

Minutes - The Blue Mountains Planning Council Meeting



MEETING DATE: March 19, 2007 – 7:00 pm

LOCATION: The Blue Mountains Council Chamber

PREPARED BY: Serena Wilgress, Deputy Clerk

A. Call to Order

- Deputy Mayor McKinlay called the meeting to order with all members in attendance save Mayor Anderson, due to a previous commitment and Councillor Kennedy, absent due to illness.
- Council then paused for a moment of Personal Prayer or Reflection.
- Approval of Agenda
Moved by: R. J. Gamble Seconded by: Michael Martin
THAT the Agenda of March 19, 2007 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.

B. Public Meetings – Council Adjourned

1. Consent B27/2006, West ½ Lot 19, Concession 4, 4th Line – Jeffery Flemington
2. Consent B02/2007 and Zoning By-law Amendment, NW Part Lot 5, Plan 111, W/S Hill Street, Clarksburg, Eleanor Maxwell
3. Zoning By-law Amendment, Part Lot 20, Concession 5 – Joan Hibberd

C. Motions and Staff Reports

Deputy Mayor McKinlay called the Special Meeting of Council to order and Council then dealt with the following Resolution:

1. Planning Committee of the Whole

Moved by: John McKean 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.

2. Bill 51, Planning and Conservation Land Statute Law Amendment Act, 2006 – PL.07.22

Director of Planning Peter Tollefsen reviewed the Report, noting changes have shifted the focus to the front end of the process.

Peter noted Staff would report back with changes to the initiatives.

Regarding the correspondence attached to the Report, Peter noted Energy projects can proceed under the Planning Act.

Deputy Mayor McKinlay questioned how the changes will affect the way the public approaches Council and Staff, Peter noting Planning Applications were being reviewed and revised.

Councillor McGee questioned how to determine completeness of an application, Peter noting Official Plan excerpts were being attached to new applications, similar to a check list.

John then questioned if a minimum amount of information will be required, Peter noting applications will encourage consultation with Staff.

Duncan questioned if the planning applications would be available on the website, Peter noting yes.

Duncan questioned timing for completeness, Peter noting Staff works with the applicant to deem completeness, adding any application can be appealed to Council and the OMB.

Manager of Development Planning Rob Armstrong then noted Staff has 30 days to determine completeness of an application.

The Planning Committee then dealt with the following Resolution:

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

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, Carried.

3. Condition for Minor Variance – Development Agreement, Kym & Carole Anthony, Part Lot 21, Concession 11, 727502 21st Sideroad – PL.07.29

Planner Shawn Postma reviewed the Report, noting the Agreement is based on a decision made by the Committee of Adjustment.

Deputy Mayor McKinlay noted the County's comments indicated that the matter should not be in the hands of the Committee of Adjustment, Shawn noting the Committee determined that the second dwelling unit was permitted under the Township Zoning By-law.

Councillor Gamble questioned if a performance bond should be put up to guarantee removal of the existing dwelling unit, Shawn noting it was a standard agreement as used in the past but that securities can be requested should Council so choose.

Councillor McKean questioned if an existing dwelling could be used for farm help, Manager of Development Planning Rob Armstrong noting the landowner would have to go through the Zoning By-law Amendment process and would require an amendment to the agreement.

The Planning Committee then dealt with the following Resolution:

Moved by: John McKean Seconded by: John McGee

THAT Council does receive Planning Staff Report PL.07.29, "Condition for Minor Variance – Kym and Carole Anthony"; Part Lot 21, Concession 11;

AND THAT Council authorize the Mayor and Clerk to execute a Development Agreement for the temporary use of the existing dwelling while a new dwelling is being constructed, Carried.

4. Condition for Consent – Development Agreement, Paul Derksen, Part Lot 30, Concession 11, 4242-0000-11-094-00-0000, PL.07.30

Planner Shawn Postma reviewed the Report, noting the Agreement is in relation to a condition of Consent Applications B20/2005 and B21/2005.

