

Minutes - The Blue Mountains Planning Council Meeting



MEETING DATE: March 5, 2007 – 7:00 pm

LOCATION: The Blue Mountains Council Chamber

PREPARED BY: Stephen Keast, Clerk

A. Call to Order

- Mayor Anderson called the meeting to order with all members in attendance save Councillor McKean, absent due to vacation.
- Council then paused for a moment of Personal Prayer or Reflection.
- Approval of Agenda
Moved by: R. J. Gamble Seconded by: Cameron Kennedy
THAT the Agenda of March 5, 2007 be approved as circulated, including any items added to the Agenda.
- No member declared a pecuniary interest with any matter as listed on the Agenda save Councillor McGee with regard to Items C.3 and D.3, "Georgianview Estates – Proposed Expropriation" and his ownership of property within the subdivision.
- Council then adjourned for the scheduled Public Meetings, Mayor Anderson noting that Planning Committee of the Whole Chair Martin would act as Co-Chair.

B. Public Meetings

1. Trillium Apartments, Lots 44, 48, 51 & Part Lots 50 & 154, Plan 1023
2. Minimum Distance Separation (MDS)

C. Motions and Staff Reports

1. Planning Committee of the Whole

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

THAT Council do now move into Planning Committee of the Whole with Chair of Planning Michael Martin in the Chair, Carried.

Deputy Mayor McKinlay then noted due to inclement weather the Committee may wish to rise and have Council deal directly with the Budget at this time.

Move by: Duncan McKinlay Seconded by: R.J Gamble

THAT the Planning Committee of the Whole do now rise, Carried.

Mayor Anderson then called the Council meeting to order.

2. 2007 Town Budget – FS.07.07

Acting Director of Finance Rob Cummings then reviewed the Staff Report.

Councillor Gamble noted certain program and staff enhancements would have a full impact in 2008, and Council should be aware that 2008 tax increases may be difficult to maintain in single digits.

Bob then noted fixed income and lower earning residents may find it increasingly difficult to maintain a lifestyle within our municipality.

Rob noted the Town is faced with inflationary pressures in every year and is currently in the second year of a five year capital plan, which is assessed each year to gauge expectations.

Rob further noted a full staffing complement in 2007 represented a \$300,000 obligation.

Bob then clarified what appeared to be a significant 35% increase in water billing equates to \$8.00 per month.

Deputy Mayor McKinlay noted the Town faced substantial infrastructure costing in the future and delaying any project means more expense later, Bob noting some capital planning projects perhaps represented wish more than need.

Duncan then clarified all capital projects contained in the budget would be revisited by Council on an individual basis, prior to any final approval.

Council then dealt with the following Resolutions:

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

THAT Council adopt the 2007 budget as per the attached 2007 Town Budget Summary dated February 28, 2007, recognizing that the budget for tax-related programs is supported by a 3.6% tax rate increase in 2007, and the budget for water and sewer programs is supported with a 35% and 7% increase in water and sewer user rates respectively;

AND THAT By-law No. 2007-15, being a By-law to adopt a budget including all sums required during 2007 for Town purposes, be hereby enacted this 05th day of March, 2007, Carried.

Moved by: John McGee Seconded by: Cameron Kennedy

THAT Council do now move into Planning Committee of the Whole with Chair of Planning Michael Martin in the Chair, Carried.

3. Georgian View Estates – Proposed Expropriation – Sanitary Sewer and Highway – Blocks 39, 42 and 43, Registered Plan 1079 (the “Plan”)

Councillor McGee declared a pecuniary interest with regard to the matter as earlier noted and did not take part in related discussion or voting.

Town solicitor John Metras then reviewed the Report.

Councillor Gamble then questioned if manholes would be present on the easement lands, John replying no.

Deputy Mayor McKinlay then questioned ownership of the lands, John noting the Block was owned in equal shares by all 38 residents in the subdivision.

Committee then dealt with the following Resolution:

Moved by: D. R. McKinlay Seconded by: E. Anderson

THAT Council:

(1) Approve and authorize the Mayor and Clerk to sign an agreement, in a form approved by the Town Solicitor, between the Town and Kenneth and Sheila Clare Hoar providing for the withdrawal of their request for a hearing by way of an inquiry under the Expropriations Act.

(2) Enact a by-law to approve the expropriation of:

(a) an easement over part of Block 39 on the Plan for the purposes of installing, operating and maintaining a sanitary sewer and all appurtenances thereto; and

(b) Blocks 42 and 43 on the Plan for the purposes of establishing these blocks as part of the highway known as Indian Circle.

