

AGENDA: PLANNING & BUILDING COMMITTEE



MEETING DATE: June 1, 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 June 1st, 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 May 4th, 2009 be approved as circulated, including any revisions to be made.

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

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| B.1 | Public Meeting – Consent B11-2009 & Zoning By-law Amendment Applications | BP |
| | Part Lot 22, Concession 8, Part 1 & 3, RP 16R-3653 – Brad Grainger | |
| B.2 | Public Meeting – Consent B12-2009 & Zoning By-law Amendment Applications | BP |
| | East Part Lot 16, Concession 5 – Arseny Taranenko | |
| B.3 | Public Meeting – Zoning By-law Amendment Application | SP |
| | Part Lot 21, Concessions 3 & 4 – Craigeith Ski Club Ltd. | |
| B.4 | Public Meeting – Consent B03-2009 & Zoning By-law Amendment Applications | SP |
| | Part Lot 19, Concession 2 – Dr. Ian Cunningham | |

C. Staff Reports as circulated

- C.1 NEP 178 09 Harmonization of the NEP with the *Endangered Species Act, 2007* – PL.09.60** CW

Recommended (Move, Second)

THAT Council does hereby receive Planning Staff Report PL.09.60, NEP 178 09 Harmonization of the NEP with the *Endangered Species Act, 2007*;

THAT Council support the initiative of the Niagara Escarpment Commission to harmonize the Niagara Escarpment Plan with the *Endangered Species Act, 2007*; and

THAT Council direct staff to forward these comments to the County of Grey and the Niagara Escarpment Commission.

- C.2 Application for Consent – B10-2009 and Zoning By-law Amendment – PL.09.61** BP
**Town Plot Part Lot 5 & Part Lot 6, Napier E/S
138 & 140 Bruce Street South – Grace United Church of Canada**

Recommended (Move, Second)

THAT Council receive Planning Staff Report PL.09.61, “Application for Consent File No. B10-2009; and Zoning By-law Amendment – Grace United Church of Canada; Town Plot Part Lot 5 and Part Lot 6, Napier E/S; 138 and 140 Bruce Street South; Town of The Blue Mountains”; and

THAT Council authorize Consent No. B10-2009, subject to the following conditions:

- 1. That Council enact a Zoning By-law Amendment to recognize the existing usage on the retained and severed parcels; the deficient front yard and southerly interior side yard setbacks of the existing church on the retained parcel; and the deficient lot frontage of the retained parcel.**
- 2. That the owner make a cash payment in lieu of parkland in the amount of 5% of the value of the land to be conveyed with such value to be determined as of the day before the day of the approval of the consent by an accredited appraiser (AACI, P.App., CRA) with the Appraisal Institute of Canada; and**

THAT Council enact a Zoning By-law Amendment to rezone the retained parcel to the Institutional I Zone; the severed parcel to the Residential R2 Zone; and to establish a new minimum front yard setback of 3.0 metres, minimum southerly interior side yard setback of 3.7 metres and minimum lot frontage of 25 metres on the retained parcel.

**C.3 Application for Consent & Zoning By-law Amendment – B07-2009 and B08-2009 – PL.09.62
Lot 2, Plan 1034 – Dr. Pawel Ochocinski**

THAT the Planning Committee receive Planning Staff Report PL.09.62, “Application for: Consent and Zoning By-law Amendment, File: B07-2009 and B08-2009, Dr. Pawel Ochocinski, Lot 2, Plan 1034, Town of The Blue Mountains”; and

THAT Council grant Provisional Consent to application for Consent file no. B07-2009 conditional upon the following:

- 1. That the owner make a cash payment for the hard costs of Town Wide Development Charges and Service Area 2 Development Charges.**
- 2. That the owner make a cash payment in lieu of parkland in the amount of 5% of the value of the land to be conveyed with such value to be determined as of the day before the day of the approval of the consent by an accredited appraiser (AACI, P.App., CRA) with the Appraisal Institute of Canada.**
- 3. That the required infrastructure connections from the municipal water and municipal sewer services are provided to the new lot to the satisfaction of the Engineering and Public Works department.**
- 4. A Zoning By-law Amendment to recognize the new minimum lot frontages, and revised building envelopes on both the severed and retained parcels.**
- 5. An Environmental Impact Study addressing the ‘Special Policy Area’ (Karst) requirements of the County Official Plan to the satisfaction of the County of Grey.**
- 6. The completion of an engineered drainage and grading plan be prepared to the satisfaction of the Grey Sauble Conservation Authority to ensure that any increase in drainage from the subject lands can be adequately accommodated without having any negative impacts on surrounding properties or Nipissing Ridge.**

THAT Council refuse application for Consent B08-2009.

