

Minutes - Planning & Building Committee



MEETING DATE: June 7, 2010
LOCATION: L.E. Shore Memorial Library
PREPARED BY: Corrina Giles, Town Clerk

A. Call to Order

- Chair Martin called the Committee meeting to order with designated Committee members Deputy Mayor McKinlay and Councillor Kennedy present. Committee member Councillor McGee was absent due to vacation. Also in attendance were Mayor Anderson and Councillor Gamble.
- Also in attendance was Chief Administrative Office Paul Graham, Director of Planning and Building David Finbow, Senior Planner Cindy Welsh, Planner Bryan Pearce, Planner Shawn Postma and Director of Special Projects Peter Tollefsen and Director of Engineering and Public Works Reg Russwurm
- Approval of Agenda:

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

THAT the Agenda of June 7, 2010 be approved as circulated, including any items added to the Agenda.
- No member declared a pecuniary interest with regard to any matter listed on the Agenda.
- Previous Minutes

Moved by: Ellen Anderson Seconded by: R.J. Gamble

THAT the Minutes of May 3, 2010 be approved as circulated, including any revisions to be made, Carried.

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

B.1 Application for Consent (2) B05-2010 & B06-2010 & Zoning By-law Amendment, South Half Lot 2, Concession 5 - Adrian Op't Hoog

Chair Martin read the Notice and noted the purpose of the By-Law is to address a potential condition of Consent Applications B05-2010 and B06-2010. These applications propose to create two new rural residential lots while retaining two agricultural parcels. An amendment is required to recognize a new minimum lot frontage and minimum lot area requirement for the proposed lots. The minimum lot frontage and lot area requirements are 150 metres and 20 hectares respectively.

The effect of this By-Law is to permit a minimum lot frontage of 100 metres for the retained agricultural parcel from Consent Application B05-2010 and to permit a minimum lot frontage of 6.9 hectares and 10 hectares for the

severed rural residential lots from Consent Application B05-2010 and B06-2010.

Michael noted in support of this application are a Planning Justification Letter and Site Plan.

Michael noted the subject lands of this By-Law are legally described as North Half Lot 2, Concession 5 and South Half Lot 2, Concession 5, Town of the Blue Mountains.

Michael then read the Application for Consent of File B05-2010, noting the purpose of the consent is to consider a request to sever a new 6.975 hectare rural residential parcel which contains an existing single detached dwelling and frame barns, while retaining a 34.225 hectare vacant agricultural parcel.

This consent is submitted in conjunction with Consent Application No. B06-2010 and a zoning by-law amendment application.

Michael noted the legal description of the property is South Half Lot 2, Concession 5, the severed parcel having a frontage of 203 metres, a depth of 398 metres and an area of 6.975 hectares and the retained parcel having a frontage of 100.5 metres, a depth of 1362 metres and an area of 34.225 hectares, both having frontage on an open and maintained municipal street.

Michael then read the Application for Consent of File B06-2010, noting the purpose of the consent is to consider a request to sever a new 10 hectare vacant rural residential parcel, while retaining a 31.057 hectare vacant agricultural parcel.

Michael noted this consent is submitted in conjunction with Consent Application No. B05-2010 and a zoning by-law amendment application.

Michael noted the legal description of the property is South Half Lot 2, Concession 5, the severed parcel having a frontage of 154.6 metres, a depth of 652.5 metres and an area of 10 hectares and the retained parcel having a frontage of 150 metres, a depth of 1362 metres and an area of 31.057 hectares, both having frontage on an open and maintained municipal street.

The Clerk then read correspondence received from the Grey Bruce Health Unit, Historic Saugeen Metis and Adrian Op't Hoog.

Planner Shawn Postma then spoke noting the purpose of the two consents and the zoning by-law amendment is to create two new residential parcels of land, further noting no decision would be made at this evening's meeting.

