

Minutes - The Blue Mountains Planning Council Meeting



MEETING DATE: May 5, 2008 – 7:00 pm
LOCATION: L. E. Shore Memorial Library
PREPARED BY: Corrina Giles, Deputy Clerk

A. Call to Order

- Mayor Anderson called the meeting to order with all members in attendance
- Also in attendance were Chief Administrative Officer Paul Graham, Director of Planning Peter Tollefsen, Manager of Development Planning Rob Armstrong, Planner Bryan Pearce, Senior Policy Planner Cindy Welsh, Planner Shawn Postma, Director of Engineering & Public Works Reg Russwurm, Director of Finance Rob Cummings
- 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 May 5, 2008 be approved as circulated, including any items added to the Agenda, Carried.

- No member declared a Pecuniary Interest with respect any items on the Agenda.

B. Public Meetings

- B.1** Consent No.'s B04/08 and B05/08 – Lot 2, Part Lot 3, Concession 5 – Narapan Dopp
- B.2** Consent No. B06/08 – Lot 15, Concession 6 – Edmund & Donna Shaw
- B.3** Consent No. B07/08 – Lot 10, Concession 1 – Braeburn Farms
- B.4** Plan of Subdivision / Zoning By-law Amendment - Part Lot 19, Concession 2, 2145317 Ontario Inc. (LMCM)
- B.5** Zoning By-law Amendment – Part Lots 158 and 173, Registered Plan 529 (Pt.Lot 20, Conc.2) – Eden Oak (Trailshead Inc.)
- B.6** Zoning By-law Amendment – Town of Thornbury By-law No. 10-77, as amended, Minimum & Maximum Front Yard Setback, King Street East, Bridge Street East, Arthur Street West (Highway #26)

C. Motions and Staff Reports

- C.1 PLANNING COMMITTEE OF THE WHOLE

Moved by: John McGee Seconded by: John McKean

THAT Council do now move into Planning Committee of the Whole with Chair of Planning Michael Martin in the Chair, Carried.

- C.2 Application for Consent File No. B03-2008 and Zoning By-law Amendment - Swiss Meadows Water System Limited c/o Peter Scholz, Trustee, Part Lot 18, Concession 3 - #PL.08.45

Moved by: D.R. McKinlay Seconded by: Cameron Kennedy

THAT Council receive Planning Staff Report No.PL.08.45, "Application for Consent File No. B03-2008 and Zoning By-law Amendment - Swiss Meadows Water System Limited c/o Peter Scholz ,Trustee, Part Lot 18, Concession 3;

AND THAT Council grant application for Consent No. B03-2008 subject to the conditions outlined the planning staff report;

AND THAT Council pass a Zoning By-law Amendment for those lands being comprised of Part Lot 18, Concession 3.

In speaking to the Motion, Deputy Mayor McKinlay questioned if the waterworks fees will be paid, Manager of Development Planning Rob Armstrong replying in accordance with the Municipal Act, fees are due when there is an exchange of ownership.

The Committee then voted on the Recommendation, Carried.

- C.3 Application for Zoning By-law Amendment to remove Holding '-h' Symbol – Mill Pond Homes, Lots 118 and 120 and Part Lots 122, 123, 124 and 153, Plan 1023, 53 and 63 King Street East - #PL.08.47

Moved by: John McGee Seconded by: Ellen Anderson

THAT Council receive Planning Staff Report No. PL.08.47, "Application for Zoning By-law Amendment to remove Holding '-h' Symbol – Mill Pond Homes, Lots 118 and 120 and Part Lots 122, 123, 124 and 153, Plan 102, 53 and 63 King Street East;

AND THAT Council pass a Zoning By-law Amendment to remove the Holding '-h' Symbol for the three existing model homes within Phase 1 from the RM1-40-h lands.

In speaking to the Motion, Deputy Mayor McKinlay questioned if the Ontario Municipal Board had resolved all matters relating to the setback, Manager of Development Planning Rob Armstrong replying the OMB has approved the 3 metre setback and Staff are recommending the holding symbol be removed.

