

Minutes - Planning & Building Committee



MEETING DATE: April 20, 2011
LOCATION: L.E. Shore Memorial Library
PREPARED BY: Sharon Long, Administrative Assistant,
Planning & Building Services

A. Call to Order

- Chair McKinlay called the meeting to order with designated Committee members Michael Martin, Ellen Anderson, Bob Gamble & Gail Ardiel
- Also in attendance was Director of Planning and Building David Finbow, Senior Policy Planner Cindy Welsh, Planner Bryan Pearce & Acting CAO/Director of Engineering & Public Works Reg Russwurm
- Approval of Agenda:

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

THAT the Agenda of April 20, 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.

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

N/A

C. Deputation

N/A

D. Staff Reports as circulated

D.1 Application for Site Plan Approval – South Building Addition – PL.11.40 SP Lot 13, Plan 562 – 166 Russell Street St. Georges Anglican Church

David Finbow, Director Planning & Building Services advised that in March 2011 a Site Plan application was received for a 200 square metre addition to south side of church. This application was processed through the internal process and the proposal did comply with the Zoning By-law. Minor issues were identified and the one outstanding issue Sanitary Servicing has been dealt with. Planning Services recommending Site Plan Application be granted and proceed with Town and Sewer connection.

Councillor Michael Martin introduced David Morgan, a member of church in charge of project and asked if he would like to speak with respect to the project. David Morgan introduced Mr. McWhirter, Mr. Sequin, Gary Huber and Rector Stephen Haigh who were also in attendance on behalf of the Church.

David Morgan advised that St. George's Anglican Church has served the community for 149 years. It is an old building and the only public space is in the basement & very narrow & steep stairs. An accessible space extension complete with an elevator was completed a few years. There was no sewer on Marsh available and there is a pumping station to the Church. The Church is prepared to comply with the requests of the Town to undertake this project.

Councillor Bob Gamble questioned about an increase in the parking lot. David Finbow advised the plan shows for a marginal increase on site parking and it does comply with by-law for minimum parking requirements.

Moved by: Michael Martin Seconded by: Ellen Anderson

THAT Council receive Planning Staff Report PL.11.40, "Application for Site Plan Approval – St. Georges Anglican Church, South Building Addition, Lot 13 Plan 562, 166 Russell Street, Town of The Blue Mountains, Planning File No. P940";

THAT Council grant site plan approval pursuant to Section 41 of the *Planning Act* conditional upon the proponent obtaining "Accepted For Construction" Drawings from the Town's Department of Engineering & Public Works and the execution of a Site Plan Agreement with the Town, and

THAT Council authorize the Mayor and Clerk to execute a Site Plan Agreement in a form approved by the Director, Planning & Building Services and the Town's solicitor, Carried.

D.2 Official Plan Review – Background Report – PL.11.39

David Finbow, Director Planning & Building Services did a presentation to the Committee along with Mark Stone, Sr. Planner of Meridian Planning.

Some key elements captured were:

Input from community as to what needs to be done.

Steering Committee is comprised of Bob Waind, John Corrigan, Duncan McKinlay and Scott Taylor, County of Grey.

Open discussion with staff & planning consultant.

Consultation piece

Mark Stone, Sr. Planning – Meridian Planning Consultant advised that Nick McDonald, Partner will work with him on this project.

Overview of discussion.

Specialists to help them us – Natural Heritage – Azimuth Environmental Consulting Inc.

Ag Plan – agricultural issues & mapping & policy

Professional facilitator – GLPi – Glenn Pothier

Each municipality calls for and deserves an Official Plan that recognizes the unique attributes and needs of each community.

Visioning exercises with Town.

Opportunity to consider preliminary discussion items now before too deep into background review.

Official Plans sets out a vision, policy, schedule & maps

Residential, Commercial, Employment/Industrial, Mixed Use, Institutional, Agricultural, Environmental, Hazard & Open Space are some of the typical designations in an Official Plan.

Currently there are three designations in the current Official Plan for the agriculture category that has worked well & could carry through.

What should be protected & how it will be protected.

Why Review OP – Planning Act requires review every 5 years.
Opportunities to stream line & provide clarity.
PPS – starting point.
Work plan – very aggressive 12 month work plan but it can be met.
Phase 1 – background issues & review
Phase 2 – plan preparation
Talk to public to provide some options

Theme/Study Areas

Employment Lands & Commercial lands, intensification, design, natural heritage & hazard lands & agricultural lands including speciality crop areas.

Intensification means many things. For example, it can be a new commercial pad property that intensifies an existing property provided parking can be met & does not affect adjacent lands.

Community Consultation – extremely important & a good facilitator on board.

