

Mayor Anderson/Noel called the Special Meeting of Council to order with all members in attendance and explained the purpose of the Special Meeting was to consider various planning and development matters.

Council then dealt with the following Resolutions:

Resolution No. 1

Moved by: R. J. Gamble
Seconded by: G. Ardiel

THAT this Council does hereby receive and adopt Information and Technology Staff Report S.R.IT.01.04, "Town Web Page and Document Management", dated January 27, 2004 and further does support the Recommendation contained therein, being that Council authorizes the purchase of "Municipal Magic" website software from Running Tide at a total cost of \$5,120.00 plus taxes, it being noted the software will result in consistency with Chamber of Commerce promotional activities, it being noted that annual software rental fees will apply in 2005 and beyond.

CARRIED...

Resolution No. 2

Moved by: Harold Holden
Seconded by: Duncan R. McKinlay

THAT By-law No. 2004-05, being a By-law to amend Thornbury Zoning By-law No. 10-77 by removing the Holding (-h) symbol from those lands described as Lots 15 through 19, southwest of Huron Street, Applewood Estates, be hereby enacted as passed this second day of February, 2004.

CARRIED...

Resolution No. 3

Moved by: Harold Holden
Seconded by: Duncan R. McKinlay

THAT this Council does hereby receive Planning Staff Report S.R.PL.09.04, "Site Plan Approval and Zoning By-law Amendment - Applewood Estates", dated February 2, 2004, and further does adopt the Recommendations contained therein, being:

1. That Council grant conditional Site Plan Approval based on Drawing No. A1.00 by Renzo Pilon, Architect, dated November 13, 2001 and revised December 23, 2003, subject to execution of a Site Plan Agreement with the Town, and
2. That Council authorize the execution of a Site Plan Agreement between the developer and the Town, and
3. That Council pass a By-law to remove the Holding -h symbol from the subject lands.

CARRIED...

Resolution No. 4

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

THAT this Council would support N.E. Development Permit Application G/R/2003-2004/9153, applicant Andrea Mastrosovs, part Lot 5, Concession 12, proposing to construct a 1 and 1/2 storey, 138 square metre dwelling and a detached 166 square metre garage, and further does adopt a Planning Report dated January 26, 2004 and supports the Recommendations contained therein.

CARRIED...

Resolution No. 5

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

THAT this Council would support N.E. Development Permit Application G/F/2003-2004/9152, applicant Alois Reissler, part Lot 13, Concession 1, Municipality of Grey Highlands, proposing to construct a spring-fed pond on a 80.9 hectare lot, and further does adopt a Planning Report dated January 26, 2004 and supports the Recommendation contained therein, being that the Commission shall be satisfied there will be no adverse impact on existing drainage in the area nor on any watercourse resulting from the pond.

CARRIED...

Resolution No. 6

Moved by: G. Ardiel
Seconded by: Wayman Fairweather

THAT this Council does hereby authorize the Town Clerk to provide the municipal clearance for condominium registration referred to in the Site Plan Agreement and Condominium Agreement for Seasons at Blue Phase II in advance of the completion of the Final Inspection of the Phase by the Chief Building Official and in advance of the provision of all reports and certifications as required by Sections 4 and 38 of the Site Plan Agreement and Section 4 of the Condominium Agreement provided:

1. Intrawest Corporation provide an Undertaking that all outstanding works will be completed in a diligent fashion and that the requisite reports and certifications will be provided by February 29, 2004 to facilitate the Chief Building Official's Final Inspection; and
2. Intrawest Corporation provide an acknowledgement that the Town can draw upon the Blanket Security of \$4,000,000 referenced in Section 11 of the Site Plan Agreement in the instance of a default of the Undertaking.

It being noted that the outstanding works are considered to be minor in nature and not representing liability to the Town and that the Chief Building Official has received letters of certification from the Structural, Mechanical and Electrical Engineers related to the completed Phase and certification related to occupancy for the Phase from the Architect but, some interim inspection reports from the design and review professionals and the Architect's letter of certification of the completed Phase have not been provided to-date.

CARRIED...

