

Minutes - Planning Committee



MEETING DATE: February 2, 2009

LOCATION: L.E. Shore Memorial Library

PREPARED BY: Corrina Giles, Deputy Clerk

A. Call to Order

- The Deputy Clerk called the meeting to order with all members in attendance save Mayor Anderson, absent due to illness.
- Also in attendance was Director of Engineering and Public Works Reg Russwurm, Director of Planning Peter Tollefsen, Director of Building and By-Law Enforcement David Finbow, Planner Shawn Postma, Planner Bryan Pearce
- The Deputy Clerk then asked if any member of Council would like to consider a Motion for the nomination of four designated members of the Planning Committee.

Moved by: Michael Martin Seconded by: D.R. McKinlay

THAT the scheduled Public Meetings be postponed to allow for the designation of four designated members of the Planning Committee, Carried.

Councillor Martin then questioned who would like to be a designated member of the Planning Committee, noting he would like to be a designated member, Deputy Mayor McKinlay then noting he too would like to serve as a designated member, Councillor Kennedy advising he too would like to be a designated member, Councillor Gamble advising he will attend the Planning Committee meetings though he prefers not to be a designated member, Councillor McKean noting he is unable to sit on the Planning Committee as a designated member as he is unable to attend daytime meetings, Councillor McGee noting he too would like to sit as a designated member.

Moved by: R.J. Gamble Seconded by: John McKean

THAT Councillor Martin, Deputy Mayor McKinlay, Councillor Kennedy and Councillor McGee be the designated members of the Planning Committee, Carried.

Moved by: John McGee Seconded by: D.R. McKinlay

THAT Councillor Martin continue as Chair in the new Planning Committee format for 2009, Carried.

- Approval of Agenda:

Moved by: John McGee Seconded by: Cameron Kennedy

THAT the Agenda of February 02, 2009 be approved as circulated, including any items added to the Agenda, Carried.

- No member declared a pecuniary interest with any matter as listed on the Agenda

B. Public Meetings/Deputations

- B.1 Application for an Official Plan and Zoning By-law Amendment - Neighbourhoods at Delphi**
- B.2 Application for a Zoning By-law Amendment – East Part Lot 33, Concession 11, 33rd Sideroad, SW Duncan Street West - Bluewater Storage**
- B.3 Deputation - Bryan Nykoliation, Georgian International – Grey Road 21 (Osler Bluff Road) – timing of reconstruction concerns**

Next, as Bryan Nykoliation of Georgian International developers was in attendance, it was the Committee's pleasure to hear Bryan regarding the Georgian International concerns with proposed the proposed reconstruction of Grey Road 21 (Osler Bluff Road).

Bryan then distributed information addressing the proposed Georgian development and concerns with Grey County proceeding with road reconstruction prior to side servicing. Bryan noted the development includes single family dwellings, condos and villas and low-rise condominiums. Bryan then reviewed the development plan and identified trails, lots and parking and noted the purpose of the deputation is with respect to Osler Bluff Road and servicing which was anticipated to come from the north through the Intrawest Second Nature development.

Bryan noted trunk servicing is no longer an option through Intrawest lands and now services to the Georgian International development must come along Osler Bluff Road.

Bryan noted Osler Bluff Road will be significantly improved and expanded, adding the sanitary sewer cost is \$2,000,000 which must be front-ended from Castle Glen to Osler Bluff, further noting a potential increase of \$1,000,000 if Georgian International would have to install servicing after the road has been reconstructed by Grey County.

Bryan noted he has been in discussions with Simcoe County, Grey County and Town of The Blue Mountains on how the road may be improved collectively at this time without full reconstruction. Bryan noted potential options and suggested delaying the road reconstruction, completing just a basecoat on the road to Monterra, installing sewers alongside a portion of the road and then under the road where necessary because of wet land, or ideally, replace just 360 metres of the road at this time. Bryan noted if all parties are in agreement, Georgian International will put together an agreement with Castle Glen, the County and Osler Ski Club to delay the entire replacement of the road for four years.

