

Minutes - Planning & Building Committee



MEETING DATE: July 6, 2009
LOCATION: L.E. Shore Memorial Library
PREPARED BY: Corrina Giles, Deputy Clerk

A. Call to Order

- Chair Martin called the Committee meeting to order with all members in attendance, save Deputy Mayor McKinlay, absent due to a previous commitment
- Also in attendance was Chief Administrative Office Paul Graham, Director of Planning and Building David Finbow, Director of Finance Rob Cummings, Director of Special Projects Peter Tollefsen, Senior Planner Cindy Welsh, Planner Shawn Postma and Planner Bryan Pearce, Manager of Water & Wastewater Services John Caswell

- Approval of Agenda:

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

Chair Martin confirmed Agenda Item C.15 has been removed from the Agenda as the Applicant has withdrawn his Application.

THAT the Agenda of July 6, 2009 be approved as circulated including and additions or revisions to be made, unanimously Carried.

- No member declared a pecuniary interest with any matter as listed on the Agenda.

- Previous Minutes

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

THAT the Minutes of June 1, 2009 be approved as circulated including any revisions to be made, unanimously Carried.

C. Staff Reports

**C.1 Application for Consent & Zoning By-law Amendment – PL.09.72
Part 1 & 3, RP 16R-3653, Part Lot 22, Concession 8
729285 21st Sideroad and 516338 7th Line – Brad Grainger**

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

THAT Council receive Planning Staff Report PL.09.72, “Application for Consent File No. B11-2009; and Zoning By-law Amendment – Brad Grainger; Part 1 & 3, RP 16R3653; Part Lot 22, Concession 8; 728285 21st Sideroad and 516338 7th Line; Town of The Blue Mountains”; and

THAT Council authorize Consent No. B11-2009, subject to the following conditions:

1. That Council enact a Zoning By-law Amendment to rezone the subject lands to General Rural (A1) Zone and Hazard (H) Zone; to establish a new minimum lot area of 17 hectares for the retained parcel in the General Rural (A1) Zone; and to establish a new minimum lot area of 19 hectares for the severed parcel in the General Rural (A1) Zone; and to establish a building envelope for a single detached dwelling on the retained parcel.
2. That the owner make a cash payment in lieu of parkland in the amount of 5% of the value of the land to be conveyed with such value to be determined as of the day before the day of the approval of the consent by an accredited appraiser (AACI, P.App., CRA) with the Appraisal Institute of Canada.
3. The Payment of Road and Related Service of the applicable Development Charges; and further

THAT Council enact a Zoning By-law Amendment to rezone the subject lands to General Rural (A1) Zone and Hazard (H) Zone; to establish a new minimum lot area of 17 hectares for the retained parcel in the General Rural (A1) Zone; and to establish a new minimum lot area of 19 hectares for the severed parcel in the General Rural (A1) Zone; and to establish a building envelope for a single detached dwelling on the retained parcel.

In speaking to the Motion, Councillor Gamble confirmed if a residence is built on the retained lands that the residence would be built close to the seasonal workers' residence, Planner Bryan Pearce replying that Staff is proposing that the zoning by-law amendment will isolate the building envelope for a single detached accommodation.

The Committee then voted on the Recommendation, unanimously Carried.

C.2 Building & By-law Update – SRB.09.15

Director of Building and By-Law David Finbow then distributed the permit activity from the Building Department confirming the data is current to June 30, and further noted building activity is down by 50%, both in the number of permits issued and the value of permits.

David then noted the Building group has been asked to prepare a report regarding staffing in the Building department and confirmed this report will be brought to Council in August.

Councillor Gamble then questioned if there is anything on the horizon to improve the building statistics, David noting there is nothing significant on the horizon.

Councillor McGee then questioned if the Town has compared our building statistics to that of our neighbouring municipalities, David replying municipalities within Grey County have similar statistics other than Owen Sound with a few larger developments. David further noted the Town of Collingwood will have a record year for permits and value this year.

