

**PUBLIC MEETING
MUNICIPALITY OF HURON EAST
Tuesday, September 22nd, 2015**

Huron East Municipal Council met in the Council Chambers of the Municipal Office, Seaforth on Tuesday, September 22nd, 2015 at 7:01 p.m. All members of Council were in attendance.

Also present for the public meeting were:

- Huron County Planning and Development Department Senior Planner Claire Dodds
- Jessica Lunshof, President, JL Retirement Living
- Joshua Lunshof, Vice President of Operations, JL Retirement Living
- Steven Smelt, Executive Vice President, JL Retirement Living
- Paul Puopolo, President, Polocorp Inc.
- Bob Dyck, Robert J. Dyck Architect & Engineer Inc.
- Fred Leitch, Legal Counsel for Seaforth Community Hospital Trust
- Audrey deVoest, Yvonne deVoest, Caroline Baker, Andrzej Kluz, Gerry VandenHengel, Robby Robbs, Danica McNichol, Jim McNichol, Yvonne Kitchen, Alf Ross, Brenda Campbell, Ken Devereaux and Jeanne Melady

CALL TO ORDER

Mayor Bernie MacLellan called the meeting to order at 7:01 p.m.

Moved by John Lowe and seconded by Raymond Chartrand:

That the Agenda for the Public Meeting for Zoning By-Law Amendment 63 for 2015 dated September 22nd, 2015 be adopted as circulated. Carried.

DISCLOSURE OF ELECTED OFFICIALS – PECUNIARY INTEREST

CAO/Clerk Brad Knight advised that the following provisions are contained in Ontario Regulation 545/06, Section 5(11) 5;

- i. If a person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Huron East before the by-law is passed, the person or public body is not entitled to appeal the decision of the Council of the Municipality of Huron East to the Ontario Municipal Board.
- ii. If a person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Huron East before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal to the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

Zoning By-Law Amendment

Parts 4 and 6, 22R-6187, Part of Lot 24 and 25, Concession 1, geographic Township of McKillop, now within the Seaforth Ward, JL Retirement Living

CAO/Clerk Brad Knight explained the purpose and intent of the proposed by-law. The by-law proposes to change the zoning from ‘Community Facility (CF)’ and ‘Future Development (F)’ to ‘High Density Residential – Special Zone (R3-2)’ for the retirement home portion of the site and to ‘Medium Density Residential – Special Zone (R2-16)’ for the multiple attached dwellings.

He advised that Huron County Senior Planner Claire Dodds had provided comments concerning the proposed rezoning in a report to Council dated September 16th, 2015 and was in attendance to review the report and answer any questions concerning the application. The CAO/Clerk also advised that no written or verbal comments have been received.

Polocorp Inc.

Paul F. Puopolo, President of Polocorp Inc., acting as agent and Planning Consultant for JL Retirement Living, attended before Council to provide an overview of the project.

Mr. Puopolo provided Council with a copy of the preliminary conceptual site plan as well as a rendering of what the retirement home will look like for the subject lands. Mr. Puopolo advised that JL Retirement Living is proposing to construct a Retirement Living Community on approximately 10.52 acres of land adjacent to the lands occupied by the Seaforth Community Hospital. The request for special provisions will permit two main uses on the subject property – the retirement home and 40 multiple attached dwellings. He described “Inspired Living Seaforth” as a vision for being new and innovative to the retirement living industry and as part of the building they were planning on using 10,000 sq. ft. on the main floor of the retirement home for a “Centre of Excellence”, for integrative and holistic innovation and

technology related to the retirement community. The retirement community will consist of a cluster of 10 multiple attached dwellings providing 40 residential units. He concluded by suggesting that the development will enhance healthcare within the community and provide exceptional care for aging population in the Seaforth area.

JL Retirement Community Living

Jessica Lunshof, President of JL Retirement Community Living attended before Council to express appreciation to everyone involved with the Inspired Living Seaforth project. Ms. Lunshof acknowledged the work of her development team who had worked with municipal and county staff over the past 18 months to complete and submit the zoning application and supporting documentation.

Huron County Planning and Development Department

Senior Planner Claire Dodds attended before Council to review the report on the proposed zoning amendment with the following points being noted:

The proposed amendment affects 4.257 hectares (approximately 10.52 acres) located at the end of Centennial Drive, and is bounded by a future extension to Centennial Drive and Duke Street. The subject lands include lands owned by the Municipality and the Seaforth Community Hospital Trust which will be merged together to create one large developable parcel to be sold to a third party who proposes to construct a 3 storey, 80-unit retirement home and 40 multiple attached dwellings (townhouses). The lands to be rezoned include Parts 4 and 6 on Reference Plan 22R-6187 and are proposed to be transferred to JL Retirement Living if the lands are successfully rezoned. The Municipality will continue to retain Part 5 on the reference plan to retain ownership of small parcel of land that contains monitoring wells for the Municipality. The zoning by-law amendment maps have been modified from the circulated maps to show that these lands being retained by the Municipality retain the Community Facility (CF) zoning on the 160m² property and because of this modification. A resolution under section 34(17) of the Planning Act is required stating no further notice is required.

