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AGENDA: PLANNING & BUILDING COMMITTEE



MEETING DATE: February 6, 2012

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

- Appointment of Chair
- Approval of Agenda

Recommendation (Move, Second)

THAT the Agenda of February 6, 2012 be approved as circulated, including any items added to the Agenda.

- Declaration of Pecuniary Interest
- Previous Minutes

Recommendation (Move, Second)

THAT the Minutes of January 16, 2012 be approved as circulated, including any revisions to be made.

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

B.1 Application for Zoning By-law Amendment SP
Part Lot 28, Concession 11, RP16R1918, Parts 1, 2 – 827501 Grey Road 40
Georgian Triangle Apples (Masaba Canada)

B.2 Application for Zoning By-law Amendment SP
Part Lots 14 & 15, Concessions 2 & 3
636697 Ontario Ltd – Scenic Caves Nature Adventure

C. Deputation

C.1 Xplornet - County of Grey Broadband Initiative.

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D. Staff Reports as circulated

D.1 County of Grey Broadband Initiative and Proposed Telecommunications Tower Consultation Process – Update Report – PL.12.19 BP

Recommendation (Move, Second)

THAT Council receive Planning Staff Report PL.12.19, “Update Report - County of Grey Broadband Initiative and Proposed Telecommunications Tower Consultation Process”; and,

THAT Council determine that the proponent for the proposed telecommunications tower at Part of Lot 14, Concession 4; Part 2, RP 16R-5458:

- a) must adhere to the Town of The Blue Mountains Protocol for Establishing Telecommunication Facilities;
- OR,
- b) follow Industry Canada’s Default Consultation Process.

D.2 Village of Clarksburg & Holding Tanks – B.12.04 DF

Recommendation (Move, Second)

THAT Council receive Staff Report B.12.04 and that Council authorize Town staff to proceed with the development of a policy so as to permit the use of holding tanks for non-residential and mixed-use buildings located within Clarksburg for Council’s consideration.

D.3 Deeming By-law Application – PL.12.05 SP Lot 63 and Lot 64, Plan 1068 – 169 Settlers Way Andrew Fairweather

Recommendation (Move, Second)

THAT Council receive Staff Report PL.12.05 – Deeming By-law Application, Andrew Fairweather, Lot 63 and 64 Plan 1068, 169 Settlers Way, Town of The Blue Mountains.

AND THAT Council enact a deeming by-law so as to deem Lots 63 and 64, Plan 1068 as not being separate Lots within a Registered Plan of Subdivision.

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D.4 Request for Comments - Niagara Escarpment Commission – PL.12.14
Development Permit Application **BP**
East Part Lot 19, Concession 6 - 576196 5th Line
File No. G/R/2011-2012/9126 -Kaley Roy

Recommendation (Move, Second)

THAT Council receive Planning Staff Report PL.12.14, “Request for Comments – Niagara Escarpment Commission: Development Permit Application File No. G/R/2011-2012/9126 – Kaley Roy; East Part Lot 19, Concession 6; 576196 5th 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 15.4 hectare (37.94 acre) existing lot to:

1. Construct a 2 storey, 139.5 square metre (1500 square foot) addition to the existing dwelling, having a maximum height of 9.1 metres (30 feet), measured from the lowest point to the peak.
2. Construct a 104.6 square metre (1125 square foot) in-ground swimming pool.

AND FURTHER THAT the Town’s comments to the Niagara Escarpment Commission on this Development Permit Application shall be subject to the following conditions:

1. That a Visual Impact Assessment be submitted to the satisfaction of the Niagara Escarpment Commission to ensure that adequate natural screenings is provided to protect the natural views of the escarpment slope and subsequently incorporated into the landscaping plan.
2. That the proponent conducts a karst topography investigation to determine if shallow overburden with karst topography does exist in the development area, to the satisfaction and clearance of the Niagara Escarpment Commission.
3. That Building Permit(s) must be obtained from the Town of The Blue Mountains Building Division for the proposed addition to the existing dwelling prior to the onset of construction.
4. That Swimming Pool Fence Permit(s) must be obtained from the Town of The Blue Mountains Building Division for the proposed accessory use swimming pool prior to the onset of construction.

D.5 By-Enforcement Hours of Service – B.12.03 **DF**

Recommendation (Move, Second)

THAT Council receive Staff Report B.12.03 respecting By-law Enforcement Hours of Service for information purposes.

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D.6 Planning Applications – January 2012 – PL.12.12 **DF**

Recommendation (Move, Second)

THAT the Planning & Building Committee receive Staff Report PL.12.12, “Planning Applications – January 2012.”

D.7 Application for Consent – B12-2011 – PL.12.06 **SP**
Lot 19, Plan 1127 – Hemlock Court – John Smith

Recommendation (Move, Second)

THAT Council receive Staff Report PL.12.06 – Application for Consent B12-2011, John Smith, Lot 19, Plan 1127, Hemlock Court, Town of The Blue Mountains.

