

Minutes - Planning & Building Committee



MEETING DATE: March 1, 2010

LOCATION: L.E. Shore Memorial Library

PREPARED BY: Corrina Giles, Acting Town Clerk

A. Call to Order

- The Acting Town Clerk, Corrina Giles called the Committee meeting to order with designated Committee members Deputy Mayor McKinlay, Councillor McGee, and Councillor Kennedy present. Chair Martin was absent due to vacation. Also in attendance was Councillor Gamble.
- Also in attendance was Chief Administrative Office Paul Graham, Director of Planning and Building David Finbow, Senior Planner Cindy Welsh, Planner Bryan Pearce, Planner Shawn Postma and Director of Special Projects Peter Tollefsen
- Appointment of Chair
Moved by: D.R. McKinlay Seconded by: R.J. Gamble
THAT Councillor McGee Chair the Planning and Building Committee Meeting of March 1, 2010, Carried.
- Approval of Agenda:
Moved by: Cameron Kennedy Seconded by: R.J. Gamble
THAT the Agenda of March 1, 2010 be approved as circulated including any additions or revisions to be made, Carried.
- Councillor Kennedy declared a pecuniary interest with respect to Agenda Item B.1 and property he owns neighbouring the subject lands
- Previous Minutes
Moved by: R.J. Gamble Seconded by: Cameron Kennedy
THAT the Minutes of February 1, 2010 be approved as circulated including any revisions to be made, Carried.

B. Public Meetings - 7:00 p.m.

Chair McGee then read the opening comments with respect to the scheduled Public Meetings.

- B.1 Zoning By-law Amendment – Lot 25 & Part Lot 26, southwest of King Street & Part Lot 25, northeast of Arthur Street, Town Plot of Thornbury, Part 1, 16R-1576, Part of Part 1, 16R-1917 - Harbour Mews**

Chair McGee read the Notice noting the purpose of the Application is to consider a request to rezone the subject lands that would permit 2 mixed-use buildings, each 3 stories in height, comprised of commercial units on the ground floor and residential units above. The proposal would require a reduced setback abutting King Street West and Bruce Street North so as to bring the structures closer to the street; increase the maximum building height to allow for a third storey; and establish reduced parking and loading space provisions; amongst other matters.

John noted the effect of this Amendment would be to rezone the subject lands from the General Commercial C2 Zone and Residential Multiple RM1 Zone to Core Commercial Exception 42 Holding C-142-h Zone. Exception 42 would only permit 2 buildings with provisions regulating ground floor area, amount of units, setbacks, height, parking, and loading spaces, amongst other matters. The holding symbol (-h) will also be utilized under the Amendment to obtain Site Plan Approval amongst other matters, for the detailed layout of the subject lands, prior to the commencement of construction through the building permit process. It should be noted that an Application for Site Plan Approval has not been submitted at this time in conjunction with this Application.

John noted the subject lands of this proposed Amendment are owned by Harbour Mews Inc., c/o Anthony Bauer; and are legally described as Lot 25 and Part Lot 26 southwest of King Street and Part Lot 25 northeast of Arthur Street, Town Plot of Thornbury; Part 1, 16R-1576; Part of Part 1, 16R-1917; Town of The Blue Mountains. These lands are locally described as being located on the southwest corner of the intersection between Bruce Street and King Street with a civic address of 10 and 16 Bruce Street North and 11 King Street West.

Planner Bryan Pearce then provided a brief overview of the proposal noting the purpose of the proposed zoning by-law amendment and identified the location of the property.

Bryan noted a placard had been posted on the subject property, the proposed zoning by-law amendment notice was advertised in the local newspapers and notices were mailed to landowners in the area. Bryan noted a detailed development plan for the property is not available yet, further noting tonight's public meeting is to receive comments only.

The Acting Town Clerk then read correspondence received from Grey County Planning & Development, Glenn Stewart, resident and Chair of the Affordable Housing Committee, residents Fred and Joyce Martin, Russell Sorichetti landowner, neighbouring landowner William Tysiak, and Bert Isaacs and Maureen McKee-Isaacs residents.