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

THAT Council receives Staff Report SRB.09.15 for information purposes and the year to date summary of the Building & By-law Division, Planning & Building Services Department, unanimously Carried.

C.3 NEP 178 09 Harmonization of the NEP with the *Endangered Species Act, 2007* – PL.09.70

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

THAT Council does hereby receive Planning Staff Report PL.09.70, NEP 178 09 Harmonization of the NEP with the *Endangered Species Act, 2007*; and

THAT Council have no objection to the Niagara Escarpment Commission harmonizing the Niagara Escarpment Plan with the *Endangered Species Act, 2007*; and

THAT Council direct staff to forward these comments to the County of Grey and the Niagara Escarpment Commission.

In speaking to the Recommendation, Councillor Gamble noted this appears to be a Provincial Policy we must live with, Councillor Martin concurring.

Michael then questioned if this issue will cost the Town anything, Director of Planning & Building David Finbow replying this was previously before the Committee, confirming he has been in lengthy discussions with Grey County Planning Department and is satisfied with the contents of the Report. David then spoke confirming the Endangered Species Act, 2007, may not cost us anything, but it may affect future development in the rural community on top of the escarpment.

The Committee then voted on the Recommendation, unanimously Carried.

C.4 Simcoe Area: A Strategic Vision for Growth, June 2009 – PL.09.71

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

THAT Council does hereby receive Planning Staff Report PL.09.71 “Simcoe Area: A Strategic Vision for Growth, June 2009” for information purposes; and

THAT Town Planning Services Staff continue to monitor growth strategies in Simcoe County as they relate to potential impacts on the Town.

In speaking to the Recommendation, Councillor McGee questioned if the Town is monitoring the impact on The Blue Mountains because of the major growth in Simcoe County, Senior Policy Planner Cindy Welsh replying there are differences noted in the allocations and referenced the 2006 census data. Cindy further noted that Collingwood is an urban node within the Plan and further noted it is a wait and see process.

David then spoke, noting the growth in Collingwood is significant to The Blue Mountains and may result in a greater share of services and will affect green spaces.

Deputy Mayor McKinlay then attended the meeting.

David noted The Blue Mountains should look at this through joint services as this growth is significant to The Blue Mountains.

Bob then referenced the proposed growth of Collingwood as almost doubling and questioned if The Blue Mountains should be doing something to encourage development in our community, Michael concurring.

David then spoke, noting The Blue Mountains has a 40% open space component and perhaps a reduction in this percentage could facilitate denser, smarter development.

Bob then noted that development charges could have an impact on development, further noting that high development charges could send developers elsewhere.

The Committee then voted on the Recommendation, unanimously Carried.

C.5 Street Naming Policy Update – PL.09.67

Director of Planning & Building David Finbow then spoke, noting Council adopted a street naming policy in the spring, noting Staff has visited the Cenotaph and spoke to local residents to obtain names of significance and names that are important to the community.

David noted Steve “Hoffman” was suggested, together with McIntosh, Greir and Russett.

Duncan then spoke, questioning if those who were in the rural community could be added to the list, noting the names of millers, grist mills owners, and those who built the roads.

Councillor Martin then proposed that the Recommendation be as printed to include the name “Grier”

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

THAT the Planning & Building Services Committee receive Staff Report PL.09.67, Street Naming Policy Update, and recommend that Council adopt ‘Schedule “A” – Approved Street Name List’ attached hereto and that Schedule “A” include the name Grier, unanimously Carried.

C.6 Appointment of a Municipal Law Enforcement Officer & CBO – Greg Miller – SRB.09.14

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

THAT Council receive Staff Report SRB.09.14 for information purposes respecting the appointment of a Chief Building Official, Deputy Chief Building Official and a Municipal Law Enforcement Officer and enact By-laws designating:

1. Greg Miller as Chief Building Official;
2. David Finbow as Deputy Chief Building Official; and,
3. Greg Miller as a Municipal Law Enforcement Officer.

The Committee then voted on the Recommendation, unanimously Carried.

of the tickets will be easier for the community as it will be on-line. Bob expressed concern that the cost of operating the system is significant.

