

AGENDA: PLANNING & BUILDING COMMITTEE



MEETING DATE: July 6th, 2009

MEETING TIME: 6:00 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 July 6th, 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 June 1st, 2009 be approved as circulated, including any revisions to be made.

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

B.1 Plan of Subdivision & Zoning By-law Amendment SP
Lot 168 & Part Lot 161, Plan 529 - Bannerman

B.2 Zoning By-law Amendment SP
West Part Lot 31, Concession 9 – 241 Clark Street – Sheffield Museum

C. Staff Reports as circulated

C.1 Application for Consent & Zoning By-law Amendment – PL.09.72 BP
Part 1 & 3, RP 16R-3653, Part Lot 22, Concession 8
729285 21st Sideroad and 516338 7th Line – Brad Grainger

Recommended (Move, Second)

THAT Council receive Planning Staff Report PL.09.72, "Application for Consent File No. B11-2009; and Zoning By-law Amendment – Brad Grainger; Part 1 & 3, RP 16R3653; Part Lot 22, Concession 8; 728285 21st Sideroad and 516338 7th Line; Town of The Blue Mountains"; and

THAT Council authorize Consent No. B11-2009, subject to the following conditions:

1. That Council enact a Zoning By-law Amendment to rezone the subject lands to General Rural (A1) Zone and Hazard (H) Zone; to establish a new minimum lot area of 17 hectares for the retained parcel in the General Rural (A1) Zone; and to establish a new minimum lot area of 19 hectares for the severed parcel in the General Rural (A1) Zone; and to establish a building envelope for a single detached dwelling on 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.
3. The Payment of Road and Related Service of the applicable Development Charges; and further

THAT Council enact a Zoning By-law Amendment to rezone the subject lands to General Rural (A1) Zone and Hazard (H) Zone; to establish a new minimum lot area of 17 hectares for the retained parcel in the General Rural (A1) Zone; and to establish a new minimum lot area of 19 hectares for the severed parcel in the General Rural (A1) Zone; and to establish a building envelope for a single detached dwelling on the retained parcel.

C.2 Building & By-law Update – SRB.09.15

GM

Recommended (Move, Second)

THAT Council receives Staff Report SRB.09.15 for information purposes and the year to date summary of the Building & By-law DIVISION, Planning & Building Services Department.

C.3 NEP 178 09 Harmonization of the NEP with the *Endangered Species Act, 2007* – PL.09.70

CW

Recommended (Move, Second)

THAT Council does hereby receive Planning Staff Report PL.09.70, NEP 178 09 Harmonization of the NEP with the *Endangered Species Act, 2007*; and

THAT Council have no objection to the Niagara Escarpment Commission harmonizing 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.4 Simcoe Area: A Strategic Vision for Growth, June 2009 – PL.09.71 CW

Recommended (Move, Second)

THAT Council does hereby receive Planning Staff Report PL.09.71 “Simcoe Area: A Strategic Vision for Growth, June 2009” for information purposes; and

THAT Town Planning Services Staff continue to monitor growth strategies in Simcoe County as they relate to potential impacts on the Town.

C.5 Street Naming Policy Update – PL.09.67 DF

Recommended (Move, Second)

THAT the Planning & Building Services Committee receive Staff Report PL.09.67, Street Naming Policy Update, and recommend that Council adopt ‘Schedule “A” – Approved Street Name List’ attached hereto.

C.6 Appointment of a Municipal Law Enforcement Officer & CBO – Greg Miller – SRB.09.14 DF

Recommended (Move, Second)

THAT Council receive Staff Report SRB.09.14 for information purposes respecting the appointment of a Chief Building Official, Deputy Chief Building Official and a Municipal Law Enforcement Officer and enact By-laws designating:

1. Greg Miller as Chief Building Official;
2. David Finbow as Deputy Chief Building Official; and,
3. Greg Miller as a Municipal Law Enforcement Officer.

C.7 Ravenna Hall Budget Report – PL.09.75 DF

Recommended (Move, Second)

THAT Council receive Staff Report PL.09.75 with respect to the Ravenna Community Hall Addition.

