

MINUTES: PLANNING & BUILDING COMMITTEE



MEETING DATE: June 6, 2011
MEETING TIME: 7:00 p.m.
LOCATION: The Blue Mountains Council Chambers – 32 Mill Street
PREPARED BY: Sharon Long, Administrative Assistant

A. Call to Order

Chair McKinlay called the meeting to order with designated Committee members Councillor Joe Halos, Councillor Bob Gamble & Councillor Michael Martin in attendance.

Also in attendance was David Finbow, Director Planning & Building Services, Cindy Welsh, Senior Policy Planner, Bryan Pearce, Planner I & Sharon Long, Clerk.

▪ Approval of Agenda

Moved by: Bob Gamble Seconded by: Joe Halos

THAT the Agenda of June 6, 2011 be approved as circulated, including any items added to the Agenda, CARRIED.

▪ Declaration of Pecuniary Interest

No member of the Committee declared a Declaration of Pecuniary Interest with regard to any matter listed on the Agenda.

▪ Previous Minutes

Moved by: Bob Gamble Seconded by: Joe Halos

THAT the Minutes of May 4, 2011 be approved as circulated, including any revisions to be made, Carried

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

**B.1 Application for Consent – B17-2010 and Notice of Application for Zoning By-law Amendment
Part Lot 35, Concession 10, Part 2, RP 16R-681 (Bob Winters)**

Chair McKinlay read the Notice of Public Meeting to receive agency and public comments regarding a proposed Consent and Zoning By-law Amendment, noting the Town wants public input.

Duncan noted the purpose and effect of the proposed Zoning By-law amendment is to address a potential condition of Consent on Application B17-2010. The consent application proposes to sever a 1.59 hectare vacant parcel on the property and deed it as a lot addition to the existing 10.77 hectare vacant agricultural parcel to the north and west. A 0.75 hectare residential parcel would be retained, containing an existing dwelling, storage barn and farm-help accommodation building. Additionally, a proposed 6.0 metre wide easement is requested for the existing waterline on the southeast portion of the severed parcel. An amendment is required to recognize the proposed new lot area and lot frontage of the proposed newly enlarged parcel and recognizing the residential use of the retained parcel.

The effect of this By-law would be to recognize the proposed new lot area and lot frontage of the proposed newly enlarged parcel and rezone the retained parcel to Rural Estate Residential Exception 230 Zone (RER(a)-230). The Exception 230 would recognize a new minimum lot area of 7500 square metres.

Duncan noted the purpose and effect of the proposed consent is to consider a request to sever a 1.59 hectare vacant parcel on the property and deed it as a lot addition to the existing 10.77 hectare vacant agricultural parcel to the north and west. A 0.75 hectare residential parcel would be retained, containing an existing dwelling, storage barn and farm-help accommodation building. Additionally, a proposed 6.0 metre wide easement is requested for the existing waterline on the southeast portion of the severed parcel.

Duncan noted any person or agency may attend the Public Meeting and/or make written or verbal representation either in support of or in opposition to the proposed Consent & Zoning By-law Amendment. If you wish to be notified of the adoption of the proposed Consent & Zoning By-law Amendment, or of the refusal of a request to amend the Zoning By-law, you must make a written request to Corrina Giles, Town Clerk, Town of The Blue Mountains, P. O. Box 310, 32 Mill Street, Thornbury, ON N0H 2P0.

Duncan noted that if a person or public body does not make oral submissions at a public meeting or make written submissions to the Town of The Blue Mountains before the proposed consent & Zoning By-law Amendment is adopted, the person or public body is not entitled to appeal the decision of Council of the Town of The Blue Mountains to the Ontario Municipal Board.

Duncan noted if a person or public does not make oral submissions at a public meeting or make written submissions to the Town of The Blue Mountains before the proposed consent & Zoning By-law Amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to add the person or public body as a party.

Duncan noted additional information relating to the proposed Zoning By-law Amendment is available for inspection during regular office hours at the Planning Division of the Planning & Building Services Department, 32 Mill Street, Thornbury or by calling (888)258-6867 or (519)599-3131 Ext. 262.

Duncan noted at this public meeting, the Town seeks to receive comments to aid in our decision-making process. It should be noted that a decision will not be made at this public meeting. The Planning Division will bring recommendations forward to a Council Meeting at a future date following this public meeting.

