

# The Corporation of the Town of Bradford West Gwillimbury

## Agenda

**Committee of the Whole**

**Meeting C5**

**February 19, 2008**

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(a) **OPENING**

"That this meeting of Committee come to order at \_\_\_\_\_ p.m."

(b) **DISCLOSURE OF PECUNIARY INTEREST**

(c) **REPORTS OF MUNICIPAL OFFICERS**

1. **Report of the Deputy Fire Chief / Fire & Emergency Services** pages 3 - 4  
**Highway 400 Responses**

"That Committee recommend to Council that the Fire & Emergency Services report dated January 25, 2008 regarding fire department responses on Highway 400 be received."

2. **Report of Planning & Development Services – Planning Division** pages 5 - 12  
**Application for Zoning By-law Amendment**  
**Applicant: Mod-Aire Homes Limited**  
**Part of Lot 14, Concession 6 – Bronze Crescent**  
**Former Town of Bradford**  
**Planning Department File: Z-02-06**

"That Committee recommend to Council that the February 19, 2008 report of the Senior Planner entitled "Application for Zoning By-law Amendment" for file number Z-02-06, be received; and,

That the Zoning By-law Amendment application No. Z-02-06 for lands located in Part of Lot 14, Concession 6, former Town of Bradford, to rezone the subject property from the Holding "H" Zone of By-law 2263, to the First Density Residential, Exception "R1-31(H)" Zone of By-law 2263, be approved."

(d) **CONSIDERATION OF RECOMMENDATIONS OF INTERNAL COMMITTEES**

(e) **LOCAL BOARDS**

(f) **EXTERNAL COMMITTEES/BOARDS**

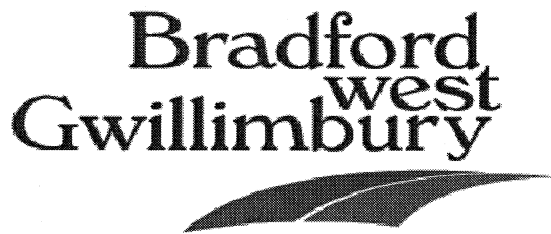
(g) **INFORMATION AGENDA**

"That Committee recommend to Council that the February 19, 2008 Information Agenda items 1 to 7 be received."

(h) **ANNOUNCEMENTS**

(i) **ADJOURNMENT**

"That this meeting of Committee close at \_\_\_\_\_ p.m."



## REPORT OF THE DEPUTY FIRE CHIEF / FIRE & EMERGENCY SERVICES

**REPORT #:** Fire 08-02  
**DATE:** January 25, 2008  
**TO:** Mayor White and Members of Council  
**SUBJECT:** Highway 400 Responses  
**SUBMITTED BY:** Deputy Fire Chief Ross Tustin

### 1. RECOMMENDATIONS:

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- 1.1 That Council receives the Fire & Emergency Services report dated January 25, 2008 regarding fire department responses on Highway 400.

### 2. PREAMBLE:

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At the request of Councillor McCallum the following report was created to advise Council of the impact on fire department staff and resources when responding to calls on Highway 400.

The Ministry of Transportation (MTO) compensates municipal Fire Departments for fire and rescue services rendered on Provincial Highways. Bradford West Gwillimbury response area includes calls on Highway 400 N/B from Canal Road up to County Road 89 and Highway 400 S/B from County Road 88 down to Highway 9.

MTO pays municipal fire departments a fee of \$350.00 per hour per vehicle responding, normally a maximum of three vehicles. Effective April 1, 2004 MTO changed their compensation payout and included a clause that stated "**no services – no payment**".

This means that if the fire department is dispatched to a call on Highway 400 and we cannot locate the emergency or by the time we arrive the vehicles have been removed from the highway by tow truck operators we cannot recoup our costs from the Ministry of Transportation.

The Ontario Association of Fire Chief's is working to rectify this zero payment policy. They have been successful in northern Ontario and are hopeful of a solution in the southern portion of Ontario.

2008.02.19 COW

### **3. BASIC DATA PERTAINING TO THE MATTER:**

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For the period January 1 – December 31, 2007 the fire department responded to a total of 136 motor vehicle accidents. Of those 81 calls were on Highway 400 which translates to 59.6%.