C.8 Adult Entertainment Establishments & Drive Thru's - Retention of a Consultant – PL.09.83 DF

Recommended (Move, Second)

THAT the Planning & Building Committee receive Staff Report PL.09.83 and recommend to Council that the Town retain Meridian Planning Consultants Inc. to undertake the required study and report related to Adult Entertainment Establishment & Drive-thru's for a fee not exceeding \$26,000.00 (exclusive of GST, inclusive of expenses).

C.9 Parking Infraction Notices & “paytickets.ca” - SRB.09.16 DF

Recommended (Move, Second)

That Council receive Staff Report SRB.09.16 respecting automated electronic payment of Parking Infraction Notices and authorize the necessary reallocation of funds from the approved 2009 Project entitled “Parking Enforcement Handhelds”, up to a maximum \$5,250.00 (excluding taxes if applicable), to this initiative and authorize the Mayor and Clerk to execute the “Parking Tickets Service Agreement” with the Royal Bank of Canada with respect to an automated electronic payment service that allows individuals using the internet to make online payments of parking tickets.

C.10 Lora Bay Underground Hydro Installation - Sunset Blvd. - PL.09.84 DF

Recommended (Move, Second)

THAT Council authorize the Director, Engineering & Public Works, to provide the necessary authorization to Hydro One, on behalf of the Town, as it relates to the proposed underground hydro installation to service the lots/residences on the south side of Sunset Boulevard (Lora Bay).

C.11 Postal Addressing Update (“Collingwood L9Y”) – PL.09.77 DF

Recommended (Move, Second)

THAT Council receive Staff Report PL.09.77 and the related presentation respecting Postal Addressing Update (“Collingwood L9Y”) for information purposes.

**C.12 Rogers Wireless Telecommunication Facility
Georgian Peaks Ski Club Inc. – PL.09.81 BP
Part 2, RP 16R-6771 – Part Lot 26, Concession 5**

Recommended (Move, Second)

THAT Council receive Planning Staff Report PL.09.81, “Rogers Wireless Telecommunications Facility – Georgian Peaks Ski Club Inc.; Part 2, RP 16R-6771; Part Lot 26, Concession 5; Town of The Blue Mountains”; and

THAT Council authorize the development proposal to permit the “as constructed” 18.9 metre high steel monopole telecommunications facility, subject to the following conditions:

1. That Rogers Wireless Inc remove the “as constructed” external antenna radiators and replace with antennas of a reduced diameter, to the satisfaction of the Director, Planning & Building Services;
2. That Rogers Wireless Inc. enter into a Letter of Undertaking with the Town to address the co-location and maintenance of the facility, and pay associated fees to the satisfaction of the Town; and,

3. That Rogers Wireless Inc. make application on behalf of the owners, Georgian Peaks Ski Club Inc., for an amendment of the existing site plan agreement associated with the parking lot and pumphouse to incorporate the leased area associated with the telecommunications facility, and pay associated fees to the satisfaction of the Town of The Blue Mountains Planning Department.

C.13 Lora Bay Heights Zoning By-law No. 2009-30 – Notice of Appeal PL.09.78 DF

Recommended (Move, Second)

THAT Council provide direction to Town Staff with respect to the Town retaining the services of a solicitor to respond to the appeal filed with respect to the enactment of Zoning By-law No. 2009-30 (Lora Bay Heights).

**C.14 Application for Consent: B03, B04, B05, B06-2009 and Zoning By-law Amendment – PL.09.80 SP
Part Lot 19, Concession 2 – Dr. Ian Cunningham**

Recommended (Move, Second)

THAT the Planning and Building Committee receive Planning Staff Report PL.09.31, “Application for Consent: B03, B04, B05, B06-2009 and Zoning By-law Amendment. Dr. Ian Cunningham, Part of Lot 19, Concession 2, Town of The Blue Mountains”; and

THAT Council grant Application for Consent File Numbers B03-2009, B04-2009, B05-2009, each subject to the following conditions:

1. A Zoning By-law Amendment to rezone the lands from the Development ‘D’ zone to the Residential ‘R3’ zone
2. That the owner make a cash payment for the hard costs of Town Wide Development Charges.
3. 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.
4. The execution of an Agreement with the Town that would include, but not be limited to, matters related to cost sharing for the existing constructed works benefitting this lot.

