Minutes - The Blue Mountains Planning Council Meeting



MEETING DATE: June 2, 2008 - 7:00 pm

LOCATION: L. E. Shore Memorial Library PREPARED BY: Corrina Giles, Deputy Clerk

A. Call to Order

- Deputy Mayor McKinlay called the meeting to order with all members in attendance, save Mayor Anderson, absent due to a previous commitment
- 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: Cameron Kennedy Seconded by: John McGee

THAT the Agenda of June 2, 2008 be approved as circulated, including any items added to the Agenda, Carried.

Deputy Mayor McKinlay then asked that the Deputy Clerk take the readings from Council's pedometers as provided from the Town of Wasaga Beach and to report the findings to the Council of the Town of Wasaga Beach.

Mayor Ellen Anderson	327325
Deputy Mayor McKinlay	148694
Councillor McGee	63096
Councillor Martin	203118
Councillor McKean	247252
Councillor Gamble	72967
Councillor Kennedy	145898

Councillor McKean declared a Pecuniary Interest with respect Agenda items
C.4 and D.2 and his place of employment.

B. Deputation – 7:00 p.m.

B.1 Comprehensive Parking Strategy Presentation - Bob Crews, J.D. Barnes

Senior Policy Planner Cindy Welsh then introduced Bob Crews of J.D. Barnes, noting J.D. Barnes and Dillon Contracting were retained in October 2006 to complete a parking study in the Town of The Blue Mountains.

Cindy noted after Mr. Crews presentation, a final report will be provided to the Town of The Blue Mountains, further noting a public meeting will be held at a later date to be determined. Cindy further noted the study will be provided to Council in July for review and approval.

Bob Crews then reported on the study, noting that parking issues are not simple, with many factors to be considered with many unique challenges are present. Bob noted that the study is just one element of the Town zoning regime, further noting Town By-laws are dated and need review.

Bob then noted the study has determined that the Town has interests in extending "Main Street" conditions along Bruce Street to the harbour and the Hester Street lot is ideally located for parking to Bruce Street and the Mill Pond and that cash-in-lieu and bonusing are good propositions. Bob further noted through amendments to the Planning Act that there are new flexible tools available, ie. what could be done in specific areas in the village and downtown Thornbury. Bob further noted there is a growing interest in providing a maximum parking standard and confirmed municipalities interests and needs have changed and there is an increased interest in public parking in both urban and rural areas. Bob further noted Development Charge revenues may be able to be used for parking needs.

Bob then confirmed the Town parking objectives are to improve parking in Thornbury, Clarksburg, the Village, trailheads and at the beaches.

Bob then thanked staff and the project steering committee of Town and business sector representatives for their assistance with the study.

Bob then noted the implementation tools included the Planning Act, the street parking by-law portion of the Municipal Act, a cash-in-lieu policy, bonusing provisions, the Development Charges Act and the Highway Traffic Act.

Bob noted shared parking has been in place for some time, adding there can be administration difficulties and further noted it should be policed. Bob further noted a shared parking facility can work well with a situation such as a place of worship and a shopping facility.

Bob then noted a field survey program was undertaken in February 2007 at Blue Mountain Resorts, Thornbury, Clarksburg and at ski clubs and confirmed this was a good source of information. Bob also noted Highway 26 in Thornbury was reviewed.

Bob noted that Blue Mountain Resort does not have finished parking lots, confirming there are no lines or corridor marking. Bob noted the standard parking space is 350 square feet and noted the spaces in the parking lots at BMR are estimated at 450 square feet.

Bob then showed parking photographs taken at Blue Mountain Resort and also reviewed the underground parking at Blue Mountain Resort. Bob then noted there actually is not enough parking at the Resort. Bob noted there were two public open houses held in February 2007, confirming the Saturday afternoon open house was very well attended. Bob confirmed short term accommodation concerns have been noted.

Bob then provided comments regarding public facilities in Thornbury and Clarksburg and confirmed the Ministry of Natural Resources places a priority on towns with parking lots for trails.