Colin Travis, Planner of behalf of the Applicant then spoke noting the applications are straight forward, further noting Grey Sauble Conservation Authority correspondence will note the applications are in accordance with their recommendations. Colin then noted a building envelope will be proposed on each lot.

Colin then referenced the Health Unit correspondence, noting a Planning Justification Letter has been created and based on the rural policies of this application is in accordance with the Provincial Policy Statement, County

Official Plan and local Official Plan. Colin then noted the Applicant is present this evening.

Deputy Mayor McKinlay then spoke questioning if the fence on the property is satisfactory to both neighbours, Applicant Adrian Op't Hoog replying the fence that is in place now would not hold animals, but further noted the land is being cash cropped and fencing is not required. Duncan replying this response satisfies him with respect to the fencing on the property.

As no one further wished to speak, Chair Martin declared the Public Meeting to be closed.

B.2 Application for Consent B07-2010 & Official Plan Amendment Part Lot 19, Concession 4 - John Brown

Chair Martin read the Notice of Application and Public Meeting to Consider an Official Plan Amendment noting the purpose of the Public Meeting is to consider an addition to amend the Town of The Blue Mountains Official Plan in order to permit a lot addition on the subject lands.

Michael noted the effect of the Official Plan Amendment is to provide a site specific exception to reduce the minimum lot frontage requirement under Section 4.2.2(d) to the Rural designation from a minimum of 100 metres to a minimum of 54 metres.

Michael noted the lands affected by these applications are owned by John Brown and are legally described as Part Lot 19, Concession 4; Town of The Blue Mountains.

Michael then read the Application for Consent, File B07-2010 noting the owner is John Brown, Agent Kathie Houghton of Niagara Escarpment Consulting.

Michael noted the purpose of the consent is to consider a request to sever a 0.976 hectare parcel from an existing 2.19 hectare parcel and deed it as a lot addition to the adjacent 20 hectare rural agricultural parcel to the east.

Michael noted this consent is submitted in conjunction with an Official Plan Amendment. Michael noted the legal description is Part Lot 19, Concession 4, the severed parcel having a frontage of 47.21 metres, an irregular depth and an area of 976 square metres, the retained parcel having a frontage of 54.8 metres, an irregular depth and an area of 21,905 square metres, both having access on an open and maintained municipal street.

The Clerk then read correspondence from County of Grey Planning and Development Department, Grey Bruce Health Unit, Historic Saugeen Metis and Niagara Escarpment Consulting.

Planner Shawn Postma then provided an overview of the Application for Consent and Official Plan Amendment noting the purpose of the Application is to consider a boundary adjustment, and confirmed no new lot is being created. Shawn noted when the current lot was created in 2008 the lot frontage complied with the zoning by-law in effect at that time.

Shawn noted the application will amend the minimum lot frontage to 54 metres from 100 metres.

As no one wished to speak, Chair Martin declared the Public Meeting to be closed.

B.3 Zoning By-law Amendment Town Plot Lots 37, 38, 39 & Part Lot 36, King E/S - Matesa

Chair Martin read the Notice to Consider a Zoning By-Law Amendment noting the purpose of the public meeting is to provide the public with an update on the Matesa/Blue Mountain Villas development. A public meeting was held in July 2006 to consider a Condominium development consisting of a maximum seventeen (17) freehold townhouse dwellings with detached double garages, a common internal laneway off of Lansdowne Street, communal parking spaces, and landscape improvements.

Michael noted the July 2006 Public Meeting heard from a number of surrounding residents with concerns and issues regarding the proposed development. This Public Meeting is to hear once more from the public if there are any new issues or concerns that may have arisen since the 2006 meeting.

Michael noted that since the July 2006 meeting, the Developer has made revisions to the overall Development Plan taking into consideration the comments raised. The following revisions/changes have been made, with the final draft plan available for viewing at the Planning Department in the Municipal Office.