Resolution No. 7

Moved by: G. Ardiel
Seconded by: R. J. Gamble

THAT this Council hereby appoints Chairperson of Environment Services Duncan McKinlay, Councillor R. J. Gamble, Acting Treasurer Teresa Oakley, Superintendent of Environment Services John Caswell and Town Manager Chris Fawcett to the Selection Committee to evaluate proposals received by the deadline for "Consulting Engineering Services for Camperdown Water and Sewage Servicing" and to report back to Council with related recommendations.

CARRIED...

Council then adjourned for the scheduled Public Meetings.

Mayor Anderson/Noel then called the first scheduled Public Meeting to order and explained the purpose of the Public Meeting was to consider application for consent, File No. B02-04, Owner David Hadfield and Cynthia Hadfield-Thomas.

Ellen then noted the purpose and effect was to sever a twenty hectare vacant agricultural parcel into two equal parcels.

The lands are described as Part Lot 18, Concession 4.

Ellen then explained the severed parcel would have a frontage of 302 metres and an area of 10 hectares, while the retained parcel would have a frontage of 335 metres and an area of 10 hectares, both having access on an open and maintained municipal road.

Councillor Holden declared a potential conflict of interest, vacated the table and did not take part in related discussion or voting.

The Clerk then noted Notice of Public Meeting had been given in accordance with the Planning Act and read correspondence as received from area residents Ann Jackson and Bonnie Holden, the Grey Bruce Health Unit, the G.S.C.A. and the Grey County Planning and Development Department.

Mayor Anderson/Noel then asked if anyone wished to speak to the proposed consent.

Town Planner Rob Armstrong noted N.E.C. comments were outstanding and the applicant was out of the country, having requested the matter be deferred if any issues arose.

Rob further noted there may be an area of conflict with the number of lots created within the original Township half Lot with regard to policies in the newly adopted Official Plan, recommending the matter be deferred at this time pending a final Report.

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

Mayor Anderson/Noel then called the second scheduled Public Meeting to order and explained the purpose of this By-law is to address a potential condition of consent for application No. B02/04 which proposes to create a severed and retained parcel having less than the required 20 hectare lot area.

The effect of this By-law is to establish a new minimum lot area of 10 hectares for both the severed and retained parcels.

The lands subject of this By-law are comprised of West Part Lot 18, Concession 4.

The Clerk then noted Notice of Public Meeting had been given in accordance with the Planning Act and read correspondence as received from the Grey Bruce Health Unit.

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 third scheduled Public Meeting to order and explained the purpose of the Public Meeting was to consider application for consent, File No. B03-04, applicants Karen Sheppard and James Davidson.

Ellen noted the purpose and effect was to sever Lot 49, being a vacant residential parcel from Lot 48 which contains a residence.

The lands are described as Lots 48 & 49, Plan 529 (Fraser Crescent).

Ellen then noted the severed parcel will have a frontage of 30.4 metres with an area of 1849 square metres while the retained parcel will have a frontage of 15.2 metres with an area of 861 square metres, both lots having municipal sewer and water and access on a non-maintained municipal road allowance.

The Clerk then noted Notice of Public Meeting had been given in accordance with the Planning Act and read correspondence as received from area resident Douglas McLean, the G.S.C.A., the N.E.C., the M.T.O. and the Grey County Planning and Development Department.

Mayor Anderson/Noel then asked if anyone wished to speak to the proposed consent.

Town Planner Rob Armstrong then spoke, noting constraint issues had come forward following the circulation process, recommending Council defer consideration of the matter at this time pending further agency review and comment with a Report to follow at a subsequent meeting.

Co-applicant Karen Sheppard then spoke, noting correspondence had been received previously from the Town regarding status and upgrading of the fronting access road.

Karen then noted an existing encroachment is to be removed following sale of the lot.

Peter and Maureen Burke were then in attendance as the prospective purchasers of Lot 49, noting they intended to comply with all agency recommendations and road upgrade requirements.

Mr. Burke continued that a site inspection with G.S.C.A. staff indicated a 15 metre setback from waters edge would be sufficient for development together with some filling of low areas.

Councillor Gamble then noted Council's granting of a consent creating an encroachment may create problems at a later date, for example with any mortgage.

