

## AGENDA: Planning Council Meeting



**MEETING DATE:** April 02, 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 April 02, 2007 be approved as circulated, including any items added to the Agenda.

- Declaration of Pecuniary Interest

### B. Public Meetings – 7:00 p.m.

1. Consent #B04/2007, Lot 35, Plan 824, 149 Kandahar Lane – Andrew Catapano & Lidia Larosa
2. Consent #B05/2007, Part Lot 7, Conc.4, #595411 4<sup>th</sup> Line – Allan Dinsmore
3. Consent #B06/2007, Part Lot 7, Conc.4, #595419 4<sup>th</sup> Line – Stewart & Ruth Picken
4. Zoning By-law Amendment – Part Lot 27, Conc.11, #827502 Grey Road 40 - 2085573 Ontario Limited (Bay Bins)

### C. Delegation:

1. Don Smith / David Ellingwood - Grey Sauble Conservation Authority – Source Water Protection

### D. Staff Reports

#### D.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.

**D.2 Application for Site Plan Approval, Dr.Sausage-Clarksburg Chip Truck, Part Lots 34, 35, Plan 562 and Part 2 16R-3199 - #PL.07.39** SP

**Recommended (Move,Second)**

THAT Council does receive Planning Staff Report PL.07.39, “Application for Site Plan Approval Dr. Sausage – Clarksburg Chip Truck Part Lots 34, 35, Plan 562 and Part 2 16R-3199, Town of The Blue Mountains”;

AND THAT Council does hereby grant Site Plan Approval for a temporary food services trailer and authorize the Mayor and Clerk to execute a Development Agreement.

**D.3 Application for Site Plan Approval and Zoning By-law Amendment to remove Holding “-h” Symbol – Rick and Dennis Hindle, Part Lot 27, Concession 11 - #PL.07.37** SP

**Recommended (Move,Second)**

THAT Council does receive Planning Staff Report PL.07.37, “Application for Site Plan Approval and Zoning By-law Amendment to remove Holding ‘-h’ Symbol, Rick and Dennis Hindle, Part Lot 27, Concession 11, Town of The Blue Mountains”;

AND THAT Council does hereby grant a Zoning By-law Amendment to remove the Holding ‘-h’ symbol from the M3-156-h lands established through By-law No. 2002-21.

AND THAT Council does hereby grant Site Plan Approval for a new 375 square metre workshop and office building, including access and parking improvements on the above noted lands conditional upon the execution of a Site Plan Agreement;

AND THAT By-law No. 2007-23 being a By-law to remove the Holding ‘-h’ symbol from the M3-156-h lands established through By-law No. 2002-21, the subject lands being Part Lot 2, Concession 11, Rick and Dennis Hindle, be hereby enacted this 2<sup>nd</sup> day of April, 2007.

**D.4 Application for Consent and Zoning By-law Amendment** SP  
**File No. B03-2004, Karen Sheppard, Lots 48 and 49, Plan 529**  
**#PL.07.32**

**Recommended** (Move,Second)

THAT Council does receive Planning Staff Report PL.07.32, "Application for Consent File No. B03-2004, Karen Sheppard"; Lots 48 and 49, Plan 529; and

AND THAT Council does hereby grant approval to Application for Consent File No. B03-2004, subject to the following conditions:

1. A Zoning By-law amendment to permit a minimum lot frontage of 15 metres for the retained parcel and to establish a suitable building envelope on the severed parcel to the satisfaction of the Town and Grey Sauble Conservation Authority;
2. A six (6) metre road widening on the severed and retained parcels;
3. A Development Agreement to upgrade Fraser Crescent along the severed and retained parcels to a standard acceptable to the Town for maintenance purposes;
4. To extend the municipal water and sanitary sewer services, plus payment of necessary water and sewer charges ;
5. Removal of buildings and/or structures that encroach into the required setbacks for the retained parcel;
6. The payment of applicable development charges;
7. The payment of applicable parkland dedication charges;
8. That an entrance permit may be obtained on the severed parcel;

AND THAT By-law No. 2007-24 being a By-law to rezone the subject lands from the Residential R3 Zone to the Residential R3-h Zone, being comprised of Lot 48 and Part Lot 49, Plan 529, Karen Sheppard, be hereby enacted this 2<sup>nd</sup> day of April, 2007.