- One way access in from Lansdowne Street one way access out to King Street
- Increased buffer between proposed development and surrounding residential uses through berms and tree planting
- Draining improvements through the site
- Reduced height of units from 3 stories to 2½ stories, and that a walkout basement level is counted as a storey.

Michael noted this development is also subject to an application for Plan of Condominium, filed with the County of Grey as File No. 42T-2006-04.

Michael noted the subject lands of this By-law are legally described as Town Plot Lots 37, 38, 39 and Part Lot 36 King E/S Town of The Blue Mountains (formerly the Town of Thornbury).

The Clerk then read correspondence from Herb and Janet Denton.

Planner Shawn Postma then reviewed the application noting this is the second Public Meeting of this application, the first Public Meeting was held in 2006. Shawn noted some of the concerns raised at the first Public Meeting have been addressed, including drainage, height, density, access, site lines, parking on King Street, location of the garages and questions relating to parkland dedication.

Shawn then noted after the 2006 Public Meeting, it was identified that no sewer allocation was available to service the development and the application was put on hold until sewer allocation was available. Shawn then noted the developer has acknowledged concerns raised and has

made amendments to the concept plan, including a reduction in height, access, the site lines have been reviewed by a traffic engineer, one-way exit/entrance and an increase to the landscape buffer and extensive tree planting.

Shawn noted Staff are looking for comments on the application and confirmed no decision is being made at this evening's meeting.

Deputy Mayor McKinlay then spoke questioning if a further report will be brought forward to the Committee for review, Director of Planning and Building David Finbow replying yes, at the July meeting.

Chair Martin questioned where snow storage will be located, Shawn replying this is a concept plan at present, but noted snow could be stored between garages and at the edge of the laneway.

Michael then questioned the density of the surrounding area, Shawn replying the area consists entirely of single family dwellings along the North side of the development. Michael then expressed a concern with the current density and questioned what density would be permitted if this application did not proceed.

Don and Elga Chapman, residents at 103 Huron Street then spoke noting they had a concern with the lighting in the back lane, but noted this has been addressed by making the lane a one-way lane. Don then noted he still has a concern with the access and pedestrians/cyclists on Lansdowne, and has a concern with the possible shadows that will be cast on his property. Don noted this area is low land and drainage will also be a concern, noting his neighbor has two sump pumps running in their home now. Don then questioned if there will be ample parking spaces for the units and questioned where snow storage will be.

Elga Chapman then spoke noting the density is too high.

Harold Roehrig, resident at the northwest corner of Huron and Lansdowne Street, then spoke noting a concern with the density and possible traffic problems being created on Lansdowne and Highway 26. Harold noted the entrance from Lansdowne into the development is a safety concern, especially during the winter months. Harold questioned if a turn lane would be created into the development, if the 30 mph speed limit will be reduced and if streetlights will be installed.

Lisa Burechails, resident at 107 Huron Street, then spoke noting she never had a drainage problem at her home until King Street was paved and since that time, her back yard floods. Lisa expressed a concern that the drainage in the area would worsen because of this development. Lisa noted one side of Lansdowne is currently snow storage and then expressed concern with the safety of the access to the development.

Sylvia Ridgely, resident at 80 King Street West, then spoke noting she has a concern with the road between Victoria and Lansdowne and questioned if there will be streetlights and a sidewalk installed along these streets. Sylvia noted she is concerned with the additional traffic and the safety of the hill on Lansdowne, noting it is a concern, especially during the winter months.

Shawn then spoke noting at this stage, the applicant is looking for planning approval, further noting conditions will be imposed, and noted

King Street will require upgrades though the extent of which has not been determined yet.

Michael Seguin, resident on Peel Street then spoke noting the property is close to an old landfill site and questioned Grey County's policy for development on such a site, Director of Planning & Building David Finbow replying there are provisions that will allow for the development to proceed, further noting a D4 Study is required and is part of the process. David then noted if the development proceeds, it would proceed with a holding symbol.