Bob then reviewed the cash-in-lieu provisions and noted it is not widely used, confirming money must be set aside into reserves for parking issues. Bob then noted cash-in-lieu has not always been successful, but it can work, noting that the current valuation of \$1500 is not sufficient and it should be \$10,000 per space. Bob then noted that a combination of granting a variance together with a cash in lieu policy can be used if a property is deficient in parking area.

Bob then recommended adjustments to existing by-law standards, noting residential requirements should be increased and commercial reduced in select cases. Bob then noted that residential requirements be linked to unit sizes, i.e. one bedroom would have fewer parking spaces than a three or four bedroom unit. Bob noted standards for handicapped parking should also be updated.

Bob noted improving signage at BMR to direct overnight/day skiers, the use of islands, parking attendants, paid parking for prime facilities, and automatic parking gates (when lot is full the gate closes) should help with parking issues at BMR.

Bob then noted the Town should consider entrenching a Management Plan for the Village in future phases of development.

Councillor Kennedy then questioned the use of development charges reserves for parking development, Bob replying there is a growing sense in the legal community that development charge reserves can be used if parking is required. Cam then clarified development charge funds could be used to create a parking lot on existing lands, but that new lands could not be purchased with the development charge reserves to create a parking lot.

Councillor Martin thanked Bob for his presentation and questioned how parking would be affected if the price of gas increases, Bob replying he did not know, but suspected parking issues would be adjusted to some degree.

Michael then questioned if parking lots at BMR should be consolidated or more spread out as development increases, Bob noting he would have to address that issue at that time.

Councillor Gamble then questioned on-street parking in the Craigleith area, Bob noted this issue is spoken to in section 8 of the report and that some recommendations are made.

Deputy Mayor McKinlay then questioned parking on streets at short term rental locations, Bob replying he is aware of Town process regarding short term rentals and understand this issue is being dealt with in the zoning bylaw.

Duncan then questioned parking in rural areas, i.e. Bruce Trail, Beaver River and Georgian Trail and questioned how this is addressed. Bob confirmed he has looked at private lands that would provide good parking and specific sites have been identified. Duncan then noted the MNR and Bruce Trail have major parking issues regarding public access, Bob replying a list of sites was provided by staff to him and confirmed he will pursue additional areas further.

Duncan then confirmed there will be a public meeting and report forthcoming.

Michael then confirmed Council is today receiving a summary of the report and Bob is receiving council's input, further confirming the report will be modified before it is brought before Council, Bob concurring.

Councillor Gamble then confirmed comments in rural areas should be identified in the report as well as on-street parking at BMR.

Duncan then questioned if the rural areas are out of the scope of the proposed work, Bob asking that this issue be left with him to review.

Duncan then thanked Bob for his presentation, Bob replying he will provide hard copies of the report within two weeks.

Director of Planning Peter Tollefsen then spoke, noting the public meeting may be delayed to obtain council's opinion and feedback.

Duncan then thanked Bob again for his presentation, Bob retiring from the meeting.

C. Motions and Staff Reports

C.1 PLANNING COMMITTEE OF THE WHOLE

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

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

C.2 Comprehensive Parking Strategy - #PL.08.54

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

THAT Council does receive Planning Staff Report #PL.08.54, "Comprehensive Parking Strategy" for information purposes, Carried.

C.3 Town Owned Properties - former School Board Property- #PL.08.62

Director of Planning Peter Tollefsen reviewed the Report, noting three expressions of interest were received and staff is currently seeking two volunteers from Council, confirming it would involve one or two meetings to review the expressions of interest and possibly meet with the company. Peter further noted the meetings would be scheduled when convenient to council and further noted they are hoping to schedule a meeting within the next two or three weeks.

Deputy Mayor McKinlay noted he is interested but work commitments may prohibit him from volunteering.

Chief Administrative Officer Paul Graham then confirmed the volunteers would be reviewing the expressions of interest, they are not full proposals.