The Clerk then read correspondence received from The County of Grey Planning & Development Department, Ministry of Transportation, County of Grey Transportation & Public Safety Department, Grey Sauble Conservation Authority & Historic Saugeen Metis: Lands & Resources Department.

Planner 1, Bryan Pearce prepared a Power Point presentation for this application.

David Slade. Consultant for the Applicant made a presentation to the Committee. The applicant is looking to remove existing development lands from the homestead property. The property is in the urban area of Thornbury. Mr. Slade agreed that they can adjust the lot line on the northern boundary instead of easement for water line.

Council questioned the interpretation of the retained parcel for capital commitments for future water and the connection charge.

Director, Planning & Building Services, David Finbow advised that this would be looked into prior to proceeding.

Duncan felt that it was a good idea to make it clear at this point so there are no surprises down the road. He does not have a problem with the easement as the new water line will run up to house and easement will cease to exist.

Councillor Martin questioned the cause of urgency at the moment. David Slade advised that Mr. Winters is planning for the future and development lands are more valuable if we can contain 6 acre parcel. A small parcel is less likely to be picked up by the development community & future development land as large as possible. The development lands will be 30 acres instead of the 25 acre parcel. The Official Plan designation is Recreational.

Councillor Halos questioned why these lands have not merged in the past. David Slade advised that they were created by a severance so it does not merge - once a lot always a lot.

As no one wished to speak, Duncan called the public meeting to a close.

C. Deputations

N/A

D. Staff Reports as circulated

D.1 Building Permit Statistics – April 2011 – B.11.22

Moved by: Bob Gamble Seconded by: Michael Martin

THAT Council receive Staff Report B.11.22 “Permit Statistics – April 2011” for information purposes, Carried

D.2 Building Permit Fees – B.11.24

Moved by: Bob Gamble Seconded by: Michael Martin

THAT Council does hereby receive Building Staff Report B.11.24 – Building Permit Fees and enact a By-law related to the Building Permit Fees and repeal By-law No. 2010-34 as amended by selecting Option 3 in draft by-law, Carried

Director, Planning & Building Services David Finbow advised that Schedule “A” is reflective of draft by-law that went to the public meeting. The option presented at the public meeting noted an increase over a three year period of 6%. The consultant retained to do the Building Code review noted 18% for a full cost recovery. Staff recommended this be phased in over a three year period. Section 7 continues to show status quo, 18% at one time or phase in over 3 years.

Councillor Halos is unclear with respect to the reserve fund surcharge. David advised that the surcharge on permit fees is to put the reserve fund into a more positive light. We looked at an increase being phased in of 6% per annum. David advised that we have to move towards restoring the reserve fund which has been depleted. 18% will go directly to the reserve and the monies realized go to reserve or actual operating.

Chair Duncan McKinlay indicated that we did have a reserve a few years ago but we kept putting it into general revenue. Duncan noted it would have been better than this.

Joe Halos noted that all Governments should be doing this. The Sustainable Plan suggests 1% of monies should be put into reserves.

Councillor Gamble questioned the approximate fee for a 2000 square metre house. David noted the approximate fee would be \$2,600.00 with a \$150.00 increase.

Background should read 6%.

D.3 Adult Entertainment Establishments, Official Plan and Zoning By-law Amendments – PL.11.46

Moved by: Bob Gamble Seconded by: Michael Martin

THAT Council does hereby receive Planning Staff Report PL.11.46, Adult Entertainment Establishments, Official Plan Amendment and Zoning By-law Amendments for information purposes, Carried

Councillor Martin advised that the County approved this with modifications and questioned the time to comment on this before this decision was made.

Director, Planning & Building Services David Finbow advised that staff reviewed amendments and noted concerns. In this instance there are concerns about wording in separation distance. Discussion at staff level, County Director issued modification if distance identified was modified “adequate distance” being actually distance of 800 metres.

The Official Plan was modified and the Committee did adopt approval. County Director can approve this.

Councillor Martin questioned if the discussion by applicant was extreme rather than adequate.

David Finbow advised that the County adopts Official Plan Amendments and the Zoning By-law they do not have final approval. Within the policy it should provide some flexibility – a member of the public coming forward and challenging by-law with the County providing the Official Plan document. The Zoning By-law is in full force and effect.

Michael Martin expressed concern about the ability of someone challenging this By-law.

