

Minutes - Planning & Building Committee



MEETING DATE: April 7, 2010
LOCATION: L.E. Shore Memorial Library
PREPARED BY: Sharon Long, Administrative Assistant

A. Call to Order

- Chair Michael Martin called the Committee meeting to order with designated Committee members Deputy Mayor McKinlay and Councillor Kennedy in attendance. Councillor McGee was absent due to vacation. Also in attendance was Mayor Anderson and Councillor Gamble.
- Also in attendance was Chief Administrative Officer Paul Graham, Director of Planning and Building David Finbow, Senior Planner Cindy Welsh, Planner Bryan Pearce, Director of Engineering and Public Works Reg Russwurm, Manager of Water/Wastewater Services John Caswell and Planner Shawn Postma. Manager of Human Resources Tracey McKenna, Director of Special Projects Peter Tollefsen & Fire Chief Ron Doherty were in attendance for the Tony Gardner portion of the meeting.
- Approval of Agenda:

Moved by: Ellen Anderson Seconded by: Cam Kennedy

THAT the Agenda of April 7, 2010 be approved as circulated including any additions or revisions to be made, Carried
- No member declared a pecuniary interest with any matter as listed on the Agenda.
- Previous Minutes

Moved by: R.J. Gamble Seconded by: Cameron Kennedy

THAT the Minutes of March 1, 2010 be approved as circulated including any revisions to be made, Carried.

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

B.1 Zoning By-law Amendment – Lot 1 & Part Lot 3, Plan 1021 – 1382491 Ontario Limited (Keeper's Cove)

Chair Martin read the Notice noting the purpose of the Application is to consider a request to increase the lot coverage for all of the single detached units for the Keepers Cove residential development to allow for increased flexibility in the floor plan design of the dwellings based on consumer demands; and remove the provisions as it relates to the townhouse units as the townhouses were converted to single detached units as part of a red-line revision to the draft plan, approved by the County of Grey in May 2008.

The effect of this Amendment would be to amend Exception 6 for the Residential Exception 6 (R1-6) Zone to increase the maximum lot coverage from forty percent (40%) to a maximum lot coverage of fifty

percent (50%) for the single detached units; and remove the townhouse provisions from the exception as well.

The subject lands of this proposed Amendment are owned by the 1382491 Ontario Limited, c/o Jill Kitchen, President, Blevins Developments (Cove) Ltd., c/o Tim Blevins, President Reid's Heritage Homes Limited and are legally described as Lot 1 and Part of Lot 3, Plan 1032, Town of The Blue Mountains. These lands are locally described as being located on the southeast corner of the intersection between 39th Sideroad and Sunset Boulevard.

Chair Martin noted if a person or public body does not make oral or written submissions at a public meeting to the Town of the Blue Mountains in respect of the proposed Zoning By-law Amendment, the person or public body is not entitled to appeal the decision of the Town Council to the Ontario Municipal Board; and may not be added as a party to the Hearing of an appeal before the Ontario Municipal Board.

The Administrative Assistant then read correspondence received from Grey Sauble Conservation Authority, Grey County Planning & Development Department and Historic Saugeen Metis.

Planner Bryan Pearce spoke noting Council passed a Zoning By-law Amendment in October 2006 for the residential development and in February 2009 rezoned the Townhouse units to Single Detached Units. It should be noted that the placards were posted on the subject lands as required under the Planning Act. Phase 1 is registered as Grey Vacant Land Condominium #80, where there are three homes built to date. Jim Dodd, representing Reid's Heritage Homes and their Planning Consultant, Brian Blackmere, representing Stantec, were present to discuss the proposal.

Mr. Blackmere then spoke identifying housekeeping issues approved by the County of Grey in May 2008. Mr. Blackmere noted that 50% lot coverage will allow larger homes with two car garage design on these lots. Mr. Blackmere further noted that Stormwater Management Plans had been submitted by Genivar with the proposal, as noted in the correspondence received from Grey Sauble Conservation Authority with respect to the peak flows.

Councillor Gamble questioned if the alteration can be arrived at with current setback, Planner Bryan Pearce replying Exception 6 regulations have unique setbacks to characterize the residential development and the larger homes wouth appear not to have any impacts on the setbacks.

