

AGENDA: PLANNING & BUILDING COMMITTEE



MEETING DATE: May 4th, 2009

MEETING TIME: 7:00 pm

LOCATION: L. E. Shore Memorial Library – 183
Bruce St. S, Napier St. Back Parking Lot
Entrance

PREPARED BY: Sharon Long, Administrative Assistant

A. Call to Order

- Approval of Agenda

Recommended (Move, Second)

THAT the Agenda of May 4th, 2009 be approved as circulated, including any items added to the Agenda.

- Declaration of Pecuniary Interest
- Previous Minutes

Recommendation (Move, Second)

THAT the Minutes of March 2nd, 2009 and April 6th 2009 be approved as circulated, including any revisions to be made.

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

B.1 Public Meeting – Consent #B10-2009 & Zoning By-law Amendment BP Applications

Town Plot Part Lot 5 and Part Lot 6, Napier E/S – United Church of Canada

B.2 Notice of Application & Public Meeting to consider a Zoning By-law Amendment SP

Part Lots 13, 14 & 15, Concession 2 & 3 - 636697 Ontario Ltd.
(Scenic Caves Nature Adventure)

B.3 Notice of Public Meeting to consider the Adoption of an Official Plan Amendment to amend Section 11 Implementation CW

C. Staff Reports as circulated

C.1 Watercourse Realignment on Town Lands (Related File - Lora Bay Heights) – PL.09.52 DF

Recommended (Move, Second)

THAT Council receive Staff Report PL.09.52 respecting “Lora Bay Heights, Watercourse Realignment on Town Lands”;

THAT Council authorize the proposed watercourse relocation on Town lands with such related works and requirements being at the sole cost and expense of the proponent as outlined in the Department of Fisheries and Oceans Authorization for Works or Undertakings Affecting Fish Habitat and subject to any requirements of the Grey Sauble Conservation Authority;

THAT Council authorize the Town Clerk to sign/execute on behalf of the Corporation any permit applications necessary to carry-out such works; and

THAT prior to the Town Clerk signing/executing any permit application that the proponent may make, and prior to the work proceeding, the proponent must make application for and obtain a Municipal Works Permit with the following insurance requirements:

1. General Liability Insurance in the amount of not less than \$5,000,000.00 per occurrence naming the Town as an additional insured;
2. Automobile Liability Insurance with an inclusive limit of not less than \$2,000,000.00 per occurrence; and,
3. Environmental Pollution Liability Insurance of not less than \$2,000,000.00 and shall include the Town as an additional insured.

C.2 Application for Zoning By-law Amendment – PL.09.38 SP Lots 47 & 48, SW King Street, Lots 47 & 48, Part of Lots 49 & 50, NE Arthur Street - Lampton Greens Corporation (Lora Bay Heights)

Recommended (Move, Second)

THAT the Planning Committee receive Planning Staff Report PL.09.38, “Application for Zoning By-law Amendment– Lampton Greens Corporation (Lora Bay Heights), Lots 47 & 48, SW King Street and Lots 47 & 48, Part of Lots 49 & 50 NE Arthur Street, Town of The Blue Mountains”; and

THAT Council enact a Zoning By-law Amendment to rezone the subject lands from the Development (D) zone and Hazard (H) zone to the Residential Multiple (RM1-h) zone and Hazard (H) zone.

C.3 Draft Plan of Condominium – PL.09.48

BP

**County of Grey File #42-CDM-2009-01
Willow Creek At Blue Inc.
Parts 1 & 2, RP 16R-8686;
Part Lot 18, Concessions 1 & 2;
689616 Monterra Road**

Recommended (Move, Second)

THAT Council receive Planning Staff Report PL.09.48, “Draft Plan of Condominium County of Grey File No. 42-CDM-2009-01” – Willow Creek At Blue Inc.; Parts 1 & 2, RP 16R-8686; Part Lot 18, Concessions 1 & 2; 689616 Monterra Road; Town of The Blue Mountains”; and

THAT Planning Staff supports granting approval of the Phased Standard Condominium by the County of Grey conditional upon the following:

1. That Committee of Adjustment Decision A05-2009 be final and binding; and
2. That the existing Development Agreement executed on the 30th day of October, 2008 be amended to reflect the phasing lines consistent with the Draft Plan of Condominium County of Grey File No. 42-CDM-2009-01; and

THAT Planning Staff supports Draft Plan of Condominium County of Grey File No. 42-CDM-2009-01 being exempt from the application process based on the current approval status; and further

THAT Council authorize the forwarding of this Report to the County of Grey as comments on the application for Plan of Condominium, being County of Grey File No. 42-CDM-2009-01 for consideration.

C.4 Application for Zoning By-law Amendment – Removal of Holding ‘-h’ symbol PL.09.46

SP

Lots 1 to 36, Plan 16M-24 and Lots 1 to 7, Grey Vacant Land Condominium Plan 81 – Part Lot 25, Concession 7

Recommended (Move, Second)

THAT Council does receive Planning Staff Report PL.09.46, “Application for Zoning By-law Amendment - Removal of Holding ‘-h’ Symbol; The Ridge Estates; Lots 1 to 36 of Registered Plan 16M-24, and Lots 1 to 7 of Grey Vacant Land Condominium Plan 81; Part Lot 25, Concession 7; The Blue Mountains”; and

THAT Planning Staff supports a Zoning By-law Amendment to remove the Holding ‘-h’ symbol for the Phase 1 lands comprised of Lots 1 to 36 of Registered Plan 16M-24 and Lots 1 to 7 of Grey Vacant Land Condominium Plan 81.