Bryan then noted he has a meeting with Grey County on February 5 regarding the matter, adding he wished to apprise Town Council on the matter prior to going to Grey County.

Deputy Mayor McKinlay then spoke, questioning the location of the worst section of the road, Bryan replying it is the first 360 metres from Skis Please north, further noting Georgian International would offer to repair this section of road.

Duncan then questioned if the County rebuilt the 360 metres of road now, where would the sewer for the subject development be located, Bryan replying along the west ditch for the first 340 metres.

Bryan then suggested repair of 700 metres of road with a basecoat and delay the remaining upgrade for four years.

Councillor Martin then questioned the requirement to build a sewer past the south end of the Georgian property, Director of Engineering and Public Works replying it would be built as needed, further noting the Town would look for a front end financing partner on the issue.

Duncan then noted Simcoe County budgeted for the repair of this road with Grey County previously but the repair never happened so the budgeted amount from Simcoe County was lost, Duncan noting he would make Bryan's concerns known at the Grey County Transportation and Public Safety Committee meeting of February 5.

Chair Martin then thanked Bryan Nykoliation for his presentation and Bryan thanked the Committee for hearing his deputation.

C. Staff Reports

C.1 Supplemental Report to Report No. PL.09.05 - Application for Consent File No. B14-2008; and Zoning By-law Amendment - Heather Nicholson, Elspeth Kelley & Bonnie Haggis - Part Lot 30, Concession 8; 208479 & 208481 Highway 26- #PL.09.08

Planner Shawn Postma then reviewed the revised Report, Deputy Mayor McKinlay questioning if the sewer servicing fronted the subject property would the property owners have to connect, Planner Shawn Postma replying the four lots would have to connect at that time, further noting this is not a requirement of Consent at this time.

Councillor Kennedy then questioned the difference between these properties and the proposed Lake Drive project, Director of Engineering and Public Works Reg Russwurm replying when the servicing by-law for the Camperdown Servicing Area is passed, owners will be asked to connect though in this case they will have to create an extension to their lots through the Grey Sauble Conservation Authority lands, via easement.

Chair Martin then questioned if an increased easement over the GSCA lands should be a condition of Consent, Shawn replying that Staff have had discussions with GSCA regarding the matter and noted GSCA have no objection to a larger easement. Michael then noted that obtaining a larger easement should be a condition of Consent, Shawn replying the Town cannot impose a condition on lands owned by the GSCA.

The Committee then dealt with the following Resolution:

Moved by: Cameron Kennedy Seconded by: John McGee

THAT Council does receive Planning Staff Report PL.09.08, "Supplemental Report To Report PL.09.05 - Application for Consent File No. B14-2008; and Zoning By-law Amendment – Heather Nicholson, Elspeth Kelley & Bonnie Haggis; Part Lot 30, Concession 8; 208479 & 208481 Highway 26; Town of The Blue Mountains";

THAT Council supports Application for Lot Addition through Consent File No. B14-2008, subject to the following conditions:

1. A Zoning By-Law Amendment;
2. That the severed parcel be deeded as a lot addition to the property to the west in accordance with Section 50 (3) of the Planning Act, R.S.O. 1990; and
3. That any existing mortgage commitment on the severed parcel be extended to cover the whole, newly created parcel; and further

THAT Council support the Application for Zoning By-law Amendment to Section 5.8(a) of the Township of Collingwood Zoning By-law 83-40 in order to deem the registered private right-of-way as meeting the requirements for direct frontage and access to an improved public street for both the retained and the newly enlarged parcel.

THAT the owners of the above noted lands participate in the future sewer servicing project in order to connect their property to the municipal system, Carried.