Deputy Mayor McKinlay then questioned if this covers the cars that are towed, David replying no.

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

That Council receive Staff Report SRB.09.16 respecting automated electronic payment of Parking Infraction Notices and authorize the necessary reallocation of funds from the approved 2009 Project entitled "Parking Enforcement Handhelds", up to a maximum \$5,250.00 (excluding taxes if applicable), to this initiative and authorize the Mayor and Clerk to execute the "Parking Tickets Service Agreement" with the Royal Bank of Canada with respect to an automated electronic payment service that allows individuals using the internet to make online payments of parking tickets, Carried.

C.10 Lora Bay Underground Hydro Installation - Sunset Blvd. - PL.09.84

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

THAT Council authorize the Director, Engineering & Public Works, to provide the necessary authorization to Hydro One, on behalf of the Town, as it relates to the proposed underground hydro installation to service the lots/residences on the south side of Sunset Boulevard (Lora Bay).

Councillor Gamble then questioned how much buffer zone will be lost and will it increase the water flowing to the drainage systems, Director of Planning & Building David Finbow replying that property owners on the North side have not commented though they have been notified. David noted the purpose of the buffer zone is to provide screening and further identified the buffer section that will not be affected.

David noted there were other options, but the recommended option is the least offensive.

Bob then questioned if the contractor will restore what they removed, David replying no, that the developer would be required to do remedial work. David then noted the restoration work is secured.

Chair Martin declared a pecuniary interest with regard to the Lora Bay Corporation and occasional employment of his spouse and did not participate in related discussions or vote on the matter.

The Committee then voted on the Recommendation, Carried.

B. Public Meetings/Deputations

B.1 Plan of Subdivision & Zoning By-law Amendment Lot 168 & Part Lot 161, Plan 529 – Bannerman

Chair Martin then called the first scheduled Public Meeting to order and explained the purpose of the Public Meeting was to consider a request by the applicant to develop a ten lot Plan of Subdivision for single detached homes and to consider the proposed Zoning By-law Amendment on the subject lands.

Michael noted the Zoning By-law Amendment proposes to rezone the subject lands from the Deferred Development 'DD' Zone, Residential 'R3' Zone and Hazard 'H' Zone to the Residential 'R3-h' Zone, Institutional 'I-h' Zone and Public Open Space 'OS1' Zone. The Holding '-h' symbol is also being considered to ensure that development does not proceed until such time as a Plan of Subdivision is registered along with a Subdivision Agreement.

Michael further noted the existing Zoning for the lands recognize the existing single detached dwelling, the undeveloped portion of the lands and the hazard areas associated with the Nipissing Ridge.

The subject lands of this By-law are owned by Bill Bannerman, and are legally described as Lot 168 and Part Lot 161, Plan 529; Town of The Blue Mountains.

Michael then noted if a person or public body does not make oral or written submissions at a public meeting to the Town of The Blue Mountains in respect of the proposed Zoning By-law Amendment, the person or public body is not entitled to appeal the decision of Town Council to the Ontario Municipal Board; and may not be added as a party to the Hearing of an appeal before the Ontario Municipal Board.

The Deputy Clerk then noted notice of the Public Meeting was given in accordance with the Planning Act and read correspondence as received from Ministry of Transportation, Ministry of Natural Resources, Grey Sauble Conservation Authority and Canada Post.

Director of Planning and Building David Finbow then spoke, noting the Application was received some time ago and staff has done work on the Application. David noted the purpose of the public meeting was to receive comments from the public.

Planner Andrew Pascuzzo then spoke on behalf of the Applicant, Bill Bannerman and identified the location of the subject lands.

Andrew reviewed the characteristics of the site noting the Applicant is proposing to create 10 lots which would include 9 new lots plus incorporate the existing home.

Andrew identified the project team and noted an archeological assessment was completed and has been sent to and approved by the Ministry of Culture. Andrew concurred with correspondence received from the Grey Sauble Conservation Authority that the Butternut trees are not worth saving.

