Present: Mayor Bill French, Chair  
Deputy Mayor Don Allen  
Councillor Katy Austin  
Councillor Perry Ritchie  
Councillor Jennifer Coughlin  
Councillor Sandy McConkey  
Councillor Jack Hanna

Also Present: Robert Brindley, CAO  
Brent Spagnol, Manager of Planning  
Amy Knapp, Planner  
Chris Russell, Planner  
Karen Way, Deputy Clerk

Regrets: None noted.

1. CALL TO ORDER

1.1. Call to Order

RECOMMENDATION PC 01 2015

Moved by: Allen  
Seconded by: Ritchie

THAT the meeting of Springwater Planning Committee on January 26, 2015 come to order at 5:30 pm.

CARRIED

3. DISCLOSURE OF PECUNIARY INTEREST

None noted.

4. DEPUTATIONS/PRESENTATIONS

5. QUESTION PERIOD

None noted.

6. PREVIOUS MINUTES
None.

7. **STAFF REPORTS**

7.1. Age Friendly Community Planning Grant

**RECOMMENDATION PC 02 2015**

Moved by: Austin  
Seconded by: Ritchie

THAT the report from the Manager of Planning regarding the Age-Friendly Community Planning Grant, dated January 26, 2015, be received; and

THAT it is in the Township of Springwater's interest to support “aging in place” to examine opportunities to provide for Age-Friendly Communities; and,

THAT the Township of Springwater accepts the invitation from the Province to apply for the Age-Friendly Community Planning Grant to obtain funding to complete an Age-Friendly Community Assessment/Strategy.

**CARRIED**

7.2. Scarlett Line Subdivision Draft Plan Extension Request

**RECOMMENDATION PC 03 2015**

Moved by: Ritchie  
Seconded by: Austin

THAT the report from the Planner regarding Township File SU-2002-001 Scarlett Line Plan of Subdivision Request for Extension of Draft Plan Approval dated January 26, 2015 be received; and,

THAT Planning Committee does not object to a 1-year extension of Draft Plan Approval; and,

THAT the County of Simcoe be so notified.

**CARRIED**

8. **BOARD AND COMMITTEE MINUTES**

None.
9. **CORRESPONDENCE/ACTION ITEMS**

   None.

10. **INFORMATION ITEMS**

10.2. Application for Minor Variance A01/15 - Kevin Hopkins and Andrea Morris for 1836 Old Second South

10.3. Application for Consent B02/15 - by William Towns on behalf of the owners Kevin & Bernice Price for 5422 Penetanguishene Rd.

10.5. Cell Tower at 1091 Flos Road 10 West (formerly proposed at 8 Thurlow Street)

10.6. Information Items

   **RECOMMENDATION PC 04 2015**
   Moved by: Coughlin
   Seconded by: Hanna

   THAT Information Items 10.2, 10.3 and 10.5 be received.

   CARRIED

The Planning Committee discussed Items 10.1 and 10.4.

10.1. Application for Consent B01/15 - Larry & Kay Maw for 3472 Highway 26

10.4. Status Reports to January, 2015

10.6. Information Items

   **RECOMMENDATION PC 05 2015**
   Moved by: Coughlin
   Seconded by: McConkey

   THAT Information Items 10.1 and 10.4 be received.

   CARRIED

14. **CLOSED SESSION**
14.1. Into Closed Session

**RECOMMENDATION PC 06 2015**
Moved by: Hanna
Seconded by: McConkey

THAT in accordance with Section 239 of the Municipal Act, 2001, Springwater Planning Committee does hereby resolve to move into Closed Session at 6:01 pm for discussion pertaining to:

1. A matter in respect of which a council, board, committee or other body may hold a closed meeting under another Act, 2001, c.25, s.239(2);
2. Advice that is subject to solicitor-client privilege, including communications necessary for that purpose;
3. Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board.

CARRIED

15. RISE FROM CLOSED SESSION

15.1. Rise from Closed Session

**RECOMMENDATION PC 06 2015**
Moved by: Austin
Seconded by: Ritchie

THAT Planning Committee rises from Closed Session at 6:23 pm.

