

AGENDA: Planning Council Meeting



MEETING DATE: Wednesday, July 04, 2007
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 July 04, 2007 be approved as circulated, including any items added to the Agenda.

- Declaration of Pecuniary Interest

B. Public Meetings – 7:00 p.m.

1. **The Lora Bay Corporation – Phase 3 – Lower Tier, Lots 90 and 91**

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 Application for Zoning By-law Amendment, Lora Bay Corporation RA Part Block 5 and Block 18, Plan 16M-8 - #PL.07.82

Recommended (Move,Second)

THAT Council receive Planning Staff Report #PL.07.82, “Application for Zoning By-law Amendment, Lora Bay Corporation, Part Block 5 and block 18, Plan 16M-8”;

AND THAT Council pass a Zoning By-law Amendment to increase the front yard setback from 12 metres to 17.5 metres on proposed lots 90 and 91 with Draft Plan of Subdivision 42T-2006-14 on Part Block 5 and Block 18, Plan 16M-8.

C.3 Zoning Discussion Papers - #PL.07.83

CW

Recommended (Move,Second)

THAT Council receive Planning Staff Report #PL.07.83, "Zoning Discussion Papers";

AND THAT Council retain Ainley and Associates Limited to conduct work on Discussion Papers relating to the Zoning By-law Review Work Plan at a total project budget cost of \$19,450.00, exclusive of GST;

AND THAT Council authorize the Mayor and the Clerk to sign the contract.

C.4 Draft Plan of Subdivision, File No. 42T-2006-15; and Zoning By-law Amendment, 880618 Ontario Inc. (Istvan Lendvay), Part Lot 21, Concession 3 - #PL.07.81

RA

Recommended (Move,Second)

THAT Council receive Planning Staff Report #PL.07.81, "Draft Plan of Subdivision, File No. 42T-2006-15; and Zoning By-law Amendment, 880618 Ontario Inc. (Istvan Lendvay), Part Lot 21, Concession 3";

AND THAT Council support Draft Plan Approval to the County of Grey of Subdivision File No. 42T-2006-15, subject to the red line revisions and the conditions attached to the Staff Report;

AND THAT Council pass a Zoning By-law Amendment to rezone the subject lands from the Development "D" zone to the Residential "R3-h" zone.

C.5 Draft Plan of Subdivision, File No. 42T-2006-20; and Zoning By-law Amendment Eden Oak (Trailhead) Inc., Part Lots 158 & 173, Plan 529, Part Lot 20, Concession 2- #PL.07.43

RA

Recommended (Move,Second)

THAT Council receive Planning Staff Report #PL.07.43, "Draft Plan of Subdivision, File No. 42T-2006-20; and Zoning By-law Amendment, Eden Oak (Trailhead) Inc., Part Lots 158 & 173, Plan 529, Part Lot 20, Concession 2";

AND THAT Council support draft plan approval by the County of Grey, Subdivision File No. 42T-2006-20 subject to the conditions contained in the Staff Report;

AND THAT Council pass a Zoning By-law Amendment to rezone the subject lands from the Residential Third Density (R3-190-h), Private Recreational (PREC-191-h), Private Open Space (OS2), Hazard (H) and Public Open Space (OS1) Zones to the Residential Third Density (R3-h), Hazard (H) and Public Open Space Zones.

C.6 Application for Site Plan Control Approval - John & Jane Gyles, Part Lot 25, Northeast of King Street, Townplot of Thornbury, 4 King Street West - #PL.07.78 RA

Recommended (Move,Second)

THAT Council receive Planning Staff Report #PL.07.78, "Application for Site Plan Control Approval, John & Jane Gyles, Part Lot 25, Northeast of King Street, Townplot of Thornbury";

AND THAT Council grants site plan approval and authorize a minor amendment of the existing site plan agreement.