THAT Council enact a Zoning By-law Amendment to:

- 1. Establish a new minimum lot frontage for the severed and retained lots.**
- 2. Establish building envelopes for the severed and retained lots.**

C.4 Official Plan Amendment No. 16, Complete Application – PL.09.59 CW

Recommended (Move, Second)

THAT Council does hereby receive Planning Staff Report PL.09.59, Official Plan Amendment No. 16, Complete Applications;

THAT Council hereby enact a By-law to adopt Official Plan Amendment Number 16 to the Town of The Blue Mountains Official Plan to update the Implementation Section of the approved Town of The Blue Mountains

Official Plan and incorporate the permissions granted to the municipality by Bill 51; and

THAT Council direct staff to forward the Amendment to the County of Grey for approval.

- C.5 Application for Official Plan Amendment & Zoning by-law Amendment – PL.09.63 SP
Part Lot 26, Concession 5, Parts 2, 3, 5, 6, 8 and 9, RP 16R-1075 – The Neighbourhoods at Delphi Point**

Recommended (Move, Second)

THAT the Planning and Building Committee receive Planning Staff Report PL.09.63, “Application for: Official Plan Amendment and Zoning By-law Amendment. The Neighbourhoods at Delphi Point, Part Lot 26, Concession 5, Parts 2, 3, 5, 6, 8 and 9 RP 16R-1075, Town of The Blue Mountains”; and

THAT Council adopt Official Plan Amendment No. 15 to re-designate the subject lands from the Residential Infilling ‘RI’ designation to the Secondary Residential ‘SEC.R-19’ designation, and to modify Schedule ‘B’ Maximum Unit Yields to permit a maximum of 11 townhome units.

That Council enact a Zoning By-law to rezone the subject lands from the Residential ‘R4’ zone to the Residential ‘R7-h’ zone. The holding ‘-h’ symbol shall not be removed from the lands until Site Plan Approval has been granted including the execution of a Development Agreement.

- C.6 Bridges Tavern, 27 Bridge Street East - SRB.09.13 DF**

Noise By-law Relief

THAT COUNCIL receive Staff Report SRB.09.13 and authorize relief from the Town’s Noise By-law to Meredith Brown, “Bridges Tavern”, 27 Bridge Street East, so as to permit an exception to the Noise By-law as follows:

- 1. June 20, 2009 (Sat) – Louisiana Summer Solstice**
- 2. July 3 & 4, 2009 (Fri, Sat) – Canada Day Celebrations**
- 3. July 9, 10 & 11, 2009 (Thurs, Fri, Sat) – 2nd Annual Nationwide Golf Tournament**
- 4. July 18, 2009 (Sat) – Lora Bay Member Appreciation**
- 5. July 25, 2009 (Sat) – Beaver Valley Ski Club Party**
- 6. July 31, August 1 & August 2, 2009 (Fri, Sat, Sun) – Civic Holiday Celebrations; and**
- 7. September 5, 2009 (Sat) – 3rd Annual Jimmy Buffet Party**

until 23:00 (11:00 p.m.) to facilitate events/celebrations; and

THAT COUNCIL refuse the related request for relief on:

8. July 5, 2009 (Sun) – 2nd Annual Nationwide Golf Tournament

D. Correspondence

N/A

E. New and Unfinished Business

N/A

F. Closed Session

N/A

G. Next Meeting Date

July 6th, 2009

H. Adjournment

Recommended (Move, Second)

THAT this Planning & Building Committee meeting does now adjourn.