

Minutes - The Blue Mountains Planning Council Meeting



MEETING DATE: September 3, 2008 – 7:00 pm

LOCATION: L. E. Shore Memorial Library

PREPARED BY: Stephen Keast, Clerk

A. Call to Order

- Mayor Anderson called the meeting to order with all members in attendance save Deputy Mayor McKinlay, absent due to illness.
- Also in attendance were Chief Administrative Officer Paul Graham, Director of Planning Peter Tollefsen, Director of Financial Services Robert Cummings, Manager of Development Planning Rob Armstrong, Planner Bryan Pearce, Senior Policy Planner Cindy Welsh, Manager of Environment Services John Caswell and Planner Shawn Postma
- Council then paused for a moment of Personal Prayer or Reflection
- Approval of Agenda
Moved by: R.J. Gamble Seconded by: John McKean
THAT the Agenda of September 03, 2008 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.

B. Public Meetings / Deputations – 7:00p.m.

- B.1 Consent No.B13-2008 - #6352987 Canada Inc. (Le Scandinave Spa)**
- B.2 Zoning By-law Amendment – N.Pt.Lot 14, Conc.12, Suzanne Berthaud**
- B.3 Zoning By-law Amendment – Lampton Greens Corporation (Lora Bay Heights)**
- B.4 Official Plan Amendment and Zoning By-law Amendment - #1666427 Ontario Limited – Enterra Development Corp. (Safrata Farm)**

C. Motions and Staff Reports

C.1 Comprehensive Zoning By-law Review Update - #PL.08.100

Senior Planner Cindy Welsh then reviewed the Report, noting it was now proposed to move on from the Discussion Papers to preparation of a first draft of the zoning by-law including the Discussion Papers.

Cindy noted the new By-law would be innovative and would include smart growth principles and would be retained and updated in digital format, versus the paper copy of the current By-Law 83-40.

Council then dealt with the following Resolution:

Moved by: Michael Martin Seconded by: Cameron Kennedy

THAT Council receive Planning Staff Report No. PL.08.100, "Comprehensive Zoning By-law Review Update" for information purposes, Carried.

C.2 County of Grey Official Plan – Five Year Review - #PL.08.102

Director of Planning Peter Tollefsen then reviewed the Report, noting the County had supplied comments from other municipalities and Provincial Ministries and Agencies.

Council then dealt with the following Resolution:

Moved by: Cameron Kennedy Seconded by: John McKean

THAT Council receive Planning Staff Report #PL.08.102-, "County Official Plan Update" for information purposes, Carried.

C.3 Application for Consent File No. B02-2008 and Zoning By-law Amendment - John & Darlene Hewgill, East Part Lot 21, Concession 10 - #PL.08.48

Manager of Development Planning Rob Armstrong then reviewed the Report, noting Minimum Distance Separation issues have been resolved.

Council then dealt with the following Resolution:

THAT Council receive Planning Staff Report No. PL.08.48, "Application for Consent File No. B02-2008 and Zoning By-law Amendment - John & Darlene Hewgill, East Part Lot 21, Concession 10;

AND THAT Council grant Application for Consent File No. B02-2008, subject to the following conditions:

1. A Zoning By-Law Amendment to:
 - a. rezone the natural hazard areas identified by Grey Sauble Conservation Authority to the Hazard (H) Zone;
 - b. recognize the deficient lot area of the severed and retained parcels;
 - c. recognize the existing accessory structure prior to having a main building constructed on the severed parcel; and
 - d. identify a building envelope for a single detached dwelling in the far northeast corner of the severed parcel;
2. The Payment of applicable Development Charges;
3. The Payment of applicable Parkland Dedication Charges;
4. That an Entrance Permit be obtained from the Engineering and Public Works Department for the severed parcel; and
5. That the westerly interior side lot line of the severed parcel is no closer than 52 metres east of the bunk house to maintain the minimum septic system setbacks from the new lot line, to the satisfaction of the Grey-Bruce Health Unit and the Town by obtaining their approvals of the Reference Plan prior to Registration;

AND THAT Council support the Application for Zoning By-law Amendment to rezone the natural hazard areas identified by Grey Sauble Conservation Authority to the Hazard (H) Zone to establish a new minimum lot area of 15 hectares for the retained and severed parcels in the General Rural (A1)

Zone; to recognize the existing accessory structure on the effective date of passing of the amending by-law prior to having a main building constructed on the severed parcel; and to identify a building envelope for a single detached dwelling in the far northeast corner of the severed parcel, Carried.

C.4 Village at Blue Mountain Foundation 4th Annual Charity Golf Event Sponsorship - #FS.08.40

Director of Financial Services Rob Cummings then reviewed the Report and proposed a charitable donation for the golf tournament.

Councillor Gamble then spoke in support of sponsoring the BMVA Foundation Golf Tournament, given the history of foundation support in the community.

Councillor McGee then questioned why funding was not proposed through the Grants and Donation program rather than Corporate Events, Rob replying Grants and Donations had mainly been allocated, and there was room in the Corporate Events budget.

Council then dealt with the following Resolution:

Moved by: John McGee Seconded by: Michael Martin

THAT Council receive Staff Report FS.08.40, "Village at Blue Mountain Foundation 4th Annual Charity Golf Event Sponsorship"; and

THAT Council authorize a sponsorship to the Foundation in the amount of \$500.00, Carried.

C.5 Major Project Update

Manager of Development Planning Rob Armstrong then reviewed the Major Project Update.

Councillor McGee then questioned if the Report could be placed on the Town website for use by the public, Rob noting the document is on the website.

Councillor Kennedy then questioned the status of the Memorandum of Understanding with the Angellotti property, Rob replying very close to finalization.

Council then dealt with the following Resolution:

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

THAT Council receive the Major Project Update for information purposes, Carried.

D. Planning Council

D.1 Zoning By-law Amendment – John Hewgill

Moved by: John McKean Seconded by: John McGee

THAT By-law No. 2008-81 being a By-law to rezone the natural hazard areas identified by Grey Sauble Conservation Authority to the Hazard (H) Zone to establish a new minimum lot area of 15 hectares for the retained and severed parcels in the General Rural (A1) Zone; to recognize the existing accessory structure on the effective date of passing of the amending by-law prior to having a main building constructed on the severed parcel; and to identify a building envelope for a single detached dwelling in the far northeast corner of the severed parcel, for those lands being comprised of the East part of Lot 21, Concession 10, be hereby passed this 03rd day of September, 2008, Carried.

E. Reports and Minutes List – RECEIVE

E.1 Minutes of the Committee of Adjustment – June 19, 2008

F. Next Meeting Date(s)

October 6, 2008

G. Confirmation By-law and Adjournment

Moved by: R.J. Gamble Seconded by: Michael Martin

THAT By-law No. 2008-82, being a By-law to confirm proceedings of the Council of the Corporation of the Town of The Blue Mountains on September 03, 2008, be hereby enacted as passed this 03rd day of September, 2008, Carried.

Moved by: Cameron Kennedy Seconded by: John McGee

THAT this Planning Council meeting do now adjourn, Carried.

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Ellen Anderson, Mayor

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Stephen Keast, Clerk