

**THE CORPORATION OF THE TOWNSHIP OF TAY
PUBLIC MEETING OF MUNICIPAL COUNCIL**

**PROPOSED ZONING BY-LAW AMENDMENT
400 NEWTON STREET**

**MARCH 22, 2017
7:00 P.M.**

**MUNICIPAL OFFICE COUNCIL CHAMBERS
MINUTES**

PRESENT:

Mayor Scott Warnock
Deputy Mayor David Ritchie
Councillor Jim Crawford
Councillor Sandy Talbot
Councillor Heinrich Naumann (Chair)
Councillor Catherine Root

STAFF PRESENT:

Robert Lamb, CAO/Deputy Clerk
Alison Thomas, Clerk
Joanne Sanders, Director of Finance
Brian Thomas, Fire Chief
Peter Dance, Director of Public Works
Steven Farquharson, Director of Planning & Development
Daryl O'Shea, IT Coordinator

REGRETS:

Councillor Gerard LaChapelle

1. CALL TO ORDER

Mayor Warnock called the meeting to order at 7:44 p.m. and passed the meeting over to the Chair of the Planning & Development Committee.

2. DECLARATIONS OF PECUNIARY INTEREST

None were presented.

The Chair of the Planning & Development Committee announced that this is a Public Meeting of Council held in compliance with By-law No. 98-75 and Section 34 of the Planning Act. The proposed application this evening is with respect to an Amendment to the General Zoning By-law Number 2000-57. This application would apply to the lands municipally known as 400 Newton Street within the Township of Tay.

The Chair advised that all persons present will be given the opportunity to ask questions and comment on the proposed official plan and zoning by-law amendments. Any person who did not receive notice of the public meeting and requires notice of the passage of a By-law regarding the application should leave their name and address on the sign in sheet in the lobby.

The Chair reported that there will be two meetings tonight, first the two public meetings under the Planning Act and then the regularly scheduled Council meeting. During the Public Meeting, Council will consider and hear comments on the proposal. This is the opportunity for Council to hear from residents who wish to express their comments and/or concerns on the proposed land use changes. The Chair noted that everyone who wishes to speak and ask a question or comment on the application will be given the opportunity; however, no further opportunity for public comment will be provided. He reported that the application will not be voted on during the meeting and advised that a staff report with a recommendation to Council will be prepared for a future meeting.

The Chair advised that in accordance with the Planning Act, if a person or public body does not provide comments at the Public Meeting or a written submission prior to the final Council decision the Ontario Municipal Board may, on an appeal, dismiss the appeal on the basis that no concerns were raised during the public process. If you have concerns or comments regarding the Applications they should be expressed this evening.

3. STATEMENT OF PUBLIC NOTICE

The Chair then called on the Director of Planning & Development to describe the method by which notice of this meeting was given.

The Director of Planning & Development reported that notice of the Proposed Zoning By-law Amendment was mailed to all assessed persons within 120 metres of the property; mailed to any agencies that may have an interest and posted on the property on March 1, 2017; therefore, the 20 day notice requirement has been met. In addition, he advised that the notice was also posted on the Township's website and in the lobby of the municipal office, as well the Midland Mirror.

4. CORRESPONDENCE RECEIVED

4.1 We received correspondence from the Ministry of Transportation (MTO), dated March 14, 2017 advising that they have no concerns in principle with the proposed rezoning and providing additional comments on the required MTO permits and studies required.

- 4.2 We received correspondence from Holly Spacek, Simcoe County District School Board, dated March 8, 2017 providing no objections to the application.
- 4.3 We received correspondence from the County of Simcoe, dated March 2, 2017 providing no objections to the application, and recommended that the proposed definition include reference to the Retirement Homes Act, as amended. In addition, a copy of the Notice of Passing was requested as well as updates on the proposed development.
- 4.4 We received correspondence from Enbridge Gas Distribution, dated March 9, 2017 providing no objections to the application.
- 4.5 We received correspondence from Severn Sound Environmental Association (SSEA), dated March 10, 2017 providing various comments on the results of the Phase 1 Environmental Impact Study as well as Planning Justification Report.

5. PRESENTATION FROM APPLICANT

- 5.1 We received presentation Skelton Brumwell & Associates Inc. regarding the proposed Zoning By-law Amendment for the Victoria Mews – Senior Housing Project.

Ms. Caitlin Port reviewed the location and scope of the proposed seniors' housing project, as detailed in her PowerPoint presentation. She highlighted that the housing is primarily intended for senior citizens with separate, independent living units. She further advised that there would be 10 single-storey building, with 8 units each, 6 townhouse units, as well as a common/multi-purpose building.

Ms. Port reported that their intent is to provide housing for retired individuals and senior citizens, and not assisted living units. She reviewed the proposed zoning by-law amendment highlighting that the application intends to add "Independent Retirement Home" as a site-specific permitted use within the Institutional Zone for 400 Newton Street, as well as the related definition, and add site specific parking provisions.

Ms. Port reviewed the proposed site plan of the site and reported that the development site plan will continue to evolve depending on the results of the required additional studies as well as feedback received. She advised that the remainder of the site will remain forested, and that the final details as well as appearance will be still be subject to site plan control.

