



Committee Report

The Blue Mountains

Committee of the Whole Meeting

Date: Tuesday, March 19, 2024
Time: 9:30 a.m.
Location: Town Hall, Council Chambers and Virtual Meeting
32 Mill Street, Thornbury, ON
Prepared by: Kyra Dunlop, Deputy Clerk

B. Staff Reports, Deputations, Correspondence

Operations Reports - To be chaired by Councillor Porter

B.4.1 Future Story Implementation Report Card Follow-up, CSOPS.24.020

THAT Council receive Staff Report CSOPS.24.020, entitled "Future Story Implementation Report Card Follow-up";

AND THAT Council direct staff to publish the updated Future Story Implementation Report Card to the Town's Future Story website and promote the Report Card with the Town's communications staff;

AND THAT Council direct staff to receive and document any further feedback for consideration when preparing the 2024 Future Story Report Card. CARRIED.

B.4.2 Pretty River Road Parking Deputation Response, CSOPS.24.019

THAT Council receive Staff Report CSOPS.24.019, entitled "Pretty River Road Parking Deputation Response" for their information. CARRIED.

Planning and Development Services Reports - To be chaired by Councillor Hope

B.6 Deputations, if any

B.6.1 Andrew Pascuzzo, Pascuzzo Planning, Re: Site Plan Approval 150/160 King Street

THAT Council of the Town of The Blue Mountains received for information deputation of Andrew Pascuzzo, Pascuzzo Planning Re: Site Plan Approval 150/160 King Street. CARRIED.

B.6.2 Travis Sandberg, Manager - Land Development and Planning, Dunncap Capital Corporation, Re: Staff Report PDS.24.046, File P3358 Draft Plan of Approval of Vacant Land, Condominium 516681 7th Line

THAT Council of the Town of The Blue Mountains receives for information the deputation of Travis Sandberg, Manager - Land Development and Planning, Dunncap Capital Corporation Re: Staff Report PDS.24.046, File P3358 Draft Plan of Approval of Vacant Land, Condominium 516681 7th Line. CARRIED.

B.9 Staff Reports

B.9.1 Recommendation Report - P3358 Conditions of Approval for Draft Plan of Vacant Land Condominium 516681 7th Line (Dunncap), PDS.24.046

THAT Council receive Staff Report PDS.24.046, entitled "Recommendation Report - P3358 Conditions of Approval for Draft Plan of Vacant Land Condominium 516681 7th Line (Dunncap) County File 42CDM-2023-05" and dated March 19 2024.

AND THAT Council support a recommendation to Grey County to grant Draft Plan Approval for a Vacant Land Condominium for the lands at 516681 7th Line, County File 42CDM-2023-05 subject to the Draft Plan Conditions described in Attachment 1. CARRIED.

B.9.2 Recommendation Report - Follow-up to the Public Meeting - Draft Plan of Subdivision - Lora Bay Phase 4B, PDS.24.037

THAT Council receive Staff Report PDS.24.037, entitled "Recommendation Report – Follow-Up to the Public Meeting – Draft Plan of Subdivision – Lora Bay Phase 4B";

AND THAT Council support a recommendation to Grey County to grant Draft Plan Approval of Subdivision 42T-2022-06 subject to the Draft Plan conditions attached to Planning Staff Report PDS.24.037. CARRIED.

B.9.3 Recommendation Report - Follow-up to the Public Meeting - Zoning By-law Amendment for 178 Marsh Street (von Teichman), PDS.24.040

THAT Council receive Staff Report PDS.24.040, entitled "Recommendation Report – Follow-Up to the Public meeting – Zoning By-Law Amendment for 178 Marsh Street (Von Teichman)" CARRIED.

AND THAT with respect to Staff Report PDS.24.040 entitled "Recommendation Report – Follow-Up to the Public meeting – Zoning By-Law Amendment for 178 Marsh Street (Von Teichman)" Council direct staff to work with the applicant to explore creative opportunities to accommodate the required 24 parking spots. CARRIED.

AND THAT with respect to Staff Report PDS.24.040 entitled "Recommendation Report – Follow-Up to the Public meeting – Zoning By-Law Amendment for 178 Marsh Street (Von Teichman)" Council enact a By-law to re-zone the subject lands from the Village Commercial "C-1" Zone to the Village Commercial "C1-X-h21" Zone within Zoning By-law 2018-65, as amended, with the following exceptions:

1. A reduced exterior side yard setback of 1.5m, whereas a minimum of 4.5m is required;

2. A rear yard setback of 3.00m, whereas a minimum of 7.5m is required;
3. Permission to locate 2 dwelling units on the ground floor of a non-residential building in a commercial zone provided those units are maintained as dwelling units in perpetuity CARRIED.

B.9.4 Recommendation Report - Follow-up to the Public Meeting for Zoning By-law Amendment and Consent to Sever for Old Lakeshore Road (1424798 Ontario Ltd and Doering), PDS.24.038

THAT Council receive Staff Report PDS.24.038, entitled “Recommendation Report – Follow-Up to the Public Meeting for Zoning By-Law Amendment and Consent to Sever for Old Lakeshore Road (1424798 Ontario Limited and Doering)”;

AND THAT Council enact a By-law to rezone the subject lands from Development (D) and Hazard (H) Zones to the Residential One Holding ‘R1-1-h42’ and Hazard ‘H’ Zones as outlined in Attachment 1 – Draft Zoning By-law Amendment. CARRIED.

B.9.5 Recommendation Report - Follow-up to the Public Meeting - Zoning By-law Amendment for 208579 Highway 26 (Durst), PDS.24.039

THAT Council receive Staff Report PDS.24.039, entitled “Recommendation Report – Follow-up to the Public Meeting – Zoning By-Law Amendment for 209579 Highway 26 (Durst)”;

AND THAT Council enact a By-law to rezone the subject lands from Residential One (R1-1) and Hazard (H) to Residential One – Site Specific (R1-1-149) and Hazard (H), and to establish site-specific development standards for the Residential One – Site Specific (R1-1-149) Zone, as outlined in Attachment 1 – Draft Zoning By-law Amendment. CARRIED.