

Mayor Anderson/Noel called the Special Meeting to order with all members in attendance save Councillor Ardiel, absent due to a previous commitment.

Ellen then explained the Special Meeting was to deal with various and outstanding development matters and Council business.

Council then dealt with the following Resolution:

Resolution No. 1

Moved by: Wayman Fairweather
Seconded by: R. J. Gamble

THAT this Council do now move into closed session in order to address matters pertaining to discussion of an Ontario Municipal Board Hearing scheduled for March, 2004 with regard to appeals of development applications made by Castle Glen Development Corporation and a possible negotiated settlement;

AND litigation or potential litigation, including matters before administrative tribunals, affecting the Town;

AND the receiving of advice that is subject to solicitor/client privilege, including communications necessary for that purpose;

AND that Development Services Manager Peter Tollefsen, Financial Analyst-Capital Projects Jeff Brydges, Environment Services Superintendent John Caswell, Planner Rob Armstrong and Clerk Stephen Keast be requested to attend.

CARRIED...

Town Solicitor Roger Beaman and Councillor Ardiel attended the meeting during closed session.

Council moved In-camera at 5:40 p.m.
Council rose from In-camera to public session 7:05 p.m.

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 this By-law is to satisfy a request by the applicant to construct a new retail commercial building with accessory residential uses on the second floor closer to the street line than the by-law currently permits on a vacant lot abutting Bruce Street North adjacent to the Georgian Trail.

The effect of this By-law is to amend the General Commercial C2-2 Zone as it applies to these lands changing the limitation of the uses to permit only retail stores, business and professional offices and service commercial uses and reducing the front yard setback abutting Bruce Street to 3.0 metres and reducing the sideyard for parking space purposes to 0.3 metres. The land will also be subject to an agreement for cash in lieu of parking as permitted by Section 40 of the Planning Act.

The lands affected by this Amendment are comprised of Lot 91, Plan 1023 (formerly in the Town of Thornbury).

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 Anne Bochna, Helga Kessler, Vitas

and Helen Puodziunas and Monika Luger-Morocutti and the G.S.C.A.

Mayor Anderson/Noel then asked if anyone wished to speak to the proposed By-law.

Town Planner Jim Uram then recommended the By-law be deferred at this time pending resolution of certain matters.

Councillor Gamble then noted erosion concerns were found south of the former trestle bridge, the subject lot being north of the trestle bridge.

Planner Colin Travis then spoke in support of the proposed By-law, noting an existing survey had been utilized which apparently differed from the present location of the Beaver River, adding any concerns noted with regard to the application could be reviewed and addressed.

Councillor Gamble then questioned requested parking relief, Jim noting relief was sought on the south side of the property, Bob noting parking would be required for users of the Georgian Trail in this location, rather than for any commercial or residential use on the adjacent lands.

Jim noted on-site parking would be provided for the proposed uses in the amount of two spaces, any additional requirement to be cash-in-lieu of provision of parking spaces.

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 the Public Meeting was to consider Application for Consent, File No. B07/2004, applicants Murray and Elizabeth Scott.

Ellen explained the purpose and effect were to create a new 20 hectare residential parcel and retain a 20 hectare parcel containing a residence, drive shed and two barns.

The lands are described as Lot 21, Concession 6.

Ellen then noted the severed parcel would have a frontage of 670 metres and area of 20 hectares while the retained parcel would have a frontage of 305 metres and area of 20 hectares, both having access on an open and maintained Municipal Road.

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 Richard Bowden, the Grey-Bruce Health Unit, the G.S.C.A., the N.E.C., the Grey County Planning and Development Department and Town Planning Staff.

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

Town Planner Rob Armstrong then noted the Karst feature test required by Grey County would be a consideration of any N.E. Development Control Permit, Deputy-Mayor McKinlay noting he did not believe the Karst feature was located under the subject 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 this By-law is to satisfy a request by the applicant to construct an in-ground swimming pool, pool house and associated pool structures partially within the Hazard H zone.

The effect of this By-law is to provide a site specific exception to the uses permitted in the Hazard H zone to permit a maximum 75 square metre in-ground swimming pool, 25 square metre pool house, and associated pool structures to be located within the Hazard H zone.

An amendment to the existing Site Plan Agreement will also be required to facilitate this proposed development.

The subject lands are comprised of Block 10, Plan 1124.

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

Mayor Anderson/Noel then asked if anyone wished to speak to the proposed By-law.

Town Planner Rob Armstrong then noted the By-law could be considered at a later meeting, featuring a 6 metre setback from the water course as requested by the G.S.C.A..

Co-applicant Peter Swinton then spoke in support of the amendment.

