

AGENDA: PLANNING & BUILDING COMMITTEE



MEETING DATE: October 3, 2011 **REVISED**
MEETING TIME: 7:00 p.m.
LOCATION: The Blue Mountains Council Chambers – 32 Mill Street
PREPARED BY: Sharon Long, Administrative Assistant

A. Call to Order

- Approval of Agenda

Recommendation (Move, Second)

THAT the Agenda of October 3, 2011 be approved as circulated, including any items added to the Agenda.

- Declaration of Pecuniary Interest
- Previous Minutes

Recommendation (Move, Second)

THAT the Minutes of September 7, 2011 be approved as circulated, including any revisions to be made.

B. Public Meetings - 7:00 p.m.

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|------------|---|-----------|
| B.1 | Proposed Street Renaming
Mountain Drive to Gordon Canning Drive | DF |
| B.2 | Official Plan Amendments (2), Zoning By-law Amendment and Category 3,
Class "A" Licence Application and Notice of Application for a Licence –
Aggregate Resources Act
Part Lot 28, Concession 11
Dennis Breadner | SP |
| B.3 | Notice of Application for Consent – B09-2011
Part Lot 35, Concession 11, Part of Part 1, RP 16R-2045
Beaver Valley Apple Orchards Ltd. c/o Tom Kritsch | BP |
| B.4 | Notice of Application for Zoning By-law Amendment
Town Plot Pt Lots 35 and 36, N Arthur St Pt. Lots 35 to 37 S King St RP
16R2841, Part 2
960121 Ontario Inc. (Haven's) | SP |

C. Deputations/Presentations

N/A

D. Staff Reports as circulated

D.1 Building Permit Statistics – August 2011 – B.11.29 GM (2 MIN)

Recommendation (Move, Second)

THAT Council receive Staff Report B.11.29 – “Permit Statistics – August 2011” for information purposes.

D.2 Official Plan Review Status Report – PL.11.111 CW (2 MIN)

Recommendation (Move, Second)

THAT Council does hereby receive Planning Staff Report PL.11.111 Official Plan Review Status Report for information purposes.

D.3 Application for Consent – B21-2009 – PL.11.112 BP (10 MIN) Part 3, RP 16R-1831; Parts 1, 2, 4, 7, 11, 15 to 20, RP 16RF-6401; being Part Lot 10, Concessions 1 & 2 - 589880 and 589882 Grey Road 19 453294 Ontario Inc., c/o Paul Phelan

Recommendation (Move, Second)

THAT Council receive Planning Staff Report PL.11.112, “Application for Consent File No. B21-2009 – 453294 Ontario Inc c/o Paul Phelan, President; Part 3, RP 16R-1831; Parts 1, 2, 4, 7, 11, 15 to 20, RP 16R-6401; Being Part Lot 10, Concessions 1 and 2; 589880 and 589882 Grey Road 19; Town of The Blue Mountains”; and

THAT Council authorize Consent No. B21-2009, subject to the following conditions:

1. That the Applicant meet all the requirements, financial and otherwise of the Town, for the Certificate of Consent to be issued.
2. That the Applicant provide a description of the land which can be registered in the Land Registry Office.
3. That the severed parcel be deeded as a lot addition to the property abutting to the south in accordance with Section 50 (3) of the *Planning Act, R.S.O. 1990*.
4. That any existing mortgage commitment on the severed parcel be extended to cover the whole, newly created parcel.
5. That a Consent Agreement be executed with the land owner to the satisfaction of the Town. And further

THAT Council authorize the Mayor and Clerk to execute a Consent Agreement in a form approved by the Town’s Director of Planning and Building Services and the Town’s solicitor, and be registered in the applicable land registry office.

**D.4 Application for Zoning By-law Amendment & Site Plan Approval - PL.11.107
Part Lots 13 to 15, Concession 2 & 3 – 636697 Ontario Limited – Scenic
Caves Nature Adventure SP (10 MIN)**

Recommendation (Move, Second)

THAT the Planning Committee receive Planning Staff Report PL.11.107, “Application for Zoning By-law Amendment and Site Plan Approval – 636697 Ontario Limited, Scenic Caves Nature Adventure, Part Lots 13 to 15, Concession 2 & 3, Town of The Blue Mountains”; and

THAT Council enact a Zoning By-law Amendment to:

1. modify Exception 45 to also permit a maximum 50 square metre train cover structure in addition to the existing buildings and structures located on the subject lands;
2. modify Exception 154 to also permit a maximum 11 square metre refreshment stand and a maximum 750 square metre storage building in addition to the existing uses, buildings and structures located on the subject lands;
3. modify the existing building envelopes on the subject lands to also include a storage building envelope and a suspension bridge / refreshment stand building envelope.

