

Minutes - The Blue Mountains Planning Council Meeting



MEETING DATE: November 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.
- Also in attendance were Chief Administrative Officer Paul Graham, Director of Planning Peter Tollefsen, Director of Building and By-Law Enforcement David Finbow, Director of Engineering and Public Works Reg Russwurm, Manager of Development Planning Rob Armstrong, Planner Bryan Pearce 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 McGee

THAT the Agenda of November 03, 2008 be approved as circulated, including any items added to the Agenda, Carried.

- The Clerk then noted Staff Report CEDC.08.20, Letter of Support for Revitalization of the Collingwood Regional Airport would be considered as an Addition to the Agenda as Agenda Item C.4.
- No member declared a Pecuniary Interest with any matter as listed on the Agenda.

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

B.1 ZONING BY-LAW AMENDMENT, Lot 35, Plan 824, 149 Kandahar Lane – Andrew Catapano/Lidia Larosa

B.2 CONSENT / ZONING BY-LAW AMENDMENT / OFFICIAL PLAN AMENDMENT, Part Block A and Part Lot 57, Plan 733 – Slopeside Development

B.3 CONSENT / ZONING BY-LAW AMENDMENT, Lot 30, Concession 8, Hwy.26 – Heather Nicholson, Elspeth Kelley, Bonnie Haggis

C. Motions and Staff Reports

C.1 Award of Request for Proposal for the Community Improvement Plan TBM-2008-52 - #PL.08.118

Director of Planning Peter Tollefsen then reviewed the Report, noting nine submissions had been received with the Review Committee recommending RCI Consulting from a short list of four.

Peter noted RCI was not the lowest cost submission, but it was believed it was the best proposal for value.

Councillor Martin then questioned funding, Peter noting the Town's portion would be \$23,000 with partnered and grant funding meeting the balance.

Michael then questioned if the four proposed Public Meetings included invited parties, Peter replying parties and groups will be invited.

Michael then questioned if the completion of revisions to the final draft Plan is included in the project cost in the case where revisions are requested by Council or Staff, Peter replying yes, as it is part of the proposed work program.

Councillor Gamble then questioned what the fees were for the next three firms in the short list, Peter noting two firms were higher and one lower than RCI.

Councillor Kennedy then questioned if the Plan would assist businesses who are revitalizing building exteriors, Peter replying the Plan will develop economic tools to assist such activity but they will be unknown until the Plan is completed.

Cameron then noted one local business applied for financial support for renovations at present and there are two more underway, questioning if the two proceeding would qualify for any funding assistance.

Peter noted businesses could apply but he would be unaware of any assistance that might be forthcoming.

Mayor Anderson then clarified that no businesses have been pre-approved and there is no funding available at present, Peter replying yes.

Cameron then questioned if a business operation should wait or proceed at this time with renovations, Peter noting this was a matter for discussion as no details have been worked out, with municipal incentives forming only a small part of a Community Improvement Plan, the primary focus being to create a vision of a sustainable community.

Council then dealt with the following Resolution:

Moved by: John McGee Seconded by: Cameron Kennedy

THAT Council receive Planning Staff Report #PL.08.118 entitled "Award of Request for Proposal for the Community Improvement Plan TBM-2008-52";

AND THAT Council authorizes the award of the Proposal to prepare the Community Improvement Plan to RCI Consulting at a cost of \$154,685 (exclusive of GST);

AND THAT Council authorize the Mayor and Clerk to execute an Agreement upon the review of the agreement by the Town's legal counsel and the Manager of Purchasing, Carried.

C.2 Application for Zoning By-law Amendment – Suzanne Berthaud, Part Lot 14, Concession 12; #355905 Euphrasia-Blue Mountains Townline - #PL.08.116

Planner Shawn Postma then reviewed the Report, Deputy Mayor McKinlay questioning if the kennel would be used for breeding, Shawn noting it is the intention of the owner to board dogs only and not offer dog breeding.

As Applicant, Suzanne Berthaud was in attendance, Council then dealt with the following Resolution:

Moved by: Cameron Kennedy Seconded by: John McKean

That Applicant Suzanne Berthaud be heard regarding the Report, Carried

Suzanne then stated it was not her wish to develop a breeding kennel and she was comfortable if the zoning regulations reflected this.

