

With the adoption of the Consent Agenda, those information reports and/or correspondence that do not require action are deemed to be received by the Committee and therefore will be forwarded to Council for information purposes only, **CARRIED**

- **Previous Minutes**

Moved by: R. J. Gamble

Seconded by: Duncan McKinlay

THAT the minutes of April 2, 2013 be approved as circulated, including any revisions to be made, **unanimously CARRIED**

B. Public Meetings – 7:00 pm

Under the authority of the Municipal Act, 2001 and in accordance with Ontario's Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), The Corporation of the Town of The Blue Mountains wishes to inform the public that all information including opinions, presentations, reports and documentation provided for or at a Public Meeting, Public Consultation, or other Public Process are considered part of the public record. This information may be posted on the Town's website and or/ made available to the public upon request.

Although we will not be making a decision on any of the proposals this evening, your input tonight will assist Planning Staff in developing a recommendation for Town Council's consideration and aid in Council's decision making process.

It is important to note that if a person or public body does not make oral submissions at tonight's meeting or make written submissions to the Town before the consent is passed, the person or public body is not entitled to appeal the decision of The Corporation of the Town of The Blue Mountains Council to the Ontario Municipal Board and may not be added as a party to the hearing of an appeal before the OMB, unless in the opinion of the Board there are reasonable grounds to do so. Given this, please state your name and provide your contact information so that our records are complete.

If you wish to be informed of the decision of Town Council, please ensure that you advise the Town Planner or Clerk in writing of this.

B.1 Application for Consent – B02-2013

Town Plot Pt. Lot 5 S/W Duncan St. RP16R1149 Part 1 and RP 16R9029 Part 1

James & Katherine Pyatt

Chair Gail Ardiel introduced this application.

The purpose of this consent is to consider a request to sever a 3616 square metre parcel of land and add it to an existing parcel to the north. The proposed boundary between the severed and retained parcels generally follows an existing watercourse.

The lands affected by this application are Town Plot Pt Lot 5 S/W Duncan St. RP 16R1149 Part 1 and RP 16R9029 Part 1.

The severed parcel has a frontage of 42.7 m, the depth varies and an area of 3616 sq. M. The retained parcel has a frontage of 126.9m, the depth varies and an area of 13337 sq. m. The property has access on and open and maintained municipal street. The property does not have municipal water & sewer.

Planner Shawn Postma presented this application for consent.

Shawn outlined the property and advised that since receiving the application, the applicant has had a survey completed for the property and has requested a minor modification to the proposed boundaries between the severed and retained parcels.. Shawn identified the location of the creek located on the property.

The Clerk read correspondence from the Grey Sauble Conservation Authority.

David Loopstra, the applicant on this application advised that this lot addition proposed will be putting his property back to the way it used to be. David advised that his plan for the entire area is to bring it back to a natural area. The proposed area for severance is a creek area. David plans to clean up the whole area for his two young children to enjoy.

Chair Gail Ardiel asked the Committee for questions or comments on this application.

Deputy Mayor Duncan McKinlay asked if the lot line would be a surveyed line and not the location of the creek.

Planner Shawn Postma confirmed that the lot line would be a surveyed line with one angle.

Duncan asked if both property owners would have a bit of the creek.

Shawn confirmed they would.

Chair Gail Ardiel asked members of the public for questions or comments on this application.

Chair Gail Ardiel declared the Public Meeting to a close at 7:14 p.m.

**B.2 Application for Draft Plan of Condominium and Zoning By-law Amendment
Notice of Complete Application – Zoning By-law Amendment
Lot 26, Concession 5, Parts 5 to 10, R.P. 16R-9532
Neighbourhoods @ Delphi**

Chair Gail Ardiel introduced this application and introduced Scherzer, Director of Planning & Development, County of Grey to this meeting.