The Committee then dealt with the following Recommendation:

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

THAT Council receive Planning Staff Report No. PL.08.62, "Town Owned Properties – former School Board Property"; and

THAT Council appoint D.R. McKinlay and Michael Martin being two members of Council to sit on an Evaluation Committee to review the Expressions of Interests and report back to Council, Carried.

C.4 Applications for Official Plan Amendment and Zoning By-law Amendment -Miller Paving Limited, Part Lot 29, Concession 11, Parts 1 to 9, 16R-7644, 788213 Grey Road 13 - #PL.08.57

NOTE: Councillor McKean declared a pecuniary interest with regard to Agenda Item C.4, vacated the Chamber and did not take part in related discussion or voting.

Deputy Mayor McKinlay then noted an amendment to the Recommendation should be made, noting it is Part Lot 29, not Part Lot 9.

Manager of Development Planning Rob Armstrong then reviewed the Report, noting the Aggregate Licence will have to be amended to indicate a 3:1 slope. Rob further noted through the Licence, the area will have to be rehabilitated. Rob noted the buffering landscaping is already in place and noted some exceptions to the official plan and policies. Rob confirmed First Nations were provided with a copy of the archaeological assessment but declined to comment. Rob further noted the Town supports expansion of this operation and confirms this expansion is consistent with the official plan and zoning by-law.

Deputy Mayor McKinlay noted support for the recommendation, but questioned the issue of a potential trail corridor along the river. Rob replied Town staff have had discussions with Miller representatives and confirmed Miller is willing to convey land for the trail system under the development agreement, through the rehabilitation process.

Councillor Gamble then questioned the southerly setback against the orchard, noting the setback changes from 350 metres to 150 metres to zero, Rob answering there is a laneway that butts the length of the property allowing full extraction. Duncan then confirmed the land will be level when the pit is completed.

Councillor Kennedy then requested in future, that Council be provided with a copy of the Plan with the Report.

Council then dealt with the following Recommendation:

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

THAT Council receive Planning Staff Report No. PL.08.57, "Applications for Official Plan Amendment and Zoning By-law Amendment - Miller Paving Limited, Part Lot 9, Concession 11, Parts 1 to 9, 16R-7644, 788213 Grey Road 13; and

THAT Council support the adoption of an Official Plan Amendment (No. 13) to re-designate the subject lands from "Agriculture" (A) and "Special Agriculture" (SA) to "Extractive Industrial" (EI), the minimum southerly

interior side yard setback from the southerly limit of extraction being 0 metres at a distance of 350 metres from the lot line; and

THAT Council support a Zoning By-law Amendment to rezone the subject lands from the "General Rural" (A1) Zone to the "Extractive Industrial" (M4-h) Zone and "Hazard" (H) Zone permitting extraction to be located 0 metres from the southerly lot line; and

THAT the Planning Staff Report be forwarded to the Ontario Ministry of Natural Resources as the Town's comments to the Aggregate License Application, Carried.

C.5 Application for Deeming By-law and Consent Agreement, Christina Ardill and Kevin Gust, Lots 17 and 18, Plan 501, Craigmore Crescent, - #PL.08.55

Planner Shawn Postma than reviewed the Report and noted the Applicant is seeking approval to use the cottage for one more ski season.

Council then dealt with the following Recommendation:

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

THAT Council receive Planning Staff Report No. PL.08.55, Application for Deeming By-law and Consent Agreement, Christina Ardill and Kevin Gust, Lots 17 and 18, Plan 501, Craigmore Crescent; and

AND THAT Council supports a Deeming By-law to designate Lot 17 and Lot 18, of Registered Plan 501 to be deemed not to be part of a Registered Plan of Subdivision in accordance with S. 50(4) of the Planning Act R.S.O. 1990, c.P.13.

AND THAT Council support a Consent Agreement to permit the continued use of the existing two-storey frame dwelling until no later than September 6, 2009 and further authorize the Mayor and Clerk to execute said Agreement, Carried.