Visioning workshops to involve community

Transparent & open process

Web content updated on a regular basis

Release of a newsletter in the near future to introduce project

Youth outreach approach

Initial Discussion Items

Goals & objectives

Community issues

Official Plan that allows for Amendments in rare or specific instances.

Steering Committee meets tomorrow & they will assist us as we move forward.

Workshops with Council & SMT next month.

Community Workshops in June.

Chair Duncan McKinlay thanked David & Mark for their presentations and opened the floor for the Committee to ask questions about the document & process. Duncan suggested we go back to the first slide & work through them for our questions.

Councillor Michael Martin – With respect to growth – thinks we have to understand when the original plan was put forward; it was completed in an era of good growth – high markets. Things have changed significantly – era that we no longer have. Has a concern with the language you adopt, this plan does not articulate as well in a lot of areas as in today's circumstances. In some areas the Plan is flexible which comes from ambiguity & not from its intent. Discuss the ambiguity – era of this community of inviting high levels of growth is over, deal with a mature area in Thornbury urban area, Craigeith area has a lot of land approved – lots of existing units that might come into the market. Density is important – Thornbury urban area and need to revise the difficulties with current plan as opposed to current circumstances in various categories. Nervous with & wants objectivity in dealing with growth & density – very important how we approach this. Whether we have 20,000 or 50,000 people in the community – community must deal with this.

Chair Duncan McKinlay questioned how we give opportunities for public to feed back to this.

Mark Stone suggested that the community be encouraged to read the documents to be posted regularly on the website & provide their written comments/concerns to staff.

Councillor Gail Ardiel is very concerned with growth & density, need to look at this. When this was written a huge growth area – slowed down & look at this OP review. Gail is glad that Mark mentioned our area different than other areas. This Official Plan has to suit us in this Town.

Councillor Bob Gamble agrees with comments from Gail Ardiel – plan made for The Blue Mountains. Concern with PPS – five years out of sync how we will PPS deal with this.

Mark Stone – There is a Provincial election in the fall and a new PPS will very likely be approved after the Town considers adoption of the Official Plan.

Chair Duncan McKinlay indicated the next implementation of the PPS could be concurrent with our next 5 year review. Duncan indicated that the County in their next review will have to have review the PPS at that time.

Scott Taylor, County of Grey – have not heard of anything specific with respect to PPS. The County is attending a workshop in late May and the Province will speak to that.

Councillor Bob Gamble feels as it is out of sync – 4 years behind in PPS.

Chair Duncan McKinlay – this is a long view & fashions do not change

Mark Stone advised that it is possible there will not be significant changes to the PPS.

Councillor Michael Martin agreed with the comment by Gail Ardiel that our Plan be home grown. I think this is a major concern – Committee in considering 5 year review – consider what the municipality's hopes are. Province & County can change legislatively – Section 20 – order to change our plan. Public know – we put forward our best foot. Local issues, what we can say – they can say yeah or nay.

Chair Duncan McKinlay – pushing envelope in the best interest of the community. How much we want to pay to do that. There are some things that matter – but go to the board – make best effort in mediation & review – Province of Ontario – they would just change it.

Councillor Bob Gamble indicated that every time we get a planning report from Department – 3 or 4 paragraphs with respect to County Official Plan and PPS. Would like to eliminate 2 other plans.

Mark Stone indicated the need to look at all documents when considering each application.

Agricultural uses & secondary uses can assist local farmers to survive through bad years, etc.

Chair Duncan McKinlay indicated that the County tried to push envelope in secondary issues and this is a good opportunity to discuss this issue.

Mark Stone – Suggested there could be other uses in the rural area, but this does not have to be extensive.

Mayor Ellen Anderson is looking forward to a clear policy that anyone can pick up & figure out what they can do. She feels it is unfair to publish documents that are not easy to understand. Ellen expressed her pleasure with respect to the public component & wants to hear from the community.

Chair Duncan McKinlay questioned what the built form will be & what the community will look like. The studies were done in era of rapid growth – stems from PPS - ensures that growth is tied to infrastructure – community facilities, schools & library.

What does an OP do?

Mark Stone indicated there is room for consolidation of some designations. We currently have 40 or 50 designations and indicated there are too many residential designations and suggest that we make it easier.

Councillor Michael Martin – this relates to an integrated community – land use designations. There are inconsistencies in land use in the Thornbury Urban community. There is Residential Infilling & Infilling and suggested the need to be consistent. This is what is causing development application problems.

There is an OP designation for Castle Glen for land use – full secondary plan for Castle Glen needs to be looked at.

Chair Duncan McKinlay questioned Mark Stone if these secondary plans would be included & become part of this plan?

Mark Stone – absolutely where we can – consolidate, consolidate, consolidate. Consistency needed for clarity.