Deputy Mayor McKinlay questioned a natural trail surface, Shawn noting no additional surfacing would be permitted at the request of the landowner.

Duncan then questioned if the trail would be surveyed, Shawn noting a formal survey would not be completed.

Councillor Martin questioned if there would a metes and bounds description of the trail, Shawn noting the easement will identify a general location of the trail.

The Planning Committee then dealt with the following Resolution:

Moved by: D. R. McKinlay Seconded by: R. J. Gamble

THAT Council does receive Planning Staff Report PL.07.30, “Condition for Consent – Paul Derksen”; Part Lot 30, Concession 11;

AND THAT Council authorize the Mayor and Clerk to execute a Development Agreement to establish a primary trail easement and secondary trail easement for the Clendenan Conservation Area on the subject lands, Carried.

5. Zoning By-law Review – PL.07.31

Director of Planning Peter Tollefsen reviewed the Report, noting a number of initiatives are underway including short term rentals and the hiring of a summer student.

Councillor Gamble questioned anticipated cost of the overall project, Peter noting \$50,000 was proposed in the Capital Budget.

Bob then noted concern with optional monthly payments for the work, suggesting that option be removed from the Request for Proposal.

Councillor McGee questioned if Council could pass an interim by-law prior to the Zoning By-law, Peter noting there are some areas of risk that may need some action immediately.

The Planning Committee then dealt with the following Resolution:

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

THAT Council does receive Planning Staff Report #PL.07.31, “Zoning By-law Review”;

AND THAT Council authorize staff to circulate a “Request for Proposal” for planning assistance for work on the Zoning By-law Review, Carried.

6. Great Lakes & St. Lawrence Cities Initiative – CAO.07.08

CAO Paul Graham reviewed the Report recommending that Council authorize joining the Initiative.

Councillor McGee questioned ongoing expenses, Paul noting there would be an annual meeting that the Mayor would be required to attend.

The Planning Committee then dealt with the following Resolution:

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

THAT Council does receive Staff Report CAO.07.08, "Great Lakes and St. Lawrence Cities Initiative; and

THAT Council authorize Mayor Ellen Anderson to join the Great Lakes and St. Lawrence Cities Initiative as the Town of The Blue Mountains representative in this international group whose goal it is to advance the protection and restoration of the Great Lakes and St. Lawrence River system, Carried.

7. Planning Committee of the Whole to Rise

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

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

D. Planning Council – Motions and By-laws

1. Call to Order – Planning Council

Planning Committee of the Whole Chair Michael Martin reported that all Recommendations and Motions were passed by the Committee.

Council then dealt with the following Recommendation:

Moved by: Michael Martin Seconded by: John McGee

THAT Council adopt and support the following Recommendations and Motions considered and passed by Committee of the Whole:

C2, C3, C4, C5 and C6,

Carried

E. Reports and Minutes LIST Receive

1. Committee of Adjustment – February 15, 2007

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

THAT the Committee of Adjustment minutes of February 15, 2007 be received as circulated, Carried.

2. Affordable Housing – January 12, 2007

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

THAT the Affordable Housing Committee minutes of January 12, 2007 be received as circulated, Carried.

F. New and Unfinished Business

None

G. Next Meeting Date(s)

April 02, 2007
April 16, 2007 (Trillium Apartments Public Meeting)

H. Closed Session

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

THAT with regard to subsection 239(2) of the *Municipal Act, 2001*, this Council do now move into closed session in order to address matters pertaining to a proposed or pending acquisition or disposition of land by the municipality or local board.

Closed session – 8:45 pm
Public session – 9:32 pm

I. Confirmation By-law and Adjournment

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

THAT By-law No. 2007-21, being a By-law to confirm proceedings of the Council of the Corporation of the Town of The Blue Mountains on March 19, 2007, be hereby enacted as passed this 19th day of March, 2007, Carried.

Moved by: John McGee Seconded by: John McKean

THAT this Planning Council meeting does now adjourn, Carried.

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Duncan McKinlay, Deputy Mayor

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Serena Wilgress, Deputy Clerk