Consultant Andrew Pascuzzo of D.C. Slade Consultants then spoke regarding the application, Andrew identified the existing buildings on the property, including a residential home.

Andrew then reviewed the Official Plan of The Blue Mountains noting the property is designated commercial and noted the proposed uses are commercial uses, restaurants, public administration and offices. Andrew noted Bruce Street has diverse commercial uses and identified residential properties on King Street. Andrew then reviewed the conceptual elevation of Harbour Mews with the first and possible second floors for studios and proposal for second and third floor residential apartments.

Andrew reviewed the proposed master plan of the building, Phase 1 and Phase 2 with large open space.

Andrew then noted the elevation would enhance the streetscape noting the subject land is an ideal location for a mixed use building, commercial and residential.

Andrew reviewed the existing zoning of the property and noted the applicant is asking for a rezoning of the property and reviewed the differences of the General Commercial (C2) zoning versus the Core Commercial (C1) zoning. Andrew noted the Applicant is asking for an increase in height allowance from 10 metres to 12 metres to permit a third story, a reduction of parking requirement and reducing the loading space requirement and further noted the open space area could be replaced with parking.

Andrew then noted the concept plan will intensify the area using the existing infrastructure.

Chair McGee thanked Andrew for his presentation.

Councillor Gamble then spoke expressing concern in the decrease in parking per unit noting this may be an impediment to the area which may affect visitors parking in the area.

John Gyles property owner of 4 King Street West spoke noting he is cautiously supportive of the application and noted he has always been cognizant of the neighbours with buffering and is concerned with the lack of parking but trust the Town will look after the interests of the neighbouring landowners.

William Tysiak, property owner at 15 King Street West, spoke noting he is not in support of the application as this will affect his quiet enjoyment of his property, William also expressed concern with the number of people visiting the site, parking and pollution.

Wally Brinson, property owner on King Street, then spoke noting he has lived on King Street for 35 years and he is not happy with the proposal. Wally noted the building is too large for the area and noted he would not want to see the property change along King Street, further noting he is satisfied with the Bruce Street development, but further noted the Town should be cautious of such a large development.

Steve Martin resident, 19 King Street West, spoke noting he concurs with Wally Brinson with the Bruce Street development, but is also not satisfied with the King Street development. Steve believes the size and scale of the development is too great and that the development should be focused on Bruce Street with less on King Street.

William Tysiak, resident, then spoke questioning if the applicant's developer is a Collingwood developer, Director of Planning & Building David Finbow replying the applicant owner is a long time owner of the property and that the owner's consultant is a Planning Consulting firm from Collingwood.

Joe Halos then spoke noting he is not a resident of the immediate area, but noted he too is cautiously optimistic, noting intensification is good and that this development may regenerate the area. Joe further noted relaxing

the parking and setback requirements is a lot to ask and that perhaps a reduction in height would work better.

William Tysiak then spoke noting he does not oppose change, but noted he opposes intensification.

Deputy Mayor McKinlay then spoke referencing the multi-residential zoning on the lands and questioned how many units are permitted there now (west of Bruce Street), David replying the number would be constrained by parking, setbacks and landscaping, but estimated it could be three units.

Duncan then referenced parking and questioned if the Planners will consider the overall parking in the planning stages, not just the building, David replying the applicant has asked that the parking requirements be relaxed, but noted through the parking study, Staff will review the demand for parking and in accordance with the zoning, will look at the request and will report back to Council.

Duncan then questioned if landscape buffers will be part of the site plan approval, subject to rezoning, David replying the development industry would like to see site plan applications noting intensification in the downtown, further noting Staff will need to see true site plans if the application is supported.

Duncan then questioned if Staff would request and seek cooperation of the developer, David replying we would hope the developer would do the right thing with respect to buffering and setbacks and further noted all comments have been noted and will be taken into consideration at a later date.