C.6 Application for Deeming By-law, Paul Reinhart, Lots 11 and 12, Plan 346, Lake Drive - #PL.08.56

Planner Shawn Postma then reviewed the Report for a deeming By-law on Lake Drive, noting the area consists of existing residential cottages, confirming currently the subject lots are not connected to water and sewer. Shawn further noted if the water and sewer are provided in the area, the required lot size would decrease. Shawn further noted a portion of Lot 12 was dedicated to the Town to address a drainage issue. Shawn noted staff are in support of the By-law to merge the properties.

Council then dealt with the following Recommendation:

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

THAT Council receives Planning Staff Report No. PL.08.56, "Application for Deeming By-law, Paul Reinhart, Lots 11 and 12, Plan346, Lake Drive"; and

THAT Council support a Deeming By-law to designate Lot 11 and Lot 12, of Registered Plan 346 to be deemed not to be part of a Registered Plan of Subdivision in accordance with S.50(4) of the Planning Act, R.S.O. 1990, cP.13.

In speaking to the Recommendation, Councillor Kennedy then questioned if Block A is waterfront, Shawn confirming Lots 11 and 12 are not waterfront.

Councillor Gamble then noted if this proposal is granted, there will be one less property owner to share in the cost of servicing, Shawn replying these properties have always been assessed as two separate lots, so yes, there will be one less owner. Shawn further noted Lot 11 and 12 could handle smaller sized houses

Council then voted on the Recommendation, Carried.

C.7 Application for Zoning By-law Amendment, 2145317 Ontario Limited (LMCM Holdings), Part Lot 19, Concession 2 - #PL.08.58

Planner Shawn Postma then reviewed the Report, noting the purpose of the proposal is to address a redline revision to the Draft Plan of Subdivision regarding a larger stormwater management facility, and increasing the number of lots on Tyrolean Lane from 7 to 10. Shawn noted the proposed frontages and area will be reduced, confirming the R3 zone provisions are complied with.

Shawn then noted a public meeting was held on May 5 and the issue of compatibility with short term accommodation use was brought forward. Shawn noted a By-law was passed in 2001 in keeping with new Town direction and short term accommodations cannot be introduced into this subdivision. Shawn further noted a clause could be added to the subdivision agreement dealing with short term accommodations.

Councillor Kennedy then questioned if a clause is required in the subdivision agreement regarding short term accommodations, Shawn replying this is part of the standard subdivision agreement.

Deputy Mayor McKinlay then questioned if the Town has a firm position to prohibit short term accommodations, Shawn replying the report is dealing only with the redline revision of the change in lots.

Council then dealt with the following Recommendation:

Moved by: Cameron Kennedy Seconded by: John McKean

THAT Council receives Planning Report No. PL.08.58, "Application for Zoning By-law Amendment, 2145317 Ontario Limited (LMCM Holdings), Part Lot 19, Concession 2"; and

THAT Council support a Zoning By-law Amendment to rezone a portion of the subject lands from the Residential R2 Zone to the Private Open Space OS2 Zone to the Public Open Space OS1 Zone, Carried.

C.8 Site Plan Amendment - Eden Oak Aggregates - Conn Pit, Part Lot 6, Concession 4 - #PL.08.60 Manager of Development Planning & IS Rob Armstrong then reviewed the application for amendment to the aggregate licence, noting no amendment to the zoning by-law is required. Rob noted the two main issues are the request to extract below the water table and an amendment of the rehabilitation plan to 'pond'. Rob noted a public information session is being held on June 5 at the Ravenna Hall. Rob confirmed a hydrogeological study has been reviewed and noted the findings are seen as reasonable on the effects on the aquifer and provides information on remediation. Rob noted the Town is recommending the proposal contingent on comments from the applicable agencies and confirmed ponds are common rural areas.

Rob further noted no objections were received.