Chris Callaghan, resident at 99 Huron Street, then spoke noting he has concerns with this style of development and noted there are no other developments such as this in Thornbury. Chris noted the current owners in the area would be subject to additional traffic and noise in the area from this development, and then expressed a concern with the safety of access from Lansdowne.

Geraldine Bruer, 109 Huron Street, then spoke questioning if there are regulations allowing development close to the substation on King Street.

As no one further wished to speak Chair Martin declared the Public Meeting to be closed.

B.4 Assume & Close & Stop Up & Sell Portions of Pilsen Way

Chair Martin read the Public Notice for Consideration of By-Laws to Assume and Close and Stop-Up and Sell Portions of Road Allowance noting the Council of the Town of The Blue Mountains will consider by-laws that if enacted, would assume and close and stop-up and sell a portion of municipal highway allowance described as:

1. Portion of Pilsen Way, Described as Part 3, Plan 16R-6360

Michael noted this proposal is related to a previous series of applications and Public Meetings to consider the creation of 5 new vacant residential lots on these adjacent lands, as proposed by the applicant. The highway allowance section has been deemed surplus to the needs of the Corporation, and Council will now hear public input on the proposal.

Michael noted notice was given by publication in a local newspaper having general circulation in the area.

The Clerk noted no comments were received in response to the Public Notice.

Consultant Colin Travis then spoke noting the lots on Pilsen Way are being created by application and this closure is to satisfy said conditions.

C. Staff Reports as circulated

C.1 Adult Entertainment Establishments Options Report – PL.10.51

Director of Planning and Building David Finbow then spoke noting the Interim Control By-Law for Drive-Through Establishments and Adult Entertainment Establishments was passed on January 26, 2009.

David noted Meridian prepared a Study that provided options for consideration by the Committee.

David then referenced the letter received from TDL recommending the Committee not proceed at this time.

Mark Stone of Meridian Planning then spoke reviewing the study of Adult Entertainment Establishments and Drive Through Facilities. Mark provided a background of the Interim Control By-Law and reviewed the definition of adult entertainment establishments and noted Meridian has conducted a review of the Town Official Plan and Zoning By-law as well as regulations and policies in other municipalities.

Mark then reviewed the four options arrived at, including, 1. status quo, 2. prohibit in all areas, 3. permit in both commercial and industrial areas, 4. permit in specified industrial areas subject to a zoning by-law amendment. Mark noted option 4 is the preferred option.

Mark then recommended that a licencing by-law be put in place to set out the rules for these uses and further noted all uses would be subject to a zoning by-law amendment.

Deputy Mayor McKinlay then spoke questioning if industrial lands are employment lands, Mark replying that the mapping exercise would be reviewed once approved by Council. David further noting that the criteria would be reviewed for land use designations, and noted Staff are looking for policy direction from the Committee, at which time the locations will be looked at as the locations cannot be identified at this time. David then noted there are areas in the municipality that are industrial and further noted "employment" land is not currently a use identified in the official plan.

Councillor Gamble then spoke noting there is a narrow area for adult entertainment facilities to be located and noted these areas could be close to residential areas. Mark then replied there are some designated serviced areas that are close to possible residential lands, further noting we are recommending 800 metre separation from residential lands and subject to a zoning by-law amendment.

Mayor Anderson then spoke questioning if the Town could be challenged if it restricts adult entertainment uses entirely, David replying yes the Town could be at risk, so it is better to restrict the areas where they can be placed. Mayor Anderson then expressed concern that this could be seen as an invitation.

Councillor Kennedy then questioned if a physiotherapy clinic could conflict with a body rub parlour, Mark replying there is a strict line between the two uses, further noting there is no conflict.

Duncan then questioned if there could be an argument that adult entertainment establishments could be seen as tourism or economic development, Mark replying he has not dealt with a specific application, but noted these uses must be allowed in Ontario. David then spoke noting the land use compatibility will be looked at, noting the Town's vision will be looked at as well as the compatibility of the area where a proposed establishment could be opened.