Chair Duncan McKinlay noted that we can amend the Zoning By-law.

David advised this is one of 5 or 6 locational criteria within policies of Official Plan. It is a very sound Official Plan Amendment and Zoning By-law Amendment.

Duncan advised that the County has approved this and the appeal period has passed.

D.4 Planning & Engineering Fees – PL.11.54

Moved by: Michael Martin Seconded by: Bob Gamble

THAT Council receive Planning Staff Report PL.11.54 Planning & Engineering Fees; as amended and

THAT Council enact a By-law to amend By-law No. 2010-35 respecting Planning & Engineering Fees, Carried.

Director, Planning & Building Services David Finbow noted Section D – Environmental Impacts should be removed to not applicable.

Councillor Martin questioned the security fee and environmental peer review fee of \$5,000.00 in way of security at time of application. David advised that billings would flow through to municipality back out to developer. If not paid, the Municipality would use security to pay this. If the security goes below zero we stop processing the application. Applicants can top up their security prior to getting to this point.

Michael Martin questioned if it is the current practice that the applicant pays bills. David advised this is a continuation of a practice since he has been here. David advised this is an issue that comes up and should include a note no interest being paid on security deposits.

D.5 Far Hills (Siljon Investments Inc.) PL.11.55

Moved by: Michael Martin Seconded by: Bob Gamble

THAT Council receive Planning Staff Report PL.11.55 with respect to the Far Hills, Siljon Investments Inc. request for municipal clearance for condo registration; and

THAT Council endorse in principal the provision of municipal clearance for condo registration for the subject development, subject to an agreement between the parties, Carried

Director, Planning & Building Services, David Finbow noted this project has been under construction for 5 years and there is partially completed work on site which is troubling for the community and the project residents. This project went into receivership with BDO being noted as the receiver. Gowling Lafleur Henderson is acting for both parties. It is in the best interest of everyone to get this project completed. Phase 1 consisted of 24 condo units and easterly building adjacent to ball diamond. Phase 2 is the remainder of the town house units and the other building. There are a number of accounts outstanding being water and sewer (up to April 30th) - \$22,374.04, Miscellaneous receivables (roll outs carts etc.) - \$708.05, Developer account in arrears - \$3,120.74 and taxes \$183,703.84.

David advised they are in a situation that the money is capped out. There is no cash flowing and we want to recover taxes and have the units sold at market price. The Town does hold three quarters of a million in security for this project. We can go in and finish the work, go through tax sales and claim units. We think if the receiver settles on all accounts, except taxes, and we allow for the units to close with payments being made to taxes on all properties they own which the receiver has ownership over. This is the best way for completion of the development for residents within the building.

Councillor Halos asked what are the units selling for - \$160,000.00 per unit? He suggested we could pick up a couple of units for attainable housing.

Chair Duncan McKinlay advised that the market is awkward given the status. David confirmed that this is correct and we need to get the site cleaned up for the residents and the community and get the additional units sold. We are not giving up any money because of our priority lien status. David advised that he has discussed this at length with Financial Services and our Solicitor. David feels comfortable moving forward.

Councillor Martin advised that generally Assessment Office runs 2 years behind and questioned the common areas or unsold units. David advised that our consultant doing the Assessment Office work does a great job for the community ensuring that units are assessed. Taxes will be \$4,500.00 to \$6,000.00 per unit and three of 24 units have been given occupancy.

John Metras is talking to their solicitor and will give approval in principal before we proceed with a further report.

Councillor Gamble noted our commitment is \$55,000.00 and he is satisfied with the way the situation is going.

D.6 Official Plan Amendment No. 25, Urban Design Guidelines – PL.11.47

Moved by: Joe Halos Seconded by: Michael Martin

THAT Council does hereby receive Planning Staff Report PL.11.47 Official Plan Amendment No. 25, Urban Design Guidelines; and

THAT Council direct Staff to finalize the Urban Design Guidelines; and

THAT Council direct Staff to finalize the proposed Official Plan Amendment No. 25, Urban Design Guidelines to the existing Town of The Blue Mountains Official Plan which will add policies that will provide for design guidelines to be established within the Town which will clarify the design objectives of the Official Plan and be considered by the municipality during the development approval process, Carried,

Councillor Gamble noted that he does not like the approach of 3 – 4 storey's in any particular area other than at the mountain. This is not conducive to an urban setting and he is not happy with it.