Councillor McKean then questioned avenues for local residents if digging below the water table effects wells in the area, Rob replying there is protocol included if local wells are affected.

Councillor Kennedy then questioned if the Town has any control over the rehabilitation of the site, Rob replying no, confirming that everything in the licence is controlled by the Ministry of Natural Resources.

Council then dealt with the following Recommendation:

Moved by: John McGee Seconded by: Cameron Kennedy

THAT Council receive Planning Report No. PL.08.60, "Site Plan Amendment – Eden Oak Aggregates – Conn Pit, Part Lot 6, Concession 4; and

THAT the Ministry of Natural Resources be advised that the Town has no objection to the Site Plan revision under the Aggregate Resources Act for Licence Number 4945 based on the submission received May 2, 2008 provided the applicable agencies are satisfied with the with supporting Hydrogeological Report and inclusion of the Monitoring and Contingency Plan being incorporated into the Licence, Carried.

C.9 Redline Revisions to the Draft Approved Subdivision, County of Grey File No. 42T-2006-20; and Zoning By-law Amendment, Eden Oak (Trailshead) Inc., Part Lots 158 & 173, Plan 529, Part Lot 20, Concession 2 - #PL.08.59

Manager of Development Planning and IS Rob Armstrong reviewed the Report, noting a minor amendment to the zoning by-law is proposed. Rob confirmed the open space has been moved and confirmed there has been some adjustmment to the open space boundaries. Rob noted a public meeting had been held and confirmed no concerns were raised to these changes.

Council then dealt with the following Recommendation:

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

THAT Council receive Planning Staff Report No. PL.08.59, "Redline Revisions to the Draft Approved Subdivision, County of Grey File No. 42T-2006-20; and Zoning By-law Amendment, Eden Oak (Trailshead) Inc., Part Lots 158 & 173, Plan 529, Part Lot 20, Concession 2; and

THAT Council support the Revisions to the Draft Approved Subdivision County of Grey of Subdivision File No. 42T-2006-20; and Zoning By-law Amendment to permit the adjustments to the open space blocks; and

THAT Council support a Zoning By-law Amendment to rezone the subject lands boundaries being the Residential Third Density (R3-h), Hazard (H) and Public Open Space (OS1) Zones, Carried.

C.10 Concept Plan – Car Quest, Thornbury Apple Cidery and Applewood Estates/Medical Clinic, NE of King Street between Elgin St. and including the closed portion of McCauley Street - #PL.08.61

Manager of Development Planning and IS Rob Armstrong reviewed the revised report, noting commercial property on the corner of King Street and Elgin Street has been purchased by the Cidery, adding this makes it easier for integration.

Rob noted the Town facilitated the concept plan representing the commercial portion only, further noting the residential portion will require further amendment. Rob noted the changes to the Report include a reduction in the number of owners from 3 to 2, property line adjustments, adding staff will report back to council on these issues. Rob noted the current setback for the medical facility is in accordance with the current setbacks, further noting with approval of the townhouse development, the developer will dedicate 6 metres to the municipality to relocate the Georgian Trail adjacent to Elgin and Huron Streets.

Council then dealt with the following Recommendation:

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

THAT Council receive Planning Staff Report No. PL.08.61, Concept Plan – Car Quest, Thornbury Apple Cidery and Applewood Estates/Medical Clinic, NE of King Street between Elgin St. and including the closed portion of McCauley Street; and

THAT Council further endorse the Commercial Concept Plan prepared by the Town of The Blue Mountains Planning Staff dated May 27, 2008 subject to the execution of Memorandum of Understandings with the land owner detailing the respective provisions that shall be contained in each detailed Site Plan Agreement.

In speaking to the Recommendation, Deputy Mayor McKinlay then commended Rob on his hard work in moving this forward and confirmed this is very positive step for the community.

Councillor Gamble then noted a safety concern with the location of the trail in relation to parking and questioned if the trail access will be in the middle of the section of Elgin Street, Rob replying this concern has been recognized and will be dealt with. Rob further noted buffering along the street would be considered.

