

Deputy Mayor McKinlay noted it should be acknowledged now that the design and rationale was intended as a pedestrian and cycle destination point rather than for vehicular access, Jim noting the educational and activity trail system throughout the community was a focal point of design.

Jim continued 20 parking spaces would be provided at 39 Sideroad for access by trail of the lookout and waterfront access areas, Duncan questioning if that would be sufficient for those who may arrive at the area by vehicle to hike or bike.

Councillor Ardiel then questioned orchard maintenance on the lands, Rob noting the maintenance issue would be considered within a Site Plan Agreement, Deputy Mayor McKinlay noting the lands were previous considered by the Abandoned Orchard Advisory Committee and a maintenance program had been proposed by the applicant.

Councillor Gamble then questioned if the Georgian Trail crossing would be re-graded, Rob noting the crossing would be level when complete.

Deputy Mayor McKinlay the questioned upgrade of 39th Sideroad, Rob noting the works would be linked with Lora Bay Development phasing, adding a road widening for drainage would be considered as part of the Keeper's Cove redevelopment, including maintenance building access.

Council then dealt with the following Resolution:

Resolution No. 3

Moved by: Wayman Fairweather Seconded by: G. Ardiel

THAT this Council does hereby receive and adopt Planning Staff Report PL.05.46, "Lora Bay Corporation Master Development Agreement and Phase 2 Residential Subdivision Agreement", dated June 6, 2005, and further does support the Recommendations contained therein, being that the Mayor and Clerk are hereby authorized to execute the following documents with the Lora Bay Corporation subject to final review and approval by the Town Solicitor and Town Staff:

1. A Master Development Agreement detailing the terms and conditions of the separation of residential and golf course development including Phase 1 draft plan conditions, and
2. A Subdivision Agreement detailing the terms and conditions for development of the Phase 2 residential lands including draft plan conditions.

Carried.

4. Palusci Site Plan - Report PL.05.47

Rob then reviewed Planning Staff Report PL.05.47, "Application for Site Plan Approval, Lot 42, Plan 824."

Deputy Mayor McKinlay then questioned parking requirements, Rob noting zoning requirements would be exceeded on-site, Duncan stating the existing requirements are not sufficient in certain situations.

Councillor Ardiel then questioned on-site snow storage, Rob noting sufficient area for snow storage showed on-site beyond the parking area, Councillor Fairweather

proposing Planning Staff review snow storage requests in the resort area.

Council then dealt with the following Resolution:

Resolution No. 4

Moved by: G. Ardiel Seconded by: Wayman Fairweather

THAT this Council does hereby receive and adopt Planning Staff Report PL.05.47, "Application for Site Plan Approval, Lot 42, Plan 482, 191 Tyrolean Lane", dated June 6, 2005, and further does support the Recommendations contained therein, being that Council does hereby:

1. grant Site Plan Approval for the site plan prepared by RJ Burnside and Associates dated May 11, 2005, and
2. authorize the execution of a Site Plan Agreement that would also contain provisions for applicable sanitary sewer servicing charges.

Carried.

5. NEC Reports - Lot 11, Concession 7, David Ruppel, PL#05.48

Rob then reviewed NEC Development Permit Application G/R/2005-2006/9023.

Council then dealt with the following Resolution:

Resolution No. 5

Moved by: Michael Martin Seconded by: D. R. McKinlay

THAT this Council does hereby receive and adopt Planning Staff Report PL.05.48, as amended, "NEC Application G/R/2005-2006/9023, David Ruppel", dated June 6, 2005, and further does support the Recommendation contained therein, being that Council does support the subject Application for a Development Control Permit, Carried.

- Lot 8, Concession 9, Frank and Debbie Vilaca, PL.05.49

Rob then reviewed NEC Development Permit application G/R/2005-2006/9022.

Council then dealt with the following Resolution:

Resolution No. 6

Moved by: D. R. McKinlay Seconded by: Michael Martin

THAT this Council does hereby receive and adopt Planning Staff Report PL.05.49, "NEC Application G/R/2005-2006/9022, Frank and Debi Vilaca", dated June 6, 2005, and further does support the Recommendation contained therein, being that Council does support the subject Application for a Development Control Permit, it being noted the accessory building cannot be used for human habitation.

The following verbal Resolution was then presented:

Moved By: Duncan R. McKinlay Seconded By: G. Ardiel

THAT the Motion be amended to include the phrase "it being noted the accessory building cannot be used for human habitation" Carried.

Council then voted on the amended Resolution, Carried.

- Lot 16, Concession 2, Blue Mountain Resorts, PL.05.49

Rob then reviewed NEC Development Permit Application G/R/2005-2006/9035.

Council then dealt with the following Resolution:

Resolution No. 7

Moved by: Duncan R. McKinlay Seconded by: Michael Martin

THAT this Council does hereby receive and adopt Planning Staff Report PL.05.50, "NEC Application G/R/2005-2006/9035, Blue Mountain Resorts Limited", dated June 6, 2005, and further does support the Recommendation contained therein, being that Council does support the subject Application for a Development Control Permit, Carried.

6. Renewable Energy - Report #PL.05.51

Development Services Manager Peter Tollefsen then reviewed Planning Staff Report PL.05.51, "Renewable Energy / Wind Energy".

Peter noted Superior Wind Energy indicated they would bring development applications forward in 2005.

Councillor Fairweather then spoke in support of the Report.

Councillor Gamble then noted the costing and budget for the recommended studies must be monitored closely.

Councillor Martin then spoke, noting the make up of the proposed Committee should be more generalized, rather than making appointments from specific groups.

Peter then clarified the proposed Committee was intended to be an Advisory Committee rather than an Approval Committee.

Deputy Mayor McKinlay questioned if the Committee or working group would be required to interpret Provincial Policy, Peter noting ultimately the Province would provide interpretation.

Councillor McKean then noted Jones Consulting would consider Provincial Policy.

Council then dealt with the following Resolution:

Resolution No. 8

Moved by: John McKean Seconded by: Michael Martin

THAT this Council does hereby receive and adopt Planning Staff Report PL.05.51, "Renewable Energy/Wind Energy", as amended, dated June 6, 2005, and further does support the Recommendations contained therein.