Andrew reviewed the history of the Applicant, noting D.C. Slade Consultants was retained by the Applicant in 2005, and an archeological study was completed and was signed off in January 2008.

Andrew confirmed the Ministry of Transportation requested a Stormwater Management Study and further reviewed the culverts and complete drainage study.

Councillor Kennedy then attended the meeting.

Andrew then reviewed the site plan and reviewed the space to be dedicated to the Town behind the Craigleith Community Centre and reviewed the buffering zone behind the lots as required by the Grey Sauble Conservation Authority and the Town for stormwater management or a trail.

Andrew reviewed the Niagara Escarpment Plan with the property and proposed plan for the trail from the Depot along Nipissing Ridge.

Andrew then spoke noting the property is currently zoned for development, but requires amendment to the R3 zone.

Cathy Elton, resident adjacent to the property at Pt. Lot 161, Part 1, then spoke expressing concern with the groundwater management, run-off in the spring and how it will affect her property, concern with the rezoning from hazard land and how the land could be rezoned if it is "hazard" land, and the size of the lots being smaller than those in the neighbourhood. Cathy believes the smaller lot size may be detrimental to the area on its character, privacy and greenspace.

Cathy then questioned if the lots would be sold by the developer or if the builder would build on the lots and then sell the houses.

Cathy then referenced the Engineering Plan between Lot 167 and what the plan is for that area.

Cathy questioned if there has been a traffic impact study completed, referencing a subdivision in the area being reduced in size because of the traffic impact, and then expressed concern for the wildlife in the area.

Councillor Gamble then questioned if this road would be a common elements road, Andrew replying no, it would be a municipal road.

Councillor McGee then questioned if the agent could respond to Cathy Elton's comments.

Andrew then responded to Cathy's questions, noting the Applicant is required to rezone a portion of the property from hazard to open space, as the hazard zoning does not allow a trail system to go through the property.

Andrew then referenced the lot size and confirmed the lots are smaller in size than those in the area and confirmed the Province feels the lots should be smaller to prevent urban sprawl, confirming there were options to increase the density on the property.

Andrew responded to Cathy's question regarding privacy and noted a landscape plan will be issued after the draft plan approval and confirmed the Municipality will require buffering. Andrew referenced the rear setback requirement. Andrew noted the Crozier Engineering Plan has been updated and is available for review.

Andrew then spoke to Cathy's question regarding traffic and confirmed the MTO is not considering a traffic study because of the number of lots.

Andrew then referenced the question regarding wildlife in the area and confirmed Grey Sauble Conservation Authority ("GSCA") has jurisdiction over the property. Andrew confirmed the Butternut trees were concerns,

but confirmed the Grey Sauble Conservation Authority's concerns have been addressed further noting the retention of as many trees as possible.

Alex Fleming, engineering consultant, then spoke regarding water run-off and confirmed the trail and Block 1 from the north-west section will act as stormwater management, further noting the water run-off will run from the lots to the roadway and will be treated from there.

As no one further wished to speak, Chair Martin declared the public meeting to be closed.

B.2 Zoning By-law Amendment West Part Lot 31, Concession 9 – 241 Clark Street – Sheffield Museum

Chair Martin then called the second scheduled Public Meeting to order and explained the purpose of this By-law is to consider a request by the Sheffield Park Museum to establish museum facilities on the subject lands including the construction of a new museum building. The museum seeks to educate school groups, students, tourists and local residents about the history of the Early Black Pioneers to the area. The lands include a number of existing buildings and structures which will all be converted into display and exhibition uses related to the museum. The lands are to be serviced by the existing well water and septic sewage systems.

Michael then noted the effect of this By-law is to rezone the subject lands from the Recreational Commercial 'C4-10' zone which permits the lands to only be used for a recreational camp and uses, buildings and structures accessory thereto, to the Institutional 'I' zone. In addition, this By-law proposes that the existing storage building can be permitted closer to the street than the main (museum) building

Michael further noted that this proposal is subject to Site Plan Approval, and an application for Site Plan Approval has also been submitted.

