

**AGENDA: Planning Council Meeting (Revised)**



**MEETING DATE:** September 06, 2006  
**MEETING TIME:** 7:00 p.m.  
**LOCATION:** Council Chambers  
**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 September 06, 2006 be approved as circulated, including any items added to the Agenda.

- Declaration of Pecuniary Interest

**B. Public Meetings/Deputations**

**7:00 p.m.**

**Public Meetings**

1. Consent B18/06, Lot 60, Plan 562 – Larry and Sylvia Lowes
2. ZBA – Lot 59, Plan 1023, 16 Louisa Street E. - Chris Wilson
3. ZBA – N. Part Lot 27, Concession 11 – 856454 Ontario Limited

**C. Motions and Staff Reports**

**C1. Highway 26 Water Transmission Overall Project – Property Owners  
Input / Concerns, Report EPW.06.154** CF / JC

**Recommended** (Move, Second)

THAT Council re-confirm that the Highway 26 Overall Water Line Project includes properties along Highway 26 between Arrowhead Road and Grey Road 19 as serviced by Phases I, II, & III of the project, and

THAT all properties are to be assessed on an equal unit amount for direct project costs, with the applicable Capital charges to be those in effect by by-law at the time the Phase was/is constructed, and

THAT due to timing concerns, that there be no interest charges included with the works completed within Phase I and Phase II as part of the cost per unit, and

THAT property owners previously assessed for the “temporary” water servicing costs have the option of folding outstanding charges into the cost share payment option(s) at time of approval of the related by-law, and

THAT consideration be given regarding the request to adjust for interest charges relating to the “temporary” water servicing charges, and

FURTHER THAT the information requested by the public at the August 28, 2006 meeting be presented to Council for consideration in a supplementary report.

**C.2 Supplementary Report – Public Inquiries, Public Meeting August 28, 2006, Re: Highway 26 Water Transmission Overall Project, Report EPW.06.157** CF / RR / JC

**Recommended** (Move, Second)

THAT Council review and consider the requests made at the public information session of August 28, 2006, prior to approving Staff Reports EPW.06.153 and EPW.06.154.

**C3. Highway 26 Water Transmission Overall Project, Report EPW.06.153** CF / JC

**Recommended** (Move, Second)

THAT Council award Contract TBM-2006-5 entitled “Highway 26 Watermain Extension, Phase 3” (North Main Loop), as the final phase of the Highway 26 Water Transmission Project, to Moretti Excavating Limited in the amount of \$943,393.00, excluding GST, being the lowest price meeting all the requirements of the Contract Documents, and

THAT Council approves the updated current financial allocation summary for the Highway 26 Water Transmission Overall Project, detailing related expenditures, revenues, and capital costs per unit for benefiting property owners (see enclosed assessment map and list of benefiting properties). Final Capital Cost per unit to be established subsequent to final North Main Loop costs upon completion of the works, and final determination of related OSTAR funding, and

THAT Council authorizes the establishment of the following cost share payment options for benefiting property owners:

1. lump sum payment of total unit share at time of by-law(s) imposing unit charges; or

2. a 5 year payment plan, including applicable interest carrying charges; or
3. a 10 year payment plan, including applicable interest carrying charges; or
4. 15 year payment plan, including applicable interest carrying charges.

**C4. Huron Street Sanitary Sewer Extension Award of Tender TBM 2006-16,  
Report EPW.06.156** JC

**Recommended** (Move, Second)

THAT Council aware Contract TBM-2006-16 entitled "Huron Street Sanitary Sewer Extension", to George Mackey Construction in the amount of \$49,209.44, including GST, being the lowest price meeting all the requirements of the Contract Documents, and

FURTHER THAT the Mayor and Clerk be authorized to execute the Contract Documents.

