

**AGENDA: PLANNING & BUILDING COMMITTEE**



**MEETING DATE:** November 7, 2011  
**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 November 7, 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 October 3, 2011 be approved as circulated, including any revisions to be made.

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

- |            |  |                      |
|------------|--|----------------------|
| <b>B.1</b> | <b>Application for Zoning By-law Amendment<br/>Part Lot 27, Concession 9 – Minnie Sheridan</b>   | <b>SP</b>            |
| <b>B.2</b> | <b>Application for Consents - B12-2011 &amp; B13-2011 and Zoning<br/>Amendment<br/>Part Lot 25, Concession 7 – 1666427 Ontario Limited (Safrata)</b> | <b>By-law<br/>SP</b> |
| <b>B.3</b> | <b>Application for Consent – B14-2011<br/>Part Lot 29, Concession 9 – Cedar Run Corporation</b>  | <b>SP</b>            |

**C. Deputations/Presentations**

N/A

## **D. Staff Reports as circulated**

### **D.1 Application for Consent - File Nos. B04-2011 and B05-2011 BP (20 MIN) and Zoning By-law Amendment – PL.11.113 Town Plot Park Part Lots 5 and 6, Alfred E/S; Part Lot 5 and Lot 6, Plan 107 21 Alice Street West and 22 Alfred Street West - Jeremy Gourlay**

#### **Recommendation (Move, Second)**

THAT Council receive Planning Staff Report PL.11.113, "Application for Consent File Nos. B04-2011 and B05-2011; and Zoning By-law Amendment – Jeremy Gourlay; Town Plot Park Part Lots 5 and 6, Alfred E/S; Part Lot 5 and Lot 6, Plan 107; 21 Alice Street West; 22 Alfred Street West; Town of The Blue Mountains"; and

THAT Council authorize Consent No. B04-2011, 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 east 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 an Entrance Permit be obtained from the County of Grey Transportation and Public Safety Department for the newly enlarged parcel.
6. That a Demolition Permit be obtained to the satisfaction of the Town's Chief Building Official for the removal of the existing carport, gazebo and shed.
7. That the existing water well within the westerly side yard of the dwelling be abandoned in accordance with the Wells Regulation 903 under the *Ontario Water Resources Act, R.S.O. 1990, c. O.40*.
8. That Council enact a Zoning By-law Amendment to rezone the proposed newly enlarged residential parcel to the Development D Zone.

THAT Council authorize Consent No. B05-2011, 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 Council enact a Zoning By-law Amendment to rezone the proposed newly enlarged residential parcel to the Development D Zone. And further

THAT Council enact a Zoning By-law Amendment to rezone the proposed newly enlarged residential parcel to the Development D Zone.

**D.2 Application for Site Plan Approval and Remove the Holding –h Symbol and Establishment of a Public Road – PL.11.128 *BP (5 MIN)*  
Parts 1 to 3, RPO 16R-9417 and Parts 1 to 13, RP 16R-10091; Part of Block 1 and 15, Registered Plan 16M-8 – Landry Lane & West Ridge Drive - Lora Bay Corporation**

**Recommendation** (Move, Second)

THAT Council receive Planning Staff Report PL.11.128, “Application for Site Plan Approval and Remove the Holding –h Symbol and Establishment of a Public Road – Lora Bay Corporation; Parts 1 to 3, RP 16R-9417 and Parts 1 to 13, RP 16R-10091; Part of Block 1 and 15, Registered Plan 16M-8; Landry Lane and West Ridge Drive; Town of The Blue Mountains”;

AND THAT Council conditionally grant Site Plan Approval for the construction of 12 horizontally attached dwelling units on Parts 1 to 12, RP 16R-10091, in substantial accordance with the drawings referenced in this report, subject to the following conditions:

1. That the owner(s) enter into a Site Plan Agreement with the Town at the owner’s expense.
2. That the owner(s) address site matters to the satisfaction of the Town’s Director of Engineering and Public Works, at the owner’s expense.

AND THAT Council enact a Zoning By-law Amendment to remove the Holding ‘-h’ symbol for the development of 12 horizontally attached dwelling units on the lands described as Parts 1 to 3, RP 16R-9417 and Parts 1 to 13, RP 16R-10091;

AND THAT Council enact a By-law for the Establishment of the Public Road known as West Ridge Drive, described as Parts 2 and 3, RP 16R-9417;

AND THAT Council authorize the Mayor and Clerk to execute a Site Plan Agreement and all Amending Agreements, in forms 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;

AND FURTHER THAT the Town Solicitor or his designate is authorized to execute on behalf of the Town all documents necessary to register the Site Plan Agreement, Amending Agreements and all documents referred to in the Site Plan Agreement, as amended, in the Land Registry Office.

**D.3 Application for Zoning By-law Amendment – PL.11.125 *SP (10 MIN)*  
Town Plot Part Lots 35 and 36 N Arthur Street Part Lots 35 to 37 S King St  
RP 16R-2841 Part 2 - 960121 Ontario Inc (Haven’s)**

**Recommendation** (Move, Second)

THAT Council receive Planning Staff Report PL.11.125, “Application for Zoning By-law Amendment, 960121 Ontario Inc., Town Plot Part Lots 35 and 36 N Arthur Street Part Lots 35 to 37 S King St RP 16R-2841 Part 2, Town of The Blue Mountains”;

THAT Council enact a Zoning By-law Amendment to rezone the subject lands from the Residential 'R3' Zone to the General Commercial 'C2-h' Zone with it being noted that the Holding 'h' symbol will not be removed until Site Plan Approval has been granted for a future development proposal.