Of those 81 calls on Highway 400 it cost the municipality \$65,872.91 in full-time and volunteer fire fighter wages. Through invoicing MTO we invoiced \$45,500.00 leaving Bradford West Gwillimbury with a shortfall of \$20,372.91.

There are also several additional costs that are not reimbursed ie: rehab for fire fighters (food/hydration), truck supplies & equipment replacement (absorbent, saw blades, medical supplies etc.) and fuel costs. These additional costs are dependant on the length of time we are committed to the highway.

A report to Council dated August 15, 2007 provided Council with an insight to the impact on the municipality when serious accidents occur on Highway 400 and the highway is shut down. There were three occurrences, March 5<sup>th</sup>, June 16 and June 18, 2007 last year when this occurred. All of these calls caused traffic havoc with the municipality and impacted on our infrastructure.

### **4. EFFECT ON TOWN FINANCES:**

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#### **4.1 CURRENT YEAR:**

On Sunday, January 20, 2008 at approximately 12:21 pm approximately 100 car pile up occurred on Highway 400 northbound north of County Road 88. We responded as well as Schomberg Fire, Cookstown Fire, New Tecumseth Fire and Holland Landing Fire was notified to cover our fire station. The highway was shut down for approximately 12 hours and fire was required on scene for a total of 3.5 hours. This one scenario cost the Town approximately \$2,500. This amount includes staff wages, rehab for fire fighters, gas/diesel, restocking of equipment and supplies. Fortunately, in this instance we will be able to recoup our costs and will invoice MTO \$2,800.00.

#### **4.2 FUTURE YEARS:**

Intangible as this is dependant on the volume of calls generated on Highway 400.

Respectfully submitted,

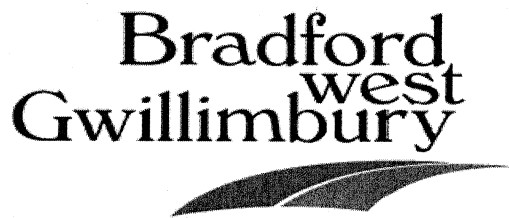


Cynthia Ross Tustin  
Deputy Fire Chief

Approved for Agenda



Jay Currier  
Town Manager



## REPORT OF PLANNING & DEVELOPMENT SERVICES

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**DATE:** February 19, 2008

**TO:** Chair Roughley and Members of the Committee of the Whole

**SUBJECT:** **Application for Zoning By-law Amendment**  
**Applicant: Mod-Aire Homes Limited**  
**Part of Lot 14, Concession 6 – Bronze Crescent**  
**Former Town of Bradford**  
**Planning Department File: Z-02-06**

**SUBMITTED BY:** Tami Kitay, Senior Planner

### 1. RECOMMENDATIONS:

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- 1.1 That the February 19, 2008 report of the Senior Planner entitled "Application for Zoning By-law Amendment" for file number Z-02-06, be received; and,
- 1.2 That the Zoning By-law Amendment application No. Z-02-06 for lands located in Part of Lot 14, Concession 6, former Town of Bradford, to rezone the subject property from the Holding "H" Zone of By-law 2263, to the First Density Residential, Exception "R1-31(H)" Zone of By-law 2263, be approved.

### 2. PREAMBLE:

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The Planning Department is in receipt of a request by Jim Craig of Mod-Aire Homes Ltd. to reactivate dormant applications for draft plan of subdivision approval and zoning by-law amendment for lands located in Part Lot 14, Concession 6, in the former Town of Bradford, and generally known as the Bronze Crescent extension.

The application proposes an infill plan of subdivision with twenty-two (22) single detached residential lots on a proposed extension of Bronze Crescent which would connect with the approved road network in the Christina Homes plan of subdivision.

The applications have been re-circulated, another public meeting has been held, and the plan has been revised to reflect Town, agency, and public comments. The draft plan conditions associated with the proposal were approved by Council on February 12, 2008. An implementing zoning by-law amendment is one of the conditions of draft approval.

2008-02-19 COW

The Planning Department is of the opinion that a report regarding the zoning by-law amendment can be brought forward for the Committee's consideration.

