

**THE CORPORATION OF THE TOWN OF SAUGEEN SHORES
PLANNING MEETING MINUTES
May 16, 2022**

The Planning Meeting of the Corporation of the Town of Saugeen Shores was held on Monday May 16, 2022 using a hybrid method of in-person and electronic.

PRESENT

Mayor Luke Charbonneau
Deputy Mayor Don Matheson
Vice-Deputy Mayor Mike Myatt
Councillor Matt Carr
Councillor John Divinski
Councillor Cheryl Grace
Councillor Mini Jacques
Councillor Dave Myette
Councillor Jami Smith

STAFF MEMBERS

Kara Van Myall, CAO
Linda White, Clerk
Jay Pausner, Supervisor, Development Services
Barbara Mugabe, Planner
Coreena Smith, Senior Planner

ABSENT

1. Call to Order 

Mayor Charbonneau called the meeting to order at 6:30 p.m.


2. Additions, Deletions, Amendments to the Agenda 

3. Disclosure of Pecuniary Interest and Nature Thereof 

No pecuniary interests were disclosed.

4. Adoption of Minutes 

5. Public Meetings

5.1. L-2021-014 & Z-2021-071 
JK Development GP2 Limited
Highway 21 & Bruce Road 25

Coreena Smith, Senior Planner presented her report regarding the subject file. The purpose of the applications is to amend the local Official Plan by increasing the maximum density permitted in the 'Residential'

designation; and to amend the Zoning By-law by changing specific provisions in the existing 'Residential Fourth Density' zone. If approved, the amendments would facilitate the construction of two 4-storey apartment buildings with a total of 124 residential units. The 1.03 ha site is part of the larger 7.0 ha parcel northwest of Highway 21 and Bruce Road 25 in Port Elgin. The lands subject to the proposed amendments are currently vacant. There are commercial lands to the north, existing commercial businesses to the east, existing single detached dwellings to the south and vacant residential and environmental protection lands to the west.

Comments were received from the SVCA stating they find the application acceptable. The Port Elgin Airport Committee provided comment that they do not believe the proposed development will impact the flight paths. Comments were received for the United Housing For All in support of the application as the proposed development will provide a form of affordable housing.

Ron Davidson, Planning Consultant for the Applicant and Mr. John Knifton, Applicant were in attendance and spoke in support of the application.

Ron Davidson referenced his planning report for the subject application and explained the purpose of the application. All apartments will be rental units and 10% of the units will be affordable. The closest existing house is approximately 55 meters from the proposed development.

Relief to reduce the number of visitor parking spaces is being requested, if the reduced number of parking spaces are not granted the building will need to be reduced in size.

Joe Ens, expressed concern on behalf of his Mother who lives to the south of subject lands. Mr. Ens requested increased buffering between the development and the Ens property. Mr. Ens asked if balconies will be on the south side of the property; Mr. Knifton showed a rendering of the buildings which showed balconies on the south side of the building. Mr. Knifton felt that shadow casting onto adjacent properties will be minimal. Mr. Ens was hoping that there would be a transition from the Ens' property to the development with lower density. The back of the building will be 7.1 meters from the property line and Mr. Knifton explained that the fence will be 8 feet in height.

The Committee Members were provided an opportunity to ask questions and the following information was provided:

- Seira Street will be extended to County Road 25
- On-street parking will be allowed adjacent to the development as per the parking by-law, as amended from time to time.
- Seira Street extension will be paid for by the Developer through the plan of subdivision. The subject land is still part of the draft plan of subdivision.
- Each apartment will have its own laundry facilities within the unit.
- The building to the north will be constructed first.
- 24 3-bedroom units will be provided.
- Mr. Knifton's experience has determined that some units will need two cars and other tenants will not have cars. Mr. Knifton is pretty convinced the proposed parking will work.

- 124 units and 10% will be affordable; the rent will be based on CMHC's formula. The rent will be approximately \$1800 - \$2200 for 2 bedrooms and affordable housing units will be approximately \$400 less per month.
- The units have to be energy efficient to ensure reduced ongoing energy costs.
- Parking will not be an additional charge to the rent price.
- Reducing to 12 visitor parking may not be adequate. Affordable housing tenants have visitors to drop goods off or to pick up the tenants.
- Will the units be universally designed? Yes, the buildings will be designed for accessibility.
- EV charging infrastructure will be provided on the site.
- Will this development be eligible for affordable housing exemptions? Yes.
- The development meets with landscaping provisions at 32% coverage.
- A tree buffer as well as the fence would be appreciated to address the neighbour's concerns.
- Concern reducing the parking from 31 to 12 visitor parking was raised.
- Staff were instructed to report back on why the R4-7 was created and the significance of it.