Rob noted the development was subject to an O.M.B. Decision that approved the development including the setting aside of open space blocks and preservation of existing vegetation, the proposed pool site reducing unnecessary vegetation removal.

Area resident Keith Latimer then spoke, questioning the location of the pool in the Hazard zone as it would equate to a foundation in a Hazard area that would not otherwise allow any buildings.

Rob noted the G.S.C.A. had reviewed and approved the proposal, Mr. Latimer noting swimming pools were identified as a grey area by the G.S.C.A. as representing a foundation although a building would not be permitted.

Rob noted it was an issue of health and safety as well as ecological in terms of considering a building such as a residence in a Hazard area, Mr. Latimer noting intrusion into Hazard areas are the thin edge of development pressures.

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

Mayor Anderson/Noel then called the Council meeting to order with Councillor Fairweather assuming the Chair as Council reviewed various Development Services matters in a Committee of the Whole format.

Town Planner Rob Armstrong then reviewed N.E. Development Permit Applications G/R/2003-2004/9165 Henry Gilas and G/R/2003-2004/9171, Town of The Blue Mountains.

Town Planner Jim Uram then reviewed a request for Site Plan Approval, Zwart's Topsoil, with regard to a proposed operations building.

Jim then reviewed a Memo on the "White Paper on Watershed-based Source Protection Planning".

Rob then reviewed Planning Report S.R.PL.11.04, Craigleith Ski Club Plan of Subdivision and Condominium.

Rob noted that landscaping buffers and setback characteristics were reviewed with area residents

following the previous Public Meeting, with some degree of acceptance by the residents.

Rob then reviewed a Planning Memo dated March 1, 2004 addressing current status of the previously considered Joseph Arfin zoning by-law amendment application.

Rob noted the applicant now agreed to remove any encroachment from the garage past the lot line if a By-law was passed allowing a zero setback, this proposal eliminating any concern with any future municipal servicing installation on the lane in terms of encroachment.

Councillor Ardiel questioned of the applicant was willing to remove part of the building, should Council not now request the full, original setback be considered.

Rob noted the zero lot line issue was not as serious here as in certain other locations as the applicant has the right of passage over the fronting block "A" to allow access for any building maintenance requirements.

Rob noted the applicant requested the matter be again considered by Council, area resident Don Andrews requesting the matter be deferred pending further review, Council agreeing to consider the matter in one week.

Rob then reviewed the Historic Snowbridge Phase 2B Subdivision Agreement.

Council then considered a request to rename Kenwood Drive to Lora Bay, Council concurring to initiate the public process for such a road name change.

Council then reviewed a Building Space Needs Analysis from the Property Committee.

Council then received the Development Review Committee minutes of February 5, 2004.

Mayor Anderson/Noel then assumed the Chair and Council then dealt with the following Resolutions:

Resolution No. 2

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

THAT the Accounts in the amount of \$520,833.34 be submitted to the Treasurer for payment. (Less any accounts authorized by separate Resolution.)

CARRIED...

Resolution No. 3

Moved by: Wayman Fairweather
Seconded by: G. Ardiel

THAT this Council does hereby authorize The Ventin Group to proceed with a Building Space Needs Analysis as considered by the Property Committee for the Town Administration Office in the submitted amount of \$7,800.00, it being noted the Property Committee received and reviewed proposals from three consultants and the Committee recommends Council accept the proposal as submitted by The Ventin Group.

CARRIED...

Resolution No. 4

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

THAT this Council would support N.E. Development Permit Application G/R/2003-2004/9165, applicant Henry Gilas, part Lot 12, Concession 8, proposing to construct a 1 1/2 storey, 280 square metre accessory storage building on an existing 30 hectare lot, and further does adopt a Planning Report dated March 1, 2004 and supports the Recommendations contained therein.

CARRIED...

Resolution No. 5

Moved by: Harold Holden
Seconded by: John McKean

THAT this Council would support N.E. Development Permit Application G/R/2003-2004/9171, applicant Town of The Blue Mountains, part Lot 18, Concession 2, proposing to construct a third potable water reservoir at the Town's existing reservoir site, to be completely buried with the exception of a small rectangular shared area at the southeast corner to allow venting and access, and further does adopt a Planning Report dated March 1, 2004 and supports the Recommendations contained therein.

CARRIED...

Resolution No 6

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

THAT this Council does hereby grant a minor modification to Site Plan Approval previously authorized by Resolution No. 19 of September 8, 2003, applicant Zwart's Topsoil and Landscape Supplies Ltd., under which a new industrial building would be constructed at part Lot 1, Plan 1035, the building now proposed to have a reduced floor area of 340 square metres, subject to satisfactory comment being received from the Ministry of Transportation.

CARRIED...