### **3. BASIC DATA PERTAINING TO THE MATTER:**

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#### **3.1 Proposal**

The subject property is 1.24 hectares (3.064 acres) in size and is located south of Maplegrove Avenue between the existing Bronze Crescent and the recently registered Christina Homes Limited plan of subdivision. The subject property is surrounded on the west, north, and east sides by existing and approved single detached residential dwellings. The adjacent property to the south contains the Specialty Care long term care facility. The subject lands are currently vacant. A location map is attached.

The plan proposes twenty-two (22) single detached residential lots fronting onto a proposed extension of Bronze Crescent. The lots are typically 12.2 metres (40 feet) in width except for lots 10 and 22 which directly abut the existing Bronze Crescent development. These lots are at least 15.4 metres (50.5 feet) in width. All of the proposed lots have a typical depth of at least 34 metres (111.5 feet) which is consistent with the existing Bronze Crescent lots and the approved Christina Homes lots.

#### **3.2 Existing Official Plan Designation and Zoning**

The subject lands are currently designated Residential in the Official Plan and are located within the Bradford Urban Area. As the plan generally conforms to the intent of the Official Plan, an amendment is not required. The lands are not located within any of the Community Plan Areas.

The lands are currently zoned Holding "H" in By-law 2263, the Zoning By-law for the former Town of Bradford, which permits single detached residential dwellings. The current zone regulations were originally implemented due to servicing constraints in the area and were only designed to recognize the existing land uses. The current zoning does not accommodate appropriate lot sizes for the proposed draft plan of subdivision. As a result, the applicants have applied to amend the zoning by-law in order to implement the proposed draft plan of subdivision.

#### **3.3 Zoning By-law**

The draft zoning by-law proposes a First Density Exception zoning with a holding provision. The holding provision would not be removed until such time as though a subdivision agreement has been executed and servicing allocation confirmed.

As a result of the Early Pre-Payment Agreement and the 1996 Waste Water Agreement, the applicants possess water and sewer allocation for the subject lands.

The zoning by-law accommodates the adjacent property owner's concerns by mandating a minimum lot frontage of 12.0 metres. The zoning by-law implements the Urban Design Guidelines by

regulating front yard setbacks, garage projections, and driveway widths in an effort to provide an aesthetically pleasing streetscape. The zoning by-law is based on the zoning by-law used for the Brookfield and FNB plans of subdivision.

**4. EFFECT ON TOWN FINANCES:**

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**4.1 CURRENT YEAR:**

The applicant will be expected to pay Development Charges in accordance with the Town's Development Charges By-law or any other approach adopted by Council.

**4.2 FUTURE YEARS:**

The financial implications for the Town are expected to be in line with the regular cost of residential development as in the past. At time of subdivision completion, the Town will assume responsibility for the infrastructure (i.e., roads, sanitary and water services).

**5. ATTACHMENTS**

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- 5.1 Location Map
- 5.2 Draft Zoning By-law Amendment
- 5.3 Draft Plan

Respectfully submitted,



TAMI KITAY, MCIP, RPP  
Senior Planner

Reviewed by,



GEOFF MCKNIGHT, MCIP, RPP  
Director of Planning

Approved for Agenda by,



JAY CURRIER, MBA  
Town Manager

Encls.

# LOCATION MAP



# The Corporation of the Town of Bradford West Gwillimbury

## BY-LAW 2008-XXX

Being a By-law to amend By-law 2263 (the Zoning By-law of the former Town of Bradford, as amended), to rezone those lands in Draft Plan of Subdivision S-02-01, more particularly described as Part of Lot 14, Concession 6, municipally known as the Bronze Crescent Extension, Town of Bradford West Gwillimbury, County of Simcoe.