Michael then spoke concurring with Mayor Anderson noting The Blue Mountains has never had this issue and noted most of the comparable municipalities have over 30,000 residents. Michael then questioned how a prohibition of the use could be introduced and questioned if the official plan could be amended to omit the use, Mark replying the option to prohibit should set out the criteria to protect the municipality to a certain extent.

Michael then noted he too is concerned that if the Town identifies a location, that it would invite the use to the area.

Duncan then spoke noting the Town should not set itself up for an OMB hearing in the future, further noting the Committee and Council should do everything it can to mitigate. David then spoke noting this is an extremely sensitive issue and noted we are trying to protect the Town. David noted prohibition is prohibited in the Municipal Act and noted that more than one location needs to be identified and the Town needs to move ahead with this.

Duncan noted he can see the merits of Option 4 and noted Council would receive the public input on the matter and the community would have access to the background studies.

Moved by: D.R. McKinlay

Seconded by: Cameron Kennedy

THAT Council does hereby receive Planning Staff Report PL.10.51, Adult Entertainment Establishments Options Report; and

THAT Council direct Staff to proceed with Option 4 and have Meridian Planning Consultants Inc. draft a proposed Official Plan Amendment to the existing Town of The Blue Mountains Official Plan so as to restrict the establishment of adult entertainment establishments to specific and limited industrial areas and to draft proposed Zoning By-law Amendments to the Township of Collingwood Zoning By-law No. 83-40 and the Town of Thornbury Zoning By-law No. 10-77, so as to clarify that adult entertainment establishments are not permitted as of right and that any proposed adult entertainment establishment would be subject to a public Zoning By-law Amendment process; and,

THAT Council review these draft policies and provisions prior to the holding of a statutory public meeting being held under the *Planning Act* to allow for comments.

In speaking to the Motion, Deputy Mayor McKinlay noted the Town needs to be protected and the public needs to be involved, further noting if an OMB is received, the Town needs to have its policies in place.

The Committee then voted on the Motion, Carried.

C.2 Drive-through Facilities Options Report, PL.10.52

Consultant Mark Stone spoke providing a summary of types of drive-through facilities establishments, the types of issues associated with drive-through facilities and noted the current Official Plan and Zoning By-Law were reviewed as well as the policies and regulations in other municipalities.

Mark provided five options to the Committee to deal with Drive-through establishments, including 1. status quo, 2. prohibit in all areas, 3. permit in all commercial areas based on establishment criteria, 5. permit in specified commercial areas.

Mark referenced the Community Improvement Plan and noted the Town's vision is to preserve downtown areas such as Thornbury.

Mark noted he and Town Staff have recommended Option 5 and noted if the recommendation is passed this evening that the mapping exercise will commence and be brought back to the Committee for further information. Mark noted the urban design guidelines need to be considered, including landscaping, wrapping of lanes, buildings as close to the street as possible, pedestrian safety, impacts of sign boards, visuals and buffering.

Mayor Anderson then referenced an Urban Planning conference at Blue Mountain Resort and noted urban planning should be taken seriously and questioned where the community, further noting we need healthy planning for healthy living.

Councillor Kennedy then referenced community involvement in the Community Improvement Plan, Planning and Urban Design Study.

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

THAT Council does hereby receive Planning Staff Report PL.10.52, Drive-through Facilities Options Report; and

THAT Council direct Staff to proceed with Option 5 and have Meridian Planning Consultants Inc. draft a proposed Official Plan Amendment to the existing Town of The Blue Mountains Official Plan so as to restrict the establishment of drive-through facilities to specific and limited commercial areas along the Highway 26 Corridor subject to specific criteria, and having regard to the recommendations of the Community Improvement Plan and Planning & Urban Design Strategy, and to draft proposed Zoning By-law Amendments to the Township of Collingwood Zoning By-law No. 83-40 and the Town of Thornbury Zoning By-law No. 10-77, so as to clarify that drive-through establishments are not permitted as a right and that any proposed drive-through facility would be subject to a public Zoning By-law Amendment process; and,

THAT Council review these draft policies and provisions prior to the holding of a statutory public meeting being held under the *Planning Act* to allow for comments.