Resolution No. 7

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

THAT this Council does hereby receive and adopt Planning Report S.R.PL.11.04, "Application for Plan of Subdivision, Plan of Condominium and Zoning By-law Amendment, Part Lot 20, Concession 3, County of Grey Files No. 42T-86007, 42CDM-2003-06, Craigleith Ski Club", and further does support the Recommendations contained therein as amended with Planning Report.

CARRIED...

Resolution No. 8

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

THAT this Council does receive and adopt a Planner's Report titled "Application for Rezoning - Reduction of Side Yard Requirement", Lots 12 and 13, Plan 377, applicants Joseph and Sandra Arfin, dated November 17, 2003 and further does receive and adopt Addendum Planning Report S.R.PL.03.01 dated December 8, 2003 and does support the Recommendations contained therein, being that Council adopt the proposed Zoning By-law Amendment to permit a 0.0 metre side yard setback conditional upon the comments contained in the Reports.

In speaking to the Motion Councillor Ardiel moved consideration of the Reports be deferred until such time as the Zoning By-law Amendment is considered, Councillor Fairweather seconding the verbal Resolution, Council concurring.

TABLED...

Resolution No. 9

Moved by: G. Ardiel
Seconded by: Wayman Fairweather

THAT this Council does hereby authorize the Mayor and Clerk the execute an Amending Subdivision Agreement with Westbrook Development Corporation for the Phase 2a Lands being Block 1, Registered Plan 1120 to address the establishment of a turning lane on County Road 19 in accordance with the terms of a Master Development Agreement.

CARRIED...

Resolution No. 10

Moved by: G. Ardiel
Seconded by: Wayman Fairweather

THAT this Council does hereby authorize the Mayor and Clerk to execute an Agreement with Westbrook Development Corporation detailing the terms and conditions under which Historic Snowbridge Phase 2b would be constructed, such authorization conditional upon:

1. The Developer fulfilling their financial obligations under the Subdivision Agreement and
2. Registration of an Amendment to the previously executed Phase 2a Agreement to incorporate the provisions contemplated in Clause 54(h) of the present Phase 2b Agreement, relating to construction of certain trails, turning lanes, pedestrian tunnels and other matters in accordance with the terms of a Master Development Agreement.

CARRIED...

Resolution No. 11

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

THAT this Council does hereby GRANT Application for Consent B07-2004, applicant Murray and Elizabeth Scott, Part Lot 21, Concession 6, and further does adopt a Planner's Report dated March 1, 2004 and supports the Recommendations contained therein.

CARRIED...

Resolution No. 12

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

THAT By-law No. 2004-08, being a By-law to levy amounts on the assessment of property rateable for local municipality purposes and to further provide for penalty and interest in default of payment thereof, be hereby enacted as passed this first day of March, 2004.

CARRIED...

Resolution No. 13

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

THAT the following Councillors' Expenses and per diems be submitted to the Treasurer for payment:

Wayman Fairweather	\$260.00 per diem	\$153.00 Expenses
Harold Holden	\$185.00 per diem	\$35.00 expenses

CARRIED...

Resolution No. 14

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

THAT this Council does hereby authorize a reduction in the Letter of Credit provided by 1170184 Ontario Limited. (Property Roll #17-249) pursuant to a registered subdivision agreement and held to ensure completion of the works. The Letter of Credit is currently in the amount of \$8,011.00 and may be cancelled, it being noted the reduction is as recommended by The Ainley Group, municipal engineering consultants, it being further noted the developer has provided a Statutory Declaration of Accounts Paid.

CARRIED...

The following verbal Resolution was then presented:

Moved by: D. R. McKinlay
Seconded by: G. Ardiel

THAT Financial Analyst-Capital Projects Jeff Brydges be appointed Acting Clerk for the remaining purposes of this meeting.

CARRIED...

Council then dealt with the following Resolution:

Resolution No. 15

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

THAT this Council do now move In Camera in order to address a matter pertaining to appeal of Development Applications by Castle Glen Development Corporation and an O.M.B. Hearing scheduled for March 2004;

AND, litigation or potential litigation, including matters before administrative tribunals, affecting the Town;

AND the receiving of advice that is subject to solicitor/client privilege, including communications necessary for that purpose;

AND THAT Development Services Manager Peter Tollefsen, Environment Services Superintendent John Caswell, Solicitor Roger Beaman and Financial Analyst-Capital Projects/Acting Clerk Jeff Brydges be requested to attend.

CARRIED...

Council moved In Camera t 9:08 p.m.

Council rose from In Camera to Public Session at 10:10 p.m.

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

Moved by: John McKean

THAT this meeting do now adjourn.

CARRIED...

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Ellen Anderson/Noel, Mayor

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Stephen Keast, Clerk