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Mr. Evan Sugden reviewed the technical reports and studies completed to date and noted that additional detailed design and reports will be undertaken. He advised that the application is consistent with Provincial legislation, the County Official Plan as well as the Severn Sound Sustainability Plan and Township Official Plan.

Ms. Port advised that the proposed amendment is good planning for the property, community and Township. She noted that there are no agency concerns to the application and that the comments from SSEA will be addressed through the Stage 2 Environmental Impact Study. In conclusion, she requested adoption of the proposed zoning by-law amendment.

6. BACKGROUND REPORT BY TOWNSHIP STAFF

6.1 Report No. PD-2017-12 from the Director of Planning and Development – Re: Amendment to the Zoning By-law (2017-ZBA-02) 400 Newton Street.

The Director of Planning & Development reported that the application proposes add and define the “Independent Retirement Home” as a permitted use in addition to the existing allowable uses in the Institutional “I” zone on the subject property. He noted that the proposed definition provides more flexibility as the existing terminology not appropriate. Further to the applicants’ presentation, he advised that the proposal also includes site specific parking requirements and requests removal of the holding symbol. The Director reported that the results of upcoming studies would be addressed as part of site plan control, such as any additional measures identified in the Phase 2 Environmental Impact Study.

7. QUESTION & CLARIFICATION PERIOD – PUBLIC

The Chair inquired if there were any questions from the audience in regards to this matter.

Chris Town, 371 William Street advised that has no complaints or issues with building on the hill; however as his property backs onto the property where the stormpond is proposed, he would like to know if a fence will be erected or other mitigating measures to hide the stormpond as it looks very unsightly.

Mr. Sugden advised additional design will be completed for the pond as part of the site plan process with tree plantings and screenings. In addition, it was noted that it will be a naturalized stormpond, not concrete.

Susan Land, 384 William Street advised that she has no objections to the proposal; however, expressed concern with the proposed location of the entrance off Newton Street and traffic impact.

Ms. Port spoke to the location of the new driveway off of Newton Street and signage warning of the entrance that will be installed. She further noted that the studies completed so far indicate that there will be little or no impact on traffic as a result of the development.

The Director reported that MTO has submitted comments on the application.

Bunny Snider, 11 Bayside Avenue having conducted the "Greying & Staying in Tay" survey a few years ago noted that most seniors are happy to stay in their homes and community as long as possible. In addition, she noted that through her work with St. Vincent de Paul that affordable housing is one of the area's biggest issues. She inquired as to when the project will be built and where are residents expected to come from.

Ms. Port advised that the marketing study has not yet been completed but that they would pass along information respecting future pricing when it is available. In addition, the property owner noted that they will be looking for local residents but have not yet determined pricing for the units. If everything remains on track, he noted that they hope to be building in approximately one year.

8. QUESTION & CLARIFICATION PERIOD - COUNCIL

The Chair inquired if there were any questions from Council in regards to this matter.

Councillor Crawford noted that many seniors do not want to leave the area and that he would like to see local residents take advantage of the new residence if pricing permits.

Deputy Mayor Ritchie remarked that he is glad to see movement on this and commented on the upcoming County Council motion respecting affordable development in small communities.

Mayor Warnock commented that he is excited about the possible development and noted that his questions on pricing, traffic and neighbourhood impact have already been addressed. He inquired as to where the snow will go and how the additional studies may impact the timeline for the project.

The property owner advised that there is a cul-de-sac within the parking area to store snow and that they will have a contractor removing snow as necessary.

Ms. Port advised that the additional studies are scheduled for this summer and the results will be address in the site plan process.

Councillor Talbot noted that it is a great project as seniors need a place to live the next stage of life.

Councillor Root inquired as to whether residents would be permitted to bring in care or help if needed.

Ms. Port advised that the intent is that the development be transitional housing not assisted living with care; however, there may be the option to bring in services on a scheduled basis to the common building.

Councillor Root requested that a portion of the development be considered for affordable housing.

The property owner advised that they will work with the Province on their affordable housing goals but noted that pricing has not yet been determined.

Councillor Naumann inquired as to whether or not there were examples of similar facilities in place.

Ms. Port advised that while there are no current examples in the Township a similar residence is established in Gravenhurst.

Moved By: Councillor Catherine Root

Seconded By: Councillor Sandy Talbot

That Report No. PD-2017-12 regarding an Amendment to the Zoning By-law (2017-ZBA-02) for 400 Newton Street be received for information.

Carried.

9. FINAL STATEMENT BY THE CHAIR

The Chair advised that in accordance with the *Planning Act*, if a person does not provide comments at the Public Meeting or a written submission prior to the final decision, the Ontario Municipal Board may, on an appeal, dismiss the appeal on the basis that no concerns were raised during the public process.

10. ADJOURNMENT

Moved By: Councillor Jim Crawford

Seconded By: Deputy Mayor David Ritchie

That this public meeting per the Planning Act adjourn at 8:33 p.m.

Carried.

MAYOR

CLERK