Duncan then noted Planning Staff should review the steps for the public and advise how they may be advised of further steps, David replying comments will be reviewed after tonight's meeting and there will be discussions with the developer. David then noted there will be a further public meeting at a Planning & Building Committee meeting where the public will again have the opportunity to speak, the Committee will then make a recommendation and then the matter will go to Council. David then noted there may be more than one public meeting to address the concerns, but at a minimum there will be one more public meeting.

Councilor Kennedy then spoke declaring a pecuniary interest and confirmed he will not vote on this matter, further noting he is an adjacent land owner. Cameron noted he believes this development will improve the area and expressed his approval for the development.

Andrew then spoke noting the design process is attempting to create the largest buffer possible noting most of the development is on Bruce Street with ample area for buffering and further noted the consultants are willing to work with the municipality to ensure the neighbours are not affected.

Wally Brinson then spoke noting parking during the summer months is very congested in this area and expressed concern for the pedestrians when the traffic is so congested at the corner of Bruce and King Street. Wally then identified a concern across from the Post Office to King Street for pedestrians.

John Gyles then spoke, questioning once the businesses are in place and as tenants change, how will the parking requirements be dealt with as an office space will not need as many parking spaces as a restaurant, David replying parking requirements will be in accordance with the zoning by-law amendment, further noting a building permit would be required for a change of use.

As no one further wished to speak, Chair McGee declared the public meeting closed.

B.2 Consent (B01-2010) & Public Meeting – Lot 7 & Lot 8, Plan 533 Tammy Abbotts

Chair McGee read the Notice noting the Owner of the property is Tammy Abbotts and noted the purpose of the Public Meeting is to consider a request to sever a 539 square metre vacant parcel and deed it as a lot addition to an existing vacant residential parcel to the west. A 1042 square metre residential parcel containing a house, garage and shed will be retained. The intent of this severance is to provide for a lot line adjustment between two existing properties, no new lot would be created.

John noted the legal description of the property is Lot 7 and Lot 8, Plan 533, Town of The Blue Mountains, the severed parcel having a frontage of 10.4 metres and a depth of 51.8 metres, having an area of 538.7 metres and the retained parcel having a frontage of 20.1 metres, a depth of 51.8 metres and an area of 1041.2 square metres, both the retained and severed parcels have frontage on an open and maintained municipal road with municipal water and municipal sewers.

The Acting Town Clerk read correspondence received from Grey County Planning & Development, Grey County Health Unit and Grey Sauble Conservation Authority.

Planner Shawn Postma then spoke reviewing the purpose of the meeting is to receive comments from the public and further noted the purpose of the application is a lot addition.

Max Hahn then spoke on behalf of the applicant noting currently there is a small house and garage on the property, and noted the lot value outweighs the value of the property.

Deputy Mayor McKinlay then spoke questioning if the retained parcel will have concerns with sideyard setbacks, etc. because of this application, Shawn replying he will review this further and report back to the Committee.

As no one further wished to speak Chair McGee declared the public meeting to be closed.

B.3 Consent (B19-2009) & Zoning By-law Amendment Part Lot 5, Concession 5 – 595288 4th Line – John & Lea McKean

Chair McGee read the Notice for Consent noting the Owner of the property is John and Lea McKean and the Applicant is Lea McKean. John then noted the purpose of the consent is to consider a request to sever a 9.9 hectare vacant rural residential parcel on the north-eastern portion of the

property, while retaining a 29.9 hectare rural parcel, containing an existing dwelling, barn and outbuilding.

John noted the property is legally described as Part Lot 5, Concession 5 in The Blue Mountains, the severed parcel having a frontage of 149 metres and a depth of 668 metres with a total area of 9.9 hectares and the retained parcel having a frontage of 149 metres a depth of 1330 metres and a total area of 29.9 hectares, both parcels having access on an open and maintained municipal road with no municipal water or municipal sewers.