The subject lands of this By-law are legally described as West Part Lot 31, Concession 9 and are locally described as 241 Clark Street; Town of The Blue Mountains.

Michael then noted if a person or public body does not make oral or written submissions at a public meeting to the Town of The Blue Mountains in respect of the proposed Zoning By-law Amendment, the person or public body is not entitled to appeal the decision of Town Council to the Ontario Municipal Board; and may not be added as a party to the Hearing of an appeal before the Ontario Municipal Board.

The Deputy Clerk then noted notice of the Public Meeting was given in accordance with the Planning Act and read correspondence as received from Grey County Planning & Development.

Planner Clinton Stredwick then spoke, noting he is representing the Applicant.

Director of Planning & Building David Finbow spoke, noting the public meeting is to receive comments for the public.

Sherry Rioux of Collingwood then spoke in support of the Sheffield Museum, noting when the Black Pioneer Museum left Collingwood residents were upset and she feels this Museum is good for The Blue Mountains.

Clinton identified the location of the property, being 11.1 acres having frontage on Clark Street.

Carolyn Wilson of the Sheffield Museum spoke, noting she is an owner and operator of the museum, deciding to relocate to Clarksburg.

Clinton noted the new museum being constructed is 525 square metres and would utilize the existing well and septic. Clinton then reviewed the existing buildings on the site and identified the site for the new museum. Clinton noted the site is currently zoned C10, but this zoning would have to be amended to Institutional. Clinton noted a site plan has been submitted.

Deputy Mayor McKinlay then spoke, questioning if there will be any overnight use or residential use on the site, Clinton replying no.

Councillor Gamble then spoke, noting in the past the site has been used as an overnight facility and questioned if it will be now, Clinton replying, no it will be used as a museum only.

Duncan then questioned if the Institutional zoning would permit daycamps, David replying yes.

CAO Paul Graham then spoke, noting later this meeting the trail connectivity will be discussed and believes this property would be a great piece to add to our trail system.

As no one further wished to speak, Chair Martin declared the public meeting to be closed.

Councillor McKean then attended the meeting.

C.11 Postal Addressing Update (“Collingwood L9Y”) – PL.09.77

Director of Planning and Building David Finbow reviewed the postal address change that will take place on August 17, 2009 and reviewed the Report. David noted there will be approximately 40 Community Mail Boxes installed that the Town will be responsible for site preparation for the new Community Mail Boxes and Canada Post will be responsible for providing the Community Mail Boxes.

David confirmed a direct mailing in excess of 8000 pieces was sent to affected property owners inviting residents to attend a Public Information Centre. Approximately 75 residents attended the Public Information Centre noting the inconvenience of changing addresses though some were supportive of change. David noted staff have evaluated input from residents and have reviewed the location of the Community Mail Boxes.

David confirmed, subject to Council approval, construction of Community Mail Boxes will commence immediately. A further mailout will go out in July. David noted there are 46 locations for the Community Mail Boxes.

Deputy Mayor McKinlay questioned if a resident could mail letters from the Community Mail Boxes, David replying yes and further noted large packages can be received as well.

Chair Martin then spoke questioning what will happen on August 17, 2009, David replying the July mailout will advise of locations and a new mail key will be sent out to residents.

Michael then questioned how the pads for the Community Mail Boxes will be constructed, David replying Don Hutchinson will have a crew bring in gravel to construct the pads.

Moved by: John McGee Seconded by: Cameron Kennedy

THAT Council receive Staff Report PL.09.77 and the related presentation respecting Postal Addressing Update (“Collingwood L9Y”) for information purposes, unanimously Carried.

**C.12 Rogers Wireless Telecommunication Facility
Georgian Peaks Ski Club Inc. – PL.09.81
Part 2, RP 16R-6771 – Part Lot 26, Concession 5**

Councillor Gamble questioned where the tower will be located, Planner Bryan Pearce replying the Tower will be in the same area as it is now, further noting it is just the features that are changing.