Councillor Gamble then questioned the progress on the property to the east of the Millpond property, Rob replying the property has been purchased by Millpond Homes and will be developed separately.

The Committee then voted on the Recommendation, Carried.

- C.4 Paradise Springs Inc. - #PL.08.42

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

THAT Council does receive Planning Staff Report #PL.08.42, "Paradise Springs Inc." for information purposes

In speaking to the Motion, Deputy Mayor McKinlay questioned how we can prevent truck traffic from using the shorter haul route.

Councillor Kennedy then questioned if a weight class can be posted to stop trucks from using the road, Director of Engineering and Public Works Reg Russwurm replying the Town does not have jurisdiction to post a weight limit on the road and further noted the Town cannot endorse anything until further investigation has been completed.

Councillor McKean then questioned the weight restrictions and noted that water may be classified as a food product and if so, it would be exempt from weight restrictions.

The Committee then voted on the Recommendation, Carried.

C.5 County of Grey – Official Plan Five Year Review - #PL.08.46

Moved by: Cameron Kennedy Seconded by: John McKean

THAT Council does receive Planning Staff Report #PL.08.46, “County of Grey – Official Plan Five Year Review” for information purposes.

Councillor Gamble noted the Official Plan is proceeding quickly, Deputy Mayor McKinlay noting this is a five year review, not a whole new official plan, adding there is a lot of pressure to proceed. Duncan further noted that he hopes Staff responds as policies come out and comments offered.

Chair Martin noted ongoing dialogue with the County, adding the Town does not have approval authority over the County as the County has over Town, Duncan responding it is important to have dialogue with all parties and that progress has been made, Michael concurring.

The Committee then voted on the Recommendation, Carried.

C.6 Growing the Greenbelt - #PL.08.49

Moved by: Ellen Anderson Seconded by: D.R. McKinlay

THAT Council receive Planning Staff Report No. PL.08.49, “Growing the Greenbelt”, for information purposes.

Director of Planning Peter Tollefsen then reviewed the Report, noting the Greenbelt has been created and the Province is proposing draft criteria to be used to evaluate municipalities’ proposal to expand the Greenbelt. Peter further noted the County also prepared a Report on the criteria and that it is important to note we are not in the Greenbelt, but the Niagara Escarpment Plan area is considered Greenbelt within our area. Peter further noted we would have to consider the Greenbelt carefully and show we are interested in criteria.

Mayor Anderson then noted concern with “leapfrogging”, not identified in the Greenbelt study process. Ellen further noted we should encourage a working committee and ask the province to consider the development impact in this area.

The Committee then voted on the Recommendation, Carried.

C.7 Revised Report on Proposed Fees for the Processing of Planning Act Applications and Related Engineering Services - #F.S.08.19

Director of Finance Robert Cummings then reviewed the Report and noted the change in the Planning Act applications related to engineering services. Rob noted the report is 90% as originally presented. Rob continued the Report notes when and what fees are paid and confirmed the cost calculations remain the same. Rob then noted Schedule "A" to the Report is similar to the By-Law, and noted a "Difference" column has been added. Rob noted Appendix "A" is the chart that was prepared for the Public Information Session. Rob noted development fees for projects up to the Pre-servicing Agreement stage are under the old fee structure and anything after that stage is in the new fee structure.

Councillor McGee then noted the cost calculations and questioned if the Report speaks of Planning's cost of their share in the new building, Rob replying Staff have presented project cost sharing and noted the Planning Department is a tax supported department within the Town and the Planning department's share falls under that.

John then questioned programs supported by users, Rob replying the building inspection area is a user fee department and is funded by fees charged. Rob further noted the Planning department is a user fee department and is partially supported by tax dollars, further confirming the Planning department is grouped into tax supported departments.

John then questioned the necessity of Building and Planning if the need for these departments dramatically decreased, Rob clarifying the occupancy cost for Planning staff and confirmed application fees cover the full burden of the cost for Planning applications, Chair Martin then confirmed that some Departments are mandated and the Town could not be without them.