John then read the Notice regarding a proposed Zoning By-Law Amendment noting the purpose of the Application is to address a potential condition of Consent on Application B19-2009. The consent application proposes to sever a 9.9 hectare vacant rural residential parcel on the north-eastern portion of the property; while retaining a 29.9 hectare rural parcel, containing an existing dwelling, barn and outbuilding. If the Consent is granted, a Zoning By-Law Amendment would be required to rezone the severed rural residential parcel to a rural residential zoning and to establish a building envelope for a single detached dwelling on the severed parcel.

The effect of this Amendment would be to rezone the subject lands from General Rural (A1) Zone to Rural Estate Residential (RERc) Zone and General Rural (A1) Zone; and to establish a building envelope for a single detached dwelling in the Rural Estate Residential (RERc) Zone.

The subject lands of this proposed Amendment are owned by John and Lea McKean and are legally described as Part Lot 5, Concession 5; Town of The Blue Mountains. These lands are locally described as being located on the west side of the 4th Line approximately 500 metres south of the community of Gibraltar with a civic address of 595288 4th Line.

The Acting Town Clerk read correspondence received from Grey County Planning & Development and from the Grey Sauble Conservation Authority.

Planner Bryan Pearce then reviewed the Applicant noting the property is agriculture, with forested lands at the rear of the property, reviewing the sizes of the retained and proposed severed parcels. Bryan noted a placard was posted on the property. Bryan noted a zoning by-law amendment is required and noted MDS has been reviewed and noted reference to mineral extraction and ANSI by the Grey Sauble Conservation Authority.

Consultant Colin Travis then spoke as agent for the Applicant. Colin reviewed the proposal noting the zoning by-law amendment is a condition of the consent and noted the zoning would change to rural estate residential.

Colin then reviewed The Blue Mountains' Official Plan as it relates to Consents and noted there are agricultural uses, secondary sand and gravel uses and residential uses in the area.

Colin noted the Official Plan supports uses of rural residential provided several tests are met. Colin then reviewed the proposed severed lands, noting the lands would not impact the character of the area, then addressed setback concerns expressed by Grey County of 300 metres

from a Mineral Resource Extraction area. Colin noted he will speak to Grey County regarding this setback concern with the assistance of Planning Staff.

Colin then noted the zoning by-law amendment will permit non-farm residential and parcel size and delineate the building envelope.

Colin noted the MDS has been met noting the barn on the McKean property is in bad repair and will not be rebuilt.

Kristin Rennie of Georgian Planning Solutions then spoke noting she is working with the property owner Hallink and would like to speak with Planning Staff regarding the MDS.

Brian Goodram of Lot 5, 6th Line, then spoke noting his property abuts the subject lands and asked that he be kept advised of any developments on the subject lands, further noting he is content that the lands are not being converted to a gravel pit, water taking plant or wind farm.

As no one further wished to speak, Chair McGee declared the Public Meeting to be closed.

B.4 Zoning By-law Amendment – Lot 14, King Street Brad Oakley

Chair McGee read the Notice noting the purpose of the By-Law is to consider a request to establish a new retail use (market garden) on the vacant subject property for farm produce sales. It is intended that the use will consist of a temporary structure (tent) operating between June and November. The market garden would consist of apples, produce, and related farm market products. Parking and access on to the property would be located on an existing gravel parking area, and through existing entrances.

The effect of this By-Law is to rezone the property from the General Industrial M1 Zone which permits warehousing, wholesaling, manufacturing and other industrial uses to the General Commercial C2 Zone which permits a wide range of retail, office, service, restaurant and other commercial uses. A site specific exception is also proposed to permit the parking area to have a gravel surface. An asphalt or concrete surface is required under the By-Law.

An application for Site Plan Approval has been submitted as part of this application.

In support of this application are a Justification Letter and Site Plan.

The subject lands of this By-Law are legally described as Lot 14, King Street, Town of The Blue Mountains.

The Acting Town Clerk then read correspondence from Grey County Public Health Department, Grey Sauble Conservation Authority and Lance Burnham.

Planner Shawn Postma then spoke regarding the Notice for a zoning by-law amendment for a market garden use, identifying the location of the property along Highway 26 noting it is currently zoned general industrial, and noted the long term use of the property should be commercial to

permit a garden market. Shawn noted the owner will utilize a tent structure, which will comply with the Official Plan.

