

**AGENDA: PLANNING & BUILDING COMMITTEE**



**MEETING DATE:** April 6<sup>th</sup>, 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 April 6<sup>th</sup>, 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 2<sup>nd</sup>, 2009 be approved as circulated, including any revisions to be made.

**B. Deputations/Presentations 7:00 p.m.**

Initials

**B.1 B09-2009 – Consent Application**

BP

Lot 1 and Part of Lot 3, Plan 1032 - 1382491 Ontario Limited & Blevins  
Developments (Cove) Ltd.

**C. Staff Reports as circulated**

**C.1 Annual Report – Building Fees - #FIS.09.18**

ET/DF

**Recommended** (Move, Second)

**THAT** Council receive Staff Report FIS.09.18 “Annual Report – Building Fees” being a report of the Town of The Blue Mountains’ 2007 and 2008 direct and indirect costs of delivering services related to the administration and enforcement of the Building Code Act.

**C.2 Application for Official Plan Amendment, Zoning By-law Amendment SP  
Consent File No. B08, B09, B10-2008  
Pt. Block A and Pt. Lot 57, Plan 733  
Slopeside Development Inc. - #PL.09.31  
Recommended (Move, Second)**

THAT the Planning and Building Committee receive Planning Staff Report PL.09.31, "Application for: Official Plan Amendment, Zoning By-law Amendment, and Consent File No. B08, B09, B10-2008, Slopeside Development Inc., Pt. Block A and Pt. Lot 57, Plan 733, Town of The Blue Mountains"; and

THAT Council grant Applications of Consent File Numbers B08-2008, B09-2008, and B10-2008 subject to the following conditions:

**B08-2008**

1. An Official Plan Amendment to re-designate the subject lands from the Blue Mountain Resort Commercial 'BMRC' designation to the Low Density Residential 'LDR' designation, and to permit development on lands which do not have direct frontage and access on to a municipal street
2. A Zoning By-law Amendment to rezone the lands from the Village Core Resort Commercial 'C7' zone to the Residential 'R3' zone, and to permit development on lands that do not have direct frontage and access to an open and maintained municipal street.
3. An Environmental Impact Study addressing the 'Special Policy Area' requirements of the County Official Plan to the satisfaction of the County of Grey.
4. 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 within the municipal drainage system without having any negative impacts on surrounding properties.
5. The payment of Development Charges
6. The payment of Parkland Dedication Charges

**B09-2008**

1. An Official Plan Amendment to re-designate the subject lands from the Blue Mountain Resort Commercial 'BMRC' designation to the Low Density Residential 'LDR' designation, and to permit development on lands which do not have direct frontage and access on to a municipal street
2. A Zoning By-law Amendment to rezone the lands from the Village Core Resort Commercial 'C7' zone to the Residential 'R3' zone, and to permit development on lands that do not have direct frontage and access to an open and maintained municipal street.
3. An Environmental Impact Study addressing the 'Special Policy Area' requirements of the County Official Plan to the satisfaction of the County of Grey.
4. 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 within the municipal drainage system without having any negative impacts on surrounding properties.
5. The proponent shall submit to the Town for its consideration and approval a detailed report and related implementation plan, prepared by a Professional Engineer licenced to practice in Ontario, with respect to measures necessary to be implemented to comply with the Ministry of Environment's Noise Guidelines with it being noted that this Report will be utilized by the Town's Chief Building Official for a proposal's compliance with applicable law in accordance with eh provisions of the Building Code Act.
  6. The payment of Development Charges
  7. The payment of Parkland Dedication Charges

B10-2008

1. The conditions of Consent Applications B08-2008 and B09-2008 being completed.

AND THAT Council adopt Official Plan Amendment No. 14 to re-designate the subject lands from the Blue Mountain Resort Commercial 'BMRC' designation to the Low Density Residential 'LDR' designation, and to permit development on lands which do not have direct frontage and access on to a municipal street.; and

THAT Council grant a Zoning By-law Amendment to rezone the subject lands from the Village Core Resort Commercial 'C7' zone to the Residential 'R3' zone, and to permit development on lands that do not have direct frontage and access to an open and maintained municipal street.

**C.3 Niagara Escarpment Plan Amendment PC 175 08 #PL.09.24 CW**

**Recommended** (Move, Second)

THAT Council receive Staff Report PL.09.24 respecting "Niagara Escarpment Plan Amendment PC 175 08" for information purposes; and

THAT Council authorize the forwarding of this Report to the Niagara Escarpment Commission which outlines the Town's objections and recommendations concerning Niagara Escarpment Plan Amendment PC 175 08.

**C.4. Trail Woods – Transfer of Capacity to The Lora Bay Corporation - DF  
#PL.09.36**

**Recommended** (Move, Second)

THAT Council receive Staff Report No. PL.09.36 respecting "Trail Woods – Transfer of Capacity to The Lora Bay Corporation" and authorize the Mayor and Clerk to execute a "Supplementary Development Agreement" upon the advice of the Director, Planning & Building Services/CBO and the Town's solicitor.

**C.5 The Lora Bay Corporation – Draft Plan Approval** DF

This Report and related recommendations will be circulated April 2, 2009 via email and posted on the Town's website.

**C.6 Comprehensive Parking Strategy #PL.09.30** CW

**Recommended** (Move, Second)

THAT Council does receive Planning Staff Report #PL.09.30, "Comprehensive Parking Strategy" for information purposes.