CARRIED

11. PUBLIC MEETING SESSION

11.1. Call to Order

**RECOMMENDATION PC 08 2015**
Moved by: Hanna
Seconded by: McConkey

That this Public Meeting - Planning Committee held under Section 34 of the Planning Act for the ZB-2014-009 by 232385 Ontario Limited; ZB-2014-010 by
Mayor French called the Public Meeting to order and stated that it was being held in compliance with Section 34 of the Planning Act to give the public an opportunity to express their views in regard to four proposed amendments to the Township of Springwater Zoning By-law, as amended.

The first part of this meeting is to present the amendments. Following that an opportunity will be given to enable those who have any comments, concerns or inquiries with regard to these proposals to make their views known to Planning Committee. In addition to any comments made at this meeting, written presentations would also be welcomed by Planning Committee. If a person or public body who files an appeal of a decision of the Township of Springwater in respect of a proposed Zoning By-law Amendment does not make oral submissions at a public meeting or written submissions to the Township of Springwater before the proposed Official Plan and Zoning By-law Amendments are passed, the Ontario Municipal Board may dismiss all or part of the appeal. Any persons who wish to speak should first give their name and address. All comments or questions should be addressed through the Chair. Oral submissions will form part of the public meeting minutes record, including the name and address of the speaker, as information collected under the Planning Act. The minutes of the meeting will be posted on the Township’s website.

11.2. Zoning By-law Amendment Application ZB-2014-009 by 232385 Ontario Limited for 2334 Cassell Drive

Mayor French called upon the Clerk to confirm notice of this meeting and the dates on which notice was given.

The Clerk stated that Notice of this Public Meeting was mailed on the 5th of January, 2015 to the owner of the subject lands, and to the assessed owners of eleven (11) properties in the Township of Springwater within 120 metres of the area to which the proposed amendment would apply, and to all persons and public bodies as prescribed under the Planning Act and its regulations. Notice was also sent to the applicant’s agent and was also posted at the assessed property to which the proposed amendment applies, at a location that was visible from Cassell Drive. The Notice was also available on the Township’s website.

Mayor French asked whether the Planning Department received correspondence in response to the Notice of Public Meeting. The Clerk advised items of correspondence had been received from Asia Polus, Ministry of Transportation dated January 13, 2015,
citing no objections; Nottawasaga Valley Conservation Authority, Tim Salkeld, Resource Planner dated January 16, 2015 citing no objections, however it is their understanding that the development of the commercial blocks would be subject to site plan control or a holding provision; and Skelton Brumwell, Caitlin Port, Planner on behalf of Miller Paving Ltd. dated January 23, 2015 citing they request a Notice of Decision, and an opportunity to review and provide comments on the site plan(s) for the proposed development.

Mr. John Jackson, 70 Isabella Street, Parry Sound, appeared before the Committee and stated that his clients, the Applicants, had agreed to the Environmental Protection zoning on a portion of the land in exchange to receive the commercial zoning. They are actively marketing to lease this commercial area, and because of this marketing the servicing to the site is required. The development will follow direction from the Nottawasaga Valley Conservation Authority in order to maintain the protection of the wetlands on this property.

11.3. Zoning By-law Amendment Application ZB-2014-010 by H. & N. Vander Wielen for 1904 Hendrie Road

Mayor French called upon the Clerk to confirm notice of this meeting and the dates on which notice was given.

The Clerk stated that Notice of this Public Meeting was mailed on the 5th day of January, 2015 to the owner of the subject lands, and to the assessed owners of ten (10) properties in the Township of Springwater within 120 metres of the area to which the proposed amendment would apply, and to all persons and public bodies as prescribed under the Planning Act and its regulations. Notice was also posted at the assessed property to which the proposed amendment applies, at a location that was visible from Hendrie Road and on the Township’s website.

