

AGENDA: Planning Council Meeting



MEETING DATE: March 05, 2007
MEETING TIME: 7:00 p.m.
LOCATION: Council Chambers
PREPARED BY: Lori Carscadden, Planning
Administrative Assistant

A. Call to Order

- Moment of Personal Prayer or Reflection
- **Approval of Agenda**

Recommended (Move, Second)

THAT the Agenda of March 05, 2007 be approved as circulated, including any items added to the Agenda.

- Declaration of Pecuniary Interest

B. Public Meetings – 7:00 p.m.

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

C. Staff Reports

C.1 PLANNING COMMITTEE OF THE WHOLE

Recommended (Move, Second)

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

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| C.2 | 2007 Town Budget - #FS.07.07 | RC |
| C.3 | Georgian View Estates – Proposed Expropriation – Sanitary Sewer and Highway – Blocks 39, 42 and 43, Registered Plan 1079 (the “Plan”) | JM |
| C.4 | Award of TBM-2007-01 “Harbour Replacement and Installation of “H” Dock” - #FS.07.06 | SA |
| C.5 | Renewable Energy - #PL.07.23 | PT/EB |

- C.6 **Bill 51, Planning and Conservation Land Statute Law Amendment Act, 2006 - #PL.07.22** CW
- C.7 **Draft Plan Approval Extension Request, County of Grey File No. 42T-2001-01, LMCM Holdings, Lot 19, Concession 2 - #PL.07.14** RA
- C.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** SP
- C.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** SP
- C.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** SP
- C.11 **Cash-in-Lieu of Parkland, Orchards at Craigleith 16M-7 - #PL.07.24** RA
- C.12 **Request for Comments, Niagara Escarpment Commission, File No. G/A/2006-2007/9110, Part Lot 21, Concession 6 - #PL.07.15** RA

C.13 Planning Committee of the Whole to Rise

Recommended (Move,Second)

THAT the Planning Committee of the Whole do now rise.

D. Planning Council – Motions and By-laws

D.1 Call to Order - Planning Council

Report from the Chair of Planning Committee of the Whole MM

D.2 2007 Town Budget

Recommended (Move,Second)

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.

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

Recommended (Move,Second)

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.

D.4 Award of TBM-2007-01 “Harbour Replacement and Installation of “H” Dock” - #FS.07.06

Recommended (Move,Second)

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.

D.5 Renewable Energy

Recommended (Move,Second)

THAT Council does receive Planning Staff Report #PL.07.23, "Renewable Energy" for information purposes.

D.6 Bill 51, Planning and Conservation Land Statute Law Amendment Act, 2006 - #PL.07.22

Recommended (Move,Second)

THAT Council receive Planning Staff Report #PL.07.22, *Bill 51, Planning and Conservation Land Statute Law Amendment Act, 2006*, for information purposes at this time and support staff proceeding with required implementation procedures contained in this Report.

D.7 Draft Plan Approval Extension Request, County of Grey File No. 42T-2001-01, LMCM Holdings, Lot 19, Concession 2 - #PL.07.14

Recommended (Move,Second)

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.

D.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

Recommended (Move,Second)

THAT Council does receive Planning Staff Report PL.07.25, "Applications for Consent File Nos. B24-2006 and B25-2006, Kevin Gust and Christina Ardill"; Part Lot 19, Concession 2; Lot 17 and 18, Registered Plan 501; and

THAT Council does hereby refuse Applications for Consent File Nos. B24-2006 and B25-2006.

D.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

Recommended (Move,Second)

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.

D.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

Recommended (Move,Second)

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.

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

Recommended (Move,Second)

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.

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

Recommended (Move,Second)

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.

E. Reports and Minutes List - RECEIVE

1. Committee of Adjustment – January 18, 2007

F. New and Unfinished Business

none

G. Next Meeting Date

Planning Council – March 19, 2007

H. Confirmation By-law and Adjournment

Recommended (Move, Second)

THAT By-law No. 2007-, 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.

Recommended (Move, Second)

THAT this Planning Council does now adjourn.