C.5 Application for Zoning By-law Amendment – PL.09.39 SP
Part Lot 7, Lots 8 & 9, Concession 1 - Osler Bluff Ski Club

Recommended (Move, Second)

THAT the Planning Committee receive Planning Staff Report PL.09.39, “Application for Zoning By-law Amendment– Osler Bluff Ski Club, Part Lot 7, Lots 8 and 9, Concession 1, Town of The Blue Mountains”; and

THAT Council grant a Zoning By-law Amendment to rezone a portion of the subject lands from the Recreational Ski (SF-73) zone and Private Open Space (OS2) zone to the Recreational Ski Facility (SF) zone, Residential (R3) and Private Opens Space (OS2) Zone. New Exception numbers are also required to recognize chalet redevelopment requirements for those chalets located below the Toe of the Niagara Escarpment, above the Toe of the Niagara Escarpment with vehicle access, and above the Toe of the Niagara Escarpment without vehicle access.

C.6 Draft Plan Revisions & Zoning By-law Amendment – PL.09.53 DF
The Neighbourhoods of Delphi -

Recommended (Move, Second)

THAT Council receive Staff Report PL.09.53 respecting “The Neighbourhoods of Delphi – Draft Plan Revisions & Zoning By-law Amendment”;

THAT Council advise the County of Grey that the Town supports the proposed revisions to Draft Plan of Condominium 42-CDM-2007-15 as set out in the letter dated March 10, 2009 from Travis and Associates Inc. and denoted on the “Redline Revision to 42-CDM-2007-15, Draft Plan of Condominium of Vacant Land of Condominium of Block 7”, as prepared by Patten & Thomsen Limited and dated received March 12, 2009; and

THAT Council enact a Zoning By-law Amendment in accordance with the Draft Zoning By-law and related Schedules attached to this Report.

C.7 The Blue Mountains Billboard Sign – Grey Road #19 (Craigleith) DF
– PL.09.50

Recommended (Move, Second)

THAT Council receive Staff Report PL.09.50 and recommend that the Town not renew the existing Licence of Occupation Agreement and that the sign be removed forthwith. Planning Services Staff will work with the owner of the lands in terms of acquiring a more suitable entry location through the processing of the future Plan of Subdivision application with funding addressed through future Town budgets.

C.8 Comprehensive Zoning By-law Review Update – PL.09.47 CW

Recommended (Move, Second)

THAT Council does receive Planning Staff Report #PL.09.47, “Comprehensive Zoning By-law Review” for information purposes.

C.9 Housing Needs Study – SPS.09.02 PT

Recommended (Move, Second)

THAT Council receive Staff Report SPC.09.02 Housing Needs Study for information purposes; and

THAT Council appoint _____ to be a member of the Housing Needs Study Steering Committee as well as assist staff with the RFP consultant evaluation/selection process.

C.10 Draft Policy on Significant Woodlands within the Niagara Escarpment Plan Area – PL.09.45 CW

Recommended (Move, Second)

THAT Council does receive Planning Staff Report #PL.09.45, “Draft Policy on Significant Woodlands within the Niagara Escarpment Plan Area” for information purposes and that these comments be forwarded to the Niagara Escarpment Commission for consideration.

AND THAT the Niagara Escarpment Commission be advised of the Town’s support of the County’s objection to the process used to approve the Significant Woodlands Policy.

C.11 Collingwood “L9Y” Postal Change Update – PL.09.51 DF

Recommended (Move, Second)

That Council receive Planning & Building Staff Report PL.09.51 respecting Collingwood “L9Y” Postal Change Update for information purposes.

C.12 Memorandum of Understanding for Private Pools – SRB.09.12 GM

Recommended (Move, Second)

THAT Council receives Staff Report SRB.09.12 to amend Section 5.2 of the Swimming Pool Fence By-Law No. 2002-8, as amended, so as to incorporate the attached Memorandum of Understanding and Indemnity for the Installation of Private Pools.

C.13 Board of Directors of the Ontario Association of Committees of Adjustment & Consent Authorities – PL.09.49 DF

Recommended (Move, Second)

THAT Council endorse Robert B. Waind's application to become a member of the Board of Directors of the Ontario Association of Committees of Adjustment & Consent Authorities.

C.14. Pre-Consultation By-law – OPA - PL.09.40 CW

Recommended (Move, Second)

THAT Council does receive Planning and Building Services Staff Report #PL.09.40, "Pre-consultation By-law" for information purposes; and

THAT Council enact a by-law to require applicants to consult with the Corporation of the Town of The Blue Mountains prior to the submission of development applications.

D. Correspondence

D.1 Committee of Adjustment Minutes – February 19th, 2009

E. New and Unfinished Business

N/A

F. Closed Session

N/A

G. Next Meeting Date

June 1st, 2009

H. Adjournment

Recommended (Move, Second)

THAT this Planning & Building Committee meeting does now adjourn.