

Minutes - Planning Committee



MEETING DATE: March 2, 2009

LOCATION: L.E. Shore Memorial Library

PREPARED BY: Stephen Keast, Clerk

A. Call to Order

- Chair Martin called the meeting to order with all members in attendance save Mayor Anderson, absent due to a previous commitment.
- Also in attendance was Chief Administrative Officer Paul Graham, Director of Planning and Building/ By-Law Enforcement David Finbow, Senior Planner Cindy Welsh, Planner Shawn Postma, Planner Bryan Pearce, Director of Recreation Shawn Everitt, Director of Engineering and Public Works Reg Russwurm, Manager of Water and Wastewater John Caswell, Director of Special Projects Peter Tollefsen, Director of Financial and Information Services Rob Cummings and Deputy Treasurer Liz Thompson.

- Approval of Agenda:

Moved by: John McGee Seconded by: Cameron Kennedy

THAT the Agenda of March 2, 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, save Councillor Gamble with regard to Agenda Item D.6, Niagara Escarpment Commission and ownership of an affected property within his extended family.

- Previous Minutes

Moved by: Cameron Kennedy Seconded by: John McKean

THAT the Minutes of February 02, 2009 be approved as circulated, including any revisions to be made, Carried.

B. Introduction of Rotary Exchange Student

Senior Planner then introduced Rotary International Exchange Student Luca Confalonieri from District 2040 – Milano, Italy. Cindy noted Luca has been in Thornbury since September on an international exchange and Cindy had invited him to the Committee meeting to further his knowledge of the area.

Director of Planning and Building/ By-Law Enforcement David Finbow then noted the applicant's agent had requested Agenda Item D.5 be deferred pending further review and Staff are requesting Agenda Item D.6 be deferred pending further review, Council concurring.

C. Public Meetings/Deputations

C.1 Application for Consent No.'s B01/2009 & B02/2009, Part Lot 12, Concession 7 – Suzanne Noble

Chair Martin then called the first joint Public Meeting to order and read the Notices of Applications for Consent B01-2009 and 02-2009, part Lot 12, Concession 7, Applicant Suzanne Noble, Agent Kathie Houghton.

Michael noted the purpose of Application B01-2009 is to consider a request to sever a 0.4 hectare vacant parcel on the south-eastern portion of the property and deed it as a lot addition to the existing 40.0 hectare rural parcel to the south, containing an existing dwelling and barn. A 15.3 hectare vacant rural parcel would be retained.

Michael then noted the purpose of Application B02-2009 is to consider a request to sever a 5.1 hectare vacant parcel on the western portion of the property and deed it as a lot addition to the existing 40.0 hectare rural parcel to the south, containing an existing dwelling and barn. A 10.2 hectare vacant rural parcel would be retained.

Michael then noted if a person or public body that files an appeal of a decision of the Council of the Town of The Blue Mountains in respect of the proposed Consents does not make written submissions to the Council of the Town of The Blue Mountains before it gives or refuses to give a provisional Consent, the Ontario Municipal Board may dismiss the appeal.

The Clerk then noted Notice of the joint Public Meeting was given in accordance with the provisions of the Planning Act and read correspondence as received from the Grey Sauble Conservation Authority and the Grey County Planning Department.

Agent Kathie Houghton then reviewed the proposed Consents, noting it is proposed that due to topography it was proposed the parcel in B01 would be deeded to the southern property as a sideyard area and the parcel in B02 is a farm field that is worked by the southern property. Kathie further noted the Niagara Escarpment Commission has informally approved issuance of N.E. Permits.

David then noted Staff would report back to Council at a later date.

As no-one further wished to speak Chair Martin declared the joint Public Meeting to be adjourned.

C.2 Application for Consent No.'s B07-2009 & B08-2009 and Zoning By-law Amendment, Lot 2, Plan 1034, Camperdown Court – Dr. Pawel Ochocinski

Chair Martin then called the final joint Public Meeting to order and read the Notices of Public Meeting for Applications for Consent B07-2009 and 08-2009 and related Application for Zoning By-law Amendment, Lot 2, Plan 1034, Applicant Dr. Pawel Ochocinski, Agent Colin Travis of Travis and Associates.

Michael noted the purpose of Application B07-2009 is to consider a request to sever a new 1,491 square metre residential parcel while retaining a 3,920 square metre residential parcel that contains an existing dwelling.

Michael then noted the purpose of Application B08-2009 is to consider a request to sever a new 2,137 square metre residential parcel while retaining a 1,783 square metre residential parcel that contains an existing dwelling.

Michael then noted the purpose of the Zoning By-law Amendment is to address a potential condition of Consent to amend Schedule "B" to the Township of Collingwood Zoning By-law No. 83-40 which establishes building envelopes for each lot along Camperdown Court as well as establishing minimum sideyard and front yard setbacks.

Michael then noted if a person or public body does not make oral or written Submissions at a public meeting to the Town of The Blue Mountains in respect of the proposed Consents or proposed Zoning By-law Amendment, the person or public body is not entitled to appeal the decision of Town Council to the Ontario Municipal Board and may not be added as a party to the Hearing of an appeal before the Ontario Municipal Board

The Clerk then noted Notice of the joint Public Meeting was given in accordance with the provisions of the Planning Act and read correspondence as received from area residents Ross and Gaye Burnett, Tom and Louise Carter, Henry Haiduk, Ken Bialkowski, Gary and Tracey Bennewies, the Grey Sauble Conservation Authority, the Niagara Escarpment Commission and the Grey County Planning Department.

