

AGENDA: Planning Committee



MEETING DATE: Monday, March 02, 2009
MEETING TIME: 7:00 p.m.
LOCATION: L.E. Shore Library – 183 Bruce St.S.
Napier St. Back Parking Lot Entrance
PREPARED BY: Lori Carscadden, Planning
Administrative Assistant

A. Call to Order by Clerk

- Approval of Agenda

Recommended (Move, Second)

THAT the Agenda of March 02, 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 February 02, 2009 be approved as circulated, including any revisions to be made.

B. Introduction of Rotary Exchange Student

Rotary International Exchange Student – Luca Confalonieri CW
District 2040 – Milano, Italy

C. Public Meetings – 7:00 p.m.

**C.1 Application for Consent No.'s B01/2009 & B02/2009, Part Lot 12,
Concession 7 – Suzanne Noble BP**

**C.2 Application for Consent No.'s B07-2009 & B08-2009 and Zoning By-
law Amendment, Lot 2, Plan 1034, Camperdown Court – Dr. Pawel
Ochocinski SP**

D. Staff Reports

D.1 Proposed Name Change and Mandate of Planning Committee - #SRB.09.08 DF

Recommended (Move,Second)

THAT Council does receive Planning & Building Services Department Staff Report No. SRB.09.08 entitled "Proposed Name Change and Mandate of Planning Committee; and

THAT Council adopt the following:

1. THAT the mandate of the Planning Committee be expanded to include matters related to the Town's Ontario Building Code and By-law Enforcement Programs; and
2. THAT the Planning Committee be renamed the Planning & Building Committee.

D.2 Committee of Adjustment 2008 Annual Report - #PL.09.04 DF

Recommended (Move,Second)

THAT Council does receive Planning and Building Services Planning Staff Report No. PL.09.04 entitled "Committee of Adjustment 2008 Annual Report", for information purposes.

D.3 Application for Site Plan Approval – Blue Mountain Resorts, South Base Lodge , Part Lot 16, Concession 2 - #PL.09.17 SP

Recommended (Move,Second)

THAT Planning Committee does receive Planning Staff Report PL.09.17, "Application for Site Plan Approval – Blue Mountain Resorts, South Base Lodge, 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 an approximate additional 818 square metres, at the existing South Base Lodge in accordance with the Site Plan Drawing A101, prepared by SMV Architects, dated January 2009, Project No. 08A198; 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 Solicitor.

D.4 Application for Consent File No. B15-2008; and Zoning By-law Amendment - John Brown, Part Lot 19, Concession 4, Part 1, RP 16R-7983, Maple Lane - #PL.09.18 BP

Recommended (Move,Second)

THAT Council receive Planning Staff Report PL.09.18, "Application for Consent File No. B15-2008; and Zoning By-law Amendment – John Brown; Part Lot 19, Concession 4; Part 1, RP 16R-7983; Maple Lane; Town of The Blue Mountains"; and

THAT Council authorize Consent No. B15-2008, subject to the following conditions:

1. That Council enact a Zoning By-law Amendment so as to establish a new minimum lot area of 17.0 hectares for the retained parcel and to rezone the natural hazard areas identified by the Grey Sauble Conservation Authority to the Hazard (H) Zone;
2. That the severed parcel be deeded as a lot addition to the property to the west in accordance with Section 50 (3) of the Planning Act, R.S.O. 1990; and
3. That any existing mortgage commitment on the severed parcel be extended to cover the whole, newly created parcel; and

THAT Council enact a Zoning By-law Amendment to establish a new minimum lot area of 17.0 hectares for the retained parcel's General Rural (A1) Zone; and to rezone the natural hazard areas identified by Grey Sauble Conservation Authority to the Hazard (H) Zone.

D.5 Application for Consent and Zoning By-law Amendment - Ann Johnstone, Part Lots 25 and 26, Concession 6, Part 5, RP16R-133 – PL.09.22 SP

Recommended (Move,Second)

THAT Planning Committee does receive Planning Staff Report PL.09.22, "Application for Consent and Zoning By-law Amendment – Ann Johnstone; Part Lots 25 and 26 Concession 6 Part 5 RP 16R-133, Town of The Blue Mountains"; and

THAT Council grant Application for Consent File No. B16-2008 subject to the following conditions:

1. That the proponent obtain a Zoning By-law Amendment so as to:

- a. rezone the lands to the Development 'D' Zone and Hazard 'H' Zone to the satisfaction of the Grey Sauble Conservation Authority, Niagara Escarpment Commission and the Town; and,
 - b. recognize the new minimum lot frontage and lot areas of the retained parcels;
2. That an east west easement to the satisfaction and in favour of the Town be dedicated over the lands substantially in accordance with the sketch attached as Appendix "A" in advance of or in conjunction with the dedication of land to Ontario Heritage Trust; and,
 3. That the lands to be rezoned Hazard 'H' Zone be dedicated to the Ontario Heritage Trust.

