

## Minutes - Planning & Building Committee



**MEETING DATE:** March 7, 2011

**LOCATION:** L.E. Shore Memorial Library

**PREPARED BY:** Corrina Giles, Town Clerk

### A. Call to Order

- Chair McKinlay called the meeting to order with designated Committee members Councillor Gamble and Martin in attendance, Councillor Ardiel absent due to vacation.
- Also in attendance was Director of Planning and Building David Finbow, Planner Shawn Postma, Planner Bryan Pearce
- Approval of Agenda:

Moved by: R.J. Gamble                      Seconded by: Michael Martin

THAT the Agenda of March 7, 2011 be approved as circulated, including any revisions to be made, Carried.

- No member declared a pecuniary interest with regard to any matter listed on the Agenda.
- Previous Minutes

Moved by: Michael Martin                      Seconded by: R.J. Gamble

THAT the Minutes of February 7, 2011 be approved as circulated, including any revisions to be made, Carried.

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

#### **B.1 Notice of Public Meeting – Plan of Condominium, Official Plan Amendment & Zoning By-law Amendment Part Lot 26, Concession 6 – 2220740 Ontario Inc. (Rompsen)**

Chair McKinlay read the Notice of Public Meeting to consider an Application for Plan of Condominium, Official Plan Amendment and Zoning By-law Amendment.

Duncan noted the purpose of this Public Meeting is to consider a request by the applicant to develop a new thirty (30) lot Plan of Condominium for single detached homes and to consider the proposed Official Plan Amendment and Zoning By-law Amendment on the Subject Lands.

Duncan noted the purpose of the proposed Official Plan Amendment is to increase the maximum number of permitted residential dwelling units on the lands from 12 to 30;

Duncan further noted the purpose of the proposed Zoning By-law Amendment is to permit the proposed 30 lots to front upon and have direct access to a private condominium road rather than a public street. A request to lift the Holding '-h' symbol from the lands has also been submitted.

Duncan noted the effect of the proposed Official Plan and Zoning By-law Amendments is to permit the development of the subject lands for 30 single detached houses, a stormwater management pond, a 6.0 metre trailway and open space blocks.

Duncan noted in support of these applications are a Planning Justification Report, Preliminary Servicing and Stormwater Report, Archaeological Study and Draft Plans, Site Plan and Concept Plans.

The subject lands of this By-law are legally described as Part Lot 26, Concession 6; Town of The Blue Mountains.

Duncan confirmed that the Corporation of the County of Grey has delegated the holding of the Public Meeting for the Plan of Condominium application to the Corporation of the Town of The Blue Mountains;

Duncan noted any person may attend the Public Meeting and/or make written or verbal representation either in support of or in opposition to the proposed Plan of Condominium, Official Plan Amendment or Zoning By-law Amendment. The written and/or verbal representations will be reviewed prior to decisions being made with respect to the amendment.

Duncan noted if a person or public body that files an appeal of a decision of the County of Grey and/or the Town of The Blue Mountains in respect to the proposed Plan of Condominium, Official Plan Amendment or Zoning By-law Amendment and does not make a written or oral submission at the Public Meeting the person or public body is not entitled to appeal the decision of the County of Grey or 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 read correspondence from the Niagara Escarpment Commission, Ministry of Transportation, Grey Sauble Conservation Authority, Bruce Grey Catholic School Board, Grey County Planning, Rogers, Union Gas, James Lister, Tom Carter, Douglas Tipple, Robert Millward, Don Liddiard and Craig Goodman.

Planner Shawn Postma reviewed the Application noting each correspondence will be addressed when Staff report back to the Planning and Building Committee, together with comments from this evening's meeting.

Shawn then reviewed the location of the development proposal and noted identified the reports received in support. Shawn noted the application is deemed complete.

Shawn then reviewed the current status of the property, noting it is currently zoned 'R3-h' and designated Estate Residential with a maximum of 12 units proposed on the site.

Shawn reviewed the Planning review concerns, including the proposed density, character, buffer, standards, water and sewer servicing, stormwater management pond design and trail connectivity.

Glenn Broll, of Glenn Schnarr & Associates Inc. spoke noting he is representing the Applicant. Glenn noted previous approvals had proposed 12 lots, being long and narrow lots and noted no offers were received on any of the 12 lots. Glenn then noted the market and servicing was a constraint for the previous lot design.