WHEREAS By-law 2263, as amended, is the main comprehensive Zoning By-law of the former Town of Bradford;

AND WHEREAS By-law 2263, as amended, is deemed to be the Zoning By-law of the Town of Bradford West Gwillimbury insofar as it pertains to all lands located in the former Town of Bradford that are now part of the Town of Bradford West Gwillimbury;

AND WHEREAS Town Council for the Town of Bradford West Gwillimbury approved draft plan of subdivision S-02-01 on February 12, 2008;

AND WHEREAS one condition of draft approval is that the appropriate zoning is in effect for the subdivision prior to final approval;

AND WHEREAS authority is granted under Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF BRADFORD WEST GWILLIMBURY ENACTS AS FOLLOWS:

1. All provisions of By-law 2263, as amended, hereto except as varied by Sections 5.1.3.27 and 5.1.4.17 shall apply to the lands shown on Schedule "A" attached.
2. By-law 2263 including Schedule "A" thereto, as amended, is hereby further amended by rezoning those lands in Part of Lot 14, Concession 6, Town of Bradford West Gwillimbury from the Holding "H" Zone to the First Density Residential Exception, Holding "R1-31(H)" Zone as shown on Schedule "A" attached hereto and forming part of this By-law.
3. Section 5.1.3 of By-law 2263, as amended, is hereby further amended by adding the following subsection 5.1.3.27 thereto:

"5.1.3.27 Notwithstanding the provisions of Sections 2.47, 3.9, 4.7, 4.8, 4.9, 4.10 and 5.1.2, the following shall apply to the lands zoned First Density Residential Exception "R1-31":

Requirements	R1-31
Frontage (minimum):	12 m
Lot Area (minimum):	408 m <sup>2</sup>
Front Yard (minimum): <ul style="list-style-type: none"><li>▪ front face of garage</li><li>▪ all other portions of dwelling</li></ul>	6.0 m 3.5 m
Interior Side Yard (minimum):	1.2 m
Exterior Side Yard (minimum):	3.5 m
Rear Yard (minimum):	7.5 m
Garage projection beyond front face of dwelling (maximum): <ul style="list-style-type: none"><li>▪ From front wall of building where there is no front porch</li><li>▪ From front wall of building where there is a front porch</li></ul>	1.0 m 3.0 m
Height (maximum):	11 m
Lot Coverage:	N/A

1. *Frontage is measured at 7 metres back and parallel to the front lot line. On curved lots, frontage is measured parallel to the chord.*
2. *Non-interior building elements (including but not limited to porches, steps, railings, chimneys and roof elements) may encroach into the required front and/or rear yard by a maximum of 2 metres.*
3. *The width of the driveway shall not exceed 50% of the lot frontage."*

4. Section 5.1.4 of By-law 2263, as amended, entitled Holding Symbol – Conditions of Removal, is hereby further amended by adding the following subsection thereto:  

"5.1.4.17 Notwithstanding the permitted uses of the First Density Residential "R1" Zone, where the Holding (H) symbol is used in conjunction with the First Density Residential Exception "R1-31" as shown on Schedule "A" for those lands located in Part of Lot 14, Concession 6, Town of Bradford West Gwillimbury, the lands may be used only for those uses which legally existed prior to the inclusion of the Holding (H) symbol. The Holding (H) symbol shall be removed once the Subdivision Agreement has been executed and servicing allocation has been confirmed."
5. Notwithstanding any other provisions of Zoning By-laws 2263, a maximum of three (3) model homes shall be permitted on the subject lands.

THIS By-law shall come into force and take effect pursuant to the provisions of the *Planning Act*, R.S.O. 1990, c. P.12 as amended.

BY-LAW READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 4<sup>TH</sup> DAY OF MARCH, 2008.