Chair Duncan McKinlay – Questioned if Secondary plans would not disappear

Mark Stone indicated he made a note to clarify the designations in Thornbury as we move forward. Mark indicated the need for a secondary plan when considering new development areas.

Chair Duncan McKinlay suggested that a property could be a D on existing map but be R1 or R5 in a secondary plan.

David Finbow – Official Plan as adopted was appealed. The Board approved this with certain areas omitted like Lora Bay, Camperdown, Castle Glen, etc. Each of these areas has their own Official Plan number. No intent to change things that were hard fought at the Board, unless directed by Council. The intent is that the OPA for Castle Glen would be seamlessly integrated into our plan unless something has changed at the Provincial level.

Chair Duncan McKinlay – D Zone might exist within the Official Plan. Zoning By-law – some issues in dealing with this. Did we want to implement to pre-zone properties – no.

Industrial zoning might have a residential designation. Protect area. We are struggling with this. Policies provide clear direction.

Secondary Plan – areas not already planned which require comprehensive plan – areas in Thornbury.

Craighleith area – more comprehensive planning needed.

A lot of things to look at in this review.

Councillor Michael Martin indicated the Development zone is very important but the current OP is causing problems in this area. Zoning By-law has zones with D for designation & use for what is already there. Problems – zoning problem – OP problem – D zone – mature application to town which they think what belongs. OP generally what they proposed – integrated community – issue becomes what has been proposed is what is not acceptable to the community. Town is left in an offensive position. Look forward to having in the Official Plan criteria to deal with development & community expectations such as infilling section – land mass greater than so many acres – plan of subdivision – road configuration – large areas developed. Criteria on how development is brought forward. Community needs to put out what their standards are. Developer would know in advance where the community stands.

Chair Duncan McKinlay questioned what does D mean – whatever they can apply for? This will provide certainty for the developers if the community has an idea. Community needs to have some discussions. Not all developments are not going to look alike and some areas need to include starter homes & retirement homes.

Bob Waind noted the difference between Plans of Condominium & Plan of Subdivision with respect to roads etc.

Chair Duncan McKinlay - preconceived as to the type of use. Typically Condo owners are considered weekenders and Subdivision owners typically live in the community.

Councillor Michael Martin indicated that condo roads become an important issue and questioned 20 years down the road, who fixes the road? Plans of Subdivision are public roads. Density comes down as they have to provide more space.

Chair Duncan McKinlay noted this discussion needs to come out with the community.

David Finbow indicated he has heard a lot about condo developments and their lack of integration in the community & lack of connectivity to the community. Connectivity & walk ability in the community are difficult in condo developments.

Mark Stone advised that there has been some discussion. We need to make sure land uses and designations are clear for both the municipality and development industry. Mark suggested that loopholes do not serve anyone.

Councillor Bob Gamble suggested that we look at Subdivisions /Condominiums and prepared guidelines & parameters for land lease deals.

Chair Duncan McKinlay indicated there is a form of ownership that deals with this.

Mark Stone indicated he has made a note of this for further discussion.

Councillor Gail Ardiel also suggested that fractional ownership be looked at further.

Mark Stone stressed again that the residents be encouraged to send their comments to the Planning Department. He will receive the comments from them.

Official Plan Review Work Plan

Mayor Ellen Anderson questioned when is the sun set on this – start tomorrow with a meeting of the Steering Committee and when do we plan to be done.

Mark Stone advised that the work plan is laid out for the next 12 months. This is aggressive but achievable within this time period.

Slide 7

Mark Stone indicated there are 3 main components to this – read documents, talk to community & writing of the Official Plan. Mark indicated the new document would be cleaner with a more streamlined document.

Chair Duncan McKinlay asked how we get at this – PPS, County policy. We want to push the envelope so that we write it.

Mark Stone indicated that policy options will be provided.

Chair Duncan McKinlay advised that the steering community, public & council needed to all be part of this process.

David Finbow suggested that the steering committee could pull the plug & go back & test with the public if there are significant changes in policy direction.

Chair Duncan McKinlay asked if there would be working papers through this process.

Mark Stone suggested this is not required. Memorandum Reports will be completed.

Reports will be produced on significant issues and could be a memo depending on issue of the day at that time.

Councillor Michael Martin advised that some of our background studies & relevant studies were dated. If they are dated, please bring this to Council's attention. Development Charges Study indicates a growth protection that has never been achieved. If our growth has never been achieved, then the provision of infrastructure is out of whack. Need to understand that this has not been met.

David Finbow indicated that the studies that Meridian has been reviewing – Sustainability Path, Red, Hot & Blue, DC study are current documents. David advised that staff is taking a lot of direction from these documents.