Glenn then noted the R3 zoning is applied in the new design and spoke to railway block and the reason for the internal condominium road. Glenn noted Old Lakeshore Road will be upgraded and noted the stormwater pond is a necessity, then identifying the proposed location for the stormwater pond. Glenn noted a cul-de-sac is proposed that will accommodate a snowplow.

Glenn then addressed the Niagara Escarpment concerns and noted no designs have been proposed until the approval is received by the applicant.

Chair McKinlay then questioned the drainage along Camperdown Court and how it will be addressed, Glenn replied that overall sheet flow will flow down and around the subdivision to the east or to the stormwater management pond.

Doug Tipple, resident, then spoke identifying his home in relation to the proposed road that would allow egress to the subdivision noting the headlights would shine directly into his house. Doug then questioned if a Traffic Impact Statement has been completed, Glenn replying that the traffic would be low. Doug then questioned if the stormwater pond would be fenced or if it would be a dry stormwater management pond, Glenn replying the stormwater management pond would be wet and noted the banks would be planted and there would be a bank. Glenn noted the applicant will meet with the municipality to determine what the municipality requirements are in this regard, noting the possibility of a chain link fence around the pond. Doug then noted he has concern with the proposed density and noted the character of the subdivision is contrary to the official plan.

Craig Goodman, property owner in the area, spoke questioning the vision for Old Lakeshore Road, Glenn replying Old Lakeshore Road will continue as a rural road, but will be improved. Shawn noting this is identified in the official plan that Old Lakeshore is to remain at a rural standard. Duncan then questioned if this development is deferred beyond the current official plan if the development could change, Shawn replying yes.

Craig then questioned the proposed density, Glenn replying that the current official plan designates density in this area at one to five units per hectare, further noting this is a residential development on a rural road. Shawn noted this is an estate residential development.

Councillor Martin then spoke questioning the requirements of Exception 19, Shawn replying this is the development criteria for Camperdown. Michael then noted the Town's Official Plan discourages Official Plan Amendments and noted the public's concern with density should be a concern for Council. Michael then noted Council needs to be clear in its policies.

Tom Carter, resident in the area, spoke identifying his properties in relation to the proposed subdivision. Tom noted the proposal will devalue his property on Lakeshore and noted he is concerned with the proposed density, backlotting on Lakeshore, and drainage. Tom questioned who will benefit from the increased density and noted there is a surplus of housing on the market now. Tom noted the Town is seeking affordable housing and noted this development will not be affordable.

Tom then noted the developer should stay with the original plan of 12 estate residential lots and noted if the proposed development continues, his property will have 4 back lots bordering the east border of his lot.

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

## **B.2 Notice of Application & Public Meeting – Zoning By-law Amendment Lots 2 to 14 and 16, Registered Plan 1035 – Cedar Run Corporation**

Chair McKinlay read the Notice of Application & Public Meeting to consider a Zoning By-Law Amendment.

Duncan noted the purpose of the requested Zoning By-law Amendment is to permit additional uses on the portion of the subject lands zoned C4-12-h with such additional uses being “Outdoor Special Events” such as rodeos, dog shows, car shows, festivals or sporting contests. It is noted that the uses currently permitted are horse show(s).

Duncan noted the effect of this By-law, if enacted, is to expand upon the permitted uses on the subject lands zoned Recreational Commercial Zone C4-12-h. No changes are proposed to the portion of the lands zoned Hazard Zone “H”.

Duncan noted the subject lands of this By-law are owned by The Cedar Run Corporation and are comprised of Lots 2 to 14 and 16, Registered Plan 1035 and those lands dedicated as public highways within Registered Plan 1035. These lands are locally described as being located to the southwest of the intersection of Grey Road 2 and Clark Street.

Duncan noted any person or agency may attend the Public Meeting and/or make written or verbal representation either in support of or in opposition to the proposed Amendment.

Duncan noted if a person or public body does not make oral submissions at a public meeting or make written submissions to the Corporation of the Town of The Blue Mountains before the by-law is passed, the person or public body is not entitled to appeal the decision of the Corporation of the Town of The Blue Mountains Council to the Ontario Municipal Board.