In speaking to the Motion, Councillor Gamble spoke noting he has an issue with drive through facilities not providing ample parking for large trucks and campers so these drivers don't have to park on the street, Mark replying that planners try to efficiently use the land and noted he recognizes there is a problem with large vehicles parking on the street. Bob further noted additional parking spaces in the general area of the facility would be a good idea, Director of Planning and Building David Finbow replying that the zoning by-law does not require parking for tractor trailers and noted he will look into this.

Deputy Mayor McKinlay then spoke questioning if provisions for a drive-through facility could include provision that would address peak flows and peak traffic times, Mark replying the recommendations would include the

stacking of cars for peak times. Mark further noted the municipality is entitled to identify peaks and address stacking unit numbers.

The Committee then voted on the Motion, Carried.

C.3 Interim Control By-law Extension – Adult Entertainment Establishments and Drive-through Facilities – PL.10.53

Director of Planning and Building David Finbow spoke noting if the Interim Control By-Law is enacted, that Staff will have an additional six months to address the adult entertainment and drive-through facilities.

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

THAT Council does hereby receive Planning Staff Report PL.10-53, Interim Control By-law Extension - Adult Entertainment Establishments and Drive-through Facilities; and

THAT Council enact an amendment to Interim Control By-law No. 2009-09 to extend the time in effect for an additional six (6) months, Carried.

C.4 Regional Cultural Mapping Project – SPS.10.09

Director of Special Projects Peter Tollefsen spoke noting the Report is providing an update on the status of the project, further noting the model is now being populated. Peter noted the media release is attached and the website can now be viewed.

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

THAT Council receive the Staff Report SPS.10.09 titled “Regional Cultural Mapping Project”, Carried.

Chair Martin noted Peter has contributed a great deal to this project.

C.5 Niagara Escarpment Plan – PL.10.49 - South Part Lot 7, Concession 2 Part 2 & 3, RP 16R-2236, 659703 6th Sideroad – Helen Bambrough G/R/2010-2011/9008

Moved by: Ellen Anderson Seconded by: R.J. Gamble

THAT Council advise the Niagara Escarpment Commission that the Town has no objection to the Development Permit Application File No. G/R/2010-2011/9008; legally described as South Part Lot 7, Concession 2; Part 2 and 3, RP 16R-2236; Town of The Blue Mountains; subject to the following conditions:

1. That Building Permit(s) must be obtained from the Town of The Blue Mountains Building Division for the development proposal prior to the onset of construction.

In speaking to the Motion Deputy Mayor McKinlay questioned if the property has access on an opened road, Planner Bryan Pearce replying yes.

**C.6 Niagara Escarpment Plan – PL.10.50 – SW Part Lot 7, Concession 2
Part 5, RP 16R-2236 – Helen Bambrough
G/R/2010-2011/9020**

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

THAT Council advise the Niagara Escarpment Commission that the Town has no objection to the Development Permit Application File No. G/R/2010-2012/9020; legally described as SW Part Lot 7, Concession 2; Part 5, RP 16R-2236; Town of The Blue Mountains; subject to the following conditions:

2. That comments be received from County of Grey Planning and Development Department with regards to the Area of Natural and Scientific Interest – Earth Science, to the satisfaction of the Niagara Escarpment Commission.
3. That the proposed accessory building shall preclude any form of human habitation, to the satisfaction of the Niagara Escarpment Commission.
4. That the accessory building commence in conjunction with or, following the construction of the main building, being the single detached dwelling, to the satisfaction of the Niagara Escarpment Commission.
5. That the subject lands, inclusive of the accessory building, shall preclude any form of commercialized use, to the satisfaction of the Niagara Escarpment Commission.
6. That Building Permit(s) must be obtained from the Town of The Blue Mountains Building Division for the development proposal prior to the onset of construction.
7. That On-Site Sewage Permit(s) must be obtained from the Town of The Blue Mountains Building Division for the development proposal prior to the onset of construction, Carried.