As no one further wished to speak Chair Martin declared the public meeting to be closed

C. Staff Reports as circulated

C.1 Application for Site Plan Approval and Zoning by-law Amendment, Lot 14, King Street – B&T Oakley, #PL.10.30

Councillor Gamble questioned if this was a 3 year temporary use by-law, Planner Shawn Postma confirmed that yes it was a 3 year temporary use by-law and zoning would revert back to the current zoning at the end of that period.

Moved by: Duncan McKinlay Seconded by: Ellen Anderson

THAT Council does receive Planning Staff Report PL.10.30, "Application for Site Plan Approval and Zoning By-law Amendment; B&T Oakley; Lot 14, King Street; Town of The Blue Mountains"; and

THAT Council enact a maximum 3 year Temporary Use By-law for the following:

1. To rezone the property from the General Industrial M1 zone to the General Commercial C2 zone.
2. To only permit the lands to be used for a market garden use.
3. To recognize the existing gravel parking surface as meeting the requirements for a parking area surface.

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 Solicitor, Carried.

C.2 Healthy Communities Conference 2010 – #PL.10.27

Moved by: Ellen Anderson Seconded by: Cam Kennedy

THAT Council does receive Planning Staff Report #PL.10.27, "Healthy Communities Conference 2010" for information purposes, Carried

C.3 Application for Consent No. B23-2009 and Zoning By-law Amendment – John Miszuik Enterprises Limited, Part Lots 42, 43 and 44, Plan 931, 183 Lake Drive – #PL.10.24

Planner Bryan Pearce provided an overview of this application and noted the hazard area and setbacks within this area.

Councillor Gamble questioned if they could build a storage shed within the 15 m wave uprush area, Planner Bryan Pearce replying Hazard Zone does not allow any structures to be built.

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

THAT Council receive Planning Staff Report PL.10.24, "Application for Consent File No. B23-2009; and Zoning By-law Amendment – John Miszuk Enterprises Limited; Part Lots 42, 43 and 44, Plan 931; Part1, RP 16R-4182; 183 Lake Drive; Town of The Blue Mountains"; and

THAT Council authorize Consent No. B23-2009, subject to the following conditions:

1. That Council enact a Zoning By-law Amendment to rezone the severed and retained parcels to the Residential (R3) Zone and the Hazard (H) Zone.
2. That the owner make a cash payment in lieu of parkland in the amount of 5% of the value of the land to be conveyed with such value to be determined as of the day before the day of the approval of the consent by an accredited appraiser (AACI, P.App., CRA) with the Appraisal Institute of Canada.
3. The Payment of Water, Wastewater, Road and Related Service of the applicable Town-wide Development Charges.
4. The Payment of the applicable Lora Bay area-specific Development Charges; and further

THAT Council enact a Zoning By-law Amendment to rezone the severed and retained parcels to the Residential (R3) Zone and the Hazard (H) Zone, Carried

C.4 Application for Consent, Lot 7 and 8, Plan 533 - Tammy Abbotts - #PL.10.29

Councillor Kennedy questioned if this area had water and sewer services, Planner Shawn Postma replying this is for boundary adjustments only with no new lot being created.

Moved by: Duncan McKinlay Seconded by: Ellen Anderson

THAT Council does receive Planning Staff Report PL.10.29, "Application for Consent File No. B01-2010; Tammy Abbotts; Lot 7 and 8, Plan 533; Town of The Blue Mountains"; and

THAT Planning Staff support Application for Consent File No. B01-2010, subject to the following conditions:

1. That the severed parcel be deeded as a lot addition to the property to the west in accordance with Section 50 (3) of the Planning Act, R.S.O. 1990.
2. That any existing mortgage commitment on the severed parcel be extended to cover the whole, newly created parcel, Carried.

C.5 Application for Consent No. B25-2009 and Zoning By-law Amendment, Part Lot 27, Concession 12 – Nona Ardiel - #PL.10.25

Deputy Mayor McKinlay questioned where the County road widening was on this application, Planner Bryan Pearce outlined the area noting the frontage on Grey Road 40 for the severed parcel. Director of Planning and Building David Finbow noted that the County can ask for the widening on the severed and retained parcels but Conditions of Consent can only apply for the severed parcel.

