

AGENDA: PLANNING & BUILDING COMMITTEE



MEETING DATE: May 3, 2010

MEETING TIME: 7:00 pm

LOCATION: L. E. Shore Memorial Library – 173
Bruce St. S, Napier St. - Back
Parking Lot Entrance

PREPARED BY: Sharon Long, Administrative Assistant

A. Call to Order

- Approval of Agenda

Recommendation (Move, Second)

THAT the Agenda of May 3, 2010 be approved as circulated, including any items added to the Agenda.

- Declaration of Pecuniary Interest
- Previous Minutes

Recommendation (Move, Second)

THAT the Minutes of April 7, 2010 be approved as circulated, including any revisions to be made.

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

- B.1 Zoning By-law Amendment – Part Lot 23, Concession 2 – 1402950 Ontario Limited (Mac’s/LCBO) SP**
- B.2 Plan of Subdivision, Plan of Condominium and Zoning By-law Amendment – Part Lot 89, Plan 529 – Brophy’s Lane Development (Haven’s) SP**
- B.3 Official Plan & Zoning By-law Amendment – Town Plot Pt Lots 15 to 19, Pt. McCauley Street - 1136965 Ontario Inc. DF**
- B.4 Application for Consent – B03-2010 – Part of Park Lot 3, SW Duncan Street, Part of Part 1 and Part 2, 16R-8602 – David Arthur SP**
- B.5 Application for Consent – B04-2010 – Part of Park Lot 3, SW Duncan Street, Part 1, 16R-8602 – David Arthur SP**

C. Staff Reports as circulated

C.1 Cash in Lieu of Parkland – PL.10.42

DF

Recommendation (Move, Second)

THAT Council receive Staff Report PL.10.42 respecting Cash in Lieu of Parkland;

THAT Council adopt an Interim Policy related to “Cash in Lieu of Parkland – Residential Consents (S. 53 of the PA) reflective of a cash in lieu payment of \$650.00 for each lot to be created”; and,

THAT Council direct Staff to report back on all consents since January 1, 2009 wherein a Provisional Consent has been granted with a condition of cash in lieu of parkland be provided reflective of the appraised value of the land and the financial implications of modifying such conditions to be reflective of the recommended Interim Policy.

C.2 Zoning By-law Review Project Update – PL.10.34

CW

Recommendation (Move, Second)

THAT Council does hereby receive Planning Staff Report PL.10.34, Zoning By-law Review Project Update.

C.3 Application for Consent – B19-2009 and Zoning by-law Amendment – John & Lea McKean – PL.10.36 Part Lot 5, Concession 5

BP

Recommendation (Move, Second)

THAT Council receive Planning Staff Report PL.10.36, “Application for Consent File No. B19-2009; and Zoning By-law Amendment – John and Lea McKean; Part Lot 5, Concession 5; Town of The Blue Mountains”; and

THAT Council authorize Consent No. B19-2009, subject to the following conditions:

1. That Council enact a Zoning By-law Amendment to rezone the subject lands to the General Rural (A1) Zone and the Rural Estate Residential (RERc) Zone; and to establish a building envelope for a single detached dwelling on the severed parcel;
2. That the owner make a cash payment in lieu of applicable parkland dedication;
3. The Payment of Road and Related Service of the applicable Town-wide Development Charges;
4. That an Entrance Permit be obtained from the Town’s Engineering and Public Works Department for the severed parcel; and further

THAT Council enact a Zoning By-law Amendment to rezone the subject lands to the General Rural (A1) Zone and the Rural Estate Residential (RERc) Zone; and to establish a building envelope for a single detached dwelling on the severed parcel.

**C.4 Application for Draft Plan Approval – Plan of Subdivision & Common Elements Condominium and Zoning By-law Amendment – Blue Mountain Villas (Matisa Homes) – PL.10.38 SP
Town Plot Lots 37, 38, 39 and Part Lot 36 King Street E/S**

Recommendation (Move, Second)

THAT the Planning & Building Committee receive Staff Report PL.10.38 “Application for Draft Plan Approval – Plan of Subdivision and Common Elements Condominium Grey County File No. 42T-2006-04, Blue Mountain Villas, Town Plot Lots 37, 38, 39 and Part Lot 36 King Street E/S, Town of The Blue Mountains”; and

THAT Council support a recommendation to the County of Grey to grant Draft Plan Approval of Subdivision File No. 42T-2006-04, subject to the Draft Plan Conditions attached to this report; and

THAT Council enact a Zoning By-law to rezone the subject lands from the Development ‘D’ Zone to the Residential ‘RM1-h’ Zone, and to establish a minimum exterior side yard setback of 6.0 metres.