Councillor Fairweather then recounted concern from area resident Douglas McLean suggesting a more equitable lot division, Ms. Sheppard noting any alteration to the lot line would impact future development of Lot 48.

Rob then noted the Town could not allow a consent to be finalized with any existing encroachment as it would represent non-compliance with the Zoning By-law.

Deputy-Mayor McKinlay then questioned issues of zoning non-compliance, Rob noting the sideyard setbacks were proposed at less than required, Duncan then questioning services and

Development Charges, Rob noting the matter would be reviewed.

Co-applicant James Davidson then spoke, noting refuse concerns referred to by Mr. McLean may be with regard to the neighbouring property.

As no-one further 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 address a potential condition of consent for application No. B03/04 which proposes a new vacant residential lot, while retaining a residential lot containing an existing dwelling. The proposed retained parcel is deficient of the minimum 18 metre lot frontage requirement, and the minimum 2.0 metre side yard setback requirement.

The effect of this By-law is to establish a new minimum lot frontage of 15 metres and a minimum side yard setback of 1.3 metres from the easterly side lot line of the retained parcel.

The lands subject of this By-law are comprised of Lots 48 & 49, Plan 529.

The Clerk then noted Notice of Public Meeting had been given in accordance with the Planning Act and read correspondence as received from the M.T.O.

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 final Public Meeting to be adjourned.

Mayor Anderson/Noel then called the Special Meeting of Council to order.

Council then dealt with the following Resolution:

Resolution No. 8

Moved by: Duncan R. McKinlay
Seconded by: John McKean

THAT Town Staff and legal counsel work with the Castle Glen Development Corporation and the parties interested in settlement to seek agreement on resolving issues prior to the March 1, 2004 Ontario Municipal Board Hearing.

In speaking to the Motion, the following verbal Resolution was then presented:

Moved by: Wayman Fairweather
Seconded by: G. Ardiel

THAT Resolution No. 8 be Tabled pending further discussion of the matter following a meeting with interested parties to the March 1, 2004 Ontario Municipal Board Hearing scheduled for February 4, 2004.

CARRIED...

Resolution No. 8 is TABLED...

Next, as architect Peter Ferguson and developer David Hughes were in attendance, it was Council's pleasure to hear them regarding an affordable housing initiative.

Peter then gave a background on his involvement with the BILD initiative for quickly established affordable housing stock.

David then recounted the Options for Homes program to introduce affordable housing units at approximately 15% below market value, representing a simple, functional home.

David noted the program needs the support of the municipality in an effort to minimize risk including deferral of development charges.

David noted 10 to 15% of a development proposal might be designated for affordable housing, with Option for Homes providing an alternative mortgage in the form of down payment assistance assisted by deferred development charges, to be paid when the unit is sold at a later date.

Peter then noted development charges deferral allowed for costs to be reduced until later sale of the unit.

Councillor Holden then questioned if Provincial or Federal funding had been sought, David noting the Canada Mortgage and Housing Corporation had been contacted.

Mayor Anderson/Noel then noted the matter could not be given a final consideration at this time and perhaps should be referred to the Property Committee for their review, Peter noting it was important for the project to move ahead.

Deputy-Mayor McKinlay then noted appreciation for the presentation, cautioning Town Staff would first have to consider any implications in deferring development charges as well as conduct a planning review with regard to development approvals.

Councillor Ardiel then noted Council and Staff will need time to absorb and review the proposal and study related impacts.

Mayor Anderson/Noel then noted Council is in support of an affordable housing program, adding Staff was busy with budget preparation and Ontario Municipal Board Hearings, among other matters.

Councillor Gamble then noted the subject lands should be confirmed as having servicing allocation and capacity.

Peter stated he would subsequently be in contact with Town Staff, the Mayor noting Town Manager Chris Fawcett may be the appropriate Staff member to organize any meetings and review with Staff, the delegation then thanking Council and retiring from the meeting.

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

Moved by: Duncan R. McKinlay

THAT this meeting do now adjourn.

CARRIED...

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Ellen Anderson/Noel, Mayor

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Stephen Keast, Clerk