Duncan noted if a person or public body does not make oral submissions at a public meeting, or make written submissions to the Corporation of the Town of The Blue Mountains before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

Duncan noted at this public meeting, Council seeks to receive comments to aid in their decision making process. It should be noted that a decision on this Application will not be made at this Public Meeting. The Planning Services Division will bring recommendations forward to a future Planning & Building Services Committee Meeting following this public meeting.

The Clerk then read correspondence from Grey County Transportation and Public Safety Department, Grey County Planning and Development Department, Ministry of Transportation, Roger and Sid Dykstra, and Marion (Betty) Maier

Director of Planning and Building David Finbow spoke reviewing the Notice of Application noting this application does not include the two farms to the south. David confirmed the application, in error, included an individual property along Grey Road 2, but confirmed this has been rectified.

David reviewed the history of the application and the previous land use approvals and horse park approvals.

David noted the interim use permitted one temporary horse show/event per calendar year with no new buildings or structures.

David reviewed the horse park planning approvals, referencing the June 2009 Site Plan Agreement.

David then reviewed the current Application noting it includes permits to hold outdoor special events on the lands. David then noted the issues yet to be addressed include traffic, parking, noise, stormwater management and lighting. David confirmed this meeting is to receive comments only.

Dave Slade, Consultant, then spoke noting he is representing the applicant, Peter Lush, and confirmed he and Peter are aware of the issues.

Clinton Stredwick, Consultant, then spoke on behalf of Peter Lush. Clinton identified the parking areas noting 2150 vehicles can be accommodated and identified the access points to the property. Clinton noted there are few conflicts for the neighbouring areas as this site is in an industrial area. Clinton noted water and sewer will be on a temporary basis, per event.

Clinton then reviewed the proposal and identified the definition of an outdoor special event.

Clinton then reviewed the suggested policy to address issues that may arise from special events, including maximum attendance, including large event permit requirements.

Clinton noted the site plan agreement will address issues such as a traffic control plan, fencing, and baffling to mitigate sound.

Councillor Martin then spoke questioning if the Ontario Municipal Board has approved Official Plan Amendment #10, David replying yes.

Michael then questioned if the roads on the property are still under the old plan of subdivision and confirmed the municipality has not spent any money on them, David replying that is correct.

Michael then questioned if the original zoning will be expanded, David replying that is correct.

Chair McKinlay then spoke questioning if an Environmental Assessment has been completed and questioned the timing, David replying in 2010 a Report went to the Infrastructure and Recreation Committee with respect to the provisions in the Site Plan Agreement that the Town would proceed with improvements to the intersection at Clark Street and County Road 2, but noted the Infrastructure and Recreation Committee reconsidered this and noted the Environmental Assessment is being reconsidered for the broader area with the land exchange being put aside.

Jim Farmilo, Vice President of the Chamber of Commerce spoke noting tourism is a large industry in the area and is hopeful the Committee will support the application, subject to approvals. Jim noted an outdoor setting is very complimentary to the area and will increase the tourism market in this area and the spinoff to the Thornbury Clarksburg area will be beneficial. Jim then encouraged the Committee to consider the application and move forward.

**B.3 Notice of Application & Public Meeting - Consents B12-2010 to B15-2010 & Zoning By-law Amendment  
Part Lot 10, Concession 5 - 2117568 Ontario Inc. (Monaghan)**

Chair McKinlay read the Notice of Application for Consent, File No. **B12-2010** noting the owner of the property is 2117568 Ontario Inc, c/o Norris Monaghan and the Agent is Kris Menzies, MHBC Planning.

Duncan noted the purpose of this consent is to consider a request to sever a 6.5 hectare vacant rural residential parcel on the south-western portion of the property; while retaining a 75.6 hectare rural agricultural parcel, containing an existing dwelling and two barns. This consent is submitted in conjunction with Consent Applications Nos. B13-2010, B14-2010 and B15-2010, the legal description being Part Lot 10, Concession 5.

Duncan noted the severed parcel has a frontage of 395.0 m., a depth of 171.0 m and an area of 6.5 hectares. Duncan noted the retained parcel has a frontage of 592.9 m., a depth of 988.0 m. and an area of 75.6 hectares.