**C.7 Bill 150 – Green Energy Act – SPS.09.01** PT

THAT Council receive Staff Report SPS.09.01 Bill 150 – Green Energy Act for information purposes;

AND WHEREAS, the Town of The Blue Mountains is concerned that the removal of local land use planning controls for renewable energy facilities will have a detrimental effect on the Municipality;

AND WHEREAS, the passage of Bill 150 will limit the ability of the Municipality to provide meaningful comment and participation in the placement of wind and other renewable energy facilities with the removal of power under the Planning Act;

AND WHEREAS, without powers under the Planning Act, the Municipality will no longer be able to require Agreements related to access, landscaping, and securities for renewable energy projects;

AND WHEREAS, the Municipality will no longer be able to address the needs of the local area in such an Agreement.

THEREFORE BE IT RESOLVED THAT, the Town of The Blue Mountains requests that the Province undertake a comprehensive review of Bill 150 of the potential health and land use impacts to the General Public associated with the placement of all Renewable Energy Facilities; and review the proposal to remove local land use planning controls under the Planning Act.

AND THAT this Resolution and Report be forwarded to the Ministers of Energy and Infrastructure, Environment and Natural Resources.

**C.8 Applications for Consent – B02-2009 and B02-2009 – BP  
Part Lot 12, Concession 7, Part 2 RP 16R-322; 6<sup>th</sup> Line  
Suzanne Noble – PL.09.29**

**Recommended** (Move, Second)

THAT Council receive Planning Staff Report PL.09.29, “Applications for Consent File Nos. B01-2009 and B02-2009 – Suzanne Noble; Part Lot 12, Concession 7; Part 2 of RP 16R-322; 6<sup>th</sup> Line; Town of The Blue Mountains”; and

THAT Council authorize Consent Nos. B01-2009 and B02-2009, subject to the following conditions:

1. That the severed parcels be deeded as a lot addition to the property to the south in accordance with Section 50 (3) of the Planning Act, R.S.O. 1990; and
2. That any existing mortgage commitment on the severed parcels be extended to cover the whole, newly created parcel.

**C.9 Application for Consent – B06-2008 BP  
Part Lot 15, Concession 6, 629038 Grey Road 119  
Edmund & Donna Shaw - #PL.09.34**

**Recommended** (Move, Second)

THAT Council receive Planning Staff Report PL.09.34, “Application for Consent File No. B06-2008 – Edmund and Donna Shaw; Part Lot 15, Concession 6; 629038 Grey Road 119; Town of The Blue Mountains”; and

THAT Council authorize Consent No. B06-2008, subject to the following conditions:

1. That the severed parcel be deeded as a lot addition to the property to the east in accordance with Section 50 (3) of the Planning Act, R.S.O. 1990;
2. That any existing mortgage commitment on the severed parcel be extended to cover the whole, newly created parcel; and
3. That a 5.18 metre road widening parcel along the severed parcel be dedicated to the County of Grey for future road widening purposes of Grey Road 119.

**C.10 Community Family Health Centre – Sign By-law Variance Request DF  
– SRB.09.10**

**Recommended** (Move, Second)

THAT Council receive staff report SRB.09.10 and endorse the placement of the “Future Sight of Community Family Health Centre” sign on the proposed location; and

THAT Council authorize staff to waive the \$75.00 permit fee for the proposed sign.

**C.11 Alpenhaus North Chalet – Sign By-law Minor Variance Request – SRB.09.11** DF

**Recommended** (Move, Second)

THAT Council receive staff report SRB.09.11 and refuse the minor variance for the placement of an “Alpenhaus Rentals” sign on their properties at 133 & 135 Tyrolean Lane.

**C.12 Site Plan Agreement Amendment – Mosaic @ Blue – #PL.09.35** DF

**Recommended** (Move, Second)

THAT Council receive Staff Report No. PL.09.35 respecting “Site Plan Agreement Amendment – Mosaic @ Blue” and authorize the Mayor and Clerk to execute an amendment to the Site Plan Agreement to reflect a revision to the easterly fire department access route.

**C.13 Memorandum of Understanding, Operation Safe, Strong and Clean, Grey Bruce Health Unit - #PL.09.32** CW

**Recommended** (Move, Second)

THAT Council does receive Planning Staff Report #PL.09.32, “Memorandum of Understanding, Operation Safe, Strong and Clean, Grey Bruce Health Unit” for information purposes; and

THAT the Mayor and Clerk be authorized to sign the Memorandum of Understanding with the Grey Bruce Health Unit upon the Director, Planning & Building Services and Town solicitor’s recommendation to do so.

**D. Correspondence**

**D.1** March 2009 Building Permit Stats – for information purposes.

**E. New and Unfinished Business**

N/A

**F. Closed Session**

**Recommended** (Move, second)

THAT with regard to subsection 239(2) of the *Municipal Act, 2001*, this Council do now move into closed session in order to address matters pertaining to litigation or potential litigation, including matters before administrative tribunals affecting the municipality or local board;

AND with regard to consideration of appeals to the Ontario Municipal Board of Short Term Accommodation Zoning By-law Amendments.

Council moved into closed session at                    p.m.  
Council rose from closed to public session at                    p.m

**G. Next Meeting Date**

May 4<sup>th</sup>, 2009

**H. Adjournment**

**Recommended** (Move, Second)

THAT this Planning & Building Committee meeting does now adjourn.