

## Minutes - The Blue Mountains Planning Council Meeting



**MEETING DATE:** April 3, 2006 – 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.
- Council then paused for a moment of personal prayer or reflection
- Approval of Agenda  
Moved by: Wayman Fairweather      Seconded by: R. J. Gamble  
THAT the Agenda of April 3, 2006 be approved as circulated, including any items added to the Agenda, Deputy Mayor McKinlay requesting an update on certain matters under New and Unfinished Business, Carried.
- No member declared a pecuniary interest with any matter as listed on the agenda.

### B. Deputations/Presentations

None

### C. Motions and Staff Reports

Councillor Fairweather then assumed the Chair in a Planning Committee of the Whole format.

1. PL.06.39 – Rezoning – Lot 141, Plan 529, 116 Fraser Crescent – Czerny-Holownia

Manager of Development Planning Rob Armstrong then reviewed Report PL.06.39, Czerny-Holownia, noting on-site parking accommodation was satisfactory.

Moved by: D. R. McKinlay      Seconded by: G. Ardiel

THAT Council pass a Zoning By-law Amendment to rezone Lot 141, Plan 529 from the Residential R3 zone to the Residential R3-137 zone in order to permit a maximum 3 bedroom Bed and Breakfast, Carried.

2. PL.06.40 – Lora Bay Corporation – Phase 1 Draft Plan Approval

Rob then reviewed Report PL.06.40, dedication of Block NL6, being a portion of Nipissing Ridge.

Rob noted it has been determined maintenance of the subject Block would be challenging given there was no access and no recreational amenities were planned for the Block, it being now recommended the Block remain with the golf course rather than be dedicated to the Town.

Deputy Mayor McKinlay noted the Town previously sought dedication of portions of the Nipissing Ridge, Rob noting golf course ownership would maintain a buffer area between the adjacent Keeper's Cove lands and the golf course for this particular situation.

Rob noted previous consideration differed in that residential uses were proposed adjacent to the ridge portions.

Councillor McKean then questioned slope of the Block, Rob noting there was a significant slope on the Block.

Councillor Gamble questioned dimensions, Rob noting the Block extends to the toe of slope.

Moved by: D. R. McKinlay      Seconded by: Michael Martin

THAT Council supports Block N.L.6 of Draft Plan Approval 42T-2001-03 being deeded to the Golf Course as opposed to the Town, Carried.

3. PL.06.41 – Woodlands by Sierra – Removal of Part Lot Control

Rob then reviewed Report PL.06.41, noting the By-law would allow development of the final phases of the site, as was done in Phase 1.

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

THAT Council pass a By-law to remove Part Lot Control from the lands to facilitate the registration of a Common Elements Plan of Condominium, Carried.

**D. By-laws and Official Plan Amendments**

1. Czerny – Holownia

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

THAT Council does hereby enact By-law 2006-34, being a By-law to rezone from the Residential R3 zone to the Residential R3-137 zone, those lands being comprised of Lot 141, Plan 529, this 3<sup>rd</sup> day of April, 2006, Carried.

2. Resolution to assign By-law Numbers for Lora Bay / Camperdown / Trailwoods

Moved by: R. J. Gamble      Seconded by: Wayman Fairweather

THAT Council hereby assigns, for administrative purposes, the following By-law numbers to Zoning By-laws approved by the Ontario Municipal Board:

- 2006-35 Trailwoods as per OMB Order No. 1869 of July 18, 2005
- 2006-36 Lora Bay Corporation as per OMB Order No. 0461 of March 2, 2005
- 2006-37 CDMC as per OMB Order No. 0383 of February 6, 2006
- 2006-38 Sorichetti Development Group Inc. as per OMB Order No. 0382 of February 6, 2006
- 2006-39 William Allen Holding Ltd. as per OMB Order No. 0382 of February 6, 2006

- 2006-40 Barton Developments Inc. as per OMB Order No. 0382 of February 6, 2006
- 2006-41 Delphi Point Holdings Inc. as per OMB Order No. 0382 of February 6, 2006
- 2006-42 Barvan Holdings Limited (Phoebus) as per OMB Order No. 0382 of February 6, 2006
- 2006-43 Peaks Bay Holding Inc. (west) as per OMB Order No. 0382 of February 6, 2006
- 2006-44 Peaks Bay Holding Inc. (East) as per OMB Order No. 0382 of February 6, 2006

Carried.

### 3. Removal of Lands from Part Lot Control – Blueski George Crescent

Moved by: D. R. McKinlay      Seconded by: Wayman Fairweather

THAT Council does hereby enact By-law 2006-45 being a By-law to remove lands bounded in part by Blueski George Crescent from part lot control,  
Carried.

## **E. New and Unfinished Business**

Deputy Mayor McKinlay then requested information on the trend of the Committee of Adjustment toward approving garages and accessory buildings in the front yard area.

Director of Planning Peter Tollefsen then noted there had been an increase in such applications but the most recent application had been denied, the Committee being aware of the intent in not allowing garages generally in the front yard.

Duncan noted Council had rejected several previous applications in the past.

Councillor Fairweather then noted there appeared to be a trend in converting older chalets to full time residences and many such dwellings never contemplated garages during initial construction.

Duncan then questioned status of lands south of the Beaver Valley Industrial Park, Rob reporting on pre-consultation with the owner regarding a possible conversion of a portion of the lands to an Equestrian Centre.

Rob noted there was an issue with regard to compliance with the Provincial Policy Statement, adding it appeared there may be ways to address the conflict, adding that no formal application had been submitted.

Rob noted the lands were zoned Rural A1 at present and livestock issues would have to be addressed as part of any application.

Councillor McKean stated such an operation may benefit local agriculture in terms of hay purchase for horses.

Councillor Fairweather then questioned status of parking in the ski resort area, Rob noting Blue Mountain Resort has produced a Master Parking Plan for review and parking will be an integral part of the South Area visioning process.

Wayman noted he hoped parking issues could be addressed to complement future development.

Councillor Ardiel then noted tourists and visitors are noting concerns with parking availability in the resort area.

**F. Reports and Minutes LIST Receive**

1. Committee of Adjustment – February 16, 2006

Council then received the Committee of Adjustment Minutes of February 16, 2006.

Councillor Ardiel then commended the Committee of Adjustment on their work to date, Peter noting the Committee takes their role seriously.

Peter then reported on recent revisions to the Development Review Committee structure together with improved project status reporting.

Peter then updated Council on the status of wind power review through the alternative energy working group in The Blue Mountains, including consideration of a visual analysis study as recently completed for the Municipality of Grey Highlands.

Councillor Gamble then reported on 6 traffic roundabouts proposed for construction in Kitchener in 2006, Director of Engineering and Public Works Paul Graham reporting on a study commissioned by Grey County for roundabout modelling purposes.

Deputy Mayor McKinlay then questioned status of the Grey County Road Rationalization process, Councillor Ardiel noted the matter would be discussed at the County on April 4<sup>th</sup>.

**H. Next Meeting Date(s)**

Tuesday April 18, 2006

**I. Adjournment**

THAT this Council does now adjourn

.....  
Ellen Anderson, Mayor

.....  
Stephen Keast, Clerk