C.7 Planning & Building Services Project List – May 2010 – PL.10.55

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

THAT COUNCIL receive Staff Report PL.10.55 “Planning & Building Services Project List – May 2010” for information purposes, Carried.

**C.8 Application for Consent – B03-2010 & B04-2010 – PL.10.45
Part Park Lot 3, SW Duncan Street, Part 1 of 16R-8602 - David Arthur**

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

THAT the Planning and Building Committee receive Planning Staff Report PL.010.45: “Application for Consent B03-2010 and B04-2010; Dave Arthur; Part Park Lot 3, SW Duncan Street, Part 1 16R-8602 Town of The Blue Mountains”; and

THAT Council grant Application for Consent File Number B03-2010 subject to the following conditions:

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

THAT Council grant Application for Consent File Number B04-2010 subject to the following conditions:

1. That the Applicant shall demonstrate prior to the stamping of deeds that the retained parcel is in compliance with existing zone provisions.
2. The Payment of applicable Development Charges
3. The Payment of applicable Water and Sewer Charges
4. The Payment of applicable Parkland Dedication Charges
5. That an Entrance Permit may be obtained from the Engineering and Public Works Department for the severed parcel, Carried.

**C.9 Niagara Escarpment Plan – PL.10.48 – Part Lot 5, Concession 12
Part 1, RP 16R-5101 – 355923 The Blue Mountains-Euphrasia
Townline - Andrea Matrosovs & Chris Wright
G/R/2010-2011/9010**

Moved by: Ellen Anderson Seconded by: R.J. Gamble

THAT Council advise the Niagara Escarpment Commission that the Town has no objection to the Development Permit Application File No. G/R/2010-2011/9010; legally described as Part Lot 5, Concession 12; Part 1, RP 16R-5101; Town of The Blue Mountains; subject to the following condition:

1. That Building Permit(s) must be obtained from the Town of The Blue Mountains Building Division for the development proposal prior to the onset of construction, Carried.

C.10 Permit Statistics – May 2010 – SRB.10.15

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

THAT Council receive Staff Report SRB.10.15 “Permit Statistics – May 2010”, Carried.

C.11 Provincial Policy Statement Review, 2005 (PPS) Review PL.10.47

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

THAT Council does hereby receive Planning Staff Report PL.10.47, Provincial Policy Statement, 2005 (PPS) Review; and

THAT Staff bring forward a final report incorporating comments from the Planning and Building Committee and Council at the August 9, 2010, Council meeting.

In speaking to the Motion, Deputy Mayor McKinlay spoke noting he supports the agriculture uses recognized herein and noted the uses are flexible to allow residents to make a living in rural areas.

Councillor Gamble then spoke questioning if the Town promoted home occupation in built up areas, if the structure would be restricted, Duncan replying that the County will provide guidelines for small scale uses that are large enough to be viable.

The Committee then voted on the Motion, Carried.

D. Minutes & Reports List - Receive/Adopt

None

E. New and Unfinished Business

Chair Martin spoke noting the correspondence from The TDL Group Corp. should be referred back to Planning and Building

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

THAT the correspondence from The TDL Group Corp. dated June 7, 2010 be referred back to Staff for consideration with respect to related files, Carried.

F. Deputation

None

G. Next Meeting Date

July 5, 2010

H. Adjournment

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

THAT this Planning & Building Committee meeting does now adjourn, Carried.