Owner Brad Oakley then spoke noting his family is the owner of the property. Brad noted his family has an apple farming operation and will be opening Oakley's Field Fresh market at the subject property selling apples, raspberries and flowers, noting it will be a seasonal operation for three years to determine if it is feasible. Brad noted they will grow vegetables and flowers to sell and will supplement their produce with veggies and fruits that cannot be grown here, but all will be Ontario produce. Brad further noted they will sell jams and pies from Heathcote Bakery.

Brad then reviewed the site proposal with buffering identified. Brad then noted the lot is 40 metres wide and 50 metres deep with an existing driveway into the property. Brad then noted an additional tent will be erected on the site in the fall to house additional produce, and confirmed each tent is 6 metres by 6 metres. Brad noted the waste will be removed from the site and organic material will be taken back to the farm, and cardboard taken to the landfill. Brad noted the market will be open 7 days per week from 10:00 a.m. to 6:00 p.m. Brad noted there will be a security light in the tents.

Brad thanked the Committee for hearing his presentation.

George Dankev, property owner east of the property, then spoke noting he is in favour of the proposal but expressed concern with the temporary arrangement. George asked if three years is the limit for erecting such a tent, Brad replying he would like to build a permanent structure, but the three years will determine whether this is a feasible venture. Deputy Mayor McKinlay then spoke noting if the use were to continue for a fourth year, it would then be a non-conforming use at that time.

Marilyn James, property owner at 130 Arthur Street East, then spoke expressing concern for the location of the port-a-potty unit in relation to her property and related odours, and also questioned if deliveries would be in the early morning hours as she is concerned with truck/beeper noise and also lights at the property shining onto her property at night. Marilyn also questioned how loud the refrigeration units are and also expressed concern with refuse from the market and concern with attracting rodents. Brad replied to Marilyn noting a sanitation company will care for the port-a-potty unit as needed. With respect to deliveries, Brad replied noting they will not be receiving deliveries that early in the morning, noting it may happen on occasion, but generally the deliveries will be during business hours. Brad noted the lights will be inside the tent, not outside. With respect to the refrigeration unit, Brad noted the unit is small, 8' x 20' long and will be situated such that the compressor will be on the west side of the structure to create a large buffer between it and Mrs. James' property.

Joe Halos, neighbouring property owner at King's Court, then spoke noting he is in favour of the application further noting this is something Thornbury could use.

As no one further wished to speak, Chair McGee declared the Public Meeting to be closed.

1. The Manufacturer's Licence be limited to grapes grown primarily on the subject lands and that the processing of grapes be restricted to the existing buildings on the subject lands;
2. That the Manufacturer's Limited Liquor Sales Licence be restricted to the sale of products produced on the subject lands and that same be restricted to the existing buildings on the subject lands and that the related offering of meals must be incidental and subordinate in purpose and floor area to the sale of liquor; and,
3. That the On Site Retail Store Licence be restricted to the sale of products produced on the premises.

And that the proponent be advised that the proposed change of use of the former dwelling requires a permit pursuant to the provisions of the *Building Code Act*.

And that an entrance permit from the County of Grey Transportation & Public Safety Department with respect to the existing entrance from County Road 2 be obtained in light of the additional land uses.

In speaking to the Motion, Deputy Mayor McKinlay spoke noting the County is addressing agricultural uses such as this as the PPS seems to make it hard for agriculture to survive, further noting he is happy to recommend this.

Council then voted on the Motion, Carried.

C.1 Committee of Adjustment 2009 Annual Report – PL.10.05

Director of Planning & Building David Finbow then spoke regarding Report PL.10.05 noting the Staff Report identifies members of the Committee of Adjustment, being Shiela Metras, Robert Waind and Bill Remus, with support staff Lori Carscadden.

David then noted Planning Staff provide comments and recommendations to the Committee on each Committee of Adjustment application. David noted the Committee supports the Committee members' training including OACA, including travel to conferences, and further noted Bob Waind's OACA membership is paid for by OACA.