**D.5 Council Update – Applications for Consent File No.s B24-2006** SP  
**& B25-2006, Kevin Gust & Christina Ardill, Part Lot 19, Concession 2,**  
**Lots 17 & 18, Registered Plan 501 - #PL.07.42**

**Recommended** (Move,Second)

THAT Council does receive Planning Staff Report PL.07.42, "Council Update - 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 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.6 Modifications to Draft Plan Approval and Zoning (Peaks Bay, RA Delphi / Pheobus and William Allen Holdings) - #PL.07.38**

**Recommended** (Move,Second)

THAT Council does receive Planning Staff Report #PL.07.38, "Modifications to Draft Plan Approval and Zoning (Peaks Bay, Delphi/Pheobus and William Allen Holdings)";

AND THAT Council does hereby support proposed revisions to Draft Plan applications and related Zoning By-law Amendments as outlined in the Planning Staff Report PL.07.38 dated April 2, 2007 and request Planning Staff to forward said revisions to the Ontario Municipal Board for approval.

**D.7 Draft Plan of Subdivision File No. 42T-2006-14; and Zoning By-law Amendment, The Lora Bay Corporation"; Blocks 5, 7, 18 and Part Blocks 1, 15, 29 and 30, Registered Plan 16M-8 - #PL.07.33 RA**

**Recommended** (Move,Second)

THAT Council does receive Planning Staff Report PL.07.33, "Draft Plan of Subdivision File No. 42T-2006-14; and Zoning By-law Amendment, The Lora Bay Corporation"; Blocks 5, 7, 18 and Part Blocks 1, 15, 29 and 30, Registered Plan 16M-8;

AND THAT Council recommends that the County of Grey grant Draft Plan Approval for Phase 1 of the Subdivision File No. 42T-2006-14, subject to the conditions contained in this report;

AND THAT Council does hereby grant a Zoning By-law Amendment to rezone Phase 1 of the subject lands from the Development D Zone to the Residential R3-h Zone, Residential R3-211-h Zone, Residential R3-212-h Zone, Residential R3-213-h Zone, Residential R6-214-h Zone, Hazard H Zone and Private Open Space OS2 Zone;

AND THAT By-law No. 2007-25 being a By-law to rezone the subject lands from the Development (D) Zone to the Residential (R3-211-h) Zone, Residential (R3-212-h) Zone, Residential (R3-213-h) Zone, Residential (R6-213-h) Zone and Public Open Space (OS1) Zone, The Lora Bay Corporation, Blocks 5, 7, 18 and Part Blocks 1, 15, 29 and 30, Registered Plan 16M-8, be hereby enacted this 2<sup>nd</sup> day of April, 2007.

**D.8** File Status Update RA

**D.9 Planning Committee of the Whole to Rise**

**Recommended** (Move,Second)

THAT the Planning Committee of the Whole do now rise.

**E. Planning Council – Motions and By-laws**

**E.1 Call to Order - Planning Council**

Report from the Chair of Planning Committee of the Whole MM

**Recommended** (Move,Second)

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

- D2, D3, D4, D5, D6, D7

**F. Reports and Minutes List - RECEIVE**

1. Committee of Adjustment – February 15, 2007

**G. New and Unfinished Business**

None

**H. Next Meeting Date:**

April 16, 2007 (Trillium Apartments Public Meeting)

## **I. Confirmation By-law and Adjournment**

**Recommended** (Move, Second)

THAT By-law No. 2007-26, being a By-law to confirm proceedings of the Council of the Corporation of the Town of The Blue Mountains on April 02, 2007, be hereby enacted as passed this 02<sup>nd</sup> day of April, 2007.

**Recommended** (Move, Second)

THAT this Planning Council meeting does now adjourn.