



County of Simcoe
Planning Department
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January 22, 2021

*** sent via email***

Steven Farquharson, MCIP, RPP
Township of Tay
450 Park Street, PO Box 100
Victoria Harbour, ON L0K 2A0

Dear Mr. Farquharson,

**RE: Proposed Official Plan Amendment No. 43 and Zoning By-law amendment
757 Fourth Avenue, Port McNicoll
County File: TA-PRE-2101
Township File: 2020-OPA-03, 2020-ZBA-05**

Thank you for circulating the Notice of Complete Application and Notice of Public Meeting for applications to amend the Township's Official Plan and Zoning By-law for a property located at 757 Fourth Avenue. County Planning and Solid Waste Management staff have reviewed the materials submitted. It is our understanding that the amendments are required to convert the use of one unit within an existing structure from commercial to residential, resulting in a total of four (4) residential units.

The subject lands are designated 'Settlements' on Schedule 5.1 of the Simcoe County Official Plan (SCOP). The Settlements designation permits, among others, residential and commercial uses. Settlement Areas are the focus of population and employment growth in the County of Simcoe.

The County of Simcoe is responsible for providing curbside waste collection services to all residential lots and units with frontage on publically owned and maintained roads. The subject property is currently able to utilise County of Simcoe curbside waste collection services. The County does not foresee any issues with continuing collection for four (4) residential units as proposed. However, please note the County has secured a new collection contract and will be moving to an automated collection system on November 1, 2021. This will require curbside space for each unit to place two (2) carts per unit per week; as organics is collected weekly, and waste and recycling will alternate on a bi-weekly schedule. On this basis, please note there must be space for eight (8) carts with a 0.6 metre (2 feet) space between each cart at the end of the carts and behind the carts to ensure safe collection with an automated arm. Carts should also be placed away from signs, mailboxes, fire hydrants and any other obstacles where possible and not blocking the sidewalk. Other new requirements regarding the new truck dimensions and the reach of the automated arm are currently under review.

We will also note for the applicant that the County is the approval authority for local official plan amendments with an associated fee of \$3,000.00 (privately initiated) to be paid when the adoption package is submitted to the County. All future applications and development on the property will be subject to all applicable provincial, County and Township planning policies, by-laws, standards and fees at the time of application.

Thank you for the opportunity to comment on this proposal. Please circulate the County any future notices and supplementary information regarding these applications. If you have any questions or require further information, please do not hesitate to contact the undersigned. For questions specific to waste collection, please contact Genevra Willcox in the County's Solid Waste Management Department at 705-726-9300 extension 1264 or by email genevra.willcox@simcoe.ca.

Sincerely,
The Corporation of the County of Simcoe



Adrianna Spinosa, MCIP, RPP
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cc: Greg Marek, Manager of Planning – County of Simcoe
Genevra Willcox, Contract & Programs Monitor – County of Simcoe
Greg Barker, Applicant – Innovative Planning Solutions
Karla Tamayo, Applicant – Innovative Planning Solutions