Chair Duncan McKinlay noted the Community Improvement Plan and advised there are problems with this. Steering Committee needs to look at this.

Councillor Michael Martin suggested a meeting with consultant to understand where Council is with these plans. Michael noted a concern with how text is written.

He would like to see the 5 year plan as a separate document in a series of amendments. He feels this is easier for the community if it is in the front of the document to identify what has been changed & what documents you are dealing with. Add the story to it through the background.

THEME/STUDY AREAS

Chair Duncan McKinlay indicated that this is what we asked for.

Councillor Michael Martin noted the plan is weak in commercial policies & where they are they are different. BIA & Chamber of Commerce has an interest in this.

Mark Stone suggested that there is a real need to get the information & word out. Need to be informative with the website & educate community where they can find the documents.

Mayor Ellen Anderson thinks the 12 month goal is good. She does not want this dragged out and people to forget about it. Need to be back & forth with public & Council.

COMMUNITY CONSULTATION

Chair Duncan McKinlay indicated this has been discussed by Council and noted concern about consultations being held all in 1 day.

Mark Stone advised that the facilitator is meeting with Steering Committee tomorrow. Suggestion to cover 6 theme areas on a Saturday. What is appropriate – 9:00 to 2:00?

The Agricultural community should have a dedicated time.

There could be one segment which could cover a couple of issues.

Chair Duncan McKinlay asked how they would be invited to attend. Mark Stone suggested through the newspaper & website.

Chair Duncan McKinlay also suggested that we go out & tell people – face to face.

David Finbow advised that if the focus area is agricultural that the Agricultural Advisory Committee will be charged with the responsibility that they get the word out there. David also suggested that many people will be directly invited to these events. An example was given of the BIA, Chamber of Commerce & Village Association.

Councillor Gail Ardiel indicated that June would not work for apple growers and that November would be good.

David Finbow advised that we will attempt to work with rural community and possibly hold 2 hour sessions.

Chair Duncan McKinlay questioned how development & land speculators would be consulted.

David Finbow advised that we will extend direct invitations to the people interested in areas.

Mark Stone suggested that we lay out the sessions & let them pick & choose what sessions that they want to attend.

Chair Duncan McKinlay asked if some of these sessions would happen soon with comments being sent in. He would like the public to express their concern early in the process rather than 11 months into the process. The challenge is for the whole community – come out & express your concerns.

INITIAL DISCUSSION ITEMS

Chair Duncan McKinlay suggested that we have someone dedicated to take minutes as it happens.

Councillor Bob Gamble indicated that our current plan only allows for Amendments in rare or specific instances – how will this affect us down the road?

David Finbow advised that this statement – shall not be amended. We need to talk about flexibility, plan regimented – OPA amendment. Chair Duncan McKinlay questioned how we pose this question with the public.

Mark Stone advised there is no need for a decision today. As an example, could have a certain approach with land use designations and a different approach to servicing. Zoning By-law needs to mirror the Official Plan. We need to present to community with options in certain areas.

Councillor Michael Martin expressed his concern with amendments.

Chair Duncan McKinlay advised that some things are not working in this plan, therefore an Official Plan Amendment requested.

Councillor Michael Martin advised there is some recognition in Thornbury Urban community as to how this community will develop historically. Density happened did not happen by accident. This plan does not recognize this.

Chair Duncan McKinlay suggested that the Thornbury area will be dealt with differently than the rest.

Mark Stone agreed that there are differences and noted the need to define the different areas. Villages should be distinct and can apply same policies. Need to review these policies.

Chair Duncan McKinlay advised that the Steering Committee meets tomorrow and there will be notes taken tonight available to them for this meeting. Watch for the May workshop & June Community sessions.

Chair Duncan McKinlay asked if there would be circulations prior to the workshop with Mark Stone indicating there would be along with Power Point Presentations.

Moved by: Ellen Anderson Seconded by: Gail Ardiel

THAT Council receive staff report PL.11.39, Official Plan Review – Background Report for information purposes, Carried.

Councillor Michael Martin read a paragraph from a letter Council received from a ratepayer:

“You are entrusted by our votes. Now we are relying on you to carry forward the community’s vision for our sustainable future. We trust you to be not only practical, but creative and pro-active in weighing how new development can be integrated into existing neighbourhoods.”

Cindy Welsh questioned if this was an official comment for the Official Plan Review. Chair Duncan McKinlay advised that it was.

E. Minutes - Receive/Adopt

N/A

F. Correspondence

N/A

G. Upcoming Public Open Houses/Public Meetings

G.1 Notice of Public Meeting – Proposed Changes in Fees & Revisions to the Fee Schedules for Planning, Building & Engineering Services - May 4, 2011.

H. Next Meeting Date

May 4, 2011.

I. Adjournment

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

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