**D.4 Cedar Run Zoning By-law – PL.11.132 DF (10 MIN)**

**Recommendation** (Move, Second)

THAT Council receive Staff Report PL.11.132 respecting Cedar Run Zoning By-law Amendment Application Update.

**D.5 Cash-in-Lieu of Parking – PL.11.114 DF (15 MIN)**

**Recommendation** (Move, Second)

THAT Council receive Staff Report PL.11.114 respecting "Cash in Lieu of Parking" and that Council provide direction to Staff with respect to the Cash-in-Lieu of Parking Policy contained in this Report including the rate/amount to be charged for each parking space affected by the proposed Policy.

**D.6 Request for Comments – Niagara Escarpment Commission – BP (5 MIN)  
File No. G/R/2011-2012/9078 - PL-11-119  
East Part Lots 8, Concession 4; Part 1, RP 16R-7818 – 615436 3<sup>rd</sup> Line –  
Geordie Campbell Dalgish**

**Recommendation** (Move, Second)

THAT Council receive Planning Staff Report PL.11.119, "Request for Comments – Niagara Escarpment Commission: Development Permit Application File No. G/R/2011-2012/9078 – Geordie Campbell Dalgish; Part Lot 8, Concession 4; Part 1, RP 16R-7818; 615436 3<sup>rd</sup> Line; Town of The Blue Mountains"; and

THAT Council advise the Niagara Escarpment Commission that the Town conditionally has no objection to the Development Permit Application on a 40.5 ha (100.12 acre) existing lot to:

- Construct an underground 97.7 square metre (1050 square foot) garage on the west face of the existing dwelling.
- Extend the existing driveway to afford access into the proposed garage by removing approximately 61 metres by 30 metres (200 feet by 200 feet)
- Relocate propane tank, generator and hydro service.
- Widen the existing driveway along a 3 metre by 61 metre (10 foot by 200 foot) strip by removing trees to facilitate access and snow removal.
- Remove an island of trees and grade turning circle of the existing driveway.
- Construct a 1 storey, 139.5 square metre (1500 square foot) addition to the north side of the existing accessory building (tractor barn).

The Town's comments to the Niagara Escarpment Commission on this Development Permit Application shall be subject to the following conditions:

1. That Building Permit(s) must be obtained from the Town of The Blue Mountains Building Division for the development proposal prior to the onset of construction.

**D.7 Building Permit Statistics – September 2011 – B.11.30 GM (5 MIN)**

**Recommendation** (Move, Second)

THAT Council receive Staff Report B.11.30 "Permit Statistics – September 2011" for information purposes.

**D.8 Planning Applications – October 2011 – PL.11.121 DF (5 MIN)**

**Recommendation** (Move, Second)

THAT the Planning & Building Committee receive Staff Report PL.11.121, "Planning Applications – October, 2011".

**D.9 Applications for Consent – B10-2011 & B11-2011 – PL.11.122 BP (5 MIN)  
Part Lot 22, Concession 3; Parts 1 and 2, RP 16R-1520 – 274 & 276  
Arrowhead Road – Joseph Barnicke & Integrated Financial Corporation of  
Canada Limited**

**Recommendation** (Move, Second)

THAT Council receive Planning Staff Report PL.11.122, "Applications for Consent File Nos. B10-2011 and B11-2011 – Joseph Barnicke and Integrated Financial Corporation of Canada Limited; Part Lot 22, Concession 3; Parts 1 and 2, RP 16R-1520; 274 and 276 Arrowhead Road; Town of The Blue Mountains"; and

THAT Council authorize Consent No. B10-2011, 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; and further

THAT Council authorize Consent No. B11-2011, 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 north 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.

**D.10 Mosaic Condominium Agreement – Commercial Assumption DF (5 MIN)  
– PL.11.123**

**Recommendation** (Move, Second)

THAT Council receive Staff Report PL.11.123 respecting the “Mosaic Condominium Agreement – Commercial Assumption” and authorize the Mayor and Clerk to execute an Assumption Agreement between Intrawest ULC, a Condominium Corporation to be formed and the Town.

**D.11 Proposed Renaming of Hurlbert Court – PL.11.126 DF (5 MIN)**

**Recommendation** (Move, Second)

THAT Council receive Staff Report PL.11.126 respecting “Proposed Renaming of Hurlbert Court” and that Council provide direction to Staff with respect to the renaming of Hurlbert Court.

**D.12 Short Term Accommodation DF (20 MIN)**

**Recommendation** (Move, Second)

**This report will be circulated electronically Friday morning. Hard copies will be available at the meeting.**

**D.13 Georgian Gate “Windfall” DF (2 MIN)**

**David Finbow will provide a verbal update on the status of the Zoning By-law & Official Plan Amendments.**

**E. Minutes - Receive/Adopt**

- E.1** Committee of Adjustment minutes – September 15, 2011.

**F. Correspondence**

- F.1** Official Plan Public Workshop Comments – September 22, 2011.

#### **G. Next Meeting Date**

**TO SET A DATE - Special Meeting of the Planning & Building Committee to consider the Planning & Building Services Department Service Delivery Review (required to be completed by November 18, 2001 per the direction from Council as recommended by the Finance & Administration Committee)**

**Next Regular Scheduled Meeting is December 5, 2011**

#### **H. Adjournment**

**Recommended (Move, Second)**

THAT this Planning & Building Committee meeting does now adjourn.