Duncan then questioned if rural home-based occupations and industries are not permitted at present, Shawn replying yes, if conducted on a small scale with home occupations within a residence and home industries within an accessory building to a certain floor area.

Mayor Anderson then clarified the proposed zoning would permit a boarding kennel only, Shawn noting the proposed By-law could be revised to note boarding kennel only, the animal control By-law defining kennel as both boarding and breeding.

Council then dealt with the following Resolution:

Moved by: Cameron Kennedy Seconded by: John McKean

THAT Council receive Planning Staff Report #PL.08.116, entitled "Application for Zoning By-law Amendment – Suzanne Berthaud, Part Lot 14, Concession 12, #355905 Euphrasia-Blue Mountains Townline";

AND THAT Council support the passing of a Zoning By-law Amendment to rezone the subject lands from the General Rural 'A1' zone to the General Rural 'A1-255' Zone. A new exception number (225) is required in order to add a commercial boarding kennel as a permitted use on the subject lands, to limit the gross floor area and location of the structure, and to limit the total number of dogs, Carried.

C.3 Draft Plan of Subdivision File No. 42T-2007-14, Owner: Martin Chasson, Agent: Peter Swinton – PMG Planning Consultants, Lot 157 and Part Lot 158, Plan 529 - #PL.08.117

Manager of Development Planning Rob Armstrong then reviewed the Report noting the Report was revised November 3, 2008.

Rob then reviewed the revisions, firstly page 5, clarifying an existing dwelling would pay sewer capital charges.

Rob noted further revisions were in the Conditions section, 3 and 5 and 10 being revised.

Councillor Martin then questioned if time limitations should be placed on servicing allocation, Rob noting draft plan approval would expire in a three year time period as reflected in new Official Plan policies, Michael noting it should be contained in the development agreement as well.

Deputy Mayor McKinlay then questioned if the development would be affected by the existing sewage pumping station, Director of Engineering and Public Works Reg Russwurm noting a warning clause would be placed in the development agreement regarding the presence and use of the pumping station.

Councillor Gamble then noted concern with drainage adjacent to the Georgian Trail, noting he believed the SWM facility would represent as much as can be done

Council then dealt with the following Resolution:

Moved by: D.R. McKinlay Seconded by: R.J.Gamble

THAT Council receive Planning Staff Report #PL.08.117, entitled “ Draft Plan of Subdivision File No. 42T-2007-14, Owner: Martin Chason, Agent: Peter Swinton – PMG Planning Consultants, Lot 157 and Part Lot 158, Plan 529”;

AND THAT Council support a recommendation to the County of Grey to grant Draft Plan Approval of Plan of Subdivision File No. 42T-2007-14 subject to the conditions contained in Planning Report No. PL.08.117;

AND THAT Council authorize the Mayor and Clerk to execute a Predevelopment Agreement detailing the terms and conditions of the approval including, but not limited to, the growth and settlement requirements of the Official Plan, Carried.

C.4 Letter of Support for Revitalization of the Collingwood Regional Airport, CEDC.08.20

Council then dealt with the Report as an addition to the Agenda, CAO Paul Graham noting the Recommendation would help to keep good neighbour status.

Councillor Gamble then questioned if such an endorsement impacts the Town in terms of future applications to the Building Canada Fund, Paul replying a letter of support would not affect any subsequent Application made by the Town.

Council then dealt with the following Resolution:

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

THAT Council endorse the sending of a Letter of Support for the Town of Collingwood’s application to “Build Canada” for Airport Revitalization.

In speaking to the Motion, Councillor Martin noted concern with such an endorsement if a decision on Airport funding had not been made.

Council then voted on the Resolution, Carried.

D. By-law

D.1 Zoning By-law Amendment – Suzanne Berthaud

In speaking to the Recommendation, Director of Planning Peter Tollefsen proposed the By-Law be deferred to allow clarification of a boarding kennel only, Planner Shawn Postma noting the revision would be the insertion of the word "boarding" in Section 2 of the By-law.