The purpose of this public meeting is to present the proposal to the Committee and to obtain feedback from the community. At a later date, staff will present a recommendation report which will also address comments arising from this meeting.

JK Development Limited Presentation
JK Development Limited Planning Report

5.2.

Z-2021-086

Alexander Fraser & Michele Pauchuk
530 Izzard Road

Barbara Mugabe, Planner presented her report regarding the subject file. The subject land is zoned Residential First Density (R1) in the front area while most of the site is zoned Environmental Protection (EP). The existing cottage (2 storeys, 184 m²) is in the EP zone and encroaches into the shore road allowance at the rear. The Application is seeking to add special provisions to the EP zone to permit a replacement dwelling (189.4 m²). Other than buildings and structures existing at the date of passing of the Zoning By-law, no buildings or structures are permitted within this zone unless for flood control purposes and/ or in accordance with the regulations of the Conservation Authority. Relief is requested to reduce the rear yard setback from 7.5 m to 2 m. No change is proposed to the R1 zoned area. The original proposal was amended after the application was circulated to the departments / agencies for comments. The Conservation Authority required a Dynamic Beach Assessment which has now been undertaken. The Assessment supports this revised proposal. The subject land is 530 Izzard Road which is located on the eastern shoreline of Lake Huron in the Township of Saugeen. Surrounding uses to the north, south and east are residential uses. To the west is an unopened road allowance and beyond that is Lake Huron.

Sandy Fraser, Applicant was in attendance to respond to inquiries.

Comments from Council included:

- SVCA approach to Izzard Road is perplexing in that the extent of the dynamic beach has been drawn around the buildings along Izzard Road.

The purpose of this public meeting is to present the proposal to the Committee and to obtain feedback from the community. A subsequent staff report will present staff's recommendation and address comments arising from this meeting.

Fraser Planning Report

Fraser Presentation

Fraser Draft By-law

6. Committee of Whole

6.1 Delegations

6.2 Reports

6.2.1 Staff Report - Delegation of Site Plan Approval

Jay Pausner, Supervisor, Development reported that in order to lawfully administer site plan approval following recent changes to the Planning Act through Bill 109, Council must appoint a person who shall be given the authority to approve plans and drawings in accordance with the Planning Act. Background/Analysis Bill 109, More Homes for Everyone Act, has received royal assent. One of the immediate impacts is in how site plans are to be administered. The Planning Act now requires that approval of Site Plans be delegated to municipal staff. For the time being, an interim approach is being recommended until the Town develops locally created processes to best serve the community's needs. It is recommended that the CAO or designate be authorized to approve site plans pursuant to s.41 of the Planning Act. This means that the power to approve plans and drawings which regulate site works and all matters generally considered in many site plan processes is to be approved by the CAO or designate.

Comments from the Committee Members included:

- this is a good opportunity to revisit/revise the Town's Highway Commercial Design Guidelines to ensure the development standards are designed to compliment the existing character of the community as well develop a facade policy in the downtown areas.
- revisiting the setback requirements in the core commercial areas which do not currently have setbacks. The setbacks should compliment the existing building setbacks and adds to the quality of life for residence that are adjacent to commercial developments.
- delegating authority may assist in meeting the new process timelines.
- when will council consider new guidelines? The new guidelines will be presented as soon as staff create the guidelines. The Design Guidelines will need to be reviewed, revised and approved by Council.
- Council cannot trade off the public's role in the site plan process

Moved by Deputy Mayor Matheson Seconded by: Councillor Carr

Direct staff to return to Council with all site plans through through Information Reports.
Council will provide input and the CAO will have the authority to sign the Site Plan.

CARRIED.

Staff will bring back a subsequent report with a revised site plan process which will include the number of site plan applications processed annually.

Delegation of Site Plan Approval
Approved Highway Design Guidelines

The Committee recommended that Council pass a By-law appointing the CAO, or designate, with the authority to approve site plans and drawings in accordance with s.41 of the Planning Act.

CARRIED

7. Council

7.1 Reports

7.2 By-laws

8. Confirmatory By-law

9. Adjournment

9.1. Adjournment

Resolution Number 76-2022

Moved By: Deputy Mayor Matheson

Seconded By: Councillor Grace

That this Planning Committee Meeting of May 16, 2022 hereby adjourns at 7:53 p.m.

CARRIED

Luke Charbonneau, MAYOR

Linda White, CLERK