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MUNICIPAL CLERK

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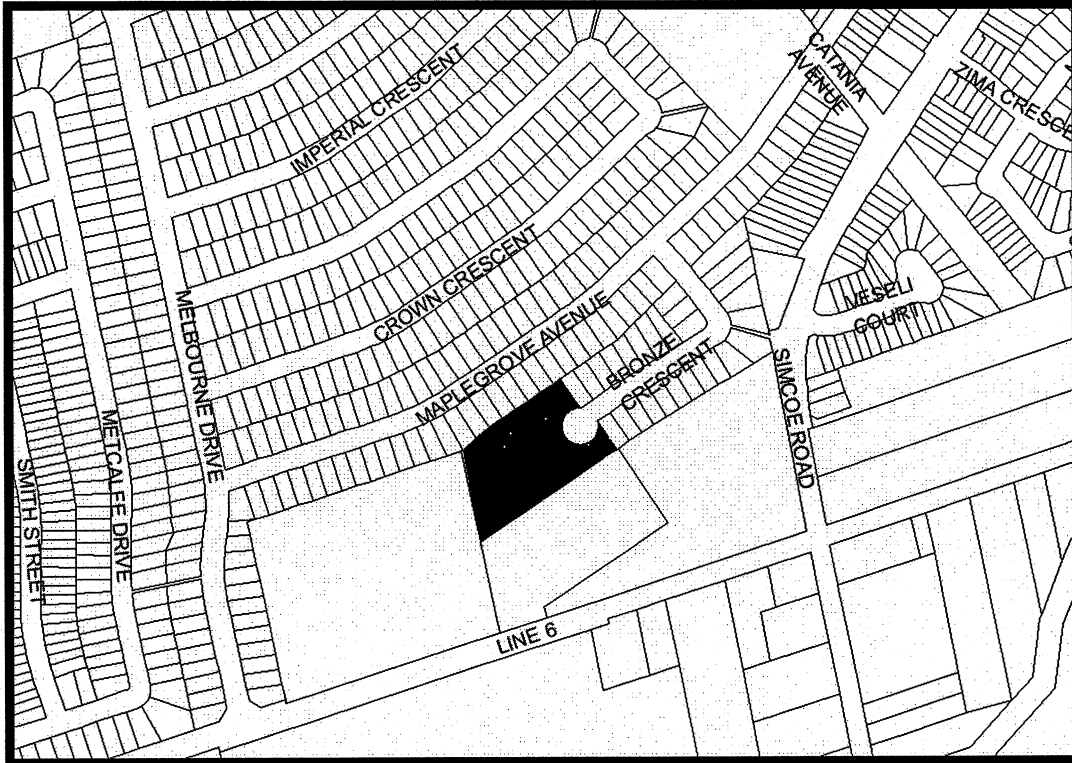
MAYOR

DRAFT

**TOWN OF BRADFORD WEST GWILLIMBURY**

**Schedule "A"**

**By-law 2008-XXX**



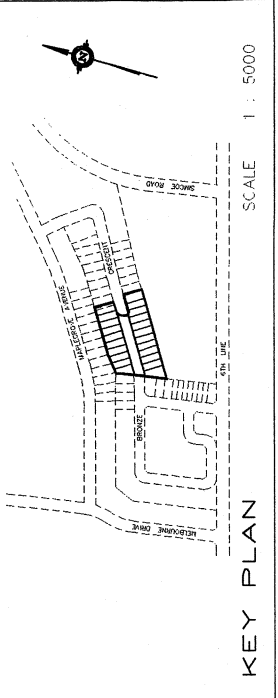
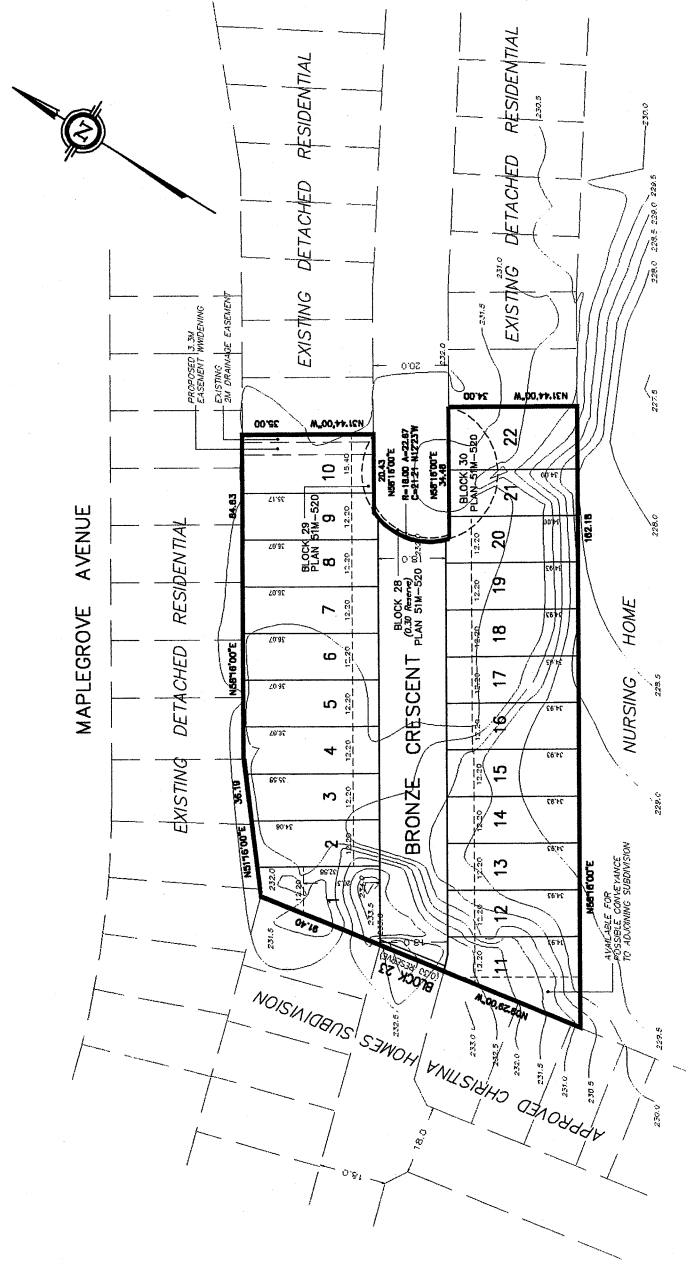
**AREA REZONED FROM THE HOLDING "H" ZONE TO THE FIRST DENSITY RESIDENTIAL EXCEPTION, HOLDING "R1-31(H)" ZONE**