AND THAT the Town Clerk be directed to make Offers of Compensation for the expropriated lands to the registered owners in accordance with the recommendation for compensation made by the Director of Special Projects and Treasurer as shown on Attachment 4, Carried.

Committee concurred to postpone Agenda Items C.5 and C.6 to March 7, 2007 due to inclement weather.

Deputy Mayor McKinlay then retired from the meeting due to inclement weather.

4. Award of TBM-2007-01 "Harbour Replacement and Installation of "H" Dock" – FS.07.06

Harbour Supervisor Ryan Gibbons then reviewed the Report, noting shift of portions of the project from capital to operating resulted in previous cost estimates being met.

Councillor Gamble then noted it was important to begin replacement of "H" Dock, adding there was no tax revenues applied in Harbour operations.

Committee then dealt with the following Resolution:

Moved by: E. Anderson Seconded by: R. J. Gamble

THAT Council does award the RFP TBM-2007-01 Harbour Replacement and Installation of "H Dock" to Huron District Contracting in the amount of \$115,000.00 plus GST;

AND THAT Council does authorize the Mayor and Clerk to execute the contract documents with Huron District Contracting related to the dock replacement RFP TBM-2007-01, Carried.

5. Renewable Energy – PL.07.23 – postponed to March 7, 2007

6. Bill 51, Planning and Conservation Land Statute Law Amendment Act, 2006 – PL.07.22 – postponed to March 7, 2007
7. Draft Plan Approval Extension Request, County of Grey File No. 42T-2001-01, LMCM Holdings, Lot 19, Concession 2 – PL.07.14

Manager of Development Planning Rob Armstrong then reviewed the Report.

Councillor McGee questioned if the draft plan was still consistent with current Official Plan policy, Rob replying yes.

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

THAT Council does hereby receive Planning Staff Report PL.07.14, Draft Plan Approval extension request, LMCM Holdings, Part Lot 19, Concession 2; and

THAT Council recommends that the County of Grey grant a one year extension to Draft Plan Approval of Condominium, Grey County File No. 42-CDM-2001-01 with it being noted that the Town will not support any additional extensions beyond this extension request, Carried.

8. Application for Consent File Nos. B24-2006 & B25-2006, Kevin Gust & Christina Ardill, Part Lot 19, Concession 2, Lots 17 & 18, Registered Plan 501 – PL.07.25

Planner Shawn Postma then proposed the matter be postponed, as the applicant's consultant has recently provided additional information which warrants further review of the Staff Report.

Councillor Gamble then questioned what would be the end result of a postponement, Shawn noting it would be to assess the response of the applicant's consultant to the Staff Report.

Committee then dealt with the following Resolution:

Moved by: R. J. Gamble Seconded by: E. Anderson

THAT Application for Consent File Nos B24-2006 & B25-2006, Kevin Gust & Christina Ardill, Part Lot 19, Concession 2, Lots 17 & 18, Registered Plan 501 – PL.07.25 be postponed for consideration at a later meeting, Carried.

9. Application for Consent, File No. B28-2006, Erik & Ingrid Morris, Part Lot 6, Plan 111, Part Lot 3, Plan 562, 212 Russell Street – PL.07.27

Planner Shawn Postma then reviewed the Report and Committee then dealt with the following Resolution:

Moved by: E. Anderson Seconded by: Cameron Kennedy

THAT Council does receive Planning Staff Report PL.07.27, "Application for Consent File No. B28-2006, Erik and Ingrid Morris"; Part Lot 6, Plan 111; Part Lot 3, Plan 562; 212 Russell Street East; and

THAT Council does hereby grant approval to Application for Consent File No. B28-2006, subject to the following conditions:

1. That the severed parcel be deeded as a lot addition to the property to the north in accordance with Section 50 (3) of the Planning Act, R.S.O. 1990.
2. That any existing mortgage commitment on the severed parcel to be added to be extended to cover the whole, newly created parcel.

Carried...

10. Application for Consent, File No. B27-2006; and Zoning By-law Amendment – Binkley Apples Limited, Plot Park Part Lot 7: W/S Napier Street West – PL.07.26

Planner Shawn Postma then reviewed the Report and the Committee then dealt with the following Resolution:

Moved by: John McGee Seconded by: E. Anderson

THAT Council does receive Planning Staff Report PL.07.26, “Application for Consent File No. B27-2006; and Zoning By-law Amendment, Binkley Apples Limited”; Plot Park Part Lot 7; W/S Napier Street West;

AND THAT Council does hereby grant approval to Application for Consent File No. B27-2006, subject to the following conditions:

1. A Zoning By-Law Amendment to rezone the severed parcel from the Development (D) Zone to the Residential Third Density (R3) Zone,
2. That the severed parcel be deeded as a lot addition to the property to the north in accordance with Section 50 (3) of the Planning Act, R.S.O. 1990,
3. That any existing mortgage commitment on the severed parcel to be added to be extended to cover the whole, newly created parcel;

AND THAT By-law No. 2007-16, being a By-law to rezone the severed parcel from the Development (D) Zone to the Residential Third Density (R3) Zone, on Plot Park Part Lot 7, W/S Napier Street West, Binkley Apples Limited, be hereby enacted this 05th day of March, 2007.