Councillor Kennedy then noted concern with the northerly exit from the trail, questioning if there would be a stop sign erected, Rob replying this will be reviewed further under the Official Plan Amendment process.

Councillor Martin then concurred with Duncan, commending Rob on his hard work and noted this is important to the community.

Council then voted on the Recommendation, Carried.

C.11 Town-Wide Development Charge By-law Update - #FS.08.27

Director of Finance, Robert Cummings then reviewed the Report and identified that development charges should be reviewed and increased to keep pace with construction costs and inflation costs. Rob noted previous RFPs with Hemson Consulting are attached to the Report.

Councillor Gamble then questioned if a new By-Law would be passed or would it be a revision to the previous By-Law, Rob noting the By-law will be prepared as we proceed (i.e. if the By-law is passed in 2008, the next review will be done in five years, 2013).

Councillor McGee then questioned the objectives in the terms of reference, questioning if the Town can build onto development charges, Rob Armstrong replying this is covered off when trunk lines are not part of development charges.

John then questioned the issue of leapfrogging development and whether an owner would pay higher costs for such services extended past vacant land.

Deputy Mayor McKinlay then noted this issue should be addressed now, rather than waiting, Rob Cummings replying area specific development charges are independent, further noting the Camperdown development charges By-Law will go to Council June 9, 2008 and the Lora Bay development charges By-law will be addressed this summer. Duncan further questioned extra consultant costs in the case of an appeal of the By-law, Rob replying the proposed rate is assuming there are no appeals, further noting he will follow up on this and advise.

Duncan then asked that a workshop be held for council on the background study, Chair Martin concurring with Duncan's request, Rob replying that a steering committee will be appointed to deal with this.

Council then dealt with the following Recommendation:

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

THAT Council receive Staff Report FS.08.27 "Town-Wide Development Charge By-law Update" and approve the proposal from Hemson Consulting Limited dated May 27, 2008, for the review and update of the Town Development Charge background study and related Development Charge By-law (By-law No. 2005-27) at an estimated cost of \$50,000, Carried.

C.12 Planning Committee of the Whole to Rise

The Committee then dealt with the following Recommendation:

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

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: R.J. Gamble Seconded by: Cameron Kennedy

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

C2, C3, C5, C6, C7, C8, C9, C10 and C11

Carried.

Further Report from the Chair of Planning Committee of the While

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

THAT Council adopt and support the following Recommendation and Motion considered and passed by Committee of the Whole:

• C4

Carried.

NOTE: Councillor McKean then declared a pecuniary interest with respect to Agenda Item C.4, vacated the Chamber and did not take part in related discussion or voting.

D.2 Official Plan Amendment and Zoning By-law Amendment - Miller Pit Expansion

NOTE: Councillor McKean declared a pecuniary interest with respect to Agenda Item D.2, vacated the Chamber and did not take part in related discussion or voting

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

THAT By-law No. 2008-51, being a By-law to adopt Official Plan Amendment No. 13 to the Town of The Blue Mountains Official Plan for the Miller Pit located on Part Lot 29, Concession 11, be hereby passed this 02nd day of June, 2008, Carried

Moved by: Cameron Kennedy Seconded by: Michael Martin

THAT By-law No. 2008-52, being a By-law to rezone from the General Rural (A1) Zone to the Extractive Industrial (M4-h) Zone and Hazard (H) Zone, and the minimum southerly interior side yard setback from the southerly limit of extraction shall be 0 metres at a distance of 350 metres from the front lot line, and that this By-law shall come into full force and effect upon the date of approval of the Town of The Blue Mountains Official Plan Amendment No. 13, those lands being comprised of Part Lot 29, Concession 11, be hereby passed this 02nd day of June, 2008, Carried.