Chair Duncan McKinlay advised we are laying framework to build guidelines that will be approved by Council. Bob suggested 4 and 5 storey would be appropriate. Planning & Urban design strategy has been modified. Thornbury policies in the Official Plan do not support this and it is not something we envision. It does make reference to 3 storeys not 4 and 5. Policies are clear at 11 m heights in the Harbour area, at the Village and what has been approved by Terrasan.

Bob also suggested 0 lot lines in the Craigeith area. Director, Planning & Building Services, David Finbow advised the Design Guidelines elaborate on 0 lot line set back for urban area. Thornbury, Clarksburg & Craigeith reflect a 1 metre setback. David indicated that the Medical Clinic has a 2 metre setback which will give you some understanding how buildings relate to the street. David advised he notices a transportation calming in this location.

David noted that properties in Craigeith must have a 14 metre setback for Ministry of Transportation standards. On internal public streets we can allow for lesser setbacks. In the Terrasan project there is a future road and buildings will be at a setback of 14 metres from Highway 26.

Councillor Martin shares Bob concerns. Thornbury is an urban area. He understands where David is coming from. Michael feels the applicant should have the ability to come to this committee if they wish.

David indicated the urban design document speaks to the document being flexible. From a staff perspective when you are at a stale mate with a developer, then we will bring to Committee level for discussion.

Councillor Halos is okay with this as long as there is flexibility.

Duncan indicated that this could also be dealt with at the Official Plan stage. Staff will report back to Committee on the Official Plan Amendment and the Zoning By-law Amendment at the July meeting.

David questioned what does municipality want? Without this document, a picture tells many words. This document speaks to all those things.

David agreed to provide an education session before this comes back to Committee. Bob agrees with this.

D.7 Application for Consent File No. B03-2011 and Zoning By-law Amendment Part Lot 28, Concession 8, Jacqueline Van Strien – PL.11.49

Moved by: Bob Gamble Seconded by: Michael Martin

THAT Council receive Planning Staff Report PL.11.49, “Application for Consent B03-2011 and Zoning By-law Amendment, Jacqueline Van Strien, Part Lot 28, Concession 8, Town of The Blue Mountains”;

THAT Council grant Application for Consent File Number B03-2011 subject to the following conditions:

1. A Zoning By-law Amendment to:
 - a. Establish a new minimum lot area requirement of 17.5 hectares for the retained parcel;
 - b. Rezone the newly enlarged parcel from the General Rural A1 Zone to the Rural Estate Residential ‘RERc’ Zone; and
 - c. Rezone a portion of the lands to the Hazard ‘H’ Zone in accordance with comments provided by the Grey Sauble Conservation Authority.
2. That any existing mortgage commitment on the severed parcel to be added to be extended to cover the whole, newly created parcel.

THAT Council enact a Zoning By-law Amendment to establish a new minimum lot area requirement of 17.5 hectares for the retained parcel; to rezone the newly enlarged parcel to the Rural Estate Residential ‘RERc’ Zone; and, to rezone a portion of the subject lands to the Hazard ‘H’ Zone, Carried

D.8 Application for Consent B01-2011 Part Lot 27, Concession 9 – Minnie Sheridan – PL.11.48

Moved by: Michael Martin Seconded by: Bob Gamble

THAT Council receive Planning Staff Report PL.11.48, “Application for Consent B01-2011, Minnie Sheridan, Part Lot 27 Concession 9, Town of The Blue Mountains”;

THAT Council grant Application for Consent File Number B01-2011 subject to the following conditions:

1. A Zoning By-law Amendment to:
 - a. Establish a suitable building envelope on the severed parcel.
 - b. Establish lot development requirements within 500 metres of a former landfill site, Carried

Councillor Gamble questioned this property being only 20-30 yards on Grey Road 2.

Director, Planning & Building Services, David Finbow assumes it follows the property line.

**D.9 Committee of Adjustment Decision - Minor Variance Application
No. A08-2011 – PL.11.50
Lot 46, Plan 1127, 177 Alta Road – Tina Passero**

Moved by: Joe Halos Seconded: Duncan McKinlay

THAT Council receive Planning Staff Report PL.11.50, "Committee of Adjustment Decision - Minor Variance Application No. A08-2011 (Lot 46, Plan 1127 – Alta Plan of Subdivision)"; and, that Council provide direction on an appeal of said decision. With an appealed to OMB, Carried.