Committee Member Shiela Metras then spoke thanking Council for the opportunity of further education for the Committee members and appreciated the presentation to the Committee of zoning by-law requirements.

Deputy Mayor McKinlay then spoke thanking the Committee for dealing with Committee of Adjustment matters and to Lori Carscadden for support.

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

THAT Council receive Planning & Building Services Department Staff Report No. PL.10.05, "Committee of Adjustment 2009 Annual Report" for information purposes, Carried.

C.2 Toronto Ski Club – PL.10.10 Zoning By-law Amendment & Site Plan approval Part Lot 19, Concession 3

Planner Shawn Postma reviewed the Report regarding Toronto Ski Club noting the Public Meeting was held February 1, 2010 to permit an addition to the building and to grant site plan approval for the addition.

Shawn noted the major issues identified at the public meeting dealt with parking and noted the number of parking spaces at the property will meet the parking standards for the Clubhouse and the addition, and further noted the parking actually exceeds what is required.

Shawn then identified the fire route south of the property and noted Blue Mountain Resort has confirmed an agreement with Toronto Ski Club will be finalized to allow the fire route to continue.

Moved by: D.R. McKinlay Seconded by: Cameron Kennedy

THAT the Planning & Building Committee receive Staff Report PL.10.16 "Application for: Zoning By-law Amendment and Site Plan Approval, The Toronto Ski Club, Part Lot 19, Concession 3, Town of The Blue Mountains"; and

THAT Council enact an amendment to Zoning By-law No. 83-40, as amended, in order to permit a Ski Clubhouse building with a maximum gross floor area of 1850 square metres.

THAT Council grant conditional Site Plan Approval pursuant to Section 41 of the Planning Act for certain works, including an approximate addition of approximately 351 square metres of gross floor area to the existing Toronto Ski Club clubhouse in accordance with the Site Plan Drawings SP-01 and SP-02, prepared by Lloyd Hunt Architects, Project No. 8.261 with such condition being that the proponent enter into an Amending Site Plan Agreement with the Town; and

THAT Council authorize the Mayor and Clerk to execute an Amending Site Plan Agreement in a form approved by the Director, Planning & Building Services and the Town's Solicitor, Carried.

C.3 Zoning By-law Review Project Update – PL.10.17

Senior Policy Planner Cindy Welsh reviewed Report PL.10.17 noting the last update was provided to the Committee on December 7, 2009.

Cindy noted significant changes have been made.

Cindy noted on January 12, 2010 Meridian Planning Consultants met with the Senior Management Team regarding the project and to answer questions. Cindy noted draft zoning schedules have been reviewed, noting Shawn Postma and Stephen Keast have been very helpful and supportive in the project, further noting 30 schedules are to be reviewed.

Cindy then noted over 400 exceptions are currently in place through the existing by-laws and Staff are currently in the review process.

Cindy noted within the Official Plan there is provision that "h" symbol needs to be placed on landfill sites. Cindy noted the County have recommended that The Blue Mountains review Grey Highlands zoning with respect to landfill sites.

Cameron then questioned reference to jogging track flooring, David replying it is standard wording and does not apply to the Town Hall.

Duncan then made reference to wood door specifications, David replying these specifications have not been vetted by the Committee yet, further noting working drawings, as developed, will come back to Council to endorse.

Moved by: Cameron Kennedy Seconded by: D.R. McKinlay

THAT Council receive Staff Report PL.10.19 respecting the "New Town Hall Bid/Tendering Process."

In speaking to the Motion, Chair McGee questioned if local contractors could participate in the construction of the Town Hall as subcontractors, David replying yes, if the Town is aware of local contractors wishing to subcontract, we will make Chamberlain aware of them, further noting we are trying to develop a list of local suppliers.

The Committee then voted on the Motion, Carried.