**This is Schedule "A" to By-law 2008-XXX passed the 4<sup>th</sup> day of March, 2008.**

**Signature of Signing Officers**

\_\_\_\_\_  
**MUNICIPAL CLERK**

\_\_\_\_\_  
**MAYOR**



**KEY PLAN**  
SCALE 1 : 5000

**PROPOSED LAND USES:**  
 22 SINGLE-FAMILY DETACHED LOTS . . . . . 0.98 ha.  
 ROAD AND RESERVE . . . . . 0.20 ha.  
 TOTAL AREA OF DRAFT PLAN . . . . . 1.18 ha.

**ADDITIONAL INFORMATION required under Section 51(17) of the Planning Act:**  
 C) The applicant does not own any adjoining land.  
 E) Existing uses of adjoining lands: north and east - detached residential, west - approved residential subdivision, south - nursing home.  
 H) Proposed water supply: municipal water mains.  
 I) Soil: silty clay loam.  
 K) Services to be installed: full urban services.  
 L) There are no restrictive covenants affecting this property. There is an existing drainage easement, as shown on the plan.

**REVISED DRAFT PLAN OF SUBDIVISION**  
**PART OF LOT 14, CONCESSION 6, INCLUDING**  
**BLOCKS 29 AND 30, PLAN 51M-520**  
**GEOGRAPHICAL TOWNSHIP OF WEST GWILLIMBURY**  
**TOWN OF BRADFORD WEST GWILLIMBURY**

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**AutoCAD design by DENNIS M. FOREHT (416) 247-1650 dforeht@primus.ca**  
 SCALE: 1 : 750  
 CONTOUR INTERVAL: 0.5 Metres  
 DATE: JULY 12, 2007  
 DRAWING NO: 009-11

**OWNER AND APPLICANT:**  
 MOD-AIRE HOMES LIMITED  
 7 BEARSFIELD DRIVE  
 BOX 1060  
 BRADFORD, ONTARIO  
 L3Z 2B5

**SURVEYOR'S CERTIFICATE:**  
 I hereby certify that the boundaries of the land to be subdivided and their relationship to adjoining lands are correctly and accurately shown.

**NOTE:**  
 BLOCKS 29 and 30, Plan 51M-520, being parts of a temporary turning circle, to be conveyed back to the developer and become parts of proposed lots 9, 10, 20, 21 and 22.

Date \_\_\_\_\_ O.L.S. \_\_\_\_\_ Date \_\_\_\_\_