Planner 1, Bryan Pearce advised this Application for Minor Variance went through the Committee of Adjustment on May 19th and was approved by the Committee contrary to Planning Staff recommendation. This application is currently in the appeal period which expires on Wednesday of this week.

There are a number of options available – recommend appeal, not recommend any appeals and let the appeal period lapse.

Director, Planning & Building Services, David Finbow indicated that this property owner has 2 lots and he wishes to build a pool on the second lot prior to house construction.

Bryan advised there is a Deeming By-law process to have them merge and the applicant is not in favour of doing this. They wish accessory uses on their vacant residential lot. Their house was constructed in 2002 with some outside amenity space added in 2006. The current people owned it for past 2 years. The Zoning By-law indicates there must be the principal use on lot first being a single family dwelling followed by accessory uses to that use.

Bryan advised that Staff did not recommend approval of this application as it did not pass any of the 4 tests. In Section 45(1) of The Planning Act there are four tests a Minor Variance must meet:

1. Is the application minor?
2. Is the application desirable for the appropriate development of lands in question?
3. Does the application conform to the general intent of the Zoning By-law?
4. Does the application conform to the general interest of the Official Plan? It is important to note that to consider any application for a Minor Variance; it must meet all four tests.

A copy of the staff report is attached and accessory uses are not prominent uses of the lot.

Councillor Martin noted that it is not minor because the two lots are designated for residential use. They are asking for a recreational use on the residential lot.

Bryan indicated the lot is vacant and there is no principal use of that lot, generally making the pool the first use of the lot. Adding a use to the Zoning By-law could be explored.

Michael Martin indicated this would be setting a precedent for other development.

David indicated that the Committee of Adjustment dealt with a similar situation on Craighleith Road and refused the application.

The Committee of Adjustment granted the Minor Variance which expires on Wednesday of this week and staff are recommending it be appealed to the Ontario Municipal Board. Staff will file this appeal and Council can withdraw the appeal when a further report comes forward.

Chair Duncan McKinlay indicated that the Board can order mediation.

David indicated the decision is the decision of the Committee and if we wish changes, it can be appealed to the Ontario Municipal Board.

Michael Martin asked if there has been discussion to have the lots merge. Bryan indicated he has had discussion with the agent and the applicant and they have no interest in deregistering.

David indicated we need to discourage deemed lots to provide consistency within a neighbourhood. The Alta subdivision is consistent within lot fabric.

Duncan questioned if the pool would have a separate water service on the vacant lot. Bryan advised it currently does not have its own water service.

Councillor Gamble indicated a pool would be no different than having a massive garden and he cannot justify the Town fighting against the Committee of Adjustment on this application.

Councillor Halos indicated it is a question of consistency. We need to support our professional staff and be consistent with what we are doing.

David indicated that if the committee decides to appeal to the Board, staff could file the appeal before the twenty day appeal period has expired. If Council decides otherwise, the appeal can be withdrawn.

Staff will proceed to advise applicant.

D.10 Bridges Tavern, 27 Bridge Street East – Noise By-law Exemption – B.11.23

Moved by: Bob Gamble Seconded by: Joe Halos

THAT COUNCIL receive Staff Report SRB.11.23 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. Fridays & Saturdays from May 13th through until October 9th, 2011 to allow music on the patio until 23:00 (11:00 p.m.);
2. Sundays from June 5th, 2011 through until September 2nd, 2011 to allow music on the patio between 16:00 and 18:00 (4:00 p.m. and 6:00 p.m.);
3. Tuesday evenings from May 14th through until October 11th, 2011 to allow for non-amplified music for the Acoustical Jam Night until 23:00 (11:00 p.m.), Carried,

Councillor Martin noticed in the recommendation it referenced non-amplified music and wondered if this can this be put on 1 and 2 also.

Items 1 and 2 could be pipe music to patio through speaker system. There is a DB limit on what is occurring and we have the ability to measure this. Complaints have been received in the past with people speaking let alone music. Amplification vs. Non-amplification - is this use appropriate.

Councillor Halos advised he lives right across the pond and is very sensitive to these issues. He can carry on with business and can live with this exemption.