C.5 Town Hall Site Access/Egress & Parking & Temporary Closure of Mill Street – SRB.10.09

Director of Planning & Building David Finbow then spoke regarding the Report identifying the existing excavation and footprint of the Town Hall and road allowances, and noting in discussions with Chamberlain that a 6 metre setback is required from the site, further noting the Town Hall needs to be kept open and accessible.

David reviewed the hoarding plan abutting the Smith property and referenced access to the current Town Hall.

David then noted the Town requires 10 visitor parking spaces and may be able to maintain 15 parking spaces.

David then noted the Staff members who are volunteer firefighters will be given priority for a parking space as well as others who access the Town Hall coming and going on a regular basis. David noted Staff are not to park at the Hester Street parking lot or at the Post Office, and noted once the boats are in the Harbour, that Staff can park at the Harbour, where Staff can walk to work. David noted that those Staff members that can cycle or walk to work, should.

David then reviewed the Mill Street reconstruction noting receipt of \$70,000 from the developer of Riverwalk for the Mill Street reconstruction, further noting a consultant was retained who suggested a retaining wall will be needed. David further noted Mill Street to South of the Georgian Trail will be reconstructed once Chamberlain is complete. David noted Council will be consulted at that time, and noted the cost could be \$250,000 which would entail replacement of water and sewer and stormwater management.

David then noted another concern is the property owners, being the single family dwellings north of the Town Hall, the new development and Thornbury Riverwalk. David further noted if Council endorses closure of Mill Street that these residents will be consulted, as well as Pipers, as soon as possible.

David noted a Traffic Management Plan will be necessary, further noting Tom Gray is currently working on the details, and will be looking at the temporary closure starting in about six weeks.

Councillor Gamble then spoke expressing concern with the Mill Street reconstruction as it relates to the Georgian Trail and questioned if the slope will be reasonable as it relates to the bridge, David replying this is unknown at this time, but will pass these concerns on to Reg who will ensure it will work.

Moved by: D.R. McKinlay Seconded by: Cameron Kennedy

THAT Council receive Staff Report SRB.10.09 with respect to “Town Hall Site Access/Egress and Parking & Temporary Closure of Mill Street for information purposes”;

AND THAT Council authorize Town staff to immediately communicate directly with potentially affected stakeholders of the temporary closing as well as provide notice to the general public in the local newspapers, Town website and other means available;

AND THAT Council enact a by-law so as to temporarily close Mill Street so as to facilitate the construction of the New Town Hall and the reconstruction of Mill Street.

In speaking to the Motion, Councillor Kennedy questioned if Staff could park at the Bay Street Campground, David replying personal security is a concern from the location.

The Committee then voted on the Motion, Carried.

C.6 Regional Cultural Mapping Project – SPS.10.02

Director of Special Projects Peter Tollefsen reviewed the Report noting the Town was contacted by the Town of Collingwood to participate in a joint application for funding for a Regional Cultural Mapping Project. Peter noted 100% of the grant was received.

Peter noted cultural mapping helps to build a base on local cultural resources that can be put on a GIS lair that can be used by the Town and County.

Peter noted he is the co-chair of the Steering Committee. Peter noted this Report is for information purposes and will further consult with the Committee and public as the project develops.

Deputy Mayor McKinlay then questioned what type of information will be identified, Peter replying locations such as the Marsh Street Centre, historical information, cultural landscape assessment information, event plans such as Jazz in the Park.

Chair McGee then spoke noting the link to the Winnipeg map included in the Report is a good example of what can be accessed. John then questioned if GTTA has a role in this project, Peter replying there is a large list being created which will include GTTA, further noting no organization should be missed.

Peter then noted the terms of reference will ask for tools that will allow us to expand the document without having to start from the beginning.

Moved by: D.R. McKinlay Seconded by: Cameron Kennedy

THAT Council receive the Staff Report SPS.10.02 titled "Regional Cultural Mapping Project"; and

THAT Council endorse participation in the Regional Cultural Mapping Project, Carried.

C.7 By-law Summary – 2009 – SRB.10.08

Director of Planning & Building David Finbow spoke noting this Report is for information purposes only. David noted complaints are rising and by-law enforcement is very busy, further noting parking fines are up significantly.

