

Chair Fairweather called the meeting to order with all members in attendance.

No member declared a pecuniary interest with any matter as listed on the agenda.

Town Planner Jim Uram then reviewed a Memo on the recent Provincial moratorium on new and expanded water-takings. Jim noted the Province appeared to be moving ahead with watershed based source protection planning for groundwater resources, based on the Walkerton report.

Jim then reviewed a memo on Bill 127, being an Act to establish a Greenbelt Study Area.

Jim noted the Act prohibited any change in land use within the Study Area and outside of urban settlement areas pending finalization of the Study. Jim noted an attendant Ontario Regulation - Zoning Area Order stated that the Order does not apply to lands within the Niagara Escarpment Plan, although such lands are shown on a reference map.

Jim then reviewed Bill 26, an Act to amend the Planning Act. Jim noted the Act generally lengthened appeal times to the Ontario Municipal Board, and any decision of the Board involving an area of Provincial Interest may now be appealed to the Minister.

Jim then reviewed a Planning Report addressing a proposed Telus Telecommunications tower at part Lot 31, Concession 9, Dinsmore Trucking property.

Jim noted previous discussion involving removal of a Fire Department telecommunications tower is no longer applicable, as the Fire Department wishes to retain the tower for a back up function.

Councillor Ardiel noted support for placing the Telus tower on the Town Fire Hall lands so as to combine tower locations resulting in one rather than two towers in the area, Councillor Fairweather concurring.

Jim proposed further discussing the merits of a single tower with Fire Staff and Telus telecommunications at a subsequent meeting.

Councillor McKean noted Fire Staff wished to retain the existing tower as a citizens band backup, adding he was unaware if such a back up system could be co-located on the main Telus tower if located at the Fire Hall site.

Councillor Holden noted the previously considered Site "C" featured existing vegetative buffer to the easterly side.

Councillor McKean further noted the last information meeting indicated to the public that Site "C" had been chosen.

Jim then noted the Telus Letter of Undertaking provides \$50,000 securities for additional landscaping.

Mayor Anderson/Noel noted that Site "C" had previously been presented to the public, Councillor Fairweather noting the previous Council had only given support in principle to the site, and this was based on the previous belief that the existing Fire Department tower would be removed.

Councillor Gamble noted he preferred a location where other such towers were already located.

Deputy-Mayor McKinlay noted he preferred the Fire Hall site but had concern as the public perception that Site "C" had been previously selected.

Councillor McKean noted there may be a negative perception from the public if Site "C" is no longer being considered after previous presentations, Councillor Holden concurring.

Chair Fairweather then proposed Telus and Fire Staff representatives be invited to the January 26, 2004 Council meeting to further review the matter, the Committee concurring.

The Committee then adjourned for the scheduled Public Meetings.

Mayor Anderson/Noel called the first scheduled Public Meeting to order and explained the purpose of this By-law is to amend the definition of "Commercial Resort Unit" and "Commercial Resort Unit Complex" contained in the Township of Collingwood Zoning By-law No. 83-40 and the definition of "Commercial Resort Unit Complex" contained in the Town of Thornbury Zoning By-law No. 10-77.

The current definitions recognizes a "Commercial Resort Unit" rental or lease program as being permitted in a single building having 10 or more units. The amendments would continue to recognize that the use requires a minimum of 10 units, but will permit the units to be located in more than one building.

This amendment is technical in nature and affects only the Recreational Commercial C4 Zone or other zone that permits Commercial Resort Unit Complexes in By-laws 83-40 and 10-77. No location map is therefore provided.

The Clerk then noted Notice of Public Meeting had been given in accordance with the Planning Act and read correspondence as received from Grey County Planning Department and the G.S.C.A.

Mayor Anderson/Noel then asked if anyone wished to speak to the proposed By-law.

As no one wished to speak, Mayor Anderson/Noel declared the Public Meeting to be adjourned.

Mayor Anderson/Noel then called the final scheduled Public Meeting to order and explained the purpose of the Public Meeting was to consider Application for Consent - File No. B01-2004, owner Headon Forest Homes Inc.

Ellen noted that Lot 17 of Registered Plan 1125 as created by the subdivision process has been found to have insufficient non-hazardous area to provide a suitable sized building envelope due to steep slope conditions. The purpose of this consent is to split Lot 17 into two portions adding each to adjacent Lots 16 and 18 by such means as are available and increase the buildable areas of such lots each of which is also limited by adverse slope conditions.

Ellen noted the severed parcel would have a frontage of 7.25 metres and area of 1,600 sq. metres approximately, the retained parcel having a frontage of 7.25 metres and area of 1,800 sq. metres approximately, both having access on a New Subdivision Road with municipal water and municipal sewer.

The Clerk then noted Notice of Public Meeting had been given in accordance with the Planning Act and read correspondence as received from Grey County Planning Department, the G.S.C.A. and Town Planning Staff.

Ellen then asked if anyone wished to speak to the proposed Consent.

Town Planner Jim Uram then spoke, noting it was recommended to proceed as contemplated in the Planning Report.

Town Planner Rob Armstrong then explained the provision of the Planning Act leading to the recommendation for lot additions.

As no-one further wished to speak, Mayor Anderson/Noel declared the Public Meeting to be adjourned.

Chair Fairweather then called the Development Services Committee to order.

Town Planner Rob Armstrong then reviewed a recent O.M.B. Hearing, applicant Mitchell Thompson, appellants Richard and Yvonne Black.

The Committee then reviewed a Report on a proposed Community Affordable Housing Committee.

The Committee then dealt with the following verbal Resolution:

Moved by: Duncan McKinlay
Seconded by: Gail Ardiel

THAT the Development Services Committee does hereby adopt Staff Report SRC.04.02 and recommend Staff advertise for a Committee based on the Staff Report.

In speaking to the Motion, Deputy-Mayor McKinlay questioned if the previously considered 7 member Committee was large enough to represent all affected stakeholders, Councillor Fairweather noting the Committee may begin proceedings with 7 members and if additional members are required, the Committee could be enlarged.

The Committee then voted on the Resolution:

CARRIED...

The Committee then received a Community Trails Report dated January 8, 2004 and Public Works Committee Report dated January 8, 2004.

The following verbal Resolution was then presented:

Moved by: Duncan McKinlay
Seconded by: John McKean

THAT the Development Services Committee does hereby receive the Community Trails Committee Report and Public Works Committee Report and further does adopt the Recommendations contained therein.

In speaking to the Motion, Councillor Gamble stated he hoped the Town would not be caught up in removing snow from the greater Town area following the initial request of a particular group, adding he accepted the Public Works Recommendations.

The Committee then voted on the Resolution:

CARRIED...

As there was nothing further before the Chair, the following verbal Resolution was then presented:

Moved by: Duncan McKinlay

THAT this meeting do now adjourn.

CARRIED...

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Wayman Fairweather, Chair

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Stephen Keast, Clerk