Special zone provisions for the retirement home (R3-2) portion of the site include: permitting two main uses and more than one main building on the property; permitting a stormwater management facility as an accessory use; permitting 0.55 parking spaces per unit for the retirement home; establishing 47m² as the minimum floor area for a 1 bedroom unit; and permitting a maximum of 929 square metres of ground floor of the retirement home to be occupied by accessory uses such as clinics for doctors, speech pathologists, social workers, laboratories, fitness area, research & educational facilities and business/professional offices, all related directly to meeting the needs of residents living in the retirement home and serving the aging population from the community at large.

Special zone provisions for the portion of the property for the 40 (4 units x 10 buildings) multiple attached dwelling (R2-16) include: permitting two main uses and more than one main building on the property; and permitting a stormwater management facility as an accessory use.

A preliminary site servicing and preliminary stormwater management analysis brief was provided to support the application. The site is proposed to be serviced with the extension of sanitary sewers from Silver Creek Road and from Alexandra Street to the subject lands. Access to the site will be through the extension of Centennial and Duke Streets. A stormwater management pond is proposed in the south-west corner of the site to handle stormwater from the site. An agreement has been signed with Huron East regarding the extension of services.

An archeological assessment was undertaken for the development lands. It was accepted by the Ministry of Tourism, Culture and Sport on June 2nd, 2015. No archaeological materials were discovered, and the lands comprising the site are considered free of archaeological concern.

An Environmental Assessment was undertaken and the report identified there were no environmental concerns on the subject property and no further soil testing or remediation is required.

It was noted that prior to the construction of this development, Site Plan Control and Vacant Land Plan of Condominium applications are required.

The Huron County Planning and Development Department advised the application meets the intent of the Huron East Official Plan, is consistent with the Huron County Official Plan and the Provincial Policy Statement, represents appropriate planning for the subject property, and recommended approval of the zoning by-law amendment.

Questions

Caroline Baker, Professional Land Use Planner, GSP Group, representing an adjacent landowner, expressed concerns if there would be adequate setback requirements for the retirement facility so as not to negatively affect the value of neighbouring property. Ms. Baker requested confirmation/clarification on the following points:

- southerly boundary setback and the type of buffering or fencing required adjacent to the residential property
- how will the generator be buffered as it is located on the south end and approximately 6 metres from her clients property
- will the sanitary servicing be coming through Alexander Drive and through her clients property
- has there been any traffic analysis done and any consideration with respect to scale of development and the effect on traffic
- will the extension of Centennial and Duke Streets be part of Phase I or Phase II in the project.

Senior Planner Claire Dodds advised the site plan is preliminary and the concerns of Ms. Baker will be taken into consideration during the site-plan process, but also noted the following:

- the required planting strip could be a fence or landscaping and if there was a preference there would be an opportunity to consider this
- location of generator and types of screening to manage noise will be reviewed
- the proposed location of the building meets the current zoning setback requirements and it is anticipated an adequate planting strip will help to preserve adjacent property values
- servicing will be installed on municipal property and will enter the site near the location of the storm water management pond
- a traffic analysis was not required for the development
- Centennial Street will be extended as part of Phase I and Duke Street will be extended in Part II of the development

Councillor Fisher questioned what the total surface area of the storm water management pond would be. Paul Puopolo advised the pond would be approximately 60 metres by 60 metres and he noted that it would be screened by a planting strip. He further advised that the generator was for backup emergency power and will be enclosed to mitigate sound.

Councillor Lowe questioned whether the storm water management pond has to be fenced. Claire Dodds advised municipal engineers generally suggest that it is preferable to screen the facilities with landscaping rather than to fence them to avoid situations of people climbing the fence from a curiosity perspective.

Councillor Blaney questioned the infrastructure within the development and who would be responsible for future repairs. Public Works Coordinator Barry Mills advised the Municipality would have an easement for the sanitary sewer only, all other services within the common area would be privately owned.

Moved by Dianne Diehl and seconded by Nathan Marshall:
That the Public Meeting for Zoning By-Law Amendments No. 63 for 2015
be closed at 7:50 p.m. Carried.

Bernie MacLellan, Mayor

Brad Knight, CAO/Clerk