C.7 Removal of Holding –h Symbol, 1382491 Ontario Limited RA (Keeper’s Cove), Part Lots 1 and 3, Plan 1032, Part Lot 39, Concession 12 - #PL.07.84

Recommended (Move,Second)

THAT Council received Planning Staff Report #PL.07.84, "Removal of Holding –h Symbol, 1382491 Ontario Limited (Keeper’s Cove), Part Lots 1 and 3, Plan 1032, Part Lot 39, Concession 12";

AND THAT Council pass a Zoning By-law Amendment for the removal of the Holding –h symbol on Units 23 and 24 within the Draft Plan of Condominium for Keeper’s Cove File No. 42-CDM-2006-11, Part Lots 1 and 3, Plan 1032.

C.8 Fence Variance – 209507 Highway #26 - #SRB.07.24 DF

Recommended (Move,Second)

THAT Council receive Building & By-law Department Report No. SRB.07.04, "Fence Variance" for information purposes;

AND THAT Council approve a variance to the Fence By-law so as to permit a 2.0 metre high fence in the front yard of 209507 Highway #26 (Lot 44, Plan 320) with such fence to be erected in accordance with the MTO Fence Permit.

C.9 File Update RA

C.10 Additions to Agenda PT

C.11 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

D.2 The Lora Bay Corporation – Phase 3 – Lower Tier, Lots 90 and 91

Recommended (Move,Second)

THAT By-law No. 2007-57 being a By-law to rezone from the Residential (R3-212-h) zone to the Residential (R3-211-h) zone, those lands being comprised of Part Block 5 and Block 18, Registered Plan 16M-8; and

Exception 211 to Section 32 be hereby amended by adding the italicized: “211 The minimum front yard setback shall be 17.5 metres, *the minimum exterior side yard setback shall be 12.0 metres*; and the maximum height shall be 2 storeys for these lands”; and

The holding symbol “h” shall not be removed from the whole or part of the lands until such time as the execution of a subdivision agreement, be hereby enacted this 04th day of July, 2007.

D.3 Zoning By-law Amendment 880618 Ontario Inc. (Istvan Lendvay), Part Lot 21, Concession 3

Recommended (Move,Second)

THAT By-law No. 2007-58, being a By-law to rezone from the Development "D" zone to the Residential "R3-h" and Public Open Space OS1 zones, those lands comprised of Part Lot 21, Concession 3, be hereby enacted this 04th day of July, 2007.

D.4 Draft Plan of Subdivision, File No. 42T-2006-20; and Zoning RA By-law Amendment Eden Oak (Trailhead) Inc., Part Lots 158 & 173, Plan 529, Part Lot 20, Concession 2

Recommended (Move,Second)

That By-law No. 59, being a By-law to rezone from the Residential Third Density (R3-190-h), Private Recreational (PREC-191-h), Private Open Space (OS2), Hazard (H) and Public Open Space (OS1) Zone to the Residential Third Density (R3-h), Hazard (H) and Public Open Space (OS1) Zones, those lands comprised of Part Lots 158 & 173, Plan 529, Part Lot 20, Concession 2, be hereby enacted this 04th day of July, 2007.

D.5 Removal of Holding –h Symbol, 1382491 Ontario Limited RA (Keeper's Cove), Part Lots 1 and 3, Plan 1032, Part Lot 39, Concession 12

Recommended (Move,Second)

THAT By-law No. 2007-60, being a By-law to remove the Holding –h symbol on Units 23 and 24 within the Draft Plan of Condominium for Keeper's Cove File No. 42-CDM-2006-11, Part Lots 1 and 3, Plan 1032, be hereby enacted this 04th day of July, 2007.

D.6 Part Lot Control By-law – Intrawest RA

Recommended (Move, Second)

THAT By-law No. 2007-61, being a By-law to remove lands bounded in part by Jozo Weider Boulevard and Mountain Drive from part lot control, be hereby enacted this 04th day of July, 2007.

E. Reports and Minutes List - RECEIVE

1. Affordable Housing – May 04, 2007

F. New and Unfinished Business

NIL

G. Next Meeting Date:

July 16, 2007

H. Confirmation By-law and Adjournment

Recommended (Move, Second)

THAT By-law No. 2007-62, being a By-law to confirm proceedings of the Council of the Corporation of the Town of The Blue Mountains on July 04, 2007, be hereby enacted as passed this 04th day of July, 2007.

Recommended (Move, Second)

THAT this Planning Council meeting does now adjourn.