Councillor Gamble advised that Bridges should be responsible for making sure the level of amplification does not get out of control.

Chair Duncan McKinlay noted that Council has expressed concern and we will be monitoring situation so that Bridges do not exceed acoustical level. We are depending on them to have sensitivity to the situation.

David indicated that staff would talk to Meredith about the comments from the Committee.

**D.11 Application for Consent B08-2010 – PL.11.52
Part Lot 16, Concession 1 – 6352987 Canada Inc. as Le Scandinave Spa**

Moved by: Michael Martin Seconded by: Bob Gamble

THAT the Planning and Building Committee receive Report PL.11.52 and recommend to Council that the Mayor and Clerk be authorized to execute a Consent and Amending Site Plan Agreement between 6352987 Canada Inc. as Le Scandinave Spa and the Town in a form approved by the Director of Planning and Building Services and the Town Solicitor, Carried

Director, Planning & Building Services, David Finbow advised that in the last two to three months Council has dealt with a consent application on this property and obligations within the Site Plan Application. The consent agreement fulfills the conditions of consent and provides trail connectivity on the lands.

Chair Duncan McKinlay confirmed that the conditions were not lost because of consent. David confirms that Duncan is correct.

**D.12 Official Plan, Zoning By-law Amendments & Draft Plan of Subdivision
Georgian Gate – PL.11.53**

Moved by: Bob Gamble Seconded by: Joe Halos

THAT Council receive Planning Staff Report PL.11.53 “Georgian Gate – Official Plan and Zoning By-law Amendments & Draft Plan of Subdivision”; and,

THAT Council hereby accepts Azimuth Environmental Consultants Inc.’s comments/opinion as set out in their correspondence of April 18, 2011 as they relate to significant wildlife habitat within the context of the Provincial Policy Statement 2005 and further that Council acknowledges/supports the comments of the Nottawasaga Valley Conservation Authority as they relate to natural heritage features on the Georgian Gate site. Carried

Director, Planning & Building Services, David Finbow advised this report is an update with respect to Georgian Gate. The site plan is reflective of good planning but minor amendments still required with respect to the Engineering Standards. Town Staff do not support Official Plan amendment for Phase 7 lands. The remainder of the development call for 607 units. The Official Plan permits 601 units and there is no problem with the number of units. Semi-detached units will be mixed throughout the development. This development provides trail connectivity with Plan 915.

David indicated the real issue is natural heritage. The Town and County utilized the services of SSAR with respect to natural heritage. Georgian Gate utilized the services of Azimuth and Nottawasaga Valley Conservation Authority provided their comments with respect to natural hazards and natural heritage. This project has 160 acres development and 140 acres of development is okay with concern being noted in the one area. The area where there is concern contains significant habitat for wildlife. Our Consultant indicated there is plenty preserved throughout the site and no need to protect that area. Nottawasaga Valley Conservation Authority is consistent with Azimuth and the significant wildlife habitat. Staff wanted to bring this forward to the Committee for discussion and options.

Councillor Gamble asked if east of the roundabout was the noted area. David advised it is to the north of the roundabout and it is a depressed wet land area.

David confirmed that the open space would be 40% within a portion of development with the other portion being 10%. This project is an active community. David noted that it is important this application move forward.

Councillor Martin insisted on the wetland area and asked what their proposal is.

David advised that all parties would talk and decide how they would review to protect wetland in that area or file and appeal to the Ontario Municipal Board.

Nottawasaga Valley Conservation Authority has on staff a biologist to deal with natural heritage and natural hazard issues. They have offered comments and protecting this area may not be sustainable in the long term.

Chair Duncan McKinlay questioned if they can protect this area and still have same number of lots.

David noted no refine draft plan to achieve that number but that open space could suffer.

Michael Martin suggested further discussions with the developer.

David advised there will be a number of meetings, discussions with environmental consultants and hopefully a resolution with Council.

Colin Travis, Consultant for the application indicated this has come a long way since they first made application for this project.

Duncan questioned if we go with the proponents consultant, will the County appeal this? David advised this report has been prepared in consultant with the County. They want comments from the lower tier and will prepare a report for their Committee.

Duncan confirmed he can accept this.

D.13 Active Development Applications

Moved by: Michael Martin Seconded by: Joe Halos

THAT Council receive the Development Summary map for information purposes, Carried.

