

Minutes - The Blue Mountains Planning Council Meeting



MEETING DATE: June 4, 2007 – 7:00 pm
LOCATION: L. E. Shore Memorial Library
PREPARED BY: Serena Wilgress, 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.
- Council then paused for a moment of Personal Prayer or Reflection.
- Approval of Agenda
Moved by: Cameron Kennedy Seconded by: R. J. Gamble
THAT the Agenda of June 4, 2007 be approved as circulated, including any items added to the Agenda, Carried.
- No member declared a Pecuniary Interest with any matter as listed on the agenda save Councillor Martin with regard to Items C3, Lora Bay Servicing and H, Confirmation By-law.
- Council then adjourned for the scheduled Public Meetings.

B. Deputations/Presentations

1. Harbour Vistas Inc. – Lots 98, 99 and 100, Plan 1023, Mill/Bay St.E.
2. Zoning By-law Amendment, East Part Lot 15, Concession 5, #595926 4th Line – Robert Shaw

C. Motions and Staff Reports

Deputy Mayor McKinlay called the Planning Council meeting to order and Council then dealt with the following:

1. Modification to Site Plan Agreement and Release of Securities, Norfinch Construction Limited, East Part Lot 151, Plan 529, 209814 Highway 26 – PL.07.70

Manager of Development Planning Rob Armstrong reviewed the report, noting the Town no longer required parking as the motel is no longer there.

Council then dealt with the following Recommendation:

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

THAT Council does receive Planning Staff Report PL.07.70, "Modification to Site Plan Agreement and Release of Securities"; for East Part Lot 151, Plan 529, 209814 Highway 26;

AND THAT Council accept the revised Site Plan as prepared by the Norfinch Group, Job No. 3R-1789, Drawing A-1, dated August 30, 1989, revised

December 13, 1993, and finally revised May 30, 2007 as a revision to the Site Plan Agreement.

AND THAT Council authorize the release of the \$5000.00 Letter of Credit held as securities by the Town.

In speaking to the Motion, Councillor McKean questioned if the underground tanks were still there, Rob noting the gas station is still in use.

Council then voted on the Resolution, Carried.

2. Lora Bay Phase 1B (Sunset Blvd East and Lora Bay Drive North) Water and Sewer Servicing – FS.07.19

Councillor Martin declared a pecuniary interest with the matter, vacated the Chamber and did not take part in related discussion or voting.

Manager of Development Planning Rob Armstrong noted many Staff members had participated in the preparation of the Report, adding that securities had been received today.

Councillor McGee questioned the affordability policy implementation, Acting Director of Finance Rob Cummings noting the policy would need to be reviewed and revised.

Deputy Mayor McKinlay noted the terms if accepted, would be deemed affordable under the 20 year scenario.

Councillor Gamble questioned if services would be brought to the property line of Keeper's Cove, Solicitor John Metras noting services would be extended to the 39th Sideroad.

Councillor Kennedy questioned the sewage grinder pumps, Manager of Environment Services John Caswell noting the pump would be installed on the property side of the service, adding only 4 to 5 properties had been identified as possibly requiring one.

Council then dealt with the following Resolution:

Moved by: Cameron Kennedy Seconded by: John McKean

THAT Council does hereby receive Staff Report No. FS-07-19, "Lora Bay Phase 1B (Sunset Blvd East and Lora Bay Drive North) Water and Sewer Servicing";

AND THAT Council award the tender received on April 17th, 2007 by the Town for the Lora Bay Phase 1B Sewer and Water Servicing extension to the lowest, and most favourable bidder, Brantford Engineering and Construction Limited in the amount of \$3,975,185.29 as recommended by Conestoga-Rovers & Associates conditional upon confirmation of receipt of the required securities from the Lora Bay Corporation;

AND THAT Council authorize the Mayor and Clerk to execute the Memorandum of Understanding between the Town and the Lora Bay Corporation detailing the terms and conditions and the amount of Security to be provided by Lora Bay Corporation, and the deferral of Lake Drive Works until 2008, and recoverable and non-recoverable components of the tender

subject to final approval by applicable Town Staff and the Town's Legal Counsel;

AND THAT Council direct staff to issue a public notice to all affected property owners regarding the project status and the requisite future public process to finalize repayment options to recover costs related to the extension of the municipal water and sewer systems.

In speaking to the Motion, Councillor McGee questioned the pre tender estimates, Manager of Environment Services John Caswell noting the pumping stations not in the public eye are built at a lower exterior standard.

Director of Engineering & Public Works Reg Russwurm noted the estimates were provided by the design engineer and were based on projects of the past few years. Reg added that the consultant had been requested to provide more realistic numbers for future tenders.

Deputy Mayor McKinlay questioned engineering and pretender estimates, John noting the pre tender estimates are over one year old with the engineer estimates within the last 6 months.

CAO Paul Graham noted the affordability analysis was the first step before detailed design.

Councillor McKean noted the difference between the bids received was only \$20,000, adding it was a very competitive bid.

Councillor Gamble then questioned if the per unit cost included plant charges, John noting it was all inclusive.

Council then voted on the Recommendation, Carried.

3. Project Update

Manager of Development Planning Rob Armstrong then reviewed the report.

Councillor Martin commended Rob on his work in the Horse Park OMB appeal.

Councillor Kennedy questioned the Trillium Apartment application, Rob noting Planner Shawn Postma was setting up a meeting with the developer.

Cam then questioned if another Public Meeting would be held, Rob noting it would depend on the outcome of the meeting with the developer.

4. Additions to the Agenda – none

D. Planning Council – Motions and By-laws

1. Noise By-law Exception

Moved by: John McGee Seconded by: Cameron Kennedy

THAT this Council hereby does authorize an exception to the provisions of the Town's Noise By-law, being By-law No. 2002-9, to The Thornbury Business Improvement Association so as to facilitate the 2007 Golf Mania street dance event to be held June 16, 2007 from 5:00 p.m. to 10:00 p.m. on

portions of Bruce Street south and Louisa Street east in Thornbury, it being noted that such relief is specific to the street dance function and removal of event operations will begin so as to allow area streets that are to be temporarily closed in relation to the event to be fully opened by 11:00 pm, Carried.

E. Reports and Minutes List - Receive

None

F. New and Unfinished Business

None

G. Next Meeting Date(s)

June 18, 2007

I. Adjournment

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

THAT By-law No. 2007-52, being a By-law to confirm proceedings of the Council of the Corporation of the Town of The Blue Mountains on June 04, 2007, be hereby enacted as passed this 04th day of June, 2007, Carried.

Moved by: John McKean Seconded by: Cameron Kennedy

THAT this Planning Council meeting does now adjourn, Carried.

.....
Duncan R. McKinlay, Deputy Mayor

.....
Serena Wilgress, Deputy Clerk