**C5. Award of Tender - Reconstruction of Craigleith Road, including Storm  
and Sanitary Sewers, TBM-2006-17, Report EPW.06.152** JC

**Recommended** (Move, Second)

THAT Council award Contract TBM-2006-17 entitled "Reconstruction of Craigleith Road, including Storm and Sanitary Sewers", to Tectonic Infrastructure Inc. in the amount of \$1,872,260.20, excluding GST of \$112,335.61, being the lowest price meeting all the requirements of the Contract Documents, and

THAT additional funding of \$106,025 be provided from development charges reserve fund and \$173,100 be provided from developer contributions and capital charges (sewer rates), and that consultants' contributions be reduced by \$29,125; and

FURTHER THAT the Mayor and the Clerk be authorized to execute the Contract Documents.

**C6. Award of Tender, L.E. Shore Memorial Library Parking Lot,  
TBM-2006-15, Report EPW.06.150** JC

**Recommended** (Move, Second)

THAT Council award Contract TBM-2006-15 entitled "L.E. Shore Memorial Library Parking Lot", to Georgian Aggregates in the amount of

\$179,878.55, including GST (\$169,696.75 plus \$10,181.80 GST), being the lowest price meeting all the requirements of the Contract Documents, and

THAT the total project cost be funded \$86,500 plus interest from the Library Land Acquisition Reserve Fund with the balance from Development Charges Reserve Fund, and

FURTHER THAT the Mayor and the Clerk be authorized to execute the Contract Documents.

**C.7 - Draft Plan of Condominium Intrawest Development Corp. – Mosaic – Part Lot 6 and 10, Plan 1065, Grey County File 42-CDM-2006-13 - #PL.06.109 RA**

**Recommended** (Move, Second)

THAT Council recommends that the County of Grey grant Draft Plan Approval of Condominium for the Mosaic phase of the Intrawest Village subject to the following conditions:

1. The Draft Plan Approval being for two phases that each include a Residential (Commercial Resort Units) condominium and a Commercial Condominium under the plan prepared by Zubek, Emo, Patten and Thomsen dated August 4, 2006;
2. Execution of a Condominium Agreement with the Town.

**C.8 - Blue Mountain Resort (Tube Town), Lot 17, Concession 2 Report #PL.06.108**

SP

**Recommended** (Move, Second)

That Council pass a Zoning By-law Amendment to rezone the subject property from the Development D zone to the Recreational Ski Facility SF zone with an exception to recognize the existing buildings only.

**C.9 - Official Plan Amendment, Zoning By-law Amendment and Draft Plans of Condominium – 42CDM-2006-11, Part Lot 1 and 2, Plan 1032 – Keeper’s Cove**

RA

**Recommended** (Move, Second)

1. That Council pass a By-law to adopt Official Plan Amendment No. 9 to the Town of The Blue Mountains Official Plan redesignating those lands located at Lot 1 and 2, Plan 1032 and known as Keeper’s Cove and further instruct staff to forward said Amendment to the County of Grey for approval; and

2. That Council pass a By-law to rezone Part Lot 1 and 2, Plan 1032 from the Land Lease Community LLC-6 zone to the Residential R1-6-h, the Residential R6-6-h, the Private Recreation P-REC and the Private Open Space OS2 zones; and
3. That Council recommends that the County of Grey grant Draft Plan Approval of the three Vacant Land Plan of Condominiums and the two Phase Condominiums subject to the conditions noted in this report.

**C.10 - Application for Consent & Zoning Amendment, File No.'s B13, 14, 15, 16, 17-2006, East ½ Lot 6, Concession 5, Arlo & Guyrene Hogg - Report #PL.06. SP**

**Recommended** (Move, Second)

THAT Council does hereby grant Applications for Consent B13/2006, B14/2006, B15/2006, B16/2006 and B17/2006 subject to the Conditions noted in Staff Report PL.06.110.

**C.11 Vehicle – By-law Enforcement, Report B.06.28 DF**

**Recommended** (Move, Second)

THAT Council authorizes the purchase of a 2007 Chevrolet Colorado 4 X 4 regular cab truck from Mike Jackson GM at a price of \$23,325.00 (GST/PST not included) for By-law Enforcement purposes.

**C.12 CNIB Door to Door Campaign SK**

**Recommendation** (Move, Second)

THAT Council has no objection to the CNIB Door to Door Campaign canvas to take place in the Thornbury – Clarksburg area during October 2006.