Duncan noted the property has access on an Open and Maintained Municipal Road (4<sup>th</sup> Line) and Open and Maintained County Road (Grey Road 19)

Duncan noted there is no municipal water and no municipal sewer on the lands

Duncan noted the land is not subject to an application for an Official Plan Amendment and is subject to a Zoning By-law Amendment.

Duncan 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 consent 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.

Duncan noted at this public meeting, the Town seeks to receive comments to aid in our decision making process. It should be noted that a decision on this Application will not be made at this public meeting. The Planning Division will bring recommendations forward to a Council Meeting at a future date following this public meeting.

Chair McKinlay then read the Application for Consent **B13-2010** noting the Owner/Applicant is 2117568 Ontario Inc, c/o Norris Monaghan, and the Agent is Kris Menzies, MHBC Planning.

Duncan noted the purpose and effect of this consent is to consider a request to sever a 3.5 hectare vacant rural residential parcel on the south portion of the property; while retaining a 72.1 hectare rural agricultural parcel, containing an existing dwelling and two barns. Duncan noted this consent is submitted in conjunction with Consent Applications Nos. B12-2010, B14-2010 and B15-2010. Duncan noted the legal description is Part Lot 10, Concession 5.

Duncan noted the severed parcel has a frontage of 218.0 m., a depth of 148.0 m. and an area of 3.5 hectares. Duncan noted the retained parcel has a frontage of 592.9 m., a depth of 728.0 m. and an area of 72.1 hectares.

Duncan noted the property has access on an open and maintained Municipal Road (4<sup>th</sup> Line) and an open and maintained County Road (Grey Road 19).

Duncan noted the property does not have municipal water or municipal sewer. Duncan noted the land is not subject to an official plan amendment and is subject to a zoning by-law amendment

Duncan noted all property owners within 120 metres (legislation requires 60 metres) of the subject land are hereby notified of the above application for consent.

Duncan 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 consent 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.

Chair McKinlay then read the Application for Consent, File No. **B14-2010**, noting the owner/applicant is 2117568 Ontario Inc, c/o Norris Monaghan, and the agent is Kris Menzies, MHBC Planning.

Duncan noted the purpose of this consent is to consider a request to sever a 1.6 hectare vacant rural residential parcel on the south portion of the property; while retaining a 70.5 hectare rural agricultural parcel, containing an existing dwelling and two barns. Duncan noted this consent is submitted in conjunction with Consent Applications Nos. B12-2010, B13-2010 and B15-2010. The legal description of the property is Part Lot 10, Concession 5. The severed parcel has a frontage of 108.0 m., a depth of 148.0 m. and an area of 1.6 hectares, the retained parcel has a frontage of 592.9 m., a depth of 620.0 m. and an area of 70.5 hectares.

Duncan noted the property has access on an open and maintained Municipal Road (4<sup>th</sup> Line) and an open and maintained County Road (Grey Road 19).

Duncan noted the property does not have municipal water or municipal sewer. The land is not subject to an application for an Official Plan Amendment and is subject to a Zoning By-law Amendment.

Duncan 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 consent 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.

Duncan then read the Application for Consent, File **B15-2010**, noting the owner/applicant is 2117568 Ontario Inc, c/o Norris Monaghan, agent Kris Menzies, MHBC Planning.

Duncan noted the purpose of this consent is to consider a request to sever a 2.0 hectare vacant rural residential parcel on the south portion of the property; while retaining a 68.5 hectare rural agricultural parcel, containing an existing dwelling and two barns. This consent is submitted in conjunction with Consent Applications Nos. B12-2010, B13-2010 and B14-2010.

Duncan noted the legal description of the property is Part Lot 10, Concession 5. The severed parcel having a frontage of 137.0 m., a depth of 148.0 m., and an area of 2.0 hectares. The retained parcel has a frontage of 592.9 m., a depth of 483.0 m. and an area of 68.5 hectares.

Duncan noted the property has access on an open and maintained Municipal Road (4<sup>th</sup> Line) an open and maintained County Road (Grey Road 19). The property does not have municipal water or municipal sewer. The property is not subject to an Official Plan Amendment but is subject to a Zoning By-law Amendment.

Duncan then read the Notice of Application and Public Meeting to Consider a Zoning By-Law Amendment.