Carried...

11. Cash in Lieu of Parkland, Orchards at Craigleith, 16M-7, PL.07.24

Manager of Development Planning Rob Armstrong then reviewed the Report, noting it was recommended to split the difference in valuation between the two appraisals to determine valuation.

Committee then dealt with the following Resolution:

Moved by: E. Anderson Seconded by: C. Kennedy

THAT Council does receive Staff Report #PL.07.24, “Cash-in-lieu of Parkland, Orchards at Craigleith, Plan 16M-7”; and

THAT Council does hereby accept an additional cash-in-lieu of Parkland contribution of \$34,000 which satisfies the conditions within Section 54(k) of the Subdivision Agreement for the lands, Carried.

12. Request for Comments, Niagara Escarpment Commission, File No. G/A/2006-2007/9110, Part Lot 21, Concession 6, PL.07.15

Manager of Development Planning Rob Armstrong then reviewed the Report, noting Staff had utilized the Town's definition for maximum dwelling height.

Councillor Gamble questioned any flooding concerns on the site, Rob noting the Grey Sauble Conservation Authority would comment on the application as well.

Councillor Kennedy then questioned location of a tile bed adjacent to Indian Brook, Rob noting the sketch may not be to scale and the Grey Bruce Health Unit would approve any tile bed location.

Committee then dealt with the following Resolution:

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

That Council has no objection to Development Permit Application G/A/2006-2007/9110, relating to the lands of Part Lot 21, Concession 6; owned by Bruce Turner, to:

- Construct a 2 storey, 461 square metre (4,957 square foot) dwelling, provided that the proposed single detached dwelling does not exceed a maximum height of 2.5 storeys, up to a maximum of 9.5 metres, measured from the average finished grade of the front elevation to a point midway between the eaves and ridge;
- Construct a 2 storey, 215.4 square metre (2,316 square foot) accessory garage building, provided that the proposed accessory garage does not exceed a maximum height of 11 metres, measured from the average finished grade of the front elevation to a point midway between the eaves and ridge; and that it not be used for human habitation;
- Construct a 1 storey, 74.4 square metre (800 square foot) pool house with a maximum height of 8.5 metres (27.9 feet);
- Construct a 5.4 metre by 11 metre (18 foot by 36 foot) swimming pool;
- Install a private sewage disposal system; and
- Install a driveway on a 20.8 hectare (51.39 acre) existing lot; as noted in Staff Report PL.07.15.

Carried.

13. Planning Committee of the Whole to Rise

Moved by: John McGee Seconded by: Cameron Kennedy

THAT the Planning Committee of the Whole do now rise, Carried.

D. Planning Council

1. Call to Order – Planning Council

Mayor Anderson then called the Planning Council Meeting to order and Planning Chair Martin reported that Agenda Items C.3, C.4, C.7, C.9, C.10, C.11 and C.12 were reviewed in Committee and the Staff Reports related thereto were received and the Recommendations contained therein were recommended for adoption while in Committee of the Whole.

Council then dealt with the following Resolution:

Moved by: Michael Martin Seconded by: John McGee

THAT all Recommendations made in Planning Committee of the Whole be hereby adopted by Council, Carried.

E. Reports and Minutes List - RECEIVE

- 1. Committee of Adjustment – January 18, 2007

Moved by: Michael Martin Seconded by: John McGee

THAT the Committee of Adjustment minutes of January 18, 2007 be received as circulated, Carried.

F. New and Unfinished Business

None

G. Next Meeting Date

Planning Council – March 19, 2007

H. Confirmation By-law and Adjournment

Moved by: John McGee Seconded by: Cameron Kennedy

THAT By-law No. 2007-18, being a By-law to confirm proceedings of the Council of the Corporation of the Town of The Blue Mountains on March 05, 2007, be hereby enacted as passed this 05th day of March, 2007, Carried.

Moved by: Cameron Kennedy Seconded by: Michael Martin

THAT this Planning Council does now adjourn, Carried.

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Ellen Anderson, Mayor

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Stephen Keast, Clerk