

**The Corporation of the Township of Tay
Planning Act Public Meeting Minutes**

**Wednesday, January 27, 2021, 6:30 p.m.
Remote Video and Telephone Conference**

Present: Mayor Walker
Deputy Mayor La Chapelle
Councillor Raymond
Councillor Talbot
Councillor Bumstead
Councillor Warnock
Councillor Norris

Staff Present: L. Barron - Chief Administrative Officer
D. O'Shea - General Manager, Corporate Services
S. Farquharson - General Manager, Protective and
Development Services
R. Bingham – Interim, General Manager, Operational
Services
C. Bonneville - Municipal Clerk
S. Aymer – Deputy Fire Chief/FPO
E. Smith – Communications Specialist

1. Call to Order

The Chair called the meeting to order at 6:30 p.m.

2. Approval of the Agenda

Moved by Councillor Warnock
Seconded by Councillor Norris

That the Planning Act Public Meeting Agenda for January 27, 2021 be adopted as circulated.

Motion Carried.

3. Disclosure of Interest

None were presented at this time.

4. Statement of Public Notice

General Manager, Protective and Development Services described the method by which notice of this meeting was given and is of the opinion that the requirements of the Planning Act to provide notice have been met.

5. Correspondence Received

The Clerk read into the record that correspondence was received in regards to this application from the County of Simcoe Planning Department and Mr. M.L. Cameron, a resident of Port McNicoll.

6. Application

6.1 Presentation by the Applicant's Planner, Innovative Planning Solutions - Re: 757 Fourth Avenue

We received a PowerPoint presentation from Karla Tamayo, IPS Consulting providing a summary of the subject lands, existing site conditions and surrounding uses of lands.

Ms. Tamayo outlined the current Zoning and Official Plan designation and advised that the proposed Official Plan Amendment and Zoning By-law Amendment will facilitate the conversion of one existing, vacant commercial unit to a residential unit, with the effect of creating a low-rise apartment building.

In conclusion, Ms. Tamayo stated that the proposed residential unit will contribute to the supply of attainable housing whilst maintaining Provincial, County and Township housing objectives.

7. Background Report by Township Staff

The General Manager Protective and Development Services spoke to the application which proposes to amend the Official Plan and redesignate the lands from the Village Commercial designation to Village Residential designation, and to amend the Zoning By-law from the Village Commercial Exception 5 (C1-5) Zone to Multiple Residential Exception (R3-*) Zone. This official plan amendment and rezoning would allow for a low rise apartment building consisting of four

residential units to make up the sole use on the lands, where the current Official Plan Designation and Zoning only permit residential units accessory to a commercial use. The rezoning application also seeks to add a site specific provision to allow each unit in a low rise apartment building to have an independent entrance.

7.1 PDS-2021-12 General Manager, Protective and Development Services - 757 Fourth Avenue

Moved by Councillor Talbot
Seconded by Councillor Warnock

That Staff Report No. PD-2021-12 pertaining to Official Plan Amendment 2020-OPA-03 (OPA03) and Zoning By-law Amendment 2020-ZBA-05 for 757 Fourth Avenue be received for information.

Motion Carried.

8. Question & Clarification Period - Public

The Chair inquired of the General Manager, Corporate Services if there are any members of the public indicating that they wish to speak to tonight's application. Seeing no questions from the public the Chair closed this portion of the public meeting.

9. Question & Clarification Period - Council

The Chair inquired if there were any questions from Council concerning the application.

Councillor Talbot expressed concern with the location of the carts for waste collection. Ms. Tamayo spoke to the matter and confirmed that the waste collection carts will be located in the rear yard and will not block the sidewalk.

Councillor Norris questioned the County's fee for approval authority for local official plan amendments. Staff advised that the fee would not apply with respect to this application as the application is in compliance with the County's Official Plan.

10. Final Statement by the Chair

The Chair reminded all those watching that if you wish to be notified of the passing of any by-law with respect to these applications you can

email the Protective and Development Services Division at planning@tay.ca. Please be sure to include your name, address and application number 2020-OPA-03 and 2020-ZBA-05.

11. Adjournment

Moved by Councillor Bumstead
Seconded by Deputy Mayor La Chapelle

That this public meeting per the Planning Act adjourn at 6:52 p.m.

Motion Carried.

Mayor

Municipal Clerk