Mayor French asked whether the Planning Department received correspondence in response to the Notice of Public Meeting. The Clerk advised items of correspondence had been received from the Nottawasaga Valley Conservation Authority, Tim Salkeld, Resource Planner dated January 6, 2015 citing no objections.

Mayor French called upon the Township Planner who provided a brief explanation of the purpose and effect of the proposal.

There were no comments from the public.
11.4. Zoning By-law Amendment Application ZB-2014-012 by G. Elliott for 220 Queen Street West

Mayor French called upon the Clerk to confirm notice of this meeting and the dates on which notice was given.

The Clerk stated that Notice of this Public Meeting was mailed on the 5th day of January, 2015 to the owner of the subject lands, and to the assessed owners of fourteen (14) properties in the Township of Springwater within 120 metres of the area to which the proposed amendment would apply, and to all persons and public bodies as prescribed under the Planning Act and its regulations. Notice was also posted at the assessed property to which the proposed amendment applies, at a location that was visible from Queen Street West and on the Township’s website.

Mayor French asked whether the Planning Department received correspondence in response to the Notice of Public Meeting. The Clerk advised items of correspondence had been received from the Nottawasaga Valley Conservation Authority, Tim Salkeld, Resource Planner dated January 6, 2015 citing no objections.

Mayor French called upon the Township Planner who provided a brief explanation of the purpose and effect of the proposal.

There were no comments from the public.

11.5. Zoning By-law Amendment Application ZB-2015-002 by Stephen Chalmers at 2473 Ronald Road

Mayor French called upon the Clerk to confirm notice of this meeting and the dates on which notice was given.

The Clerk stated that Notice of this Public Meeting was mailed on the 5th day of January, 2015 to the owner of the subject lands, and to the assessed owners of twenty-eight (28) properties in the Township of Springwater within 120 metres of the area to which the proposed amendment would apply, and to all persons and public bodies as prescribed under the Planning Act and its regulations. A copy of the Notice was also emailed to the Agent. Notice was also posted at the assessed property to which the proposed amendment applies, at a location that was visible from Ronald Road and on the Township’s website.

Mayor French asked whether the Planning Department received correspondence in response to the Notice of Public Meeting. The Clerk advised items of correspondence
Township of Springwater  
Planning Committee - January 26, 2015

had been received from the Nottawasaga Valley Conservation Authority, Tim Salkeld, Resource Planner dated January 6, 2015 citing no objections.

John Stuart from Innovative Planning Solutions, 150 Dunlop Street East, Suite 201, Barrie, appeared before the Committee and provided an explanation of the purpose and effect of the proposal.

11.6. Adjournment

RECOMMENDATION PC 09 2015
Moved by: Hanna
Seconded by: McConkey

That this Public Meeting - Planning Committee held under Section 34 of the Planning Act for the ZB-2014-009 by 232385 Ontario Limited; ZB-2014-010 by H. & N. Vander Wielen; ZB-2014-012 by G. Elliott and ZB-2015-002 by S. & N. Chalmers applications does now adjourn at 6:56 pm.

CARRIED

12. DIRECTION FOLLOWING PUBLIC MEETING

12.1. Zoning By-law Amendment Application ZB-2014-009 by 232385 Ontario Limited for 2334 Cassell Drive

RECOMMENDATION PC 10 2015
Moved by: Ritchie
Seconded by: Austin

THAT the report from the Planner regarding ZB-2014-009 dated January 26, 2015, be received; and,

THAT subject to the information received at the public meeting, a draft by-law be introduced to Council at the next meeting for consideration and approval; and,

THAT the Mayor and Clerk be authorized to execute a Consent Agreement to establish the terms for Wetland Creation and an Enhancement Plan on the subject lands subject to the review and final recommendations made by the Township’s Solicitor.

CARRIED
12.2. Zoning By-law Amendment Application ZB-2014-010 by H. & N. Vander Wielen for 1904 Hendrie Road

**RECOMMENDATION PC 11 2015**
Moved by: Coughlin
Seconded by: Hanna

THAT the report from the Planner regarding ZB-2014-010 (Vander Wielen) dated January 26, 2015, be received; and

THAT subject to the information received at the public meeting, a draft by-law be introduced to Council at the next meeting for consideration and approval.