Councillor Martin then noted the By-law could be enacted with reference to the revised wording and Council then dealt with the following Resolution:

Moved by: Michael Martin Seconded by: Cameron Kennedy

THAT By-law No. 2008-99, being a By-law to rezone the subject lands from the General Rural (A1) Zone to the General Rural (A1-225) Zone for those lands being comprised of Part Lot 14, Concession 12; #355905 Euphrasia-Blue Mountains Townline, subject to revised wording, be hereby passed this 03rd day of November, 2008, Carried.

E. Minutes and Reports List – RECEIVE / ADOPT

E.1 Finance and Administration Committee Report, October 28, 2008

Finance and Administration Chair Bob Gamble then reviewed the Report and introduced Director of Building and By-Law Enforcement David Flinbow who reviewed the Report in detail.

David noted the separate items were considered by the Finance and Administration Committee on October 28 in addition to the basic building authorized by Council on October 27, 2008.

David noted remaining items required for the complete working building will come through the 2009 Budget process.

Deputy Mayor McKinlay then noted concern with earth energy system maintenance costs, David noting the systems were competitive with conventional heating systems with a 25 year life span on compressors and 40 years on piping loops.

Duncan then again noted support for a woodburning heat source, David noting operational costs associated with wood heating would be significant.

Councillor Gamble then noted some concern with the earth energy system with the payback likely over 20 years.

Councillor Kennedy then noted natural gas and oil will continue to go up and other than normal maintenance, an earth energy system would be almost cost-free.

Council then dealt the following Resolutions:

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

1. THAT Council hereby receive supplemental Staff Report SRB.08.63 respecting the proposed Parks Operations Centre Building, Carried.

Moved by: Cameron Kennedy Seconded by: John McKean

2. THAT Council hereby approve a budget of \$10,000.00 for the minimum required site works (entrance, laneway, parking area) for the subject project so that the building can be put into operation when completed;

In speaking to the Motion, Councillor Martin noted the project is increasing in costs during a time of economic crisis and it is inappropriate to consider at this time.

Council then voted on the Resolution, Carried.

Moved by: Cameron Kennedy Seconded by: John McGee

3. THAT Council hereby approve the installation of an earth energy system for heating and cooling purposes for the subject building with a price as provided by DBD Systems Inc. of \$36,500.00, Carried.

Moved by: John McKean Seconded by: John McGee

4. THAT Council hereby approve a budget of \$12,500.00 for the installation of an on-site sewage system for the subject project, Carried.

Moved by: Cameron Kennedy Seconded by: John McGee

5. THAT Council hereby approve a budget of \$13,000 for the installation of a well, Carried.

Moved by: Cameron Kennedy Seconded by: John McKean

6. THAT Council hereby defer consideration of additional items to the 2009 Budget Process.

In speaking to the Motion, Deputy Mayor McKinlay noted this would be a public operations building and all applicable permits and requirements would have to be met.

Councillor Gamble then noted that equipment and furnishings should not be paid for from the contingencies, with Staff able to construct some internal items.

Councillor Martin then noted he believed the Motion was void as to uncertainty and could not be considered by Council.

Mayor Anderson then stated she believed the intent was to defer any further discussion to the Budget review, Michael noting the Motion did not address any topic in particular.

Councillor McGee then agreed with Councillor Martin as particular items could be brought up by Staff at any rate.

Councillor McKean then noted the items were addressed in the Staff Report.

David then noted the Mover and Secunder could simply withdraw the Motion and any additional items could be brought forth at a later date during the 2009 Budget process.

Councillor Gamble assumed the contingency fund would not be used for furnishings and equipment, David replying the contingency would be used for construction purposes only.

Councillors Kennedy and McKean then concurred to withdraw the Motion and discussion ended.

F. Next Meeting Date

December 1, 2008

G. Confirmation By-law and Adjournment

Moved by: John McGee Seconded by: Cameron Kennedy

THAT By-law No. 2008-100, being a By-law to confirm proceedings of the Council of the Corporation of the Town of The Blue Mountains on 03rd day of November 3, 2008, be hereby enacted as passed this 03rd day of November, 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