The purpose and effect of the Draft Plan of Condominium (File No. 42-CDM-2013-01) is to consider a request by the applicant to create an 11-unit Vacant Land Condominium along with an internal condominium cul-de-sac accessed off of Delphi Lane. The application proposes to retain two existing single detached chalet units and to develop two semi-detached units to the east of the existing chalet units, and to develop seven townhouse units on the south side of the proposed condominium road. (see proposed Draft Plan on reverse).

The purpose and effect of the Zoning By-law Amendment (File No. P1620) is to consider a request by the applicant to modify the existing Residential 'R7-h' Zoning on the subject lands to also permit Single Detached Dwellings and Semi Detached Dwellings on the subject lands, and to modify the required lot frontage, front yard, side yard and rear yard setbacks in order to implement the proposed Draft Plan of Condominium. It is proposed that the Holding '-h' symbol remain in

place to require the granting of final approval of a Plan of Condominium and the execution of a Development Agreement.

Planner Shawn Postma made a presentation on this application and advised that this was a joint public meeting with the County of Grey.

Shawn outlined the location of this application and surrounding properties in this area. Shawn confirmed that the surrounding lands also owned by the applicant received Draft Plan Approval in 2005.

Shawn confirmed that Delphi Lane has been installed and that construction is starting soon on the first phase.

Shawn advised these are new applications and are not subject to previous Draft Plan applications and are considering development of 11 units on property by way of Vacant Land Condominium with access by a Condominium Road. There are two existing single detached dwellings, two semi detached units and seven townhouse units.

Shawn advised the proposed Zoning By-law submitted is seeking modifications to the zoning standards and reduce minimum lot frontage and maximum lot coverage requirements. They will also utilize the holding h symbol to require the registration of the Plan of Condominium and related Condominium Agreement.

Shawn advised that in support of the application, Planning Staff received a Planning Justification Report, Functional Servicing Report, Storm Water Management Report, Archeological Report and Updated Noise Assessment Report. Copies are available and can be viewed. Shawn advised that the purpose of this meeting is to gain comments & questions. No decision is to be made tonight with a report to be brought back at a future meeting.

The Clerk read correspondence from Rogers Communications, Bruce Grey Catholic District School Board, Niagara Escarpment Commission, Hydro One and Union Gas.

Colin Travis, Planner for the applicant made a presentation on this application. Colin advised that the comments read this evening are to be expected from the agency and advised they can work with them as there was nothing too drastic.

Colin confirmed this is the fourth or fifth time Council has seen him over past few years on this application.

Colin advised the proposed zoning change from "R-7" (linked and rowhouse) to "R-1" singles, "R-4" semis & "R-7" which permits townhouse & links homes. The land use intent has been in place since 2009.

Colin outlined the proposed changes to the Zoning By-law that they were requesting in the chart below:

Table 1: Proposed Site Specific Provisions - Delphi Court			
provision	use		
	existing single-detached	semi-detached	row-house
maximum number of units	2	2	7
min lot frontage	12m	9m	6.5m
min front yard	6m	6m	6m
min rear yard	7.5m	7m	7.5m
min ext side yard	n/a	n/a	5m
min int side yard	1.5m	1.6m	4m
max lot coverage	40%	40%	40%

Colin confirmed that the existing development is now being serviced along Delphi Lane which is part of the original plan now registered as Plan 16M-37.

The existing Delphi Court had OPA 15 in 2009 which allows for 11 units.

The existing Delphi Court had Zoning in 2009 allows for 11 "R-7" units. There is not changed to the Official Plan on the proposed Delphi Court. The proposed Zoning proposal to introduce singles and semis, no change to number of units

The proposed Draft Plan Vacant Land Condominium Corporation will not have any changes over the intent of 2009 proposal of condominium tenure.

The proposed Redline is minor seeking change to Street G, and lot reconfiguration along with removal older phasing lines which will increase in yield of one lot.

Chair Gail Ardiel thanked Colin for his presentation.

Chair Gail Ardiel asked the Committee for questions or comments on this application.

Councillor Bob Gamble advised he is confused and asked Colin if Delphi Lane and Delphi Drive are the same road.