D.3 Deeming By-law - Paul Reinhart

Moved by: Michael Martin Seconded by: Cameron Kennedy

THAT By-law No. 2008-53, being a By-law deemed not to be part of a Registered Plan of Subdivision for the purposes of Subsection 50(3) of the Planning Act, Chapter P.13, RSO 1990 and amendments thereto, those lands being comprised of Lot 11 and Lot 12 of Registered Plan 346, be hereby passed this 02nd day of June, 2008, Carried.

D. 4 Deeming By-law – Christina Ardill and Kevin Gust

Moved by: John McKean Seconded by: John McGee

THAT By-law No. 2008-54, being By-law deemed not to be part of a Registered Plan of Subdivision for the purposes of Subsection 50(3) of the Planning Act, Chapter P.13, RSO 1990 and amendments thereto, on those lands being comprised of Lot 17 and Lot 18 of Registered Plan 501, be hereby passed this 02nd day of June, 2008, Carried.

D.5 Zoning By-law Amendment – LMCM

Moved by: Michael Martin Seconded by: John McKean

THAT By-law No. 2008-55, being a By-law to rezone from the Residential (R2) Zone and Private Open Space (OS2) Zone to the Residential (R2-h) Zone, Residential (R3-h) Zone and Public Open Space (OS1) Zone, those lands being comprised of Part Lot 19, Concession 2 and Part 1 of Reference Plan 16R-2119, be hereby passed this 02nd day of June, 2008, Carried.

D.6 Zoning By-law Amendment - Eden Oak (Trailshead) Inc.,

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

THAT By-law No. 2008- 56, being a By-law to alter the Residential Third Density (R3-h), Hazard (H) and Public Open Space (OS1) Zone boundaries, those lands being comprised of Part Lots 158 & 173, Registered Plan 529, Part Lot 20, Concession 2, be hereby passed this 02nd day of June, 2008, Carried.

E. Reports and Minutes List – RECEIVE

1. Minutes of the Committee of Adjustment – April 24, 2008

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

THAT Council does hereby receive Minutes of Committee of Adjustment – April 24, 2008, Carried.

As an addition to the Agenda, Deputy Mayor McKinlay then noted an email from Gary Shaw of Grey County previously distributed to Council regarding the Grier Creek Bridge project and updated Council on the project.

Councillor McKean then noted the County requires fill for the bank along the bridge, adding it should not be a huge expense, Director of Engineering and Public Works Reg Russwurm noting the south hill cut will yield fill for 2/3 to

3/4 of what is required. Reg further noted he has met with Gary Shaw and will be meeting with the County.

Councillor Kennedy then questioned the fill requirements, Duncan replying if the fill cannot be obtained on site, that it will have to be brought in. Duncan then asked Reg to report back to Council after meeting with the County.

Councillor Martin then questioned what would happen if Grey Highlands does not participate financially, Duncan replying the Town is financially prepared to proceed but it is not known if Grey Highlands is.

F. Closed Session of Council

Moved by: John McGee Seconded by: Cameron Kennedy

THAT with regard to subsection 239 of the *Municipal Act, 2001*, this Council do now move into closed session in order to address matters pertaining to a proposed or pending acquisition or disposition of land by the municipality or local board;

AND litigation or potential litigation, including matters before administrative tribunals affecting the municipality or local board;

AND review of Town-owned lands and future inventory requirements;

AND review and update of outstanding OMB files and appeals.

Council moved into closed session at 9:27p.m.

Council rose from closed to public session at 10:21p.m

Discussion arising from closed session, if any, none.

G. Next Meeting Date: Monday, July 07, 2008

H. Confirmation By-law and Adjournment

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

THAT By-law No. 2008-57, being a By-law to confirm proceedings of the Council of the Corporation of the Town of The Blue Mountains on June 02, 2008, be hereby enacted as passed this 02nd day of June, 2008, Carried.

Moved by: John McGee Seconded by: Cameron Kennedy

THAT this Planning Council meeting does now adjourn, Carried.

D.R. McKinlay, Deputy Mayor	Corrina Giles, Deputy Clerk