Moved by: Duncan McKinlay Seconded by: Bob Gamble

THAT Council receive Planning Staff Report PL.10.25, "Application for Consent File No. B25-2009; and Zoning By-law Amendment – Nona Ardiel; Part Lot 27, Concession 11; Town of The Blue Mountains"; and

THAT Council authorize Consent No. B25-2009, subject to the following conditions:

1. That Council enact a Zoning By-law Amendment to rezone the subject lands to the General Rural (A1) Zone and the Rural Estate Residential (RERa) Zone; and to establish a new minimum lot area of 17 hectares for the newly enlarged parcel in the General Rural (A1) Zone.
2. That a 5.18 metre widening parcel along the severed parcel be dedicated to the County of Grey for future road widening purposes of Grey Road 40.
3. That the severed parcel be deeded as a lot addition to the property abutting to the west in accordance with Section 50 (3) of the *Planning Act, R.S.O. 1990*.
4. That any existing mortgage commitment on the severed parcel be extended to cover the whole, newly created parcel.

THAT Council enact a Zoning By-law Amendment to rezone the subject lands to rezone the subject lands to the General Rural (A1) Zone and the Rural Estate Residential (RERa) Zone; and to establish a new minimum lot area of 17 hectares for the newly enlarged parcel in the General Rural (A1) Zone, Carried

C.6 Monthly Building Permit Activity, March 2010

Moved by: Ellen Anderson Seconded by: Cam Kennedy

THAT Council receive the “Monthly Building Permit Activity, March 2010” for information purposes, Carried

C.7 Application for Site Plan Approval – Applevale Properties Ltd., Town Plot Part Lot 15, Arthur E/S, Elgin Street - #PL.10.26

Councillor Gamble questioned the wording “Conditionally Grant”.

Director of Planning and Building David Finbow advised that the Storm Water Management Plan is still outstanding, but are close to being accepted by the Director of Engineering & Public Works , as noted as a condition of Site Plan Approval.

Planner Bryan Pearce outlined the location of the noted property.

Moved by: Cam Kennedy Seconded by: Ellen Anderson

THAT Council receive Planning Staff Report PL.10.26, “Application for Site Plan Approval – Applevale Properties Ltd; Town Plot Part Lot 15, Arthur E/S; Part 2, RP 16R-5051; Elgin Street; Town of The Blue Mountains”;

AND THAT Council conditionally grant Site Plan Approval for the construction of a maximum of 327 square metre commercial building, in substantial accordance with the following drawings containing in this report, subject to the following conditions:

1. That the owner(s) enter into a Site Plan Agreement with the Town, as shown on the attached, at the owner’s expense.
2. That the owner(s) address site matters to the satisfaction of the Town’s Director of Engineering and Public Works, at the owner’s expense.

AND FURTHER THAT Council authorize the Mayor and Clerk to execute a Site Plan Agreement, Carried

D. Minutes & Reports List - Receive/Adopt

D.1 Committee of Adjustment Minutes – February 18, 2010

Moved by: Duncan McKinlay Seconded by: Ellen Anderson

THAT the Committee of Adjustment Minutes of February 18, 2010 be received and adopted, Carried.

E. New and Unfinished Business

N/A

F. Deputation – 8:00 pm

Chief Administrative Officer, Paul Graham introduced Tony Gardner and outlined that Senior Staff attended this presentation at the University of Virginia over the past few years. Paul indicated that it was now time to bring this presentation to Staff and Council for their information.

Presentation by Tony Gardner, Weldon Cooper Centre for Public Service, University of Virginia respecting “Leading, Educating and Developing (LEAD)”. Items discussed were employee engagement, Towers Perrin 2005 Global Workforce Survey, a time of transition, microbusiness, High Performance, how do we engage all the employee has to offer, where are we going, how do we get there, what culture propels us, how do we work together, vision, values & Leadership Pilosophy.

Question & answer period followed for Council.

Mayor Ellen Anderson thanked Tony Gardner for his informative presentation to Council.

G. Next Meeting Date

May 3, 2010

H. Adjournment

Moved by: Ellen Anderson Seconded by: Duncan McKinlay

THAT this Planning & Building Committee meeting does now adjourn at 9:10 pm.
Carried.