

**AGENDA: Planning Council Meeting**



**MEETING DATE:** June 02, 2008  
**MEETING TIME:** 7:00 p.m.  
**LOCATION:** L.E. Shore Library – 183 Bruce St.S.  
Napier St. Back Parking Lot Entrance  
**PREPARED BY:** Lori Carscadden, Planning  
Administrative Assistant

**A. Call to Order**

- Moment of Personal Prayer or Reflection

- **Approval of Agenda**

**Recommended** (Move, Second)

THAT the Agenda of June 02, 2008 be approved as circulated, including any items added to the Agenda.

- Declaration of Pecuniary Interest

**B. Deputation – 7:00 p.m.**

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

**C. Staff Reports**

**C.1 PLANNING COMMITTEE OF THE WHOLE**

**Recommended** (Move, Second)

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

**C.2 Comprehensive Parking Strategy - #PL.08.54 (CW)**

**Recommended** (Move, Second)

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

**C.3 Town Owned Properties - former School Board Property- #PL.08.62  
(PT)**

**Recommended** (Move, Second)

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

THAT Council appoint \_\_\_\_\_ and \_\_\_\_\_, being two members of Council to sit on an Evaluation Committee to review the Expressions of Interests and report back to Council.

**C.4 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 - #PL.08.57  
(RA)**

**Recommended** (Move, Second)

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.

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

**Recommended** (Move, Second)

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, Craigmere 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.

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

**Recommended** (Move, Second)

THAT Council receives Planning Staff Report No. PL.08.56, "Application for Deeming By-law, Paul Reinhart, Lots 11 and 12, Plan 346, 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.

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

**Recommended** (Move, Second)

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.

**C.8 Site Plan Amendment - Eden Oak Aggregates - Conn Pit, Part Lot 6, Concession 4 - #PL.08.60 (RA)**

**Recommended** (Move, Second)

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.

**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 (RA)**

**Recommended** (Move, Second)

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.

**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 (RA)**

**Recommended** (Move, Second)

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.

**C.11 Town-Wide Development Charge By-law Update - #FS.08.27 (RC)**

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.

**C.12 Planning Committee of the Whole to Rise**

**Recommended** (Move, Second)

THAT the Planning Committee of the Whole do now rise.

**D. Planning Council – Motions and By-laws**

**D.1 Call to Order – Planning Council**

Report from the Chair of Planning Committee of the Whole (MM)

**Recommended** (Move, Second)

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

- C2, C3, C4, C5, C6, C7, C8, C9, C10

**D.2 Official Plan Amendment and Zoning By-law Amendment - Miller Pit Expansion (RA)**

**Recommended** (Move, Second)

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 02<sup>nd</sup> day of June, 2008.

**Recommended (Move,Second)**

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 9, Concession 11, be hereby passed this 02<sup>nd</sup> day of June, 2008.

**D.3 Deeming By-law – Paul Reinhart (SP)**

**Recommended (Move,Second)**

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 02<sup>nd</sup> day of June, 2008.

**D. 4 Deeming By-law – Christina Ardill and Kevin Gust (SP)**

**Recommended (Move,Second)**

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 02<sup>nd</sup> day of June, 2008.

**D.5 Zoning By-law Amendment – LMCM (SP)**

**Recommended (Move,Second)**

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 02<sup>nd</sup> day of June, 2008.

**D.6 Zoning By-law Amendment - Eden Oak (Trailshhead) Inc., (RA)**

**Recommended (Move,Second)**

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 02<sup>nd</sup> day of June, 2008.

**E. Reports and Minutes List – RECEIVE**

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

**F. Closed Session of Council**

**Recommended (Move, second)**

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                      p.m.

Council rose from closed to public session at                      p.m

Discussion arising from closed session, if any.

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

**H. Confirmation By-law and Adjournment**

**Recommended (Move, Second)**

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 02<sup>nd</sup> day of June, 2008.

**Recommended** (Move, Second)

THAT this Planning Council meeting does now adjourn.