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

THAT Council receive Planning Staff Report PL.09.81, “Rogers Wireless Telecommunications Facility – Georgian Peaks Ski Club Inc.; Part 2, RP 16R-6771; Part Lot 26, Concession 5; Town of The Blue Mountains”; and

THAT Council authorize the development proposal to permit the “as constructed” 18.9 metre high steel monopole telecommunications facility, subject to the following conditions:

1. That Rogers Wireless Inc remove the “as constructed” external antenna radiators and replace with antennas of a reduced diameter, to the satisfaction of the Director, Planning & Building Services;
2. That Rogers Wireless Inc. enter into a Letter of Undertaking with the Town to address the co-location and maintenance of the facility, and pay associated fees to the satisfaction of the Town; and,
3. That Rogers Wireless Inc. make application on behalf of the owners, Georgian Peaks Ski Club Inc., for an amendment of the existing site plan agreement associated with the parking lot and pumphouse to incorporate the leased area associated with the telecommunications facility, and pay associated fees to the satisfaction of the Town of The Blue Mountains Planning Department, unanimously Carried.

**C.13 Lora Bay Heights Zoning By-law No. 2009-30 – Notice of Appeal
PL.09.78**

Director of Planning & Building David Finbow spoke, noting he is looking for Council direction on whether the Town should retain legal counsel to respond to the Lora Bay Heights OMB Appeal regarding Zoning By-Law 2009-30.

Deputy Mayor McKinlay questioned if Town planners would attend the hearing, David replying if the Town is called as a witness, which will likely happen, Town Planners would attend.

David then reviewed the Report and noted the reasons why the Town may wish to retain counsel include unique planning applications i.e. commercial uses and intensification to support public benefit to encourage development. David further noted that generally speaking the Town has processed the application and supported the application and would likely be called as witnesses to support the planning rationale.

Councillor McGee then questioned if the two sides work out a solution to the appeal, would the Town be a party to the solution, David replying more than likely, but not as significant if we were a party to the action. David further noted the OMB could rewrite the Town's zoning.

Councillor Kennedy then spoke, noting if the Town is following its own policies, the Town should support its staff and planners.

Councillor Gamble then spoke, noting the Town has been involved in a matter like this before where we have retained a solicitor, Peter replying these are site specific applications, further noting staff would be available as witnesses.

David noting we have had OMB hearings in the past regarding short term accommodation and official plan amendments, but nothing like this before.

Duncan then questioned if the Town proceeded in accordance with its zoning by-law amendment, is a solicitor necessary, David replying it is not mandatory that the Town to retain a solicitor to attend the OMB hearing.

Councillor Martin then noted the Town would be in a better position to have a representative at the hearing to protect its staff, witnesses and the Municipality.

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

THAT Council provide direction to Town Staff to retain the services of a solicitor to respond to the appeal filed with respect to the enactment of Zoning By-law No. 2009-30 (Lora Bay Heights).

In speaking to the Recommendation, Duncan noted the Town should be represented, recognizing there is a cost for legal representation, but feels it is important.

The Committee then voted on the Recommendation, unanimously Carried.

**C.14 Application for Consent: B03, B04, B05, B06-2009 and Zoning By-law Amendment – PL.09.80
Part Lot 19, Concession 2 – Dr. Ian Cunningham**

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

THAT the Planning and Building Committee receive Planning Staff Report PL.09.31, "Application for Consent: B03, B04, B05, B06-2009 and Zoning By-law Amendment. Dr. Ian Cunningham, Part of Lot 19, Concession 2, Town of The Blue Mountains"; and

THAT Council grant Application for Consent File Numbers B03-2009, B04-2009, B05-2009, each subject to the following conditions:

1. A Zoning By-law Amendment to rezone the lands from the Development 'D' zone to the Residential 'R3' zone
2. That the owner make a cash payment for the hard costs of Town Wide Development Charges.
3. That the owner make a cash payment in lieu of parkland in the amount of 5% of the value of the land to be conveyed with such value to be determined as of the day before the day of the approval of the consent by an accredited appraiser (AACI, P.App., CRA) with the Appraisal Institute of Canada.
4. The execution of an Agreement with the Town that would include, but not be limited to, matters related to cost sharing for the existing constructed works benefitting this lot.