Duncan noted the purpose of this By-law is to address a potential condition of Consent on Applications B12-2010, B13-2010, B14-2010 and B15-2010. The consent applications propose to sever four vacant rural residential parcels ranging in size from 1.6 hectares to 6.5 hectares; while retaining a 68.5 hectare rural agricultural parcel, containing an existing dwelling and two barns. If the Consent is granted, a Zoning By-law Amendment would be required to rezone the four severed rural residential parcels to a rural residential zoning and to

protect the environmental constraints that exist on the subject lands from development, utilizing the Hazard Zone.

Duncan noted the effect of this By-law is to rezone the lands from General Rural Zone to the General Rural Zone, Rural Estate Residential Zone, Rural Estate Residential Exception Zone and the Hazard Zone.

Duncan noted the subject lands of this By-law are owned by 2117568 Ontario Inc., c/o Norris Monaghan, and are legally described as Part Lot 10, Concession 5; Town of The Blue Mountains. These lands are locally described as being located on the northwest corner of the intersection of the 4<sup>th</sup> Line and Grey Road 19 with a civic address of 595584 4<sup>th</sup> Line.

Duncan noted any person or agency may attend the Public Meeting and/or make written or verbal representation either in support of or in opposition to the proposed Amendment.

Duncan noted if a person or public body does not make oral submissions at a public meeting or make written submissions to the Corporation of the Town of The Blue Mountains before the by-law is passed, the person or public body is not entitled to appeal the decision of the Corporation of the Town of The Blue Mountains Council to the Ontario Municipal Board.

Duncan noted if a person or public body does not make oral submissions at a public meeting, or make written submissions to the Corporation of the Town of The Blue Mountains before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

Planner Bryan Pearce spoke reviewing the Applications and identified the minimum distance separation, then reviewed the zoning by-law amendment requirements. Bryan noted the Planning Report and Environmental Impact Study has been received.

Bryan reviewed the consent applications and issues of the County of Grey. Bryan identified the significant woodlands and associated lands and identified the threatened species including Butternut trees, Bobolink birds and Golden Winged Warbler birds.

Kris Menzies, of MHBC Planning spoke on behalf of the Applicant and identified the land severance plan, noting B14-2010 is short of the lot size because of the hedgerows and would require a zoning by-law amendment.

Mike Hensell of Hensell Design Group spoke noting there are no karst issues on the serviced areas, and noted the Bobolink and Warbler birds require habitat within the property and noted he will explore this during the summer months, further noting there could be limited habitat for these birds.

Mike then referenced Grey County OPA#80 and noted this is official plan amendment is not in force and effect so comments from the Conservation Authority are premature at this time.

Mike then noted the breeding bird issue is the only issue left to be addressed and will be addressed this summer.

Councillor Gamble then questioned the quality of the agriculture lands, Duncan replying this land has very shallow soils.

Councillor Martin then questioned the current zoning for the lands, Bryan replying this is in the developable areas of proposed lots and will be developed as rural

residential, with the treed areas being zoned hazard that will preclude development on sites.

Michael then questioned why this property is being severed into 5 lots, Kris replying this is for estate planning purposes, Duncan noting this is in accordance with the County.

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

## **C. Deputation**

N/A

## **D. Staff Reports as circulated**

### **D.1 Building Permit Statistics – January 2011 – B.11.16**

Moved by: R.J. Gamble                      Seconded by:                      Michael Martin

**THAT Council** receive Staff Report B.11.16 “Permit Statistics – January & February 2011” for information purposes, Carried.

### **D.2 Application for Consent B18-2010 and Zoning By-law Amendment – P.11.26, Part Lot 23 & 24, Concession 3 – Stan Back**

Moved by: Michael Martin                      Seconded by:                      R.J. Gamble

THAT Council receive Planning Staff Report PL.11.26, “Application for Consent B18-2010 and Zoning By-law Amendment, Stan Back, Part Lot 34 and 24 Concession 3, Town of The Blue Mountains”;

THAT Council grant Application for Consent File Numbers B18-2010 subject to the following conditions:

1. A Zoning By-law Amendment to:
  - a. Re-zone the severed and retained lands from the General Rural ‘A2’ and Residential ‘R3’ zone to the Estate Residential ‘ER-228’ zone.
  - b. To establish Exception No. 228 that these lands shall only be used for one single detached dwelling on one lot as existing on the date of passing of this By-law.
2. Obtaining an Entrance Permit to the satisfaction of the Ministry of Transportation.

