measures, the proposed amendment to the Staff Recommendation, and the process for dealing with the hard engineering issues.

Director explained the reasoning for the Staff Recommendation.

Recommendation

Committee recommends the following:

1. That the matter and Staff Report PL-2015-29 dated May 6, 2015 be deferred and that the Report be brought forwarded to the June PDCC meeting and that Staff continue to work with ADM and its representatives to resolve the outstanding issues.

**B) Zoning By-law Amendment Application ZBA-04-15
Hanson Development Group – 16821 Highway 12**

**Present: Christina Addoriso, Senior Planner - MMM Group
Joseph Milos, Project Analyst – Live Work Learn Play**

The Committee had before it for consideration Staff Report PL-2015-33 dated April 24, 2015 with respect to a Zoning By-law Amendment for the property at 16821 Highway 12.

Committee had general discussion regarding the Item and the Staff Report, including growth allocation, fact that the development is not in the built boundary in the County of Simcoe and that interim trails be considered within the Development.

Recommendation

Committee recommends the following:

1. That Planning and Development Committee support, for the purpose of scheduling the Public Meeting, Application No. ZBA-04-15 for an Amendment to Zoning By-law 2004-90, as amended, as being a Complete Application.

2. That Notice of Public Meeting under the *Planning Act* be provided in accordance with the regulations issued pursuant to the Planning and the Town's Official Plan.

C) Growth Plan Intensification Requirements

The Committee had before it for consideration Staff Report PL-2015-30 dated April 23, 2015 with respect to the Growth Plan Intensification Requirements.

Committee had general discussion regarding the Item and the Staff Report.

Recommendation

The Committee recommends the following:

1. That Staff Report No. PL-2015-30 dated April 23, 2015 respecting the Intensification Requirements of the Growth Plan for the Greater Golden Horseshoe be received for information.

D) Simcoe County Official Plan – Status and Update

The Committee had before it for consideration Staff Report PL-2015-31 dated April 21, 2015 with respect to the Status and Update of the Simcoe County Official Plan.

Committee had general discussion regarding the Item and the Staff Report.

Recommendation

The Committee recommends the following:

1. That Staff Report No. PL-2015-31 dated April 21, 2015 respecting the status of the Simcoe County Official Plan be received for information.

E) Home Occupation and Home Industry Review

The Committee had before it for consideration Staff Report PL-2015-32 dated April 22, 2015 with respect to Home Occupation and Home Industry Review.

Committee had general discussion regarding the Item and the Staff Report, including parking accommodation, allowing one employee plus the owner within the Home Occupation and also allowing Retail Sales.

Recommendation

The Committee recommends the following:

1. That Staff be directed to prepare a Terms of Reference respecting a "Home

Occupation and Home Industry” Review, to be presented to Committee at a later date.

5. **FOR INFORMATION**

- A) Building Report – March 2015 – **Noted and Filed.**
- B) Township of Tay Notice of Application and Public Meeting – Water/Wastewater Services to Sainte Marie, Martyrs’ Shrine and Wye Marsh Wildlife Centre. **Noted and Filed.**
- C) County of Simcoe – April 1, 2015 – Comments re: Official Plan Review – **Noted and Filed.**

6. **OTHER BUSINESS**

- i) Committee member questioned if a Tree Cutting By-law was of interest to the Town. Director noted that the former Sustainability representative had presented a By-law to the previous Council.

7. **ADJOURNMENT**

On a Motion by Councillor MacDonald the meeting was adjourned at 9:45 p.m.



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