THAT Council grant Application for Consent File Numbers B06-2009 subject to the following conditions:

1. A Zoning By-law Amendment to rezone the severed and retained lands from the Development 'D' zone to the Residential 'R3-h' zone
2. That the owner make a cash payment for the hard costs of Town Wide Development Charges for the severed parcel.
3. That the owner make a cash payment in lieu of parkland in the amount of 5% of the value of the land to be conveyed with such value to be determined as of the day before the day of the approval of the consent by an accredited appraiser (AACI, P.App., CRA) with the Appraisal Institute of Canada.
4. The execution of an Agreement with the Town that would include, but not be limited to, matters related to cost sharing for the existing constructed works benefitting this lot and the construction of full municipal services to the satisfaction of the Town.

THAT Council grant a Zoning By-law Amendment to rezone the subject lands from the Development 'D' zone to the Residential 'R3' and Residential 'R3-h' zone and establish a new minimum lot frontage requirement for the easternmost lots.

THAT Council authorize the Mayor and Clerk to execute a Development Agreement regarding cost sharing for existing and proposed works in a form approved by the Director, Planning & Building Services and the Solicitor, unanimously Carried.

**C.15 Application for Consent B12-2009 & Zoning By-law Amendment – PL.09.73
East part Lot 16, Concession 5 – 596006 4th Line – Arseny Taranenko**

Director of Planning & Building David Finbow noted the Application of Mr. Taranenko was withdrawn by the Applicant.

**C.16 Application for Official Plan Amendment – PL.09.79
Part Lot 21, Concessions 3 and 4 - Craigeith Ski Club Cabins**

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

THAT the Planning & Building Committee receive Planning Staff Report PL.09.79, "Application for Official Plan Amendment – Craigeith Ski Club, Part Lot 21, Concession 3 and 4, Town of The Blue Mountains"; and

THAT Council adopt Official Plan Amendment No. 17 to re-designate a portion of the subject lands so as to reduce the total number of cabins on the lands from 22 to 15 and to increase the maximum permitted ground floor area to 136.4 square metres and the maximum permitted height to 7.5 metres (for cabins 9 to 15) and 8.0 metres (for cabins 1 to 8), unanimously Carried.

C.17 Verbal Update - Greenlands Challenge

Director of Planning & Building David Finbow spoke, noting there is funding available from the Province for the Greenlands Challenge. David noted Application was made for \$400,000 to secure the Petun Sites, though the Province has not made an announcement yet. David further noted the total amount of the funding is \$1.1 million and Staff believe this to be worthwhile. David noted both property owners were notified of the Application.

D. Correspondence

1. Committee of Adjustment - April 22, 2009, received
2. Committee of Adjustment - May 28, 2009, received

E. New and Unfinished Business

1. Southern Georgian Bay Integrated Coastal Management Plan

Chair Martin then spoke to the Southern Georgian Bay Integrated Coastal Management Plan, noting regional coastal management currently has a fractured manner in which to preserve the coastal environment, the water and its tributaries, noting a protocol should be developed on how to protect the coast and then approach Municipalities. Michael further noted shoreline construction and dredging permits are of extreme concern.

Michael noted it is important to develop the coastal management plan as this initiative is proceeding on the Lake Huron coast.

Michael confirmed the ministries involved include the Conservation Authorities, Fisheries and Oceans and municipalities.

F. Closed Session

None

G. Next Meeting Date

Director of Planning & Building spoke regarding the scheduling of the next Planning & Building Committee meeting, noting if there are any time-sensitive planning matters that need attention, said items can come to the next regular Council Meeting. David further suggested the next meeting Planning & Building Committee Meeting should be held in September.

H. Adjournment

As there was nothing further before the Chair the Committee then dealt with the following Resolution:

Moved by: Cameron Kenendy Seconded by: John McGee

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