C.2 Application for Zoning By-law Amendment – The Village of Keeper’s Cove Holdings Inc., Lot 1 and Part Lot 3, Plan 1023 - #PL.09.10

Planner Shawn Postma then spoke, noting the Application is to recognize the red-line revision to the Draft Plan of Subdivision approved in April, 2008, noting Staff has completed the review.

The Committee then dealt with the following Resolution:

Moved by: John McGee Seconded by: Cameron Kennedy

THAT Council does receive Planning Staff Report PL.09.10, "Application for Zoning By-law Amendment, The Village of Keepers Cove Holdings Inc., Lot 1 and Part Lot 3, Plan 1023, Town of The Blue Mountains"; and

THAT Council support a Zoning By-law Amendment to rezone a portion of the subject lands from the Residential (R6-6-h) Zone to the Residential (R1-6-h) Zone, Carried.

C.3 Application for Part Lot Control Exemption By-law - Flintview Holdings Inc.; Block 82, Plan 1068; 104 Farm Gate Road - #PL.09.09

Planner Bryan Pearce then spoke, noting the Application is to allow the developer to continue to sell off units within the development, further noting the developer requires a Part Lot Control Exemption without going through the consent process to sell units to new owners.

Councillor Kennedy then questioned the location of the subject lands, Bryan replying at the corner of Kandahar Lane and Grey Road 19.

Chair Martin then questioned the term of the By-law, Bryan replying two years from the date registration of the by-law on title.

The Committee then dealt with the following Resolution:

Moved by: R.J. Gamble Seconded by: Cameron Kennedy

THAT Council does receive Planning Staff Report PL.09.09, "Application for Part Lot Control Exemption By-law – Flintview Holdings Inc.; Block 82, Plan 1068; 104 Farm Gate Road; Town of The Blue Mountains"; and

THAT Planning Staff support the Application for Part Lot Control Exemption By-law, Carried.

C.4 Proposed New Regulation to Implement the Cosmetic Pesticides Ban Act, 2008 - #PL.09.11

Director of Planning Peter Tollefsen then reviewed the Report, noting the Report contains a recommendation from the Agricultural Advisory Committee regarding a pesticide ban Regulation that has not yet been passed by the Province of Ontario, clarifying the Act has been passed although the Act requires Regulations for implementation.

Councillor McGee then questioned if the agricultural community is exempt from this pesticide ban, Peter replying yes there are exemptions and further noted that a majority of pesticides are for cosmetic use but the Advisory Committee have concerns that if the ban is enacted then members of the agricultural community may have issues with future pesticide development and availability for agricultural use.

The Committee then dealt with the following Resolution:

Moved by: R.J. Gamble Seconded by: Cameron Kennedy

THAT Council receive Planning Staff Report #PL.09.11, entitled "Proposed New Regulation to Implement the Cosmetic Pesticides Ban Act, 2008"; and

THAT Council indicate to the Minister of the Environment that the Pesticides Regulations be delayed to enable development of scientific criteria as the basis for these regulations, Carried.

D. Minutes

The Committee then dealt with the following Resolution:

Moved by: John McGee Seconded by: John McKean

THAT Council receive the Agricultural Advisory Committee draft Meeting Notes dated December 17, 2008.

In speaking to the Motion, Councillor McKean then spoke, noting the term "cosmetic" in relation to pesticide use should have a clearer definition

The Committee then voted on the Resolution, Carried.

E. Next Meeting Date

1. March 2, 2009
2. Consideration of Committee meeting schedule

The Committee then considered the future schedule for the Planning Committee, confirming scheduled Public Meetings will be held on the first Monday of the month at 7:00 p.m. and also an alternate date of the third Tuesday of the month, (following the Finance & Administration Committee meetings) at 4:30 p.m., if required.

F. Adjournment

As there was nothing further before the Chair the Committee then dealt with the following Resolution:

Moved by: John McGee Seconded by: Cameron Kennedy

THAT this Planning Committee meeting does now adjourn, Carried.