THAT Council grant Application for Consent File Numbers B06-2009 subject to the following conditions:

1. A Zoning By-law Amendment to rezone the severed and retained lands from the Development ‘D’ zone to the Residential ‘R3-h’ zone
2. That the owner make a cash payment for the hard costs of Town Wide Development Charges for the severed parcel.
3. 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.
4. The execution of an Agreement with the Town that would include, but not be limited to, matters related to cost sharing for the existing constructed works benefitting this lot and the construction of full municipal services to the satisfaction of the Town.

THAT Council grant a Zoning By-law Amendment to rezone the subject lands from the Development 'D' zone to the Residential 'R3' and Residential 'R3-h' zone and establish a new minimum lot frontage requirement for the easternmost lots.

THAT Council authorize the Mayor and Clerk to execute a Development Agreement regarding cost sharing for existing and proposed works in a form approved by the Director, Planning & Building Services and the Solicitor.

**C.15 Application for Consent B12-2009 & Zoning By-law Amendment – PL.09.73 BP
East part Lot 16, Concession 5 – 596006 4th Line – Arseny Taranenko**

Recommended (Move, Second)

THAT Council receive Planning Staff Report PL.09.73, "Application for Consent File No. B12-2009; and Zoning By-law Amendment – Arseny Taranenko; East Part Lot 16, Concession 4; 596006 4th Line; Town of The Blue Mountains"; and

THAT Council authorize Consent No. B12-2009, subject to the following conditions:

1. That Council enact a Zoning By-law Amendment to rezone the subject lands to General Rural (A1) Zone, Hazard (H) Zone and Village Residential (VR) Zone; and to establish a new minimum lot area of 6.0 hectares for the severed parcel in the General Rural (A1) Zone.
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. The Payment of Road and Related Service of the applicable Development Charges.
4. That a 5.18 metre widening parcel along the severed and retained parcel be dedicated to the County of Grey for future road widening purposes of Grey Road 119.
5. That a standard 15 metre daylight triangle to be taken from the east limit of the retained parcel and dedicated to the County of Grey.
6. That an Entrance Permit be obtained from the County of Grey Transportation and Public Safety Department for the severed parcel; and further

THAT Council enact a Zoning By-law Amendment to rezone the subject lands to General Rural (A1) Zone, Hazard (H) Zone and Village Residential (VR) Zone;

and to establish a new minimum lot area of 6.0 hectares for the severed parcel in the General Rural (A1) Zone.

C.16 Application for Official Plan Amendment – PL.09.79 **SP**
Part Lot 21, Concessions 3 and 4 - Craigleith Ski Club Cabins

Recommended (Move, Second)

THAT the Planning & Building Committee receive Planning Staff Report PL.09.79, “Application for Official Plan Amendment – Craigleith Ski Club, Part Lot 21, Concession 3 and 4, Town of The Blue Mountains”; and

THAT Council adopt Official Plan Amendment No. 17 to re-designate a portion of the subject lands so as to reduce the total number of cabins on the lands from 22 to 15 and to increase the maximum permitted ground floor area to 136.4 square metres and the maximum permitted height to 7.5 metres (for cabins 9 to 15) and 8.0 metres (for cabins 1 to 8).

C.17 Verbal Update - Greenlands Challenge **DF**

D. Minutes & Reports List - Receive/Adopt

1. Committee of Adjustment - April 22, 2009.
2. Committee of Adjustment - May 28, 2009.

E. New and Unfinished Business

1. Southern Georgian Bay Integrated Costal Management Plan **MM**

F. Closed Session

N/A

G. Next Meeting Date

Planning & Building Services Committee to discuss next meeting date.

H. Adjournment

Recommended (Move, Second)

THAT this Planning & Building Committee meeting does now adjourn.