Colin confirmed that Delphi Lane is part of the approved plan and is what is correct.

Deputy Mayor Duncan McKinlay noted that the proposal is seeking some changes to the side yards and width and asked Shawn if this will be addressed in the staff report back to the Committee.

Shawn confirmed that it would be covered in the staff report.

Councillor Michael Martin noted the reductions in front yard, side yard and rear yards and asked what the density was in this subdivision related to the balance of the subdivision.

David Finbow, Director Planning and Building Services advised that the Neighbourhoods At Delphi proposal was approved in 2006. The Official Plan Amendment and Zoning By-law Amendment was approved by the Ontario Municipal Board. David outlined what was approved by the Ontario Municipal Board with respect to implementing the Zoning By-law. The lots closer to the water and some of the single lots have frontage of 60 to 80'. The Highway 26 corridor which are Blocks 5 & 6 have been registered as Plan 16M-37. Two townhouse blocks were part of the Ontario Municipal Board hearing which contained 22 linked homes, 13 on the south side of Delphi Lane and 9 on the north side.

David advised that what is proposed in Delphi Court is pretty consistent to what was proposed being conventional attached singles. What is being requested is very consistent in what has been approved by the Ontario Municipal Board 7 years ago.

David confirmed that staff will report back to the Committee on the overall density. The density in Delphi is consistent with Block 5 and 6 and the rest of the plan and the water lots.

Councillor Michael Martin cannot see what the frontages are with the smaller lots. They are asking for 6 m yards and questioned are the others consistent at 13'.

David advised that the provisions are similar throughout with a minimum side yard of 5 m to front wall and 6 m to the garage. This is consistent with what was approved by the Ontario Municipal Board. Staff will report back on the width of the lots.

Michael asked if this is at implementation stage.

David advised that some lots have frontages of 8 m.

Councillor John McKean noted that we are in receipt of a noise study. John asked that if we require a wall to be installed to give us a visual of a noise barrier. If so, could we move things back that we do not need that wall so that we can deal with this issue.

David confirmed staff will address this in the staff report.

Chair Gail Ardiel noted that the Niagara Escarpment Commission is looking at a height restriction of 2.5 and wondered what the proposed height is.

David confirmed the proposed height is 2 storeys on the adjacent lands. Due to the density we do not want towers. Staff will look at this from a visual impact and urban design as we are looking at them to minimize height as well.

Chair Gail Ardiel asked members of the public for questions or comments on this application.

Chair Gail Ardiel declared the Public Meeting to a close at 7:45 p.m.

C. Staff Reports as circulated

D. Consent Agenda (Information Reports/Correspondence/Minutes)

That the Planning & Building Committee recommends that Council receive the following Staff Reports and/or Correspondence for information purposes:

- D.1 Building Permit Activity – March & April 2013 – B.13.17
- D.2 By-law Enforcement Activity – March & April 2013 – B.13.18
- D.3 By-law Enforcement – Short Term Accommodation Activity – March & April 2013 – B.13.19
- D.4 Planning Applications – March & April 2013 – PL.13.39
- D.5 Delegated Authorizations – March & April 2013 – PL.13.73
- D.6 OMB Appeal Update – Application for Draft Plan Approval – Plan of Subdivision Grey County File No. 42T-2006-04 and Zoning By-law Amendment Town Plot Lots 37, 38 39 & Part Lot 36, King Street E/S Blue Mountain Villas/Matesa – PL.13.71
- D.7 Committee of Adjustment Minutes – February 19, 2013.
- D.8 Committee of Adjustments Minutes - April 18, 2013.
- D.9 Development Review Committee Minutes – March 18, 2013.
- D.10 Special Short Term Accommodation Stakeholder Committee Minutes – May 21, 2013.

E. New and Unfinished Business

E.1 Pending Business List – PL.13.72

David Finbow, Director Planning & Building Services advised that staff continue to track business requests which have been received from Committee and Council. The Committee or Council can give staff direction to move an item forward if so wished.