Councillor Kennedy then questioned the location of most parking infractions, David replying 75 – 85% are within the Village area.

Councillor Gamble then referenced a reduction in alarm registration revenue, David replying the revenue originally projected was \$30,000 in the first year, with \$10,000 in subsequent years and noted the revenue generated is not consistent with what was projected. David noted most alarms are at commercial properties.

David then noted alarm registrations are not paying for the staff person hired for alarm registrations for 2.5 days per week. David then noted parking tickets are up because of Municipal Law Enforcement Officers at condominium corporations, etc. David noted false dispatches by the OPP are down significantly noting the alarm registration program is successful though the revenues are not met.

Deputy Mayor McKinlay then spoke noting the alarm registration coordinator workload is not as large as projected, David replying correct, but noted the position is supporting other areas.

Councillor Gamble then made reference to parking tickets and questioned where the funding goes for those that are policing their own areas, ie. condo corporations, David replying the Town keeps 100%, further noting the Town uses paytickets.ca for payment of tickets on line. David noted the initial cost of the system was \$5000.

Moved by: D.R. McKinlay Seconded by: R.J. Gamble

THAT Council receive Staff Report SRB.10.08 "By-law Summary – 2009", unanimously Carried.

C.8 Application for Temporary Use By-law – Shaun & Fawn Talbot PL.10.18, Part Lot 14, Concession 4 – 595839 4th Line

Planner Shawn Postma reviewed the Application to permit off-road hummer tours, noting the matter was before Council in December 2009 but was deferred because of PPS issue and reference to prime agriculture lands.

Shawn noted Town Staff have determined that the lands are not prime agriculture lands so not consistent with the Provincial Policy Statement and that the Town's Official Plan and County Official Plan permit resource based recreational uses. Shawn noted an environmental impact study was completed and asked that the site have limited use during birding season.

Shawn noted the public meeting held received a number of correspondences in favour of and opposed to the Hummer Tours. Those in favour tended to be those who had been on the tour and those against tended to be those with nuisance or noise complaints. Shawn noted the tour was looked at through the trees and trails and Staff determined that the impacts were minimal. Shawn noted Staff are recommending Council allow the temporary use by-law to continue.

Moved by: D.R. McKinlay Seconded by: Cameron Kennedy

THAT the Planning & Building Committee receive Staff Report PL.10.18 "Application for Temporary Use By-law, Shaun and Fawn Talbot, Part Lot 14, Concession 4, 595839 – 4th Line, Town of The Blue Mountains"; and

THAT Council enact a Temporary Use By-law in order to permit the operation of an off-road Hummer Tour on the subject property for a maximum of three (3) years; and

THAT Council concur with the Director of Planning & Building Services that Staff Report PL.09.130, and the recommendation contained therein, be withdrawn.

In speaking to the Motion, Deputy Mayor McKinlay questioned what will happen after the 3 year period, Shawn replying a new temporary use by-law will be required or a new by-law for permanent use.

The Committee then voted on the Motion, unanimously Carried.

C.9 Permit Statistics – January 2010 – SRB.10.07

Director of Planning & Building David Finbow spoke noting the Report is for information purposes only, and noted a significant reduction in activity.

Moved by: D.R. McKinlay Seconded by: R.J. Gamble

THAT Council receive Staff Report SRB.10.07 "Permit Statistics – January 2010", Carried.

D. Minutes & Reports List - Receive/Adopt

Moved by: D.R. McKinlay Seconded by: R.J. Gamble

THAT the Committee of Adjustment Minutes of December 17, 2009 be received and adopted, unanimously Carried.

E. New and Unfinished Business

None

F. Closed Session

N/A

G. Next Meeting Date

Chair McGee noted Tony Gardner of The University of Virginia will make a special presentation to Council at the Planning & Building Committee Meeting on April 7, 2010 regarding LEAD Training.

H. Adjournment

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

THAT this Planning & Building Committee meeting does now adjourn at 10:20 pm, unanimously CARRIED.