D.6 Niagara Escarpment Commission - #PL.09.24

CW

Recommended (Move,Second)

THAT Council does receive Planning Staff Report #PL.09.24, "Niagara Escarpment Plan Amendment PC 175 08" for information purposes and that these comments be forwarded to the Niagara Escarpment Commission for consideration.

D.7 Application for Zoning By-law Amendment and Site Plan Approval - Bluewater Storage, East Part Lot 33, Concession 11 - #PL.09.19

SP

Recommended (Move,Second)

THAT the Planning Committee receive Planning Staff Report PL.09.19, "Application for Zoning By-law Amendment and Site Plan Approval – Bluewater Storage, East Part Lot 33, Concession 11, Town of The Blue Mountains"; and

THAT Council enact a Zoning By-law Amendment to rezone a portion of the subject lands from the General Rural A1 zone and Rural Industrial M3-114 zone to the Rural Industrial M3-114 zone, and to amend exception 114 to permit an agricultural produce warehouse, as well as uses accessory thereto, to be located a minimum distance of 85 metres from the front lot line; and

THAT Council grant Site Plan Approval pursuant to Section 41 of the Planning Act to Bluewater Storage Ltd. for the construction of a maximum of 6,700 square metre agricultural produce warehouse, be it at one time or incrementally provided each such building or portion thereof is within the 6,700 square metre footprint, with same being in accordance with the Site Plan drawing "Bluewater Storage Ltd. RR#1, Thornbury Long Term Expansion, identified as Drawing No. 0, Prepared by John Ernewein Limited, and dated January 2009"; 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 Solicitor.

D.8 Short Term Accommodation Use Update - #PL.09. 21 CW

Recommended (Move,Second)

THAT Council does receive Planning Staff Report #PL.09.21, "Short Term Accommodation Use Update" for information purposes.

D.9 Comprehensive Zoning By-law Review - #PL.09.20 CW

Recommended (Move,Second)

THAT Council does receive Planning Staff Report #PL.09.20, "Comprehensive Zoning By-law Review" for information purposes.

**D.10 Request for Draft Plan Extension File No. 42-CDM-2006-01,
Far Hills, Park Lots 11 and 10, NE of Alfred Street and SW Alice Street
#PL.09.16 SP**

Recommended (Move,Second)

THAT Planning Committee does receive Planning Staff Report PL.09.16, "Request for Draft Plan Extension, File No. 42-CDM-2006-01, Far Hills, Park Lots 11 and 10, NE of Alfred Street and SW of Alice Street, Town of The Blue Mountains"; and

THAT Council support the extension of Draft Plan Approval of a Plan of Condominium as noted in the Planning Staff Report for a maximum period of one (1) year from the expiry date of March 17, 2009.

D.11 Street Naming Policy - #PL.09.23 DF

Recommended (Move,Second)

"THAT Council receive Staff Report PL.09.23, "Street Naming Policy", and that Council adopt said Policy".

D.12 Green Energy and Green Economy Act, 2009 - #PL.09.25

CW

Recommended (Move,Second)

THAT Council does receive Planning Staff Report #PL.09.25, "Green Energy and Green Economy Act, 2009" for information purposes.

D.13 Planning Application Fees & Charges - #PL.09.26

DF

Recommended (Move,Second)

THAT Council receive Staff Report #PL.09.26, "Planning Application Fees & Charges", and that Council confirm that it is their desire that Planning Application Fees & Charges be developed on the basis of full cost recovery.

E. Minutes for Information Purposes

1. Committee of Adjustment – November 27, 2008
2. Committee of Adjustment – January 15, 2009

F. New and Unfinished Business

None

G. Next Meeting Date

April 06, 2009

H. Adjournment

Recommended (Move,Second)

THAT this Planning Committee meeting does now adjourn.