CARRIED

12.3. Zoning By-law Amendment Application ZB-2014-012 by G. Elliott for 220 Queen Street West

**RECOMMENDATION PC 12 2015**
Moved by: Austin
Seconded by: Ritchie

THAT the report from the Planner regarding ZB-2014-013 (Elliott) dated January 26, 2015, be received; and

THAT subject to the information received at the public meeting, a draft by-law be introduced to Council at the next meeting for consideration and approval.

CARRIED

12.4. Zoning By-law Amendment Application ZB-2015-002 by Stephen Chalmers at 2473 Ronald Road

**RECOMMENDATION PC 13 2015**
Moved by: Coughlin
Seconded by: Hanna

THAT the report from the Planner regarding ZB-2015-002 (Chalmers) dated January 26, 2015, be received; and

THAT subject to the information received at the public meeting, a draft by-law be submitted to Council at the next meeting for consideration and approval.
CARRIED

13. ITEMS FOR FUTURE CONSIDERATION

None.

14. CLOSED SESSION

14.1. Into Closed Session

RECOMMENDATION PC 14 2015
Moved by: Hanna
Seconded by: McConkey

THAT in accordance with Section 239 of the Municipal Act, 2001, Springwater Planning Committee does hereby resolve to move into Closed Session at 7:01 p.m. for discussion pertaining to:

1. A matter in respect of which a council, board, committee or other body may hold a closed meeting under another Act, 2001, c.25, s.239(2);
2. Advice that is subject to solicitor-client privilege, including communications necessary for that purpose;
3. Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board.

CARRIED

15. RISE FROM CLOSED SESSION

15.1. Rise from Closed Session

RECOMMENDATION PC 1 2015
Moved by: Hanna
Seconded by: McConkey

THAT Planning Committee rises from Closed Session at 7:56 pm.

CARRIED
14.2. Community Improvement Plan

RECOMMENDATION PC 17 2015
Moved by: McConkey
Seconded by: Hanna

THAT the report from the Manager of Planning, dated January 19, 2015, be received;

That staff continue to proceed to retain MMM Group Limited as the successful consulting firm to complete Phase 1 of the Springwater Township Wide Community Improvement Plan (CIP).

CARRIED

14.3. County of Simcoe Official Plan Update

RECOMMENDATION PC 18 2015
Moved by: Allen
Seconded by: Ritchie

THAT the report from the Manager of Planning dated January 26, 2015 regarding the County of Simcoe Official Plan, be received.

CARRIED

14.4. Currie Appeal

RECOMMENDATION PC 19 2015
Moved by: Hanna
Seconded by: McConkey

THAT the report from the Manager of Planning regarding Currie Motors-Ontario Municipal Board Appeals—Direction Report, dated January 26, 2015 be received; and

THAT the Township solicitor be retained to represent and act on the behalf of the Township with respect to the appeals filed to the Ontario Municipal Board.

CARRIED
16. CONFIRMATORY RESOLUTION

16.1. Confirmatory Resolution

RECOMMENDATION PC 20 2015
Moved by: McConkey
Seconded by: Hanna

THAT the actions of the Planning Committee of The Township of Springwater, in respect of each resolution and other action taken by the Committee at the January 26, 2015 meeting are, except where the prior approval of the Ontario Municipal Board (OMB) or other authority is by law required, hereby adopted, ratified and confirmed as if all such proceedings were expressly embodied in this Resolution. This confirmation shall include any actions delegated to a Committee and contained in the Minutes approved by Planning Committee.

CARRIED

17. ADJOURNMENT

17.1. Adjournment

RECOMMENDATION PC 21 2015
Moved by: Ritchie
Seconded by: Austin

That the Springwater Planning Committee does now adjourn at 8:01 pm to meet again as part of Committee of the Whole to be held on February 17, 2015 in the Springwater Council Chamber, 2231 Nursery Road, Minesing.

CARRIED