THAT Council grant Application for Consent B12-2011 subject to the following conditions:

1. A Deeming By-law to deem Lot 18, 19 and 20 of Plan 1127 as not being separate lots within a Registered Plan of Subdivision
2. That the north Part Lot 19 be deeded as a lot addition to Lot 18 to the north.
3. That the south Part Lot 19 be deeded as a lot addition to Lot 20 to the south.
4. That any existing mortgage commitment on Lot 19 be extended to cover the whole, newly created parcels.

AND THAT Council enact a deeming by-law so as to deem Lot 18, 19, and 20 of Plan 1127 as not being separate Lots within a Registered Plan of Subdivision.

D.8 Application for Consent – B12-2010 to B15-2010 and Zoning By-law
Amendment – PL.12.16 **BP**
Part Lot 10, Concession 5 – 595584 4th Line – 2117568 Ontario Inc. (Norris Monaghan)

Recommendation (Move, Second)

THAT Council receive Planning Staff Report PL.12.16, “Applications for Consent File Nos. B12-2010, B13-2010, B14-2010 and B15-2010; and Zoning By-law Amendment – 2117568 Ontario Inc. c/o Norris Monaghan; Part Lot 10, Concession 5; 595584 4th Line; Town of The Blue Mountains”;

AND THAT Council authorize Consent No. B12-2010, subject to the following conditions:

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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. The payment of cash-in-lieu of applicable parkland dedication.
4. The Payment of Road and Related Service of the applicable Town-wide Development Charges.
5. That an Entrance Permit be obtained from the County of Grey's Transportation Department for the severed parcel.
6. That Council enact a Zoning By-law Amendment to recognize the proposed rural residential lot; and delineate the natural heritage lands associated with the significant woodlands and associated adjacent lands to protect from development.
7. That conditions of Consent Nos. B13-2010, B14-2010 and B15-2010 are completed.

AND THAT Council authorize Consent No. B13-2010, 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. The payment of cash-in-lieu of applicable parkland dedication.
4. The Payment of Road and Related Service of the applicable Town-wide Development Charges.
5. That an Entrance Permit be obtained from the County of Grey's Transportation Department for the severed parcel.
6. That Council enact a Zoning By-law Amendment to recognize the proposed rural residential lot.
7. That conditions of Consent Nos. B12-2010, B14-2010 and B15-2010 are completed.

AND THAT Council authorize Consent No. B14-2010, 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. The payment of cash-in-lieu of applicable parkland dedication.
4. The Payment of Road and Related Service of the applicable Town-wide Development Charges.
5. That an Entrance Permit be obtained from the County of Grey's Transportation Department for the severed parcel.
6. That Council enact a Zoning By-law Amendment to recognize the proposed rural residential lot.

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7. That conditions of Consent Nos. B12-2010, B13-2010 and B15-2010 are completed.

AND THAT Council authorize Consent No. B15-2010, 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. The payment of cash-in-lieu of applicable parkland dedication.
4. The Payment of Road and Related Service of the applicable Town-wide Development Charges.
5. That an Entrance Permit be obtained from the County of Grey's Transportation Department for the severed parcel.
6. That Council enact a Zoning By-law Amendment to recognize the proposed rural residential lot.
7. That conditions of Consent Nos. B12-2010, B13-2010 and B14-2010 are completed.

AND FURTHER THAT Council enact a Zoning By-law Amendment to recognize the proposed four rural residential lots; and delineate the natural heritage lands associated with the significant woodlands and associated adjacent lands to protect from development.

D.9 Windfall Draft Plan of Subdivision Red-line Revision – PL.12.20 DF

Recommendation (Move, Second)

THAT Council receive Staff Report PL.12.20 respecting Windfall Draft Plan of Subdivision Red-line Revision and that Council direct Staff to advise the County of Grey that the Town has no objections to the proposed red-line revisions subject to the proponent confirming that the proposed Draft Corner Lots within Phase 1 continue to be viable building lots and the proponent acknowledging their responsibility with respect to the provision of safe pedestrian trail connectivity to the lands to the west as outlined in Official Plan Amendment No. 27.

D.10 Renaming of Ski Trail Drive to Alexandra Way – PL.12.17 DF

Recommendation (Move, Second)

THAT Council receive Staff Report PL.12.17 with respect to “Renaming of Ski Trail Drive to Alexandra Way” and that Council hereby direct Staff to proceed with scheduling a Public Meeting so as to receive comments respecting the renaming of Ski Trail Drive to Alexandra Way.

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D.11 Windfall - Street Names – PL.12.18

DF

Recommendation (Move, Second)

THAT Council receive Staff Report PL.12.18 respecting Windfall – Street Names and that Council reserve the following street names in accordance with the Town’s Street Naming Policy for the Windfall Plan of Subdivision:

Street A Crosswinds Boulevard
Street B Snow Apple Crescent
Street C Yellow Birch Crescent

E. Minutes - Receive/Adopt

E.1 Committee of Adjustment minutes – November 22, 2011.

F. Correspondence

F.1 Letter from Integrative Consulting Services – Rosemary Gosselin.

G. Next Meeting Date

March 5, 2012

H. Adjournment

Recommended (Move, Second)

THAT this Planning & Building Committee meeting does now adjourn.