David noted the time sensitive item being the Short Term Accommodation Stakeholder Committee which is due back to this Committee on July 2, 2013.

David noted this report is for information only and feel free to provide comments.

Deputy Mayor Duncan McKinlay asked David if “hold” means never.

David confirmed it does not.

Moved by: Duncan McKinlay Seconded by: John McKean

THAT the Planning & Building Committee receive staff report PL.13.72 – Pending Business List and authorize forwarding this document to Council for their information, **CARRIED**

Councillor John McKean suggested that Item 7 – Collector Road Designations – Thornbury should wait until we see what is going on in Grey County.

F. Correspondence

F.1 Corporation of the County of Grey Committee Report - Meaford Highlands Resort, County OPA, Meaford OPA and Meaford ZBLA.

David Finbow, Director Planning & Building Services advised that this County of Grey Merit report is for Council information only. The County of Grey is wanting to proceed to a public meeting. David advised that given the magnitude of this development, it is of interest to our municipality. David suggested we should not become involved and it is coming forward only.

Chair Gail Ardiel suggested that we will realize more traffic in our area from this development and noted that fractional development is a new concept in Ontario.

Deputy Mayor Duncan McKinlay is assuming this will go to a public meeting and does not see that it will affect our roads or servicing. Duncan advised that he would not look to comment as a municipality at a public meeting. Duncan advised that Highway 26 will be the main service road for this and this is a Ministry of Transportation issue.

Gail noted that Ministry of Transportation attended the last meeting and they are wondering if we can bring them up from Kitchener or Waterloo and different roads.

David advised that staff are not recommending that we will report and advised that staff continue to monitor which is happening in neighbouring municipalities. David advised that staff become concerned when a resort or conference type of facility proposed as we should protect the conference facilities in our municipality. David confirmed that Engineering & Public Works will look at this proposal also.

Councillor Michael Martin asked if there was a market study in conjunction with this large retail development.

David confirmed that if there is a commercial market study available, he will advise.

Councillor Bob Gamble expressed confirm with and asked what is the meaning of Fractional Ownership. Bob asked if it could have 52 owners or 365 owners on one property.

David does not know the definition but assumes it is more than 1.

F.2 Bill 37, Planning Amendment Act (Enabling Municipalities to Require Inclusionary Housing), 2013.

Councillor Michael Martin asked for some explanation as to how it will work in conjunction with what we have authorized.

David Finbow, Director Planning & Building Services noted this bill went through parliament and the previous bill fell by the wayside. It is now in the process of

being reintroduced. David advised there is not much on the draft act and things will be hidden in the regulations which are part of the Act. David advised the background does not provide much clarification.

Deputy Mayor Duncan McKinlay suggested the explanatory note would allow a local Council to pass a Zoning By-law to allow for these types of things.

David suggested the wording says may versus shall. David suggested that if it moves forward, Council will have a decision to make.

Deputy Mayor Duncan McKinlay advised that Kevin Jones, Heather and Susan from Ministry of Transportation made a presentation earlier today to Grey County Council on the Highway 26 study. Duncan advised that some of the matters we brought up were addressed up front.

Duncan advised that he chatted with them afterwards and they are most receptive for written responses from The Blue Mountain and the County of Grey with Council input about the recommendations and alternatives that we might have. They would like to receive input by Know by June 21, 2013. Duncan made them aware of County restraints and suggested that as long as we got back to them by August, they would take our letter into account.

Duncan suggested that staff correspond with Ministry of Transportation that we wish to provide comments at a later date.

Duncan indicated that Council might have our staff do a high level report on the type of response to them.

Reg Russwurm, Director of Engineering & Public Works thanked Duncan for the update and advised that he did not have this information. Reg suggested that he planned to bring a report to I&R Committee to see where to focus staff review.

G. Next Meeting Date(s)

July 2, 2013.

H. Adjournment

Moved by: Duncan McKinlay

THAT this meeting does now adjourn.