The Committee then dealt with the following Recommendation:

Moved by: John McKean Seconded by: Cameron Kennedy

THAT Council receive Report No. F.S.08.19, "Revised Report on Proposed Fees for the Processing of Planning Act Applications and Related Engineering Services"; and

THAT Council support the adjustment of Planning fees listed on Schedule "A" to the Proposed 2008 Fee to reflect the actual costs of processing various applications; and

THAT Council adopt the Engineering Works Fee listed on Schedule "A" to cover expenses incurred by the Town for review of the design of the Works and for inspections and other matters related to the installation of the Works; and

THAT Council pass a By-law to adopt Fees and Service Charges related to Processing of Planning Applications and Related Engineering & Public Works Services, this 05th day of May, 2008, Carried.

C.8 Development Status Update

Manager of Development Planning Rob Armstrong presented Council with a booklet of all current development in the Town for information purposes.

C.9 Planning Committee of the Whole to Rise

The Committee then dealt with the following Recommendation:

Moved by: D. R. McKinlay Seconded by: Cameron Kennedy

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

D. Planning Council

D.1 Call to Order - Planning Council

Report from the Chair of Planning Committee of the Whole

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

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

- C2, C3, C4, C5, C6 and C7

Carried.

D.2 Zoning By-law Amendment - Swiss Meadows Water System Limited, c/o Peter Scholz, Trustee - Part Lot 18, Concession 3

Moved by: Michael Martin Seconded by: John McGee

THAT By-law No. 2008-40, being a By-law to rezone the subject lands from the Rural Estate Residential (RERb) Zone and Public Industrial (M5-36) Zone to Estate Residential (ER) Zone and Public Industrial (M5-36) Zone, those lands being comprised of Part Lot 18, Concession 3, Plan 807, be hereby passed this 05th day of May, 2008.

In speaking to the Motion, Councillor Gamble questioned if the conditions of severance are never met, are we premature in passing By-law. Planner Shawn Postma replied that the By-Law will be put into place and if conditions are not met within one year, the By-law would not be affected,

Council then voted on the Resolution, Carried.

D.3 Zoning By-law Amendment, Millpond Homes – Removal of Holding “-h” Symbol, Lots 118 and 120 and Part Lots 122, 123, 124 and 153, Plan 1023, 53 and 63 King Street

Moved by: Cameron Kennedy Seconded by: John McKean

THAT By-law No. 2008-41, being By-law to remove the Holding ‘-h’ Symbol on those lands being comprised of Lots 118 and 120 and Part

Lots 122, 123, 124 and 153, Plan 102, 53 and 63 King Street East be hereby passed this 05th day of May, 2008, Carried.

D.4 Proposed Fees for the Processing of Planning Act Applications and Related Engineering Services

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

THAT By-law No. 2008-42, being a By-law to establish a tariff of fees for the processing of applications made in respect of Planning Act matters be hereby passed this 05th day of May, 2008.

In speaking to the Motion, Deputy Mayor McKinlay followed up on Councillor McGee's earlier concerns, noting Staff have determined the hours required to process Applications and determined cost recovery, Director of Finance Rob Cummings confirming those making applications should pay a portion of the cost of the building.

Council then voted on the Resolution, Carried.

E. Reports and Minutes List – RECEIVE

1. Minutes of the Committee of Adjustment – February 21, 2008

Moved by: John McKean Seconded by: John McGee

THAT Council does hereby receive Minutes of Committee of Adjustment – February 21, 2008, Carried.

Councillor Gamble then noted a concern with a reduction of the setback from 27 metres from the road to 7.9 metres from the property line.

F. Next Meeting Date(s)

Monday, June 2, 2008

G. Confirmation By-law and Adjournment

Moved by: Michael Martin Seconded by: Cameron Kennedy

THAT By-law No. 2008-43, being a By-law to confirm proceedings of the Council of the Corporation of the Town of The Blue Mountains on May 05, 2008, be hereby enacted as passed this 05th day of May, 2008, Carried.

Moved by: John McKean Seconded by: Cameron Kennedy

THAT this Planning Council meeting does now adjourn, Carried.

.....
Ellen Anderson, Mayor

.....
Corrina Giles, Deputy Clerk