Planning Consultant Colin Travis then reviewed the proposed Applications, noting Lot 2 is the target lot in Plan 1034 and the former site of a communal tile bed which was decommissioned following installation of sanitary sewer servicing.

Colin noted a Planning Justification Report has been provided together with the Applications, noting intensification and efficiency within municipal servicing systems are part of the justification based on Provincial Policy.

Colin further noted the proposed Applications would comply with the Town Official Plan.

Colin then noted the average frontage of the three proposed lots would be 18 metres, at present Lot 2 having a frontage of 57.6 metres, then comparing the proposed lots with the dimensions of other Lots in Plan 1034.

Colin then noted existing building envelopes shown in a separate schedule in Zoning By-law 83-40 are proposed to be modified through the Zoning By-law Amendment process.

Councillor McGee then questioned where the communal septic system was located on the property, Colin noting it was located on the north portion of the property.

Deputy Mayor McKinlay then questioned drainage patterns in the area, Colin noting he was not familiar with the subdivision drainage plan, Duncan noting if a watercourse traversed the property it could be reviewed, Colin noting the GSCA had referenced drainage plans.

Councillor Kennedy then questioned the communal tennis club lands, Colin noting each Lot at present has an equal share based on 13 Lots and now looking at 15 shares.

Councillor Gamble then questioned location of the existing dwelling, Colin noting it would be located on the middle proposed lot.

Duncan then questioned restrictions on the clear-cutting of the proposed lots, noting it should be addressed prior to any dwelling construction, Colin noting it

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 Solicitor, unanimous, Carried.

D.8 Short Term Accommodation Use Update - #PL.09. 21

Cindy then reviewed the Report, noting Official Plan Amendment No. 11 was approved on February 27, 2009 by Grey County.

Cindy then noted four appeals have been received regarding the STA Zoning By-laws, Duncan then questioning the timeframe of the work schedule and pending OMB Hearing, Cindy noting work was on schedule.

The Committee then dealt with the following Recommendation:

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

THAT Council does receive Planning Staff Report #PL.09.21, "Short Term Accommodation Use Update" for information purposes, unanimous, Carried.

D.9 Comprehensive Zoning By-law Review - #PL.09.20

Deputy Mayor McKinlay then questioned if working papers would follow, David noting Staff will provide information to Council on a regular basis.

Duncan then questioned when the working papers would be available to the public, David noting the information was close to being posted on the Town website and a Public Information Session scheduled.

Duncan then questioned proposed public input, David noting a PIC and Public Meeting were proposed, Duncan then questioning if further public consultation was required how much would it cost, David noting an hourly rate was built into the consultant's proposal.

David then noted it was proposed to have significant public dialogue in addition to the PIC and Public Meeting.

Chair Martin then noted it may be easier to satisfy concerns through mediation rather than litigation.

The Committee then dealt with the following Recommendation:

Moved by: John McKean Seconded by: Ellen Anderson

THAT Council does receive Planning Staff Report #PL.09.20, "Comprehensive Zoning By-law Review" for information purposes, unanimous, Carried.

D.10 Request for Draft Plan Extension File No. 42-CDM-2006-01, Far Hills, Park Lots 11 and 10, NE of Alfred Street and SW Alice Street #PL.09.16

The Committee then dealt with the following Recommendation:

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

THAT Planning Committee does receive Planning Staff Report PL.09.16, "Request for Draft Plan Extension, File No. 42-CDM-2006-01, Far Hills, Park Lots

Moved by: D.R. McKinlay

Seconded by: John McGee

THAT Council does receive Planning Staff Report #PL.09.25, "Green Energy and Green Economy Act, 2009" for information purposes, unanimous, Carried.

D.13 Planning Application Fees & Charges - #PL.09.26

The Committee then dealt with the following Recommendation:

Moved by: John McKean

Seconded by: Cameron Kennedy

THAT Council receive Staff Report #PL.09.26, "Planning Application Fees & Charges", and that Council confirm that it is their desire that Planning Application Fees & Charges be developed on the basis of full cost recovery.

In speaking to the Motion, Deputy Mayor McKinlay questioned if Staff would now report back with proposed fees, David replying Staff would now research cost recovery fees and report back.

Duncan then questioned timing given other projects, David noting the task would be completed in conjunction with other work.

Councillor Gamble then noted a further review of fees soon after a 2008 review may be too soon in the public's mind, David noting the November, 2008 review was not comprehensive and it was not proposed to review fees for major Official Plan and Zoning Amendments and Site Plan Agreements.

Bob then noted there had been successive reviews of Planning fees since 2007.

Deputy Mayor McKinlay then noted cost recovery for development applications would lessen impact on taxpayers, further noting Council had to be very clear if it was intended to pass all costs on or if there was to be an element of general economic development included in the review of applications.

David then noted comparison of Planning fees back to 2007 could be shown as well as a portion of fees that could be absorbed by taxation.

Chair Martin then noted there is policy in the Official Plan that notes development would pay for development and if Council wished to revise that it should be made clear.

The Committee then voted on the Recommendation, unanimous, Carried.

D. Minutes for information purposes

1. Committee of Adjustment – November 27, 2008
2. Committee of Adjustment – January 15, 2009

E. Next Meeting Date

April 6, 2009

F. Adjournment

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

Moved by: Cameron Kennedy Seconded by: John mcGee

THAT this Planning Committee meeting does now adjourn, Carried.