**C.13 2006 Municipal Election Update Important Dates – Report A.06.14**

**Recommendation** (Move, Second)

THAT Council receive Report A.06.14 for information purposes and that the Report be forwarded to those persons who have file Nomination papers to date and are not currently members of Council.

## **D. By-laws and Official Plan Amendments**

### **D.1 - Lora Bay Removal of Part Lot Control**

RA

#### **Recommended** (Move, Second)

THAT By-law No. 2006-93 being a By-law to remove lands bounded in part by Highway 26, 10<sup>th</sup> Line, Christie Beach Sideroad, 39<sup>th</sup> Sideroad and Sunset Boulevard from part-lot control so as to establish easements required to facilitate development, be hereby enacted this 6<sup>th</sup> day of September, 2006.

### **D.2 - Arrowhead at Blue – Part Lot Control**

RA

#### **Recommended** (Move, Second)

THAT By-law No. 2006-94, being a By-law to remove lands bounded in part by Farm Gate Road from part-lot control, being Block 82, Registered Plan 1068, be hereby enacted this 6<sup>th</sup> day of September, 2006.

### **D.3 Keeper's Cove**

RA

THAT By-law No. 2006-95, being a By-law to adopt Official Plan Amendment No. 9 to the Town of The Blue Mountains Official Plan redesignating those lands located at Lot 1 and 2, Plan 1032, being Part of Lot 39, Concession 12 so as to allow a proposed plan of condominium, be hereby enacted this 6<sup>th</sup> day of September, 2006.

### **D.4 Keeper's Cove**

RA

THAT By-law No. 2006-96, being a By-law to rezone the lands from the Land Lease Community LLC-6 zone to the Residential R1-6-h, the Residential R6-6-h, the Private Recreation PREC zone and the Private Open Space OS2 zone, Lots 1 and 2, Plan 1032, being Part of Lot 39, Concession 12, be hereby enacted this 6<sup>th</sup> day of September, 2006.

### **D.5 Blue Mountain Resort (Tube Town)**

SP

#### **Recommended** (Move, Second)

THAT By-law No. 2006-97, being a By-law to rezone from the Development D zone to the Recreational Ski Facility SF zone with an exception to recognize the

existing buildings only, being Part Lot 16, Concession 2, be hereby enacted this 6<sup>th</sup> day of September, 2006.

**D.6 Application for Consent & Rezoning Amendment, File No.'s B13, 14, 15, 16, 17-2006, East ½ Lot 6, Concession 5 – Arlo & Guyrene Hogg SP**

THAT By-law No. 2006-98, being a By-law to rezone from the General Rural A1 zone to the Village Residential VR zone, notwithstanding the setback provisions for the Village Residential VR zone, the minimum side and rear yard setbacks shall be increased as shown on Schedule "A-1", being East ½ Lot 6, Concession 5, be hereby enacted this 6<sup>th</sup> day of September, 2006.

**D.7 2006 Thornbury BIA Levy** SK

**Recommended** (Move, second)

THAT By-law No. 2006-99, being a By-law to Levy a Special Charge upon Rateable property in the Thornbury Business Improvement Area, be hereby enacted as passed this twenty eighth day of August, 2006.

**D.8 OPP Contract Amendment** (previously circulated) SK

**Recommended** (Move, second)

THAT By-law No. 2006-100, being a By-law to increase the level of service provided by the Ontario Provincial Police with the addition of one part time constable to a maximum of 17.5 hours per week, be hereby enacted as passed this eleventh day of September, 2006.

**E. Consent Agenda**

**Accounts**

1. Accounts
2. Invoices separated for declaration of pecuniary interest (Gibson, Sadler's)

**Reports – RECEIVE**

3. Committee of Adjustment – June 15, 2006 and July 20, 2006

**F. Next Meeting Date**

Council - September 11, 25, October 11 (Wed.), 23  
Planning Council - September 6 (Wed.), 18, October 2, 16, November 6

**G. Adjournment**