THAT Council grant Site Plan Approval pursuant to Section 41 of the Planning Act for the construction of a maximum 50 square metre train cover structure, 11 square metre refreshment stand and a maximum 750 square metre storage building.

THAT Council authorize the Mayor and Clerk to execute an Amending Site Plan Agreement to the November 4, 2010 Site Plan Agreement in a form approved by the Director, Planning & Building Services and the Town’s solicitor.

**D.5 Proposed County Official Plan Amendment No. 110, Housing Policies –
PL.11.110 CW (10 MIN)**

Recommendation (Move, Second)

THAT Council does hereby receive Planning Staff Report PL.11.110 Proposed County Official Plan Amendment No. 110, Housing Policies; and

That Council direct Planning Staff to forward Planning Staff Report PL.11.110 Proposed County Official Plan Amendment No. 110, Housing Policies to the County of Grey for their consideration.

D.6 Planning Applications – September 2011 – PL.11.105 DF (2 MIN)

Recommendation (Move, Second)

THAT the Planning & Building Committee receive Staff Report PL.11.105, “Planning Applications – September 2011”.

- D.7 Application for Site Plan Approval – PL.11.109 SP (10 MIN)**
Reg Comp Plan 1023, Lot 23, PT. Lot 22 N/E King St. Pt. Lots 22 and 23 S/W
Huron St. RP 16R5032, Pt. Part 7 – 54 King Street East
2259905 Ontario Inc. – Piper’s Sports Bar and Furniture

Recommendation (Move, Second)

THAT Council receive Planning Staff Report PL.10.87, “Application for Site Plan Approval – 2259905 Ontario Inc. (Piper’s Sports Bar and Furniture) REG COMP PLAN 1023 LOT 23 PT LOT 22 N/E KING ST PT LOTS 22 AND 23 S/W HURON ST RP 16R5032 PT PART 7 54 King Street East, Town of The Blue Mountains”;

THAT Council grant site plan approval pursuant to Section 41 of the *Planning Act* conditional upon the Owner obtaining “Accepted For Construction” Drawings related to site servicing and grading and drainage from the Town’s Department of Engineering & Public Works and the Owner entering into an Agreement with the Town related to securing the works and facilities related to the site; and,

THAT Council authorize the Mayor and Clerk to execute an Amending Site Plan Agreement in a form approved by the Director, Planning & Building Services and the Town’s solicitor.

- D.8 Zoning By-law Amendment and Draft Plan of Condominium Applications – PL.11.115 DF (10 MIN)**
960121 Ontario Inc. (Haven’s)

Recommendation (Move, Second)

THAT Council receive Staff Report PL.11.115 respecting “960121 Ontario Inc. (Havens) - Zoning By-law Amendment and Draft Plan of Condominium Applications”; and,

THAT Council provide direction to staff with respect to the Town’s position on these applications with respect to an upcoming Ontario Municipal Board Hearing.

- D.9 Application for Part Lot Control Exemption By-law – PL.11.116 BP (10 MIN)**
Block 15 and Part of Block 1, 29 and 30, Plan 16M-8
The Lora Bay Corporation

Recommendation (Move, Second)

THAT Council receive Planning Staff Report PL.11.116, “Application for Part Lot Control Exemption By-law – Lora Bay Corporation; Draft Plan of Subdivision County of Grey File #42T-2006-14a Phase 2; Block 15 and Part of Block , 29 and 30, Registered Plan 16M-8; Town of The Blue Mountains”; and

THAT Council enact a Part Lot Control Exemption By-law for the lands legally described as Part 1, RP 16R-9417 and Parts 1 to 13, RP 16R-_____, as further depicted in the draft reference plan attached to Planning Staff Report PL.11.116.

E. Minutes - Receive/Adopt

- E.1** Committee of Adjustment Minutes – August 18, 2011.
- E.2** Official Plan Review – Participant Feedback Summary – June 18, 2011 Public Workshop.
- E.3** Official Plan Steering Committee Minutes of June 27, 2011.

F. Correspondence

- F.1** Bill Johnston Minor Variance #A15/2011 letter, decision and minor variance report to Committee of Adjustment.

G. Next Meeting Date

November 7, 2011

H. Adjournment

Recommended (Move, Second)

THAT this Planning & Building Committee meeting does now adjourn.