**C.5 Application for Zoning By-law Amendment - Harbour Mews Inc. BP
– PL.10.35
Lot 25 and Part Lot 26 southwest of King Street and Part Lot 25 northeast of Arthur Street, Town Plot of Thornbury; Part of Part 1, 16R-1917;**

Recommendation (Move, Second)

THAT Council receive Planning Staff Report PL.10.35, “Application for Zoning By-law Amendment – Harbour Mews Inc.; Lot 25 and Part Lot 26 southwest of King Street and Part Lot 25 northeast of Arthur Street, Town Plot of Thornbury; Part 1, 16R-1576; Part of Part 1, 16R-1917; Town of The Blue Mountains”; and

THAT Council enact a Zoning By-law Amendment to rezone the subject lands from General Commercial C2 Zone and Residential Multiple RM1 Zone to Core Commercial Exception 42 Holding C1-42-h Zone.

C.6 54th OBOA Annual Meeting & Training Session – SRB.10.10 DF

Recommendation (Move, Second)

THAT Council receive Staff Report SRB.10.10 for information purposes.

**C.7 Application for Site Plan Approval – Alpine Coaster, Mini Golf and Outdoor Climbing Wall - Blue Mountain Resorts – PL.10.39 SP
Part Lot 16, Concession 2**

Recommendation (Move, Second)

THAT Planning Committee does receive Planning Staff Report PL.10.39, “Application for Site Plan Approval – Blue Mountain Resorts, Alpine Coaster, Mini Golf and Outdoor Climbing Wall, Part Lot 16, Concession 2, Town of The Blue Mountains”; and

THAT Council grant Site Plan Approval pursuant to Section 41 of the Planning Act to Blue Mountain Resorts Limited for certain works, including a new Alpine Coaster, 18 Hole Mini Putt and Outdoor Climbing Wall near the Grand Central Lodge, Village Way and Smart Alec Ski Runs generally in accordance with the Site Plan Drawing SP-1, prepared by C.C. Tatham & Associates Ltd. dated March 2010, and the Blue Mountain Resort Mini Putt Concept Draft – S. Young Design Inc. conditional upon the completion of a Drainage and Grading Plan to the satisfaction of the Town’s Engineering and Public Works Department; and

THAT Council authorize the Mayor and Clerk to execute an Amending Site Plan Agreement in a form approved by the Director, Planning & Building Services and the Town’s Solicitor.

C.8 173 and 177 Bruce Street South – Official Plan and Zoning By-law Amendments – PL.10.41 DF

Recommendation (Move, Second)

THAT Council receive Staff Report PL.10.41 respecting “173 and 177 Bruce Street South – Official Plan and Zoning by-law Amendments” and direct staff to proceed with a Town initiated Official Plan and Zoning By-law Amendments for the subject lands.

C.9 “Blue Mountain Resorts Limited”, Monterra Tennis Dome at The Village Conference Centre – Noise By-law Relief Request - SRB.10.12 DF

Recommendation (Move, Second)

THAT COUNCIL receive Staff Report SRB.10.12 and authorize relief from the Town’s Noise By-law to Blue Mountain Resorts Limited, “Monterra Tennis Dome at The Village Conference Centre, so as to permit an exception to the Noise By-law to facilitate a Liberal Party Annual Conference on May 15th, 2010 with the relief being limited to the making of noise until 24:00 (12:00 midnight).

D. Minutes & Reports List - Receive/Adopt

D.1 Committee of Adjustment Minutes – March 18, 2010.

E. New & Unfinished Business

N/A

F. Deputation

N/A

G. Next Meeting Date

June 7, 2010

H. Adjournment

Recommended (Move, Second)

THAT this Planning & Building Committee meeting does now adjourn.