THAT Council grant a Zoning By-law Amendment to rezone the subject lands from the General Rural ‘A2’ and Residential ‘R3’ zone to the Estate Residential ‘ER-228’ zone, Carried.

### **D.3 Land Use Planning Guide for Businesses – PL.11.27**

Moved by: R.J. Gamble                      Seconded by:                      Michael Martin

**THAT Council** receive Staff Report PL.11.27 for information purposes, Carried.

**D.4 Niagara Escarpment Commission Development Permit Application  
– PL.11.24, East Part Lot 19, Concession 6 – 576196 5<sup>th</sup> Line  
Brian & Kaley Roy**

Moved by: Michael Martin      Seconded by: R.J. Gamble

THAT Council receive Planning Staff Report PL.11.24, “Request for Comments – Niagara Escarpment Commission: Development Permit Application File No. G/R/2010-2011/9150 – Brian and Kaley Roy; East Part Lot 19, Concession 6; 576196 5<sup>th</sup> Line; Town of The Blue Mountains”; and

THAT Council advise the Niagara Escarpment Commission that the Town conditionally has no objection to the Development Permit Application on a 15.4 hectare (37.94 acre) existing lot to:

1. Construct a 1 storey, 74.4 square metre (800 square foot) accessory building (driveshed), having a maximum height of 6 metres (20 feet);
2. Construct 2 store pillars, 2 metres (6 feet) high, each with a 1 metre (3 foot) high wing wall at the driveway entrance; and
3. Extend the driveway.

The Town’s comments to the Niagara Escarpment Commission on this Development Permit Application shall be subject to the following conditions:

1. That a Visual Impact Assessment be submitted to the satisfaction of the Niagara Escarpment Commission to ensure that adequate natural screenings is provided to protect the natural views of the escarpment slope and subsequently incorporated into the landscaping plan.
2. That the proponent conducts a karst topography investigation to determine if shallow overburden with karst topography does exist in the development area, to the satisfaction and clearance of the Niagara Escarpment Commission.
3. That Building Permit(s) must be obtained from the Town of The Blue Mountains Building Division for the development proposal prior to the onset of construction, Carried.

**D.5 Noise By-law Exemption – Canadian Cancer Society Relay For Life  
@ Beaver Valley Community School (189 Bruce Street South)  
B.11.14**

Moved by: Michael Martin      Seconded by: R.J. Gamble

**THAT COUNCIL** receive Staff Report B.11.14 and does hereby support and endorse the proposed Relay For Life event to be held at the Beaver Valley Community School, 189 Bruce Street South, on July 15 and 16, 2011, as a Community Event promoting charitable objectives and as such be exempt from the provisions of the Town’s Noise By-law with written notice being provided to neighbouring property owners, Carried.

**D.6 Niagara Escarpment Commission Development Permit Application  
– PL.11.25, West Part Lot 7, Concession 2, Parts 4 and 6,  
RP 16R-2236; 6<sup>th</sup> Sideroad; Kevin Bambrough**

Planner Kathy Houghton spoke noting she is representing the Applicant and noted she is concerned with the conditions imposed. Kathy noted she has reviewed the Application with the Niagara Escarpment Commission and confirm they have no significant issues with no constraints to development based on the



Director of Planning and Building David Finbow spoke noting this property is a residential property and noted the property owner has been requested to change the angle of the motion light.

Moved by: Michael Martin      Seconded by: R.J. Gamble

That the email correspondence from Erik Bostrom be received for information by the Planning and Building Committee, Carried.

#### **G. Upcoming Public Open Houses/Public Meetings**

- G.1 Public Open House – Georgian Gate – March 26<sup>th</sup>, 2011 – Craighleith Community Centre.
- G.2 Public Meeting – Urban Design Guidelines – April 2<sup>nd</sup>, 2011.
- G.3 Public Meeting – Georgian Gate – April 4<sup>th</sup>, 2011.

#### **H. Next Meeting Date**

April 4, 2011.

#### **I. Adjournment**

Moved by: R.J. Gamble      Seconded by: Michael Martin

THAT this Planning & Building Committee meeting does now adjourn, Carried.