

Minutes - Public Meetings (Council Adjourned)



MEETING DATE: January 19, 2009, 7:00 pm

LOCATION: L. E. Shore Memorial Library

PREPARED BY: Stephen Keast, Clerk

A. Call to Order

B.1 Application for Consent and Zoning By-law Amendment, Part Lot 19, Concession 4 – John Brown

Mayor Anderson then called the first scheduled joint Public Meeting to order with all members in attendance save Councillor McGee, absent due to vacation and Councillor McKean, absent due to a previous commitment.

Ellen then noted the purpose of the Public Meeting is to consider Application for Consent B15 – 2008. The purpose of this consent is to consider a request to sever a 2.3 hectare vacant parcel on the western portion of the property and deed it as a lot addition to the existing 22.6 hectare rural parcel to the west, containing an existing dwelling and barn. A 17.7 hectare vacant rural parcel would be retained.

Ellen noted this consent is a reapplication of a previous consent application B23-2005 which was granted, but lapsed prior to fulfilling the required conditions.

The parcel receiving the lot addition was subject to Consent Application B27-2007 that proposed to sever a 2.218 hectare vacant rural parcel; while retaining a 20.4 hectare rural parcel, containing an existing dwelling and barn. The consent was conditionally approved in July 2008, but deeds have not been registered to date.

Ellen then noted the severed lands are described as Part Lot 19, Concession 4; Part 1 of RP 16R-7983, having a frontage 74 m. and area of 2.3 hectares, the retained parcel having a frontage of 261 m. area of 17.7 hectares, having access on an open and maintained Municipal Street.

Ellen then noted the purpose of this By-law is to address a potential condition of Consent on Application B15-2008. The consent application proposes to sever a 2.3 hectare vacant parcel on the western portion of the property and deed it as a lot addition to the existing 22.6 hectare rural parcel to the west, containing an existing dwelling and barn. A 17.7 hectare vacant rural parcel would be retained. An amendment is required to recognize the retained parcel as being deficient of the 20 hectare lot area requirement of the General Rural (A1) Zone.

The effect of this By-law is to establish a new minimum lot area of 17 hectares for the retained parcel in the General Rural (A1) Zone.

The subject lands of this By-law are owned by John Brown, and are legally described as Part Lot 19, Concession 4; Part 1, RP 16R-7983; Town of The Blue Mountains. These lands are locally described as being located on Maple Lane, in the northwest side of the community of Swiss Meadows.

Ellen further noted if a person or public body does not make oral or written submissions at a public meeting to the Town of The Blue Mountains in respect of the proposed Zoning By-law Amendment, the person or public body is not entitled to appeal the decision of Town Council to the Ontario Municipal Board;

and may not be added as a party to the Hearing of an appeal before the Ontario Municipal Board.

The Clerk then noted Notice was given in accordance with the Planning Act and read correspondence as received from the Niagara Escarpment Commission, the Grey Sauble Conservation Authority and the Grey County Planning & Development Department.

Mayor Anderson then asked if anyone wished to speak to the proposed Applications.

Planner Bryan Pearce then reviewed the proposed Applications, noting it is a re-application of a previous Consent Decision and no new lot is being created.

Bryan noted no decision is being recommended this evening and the intent of the Public Meeting is to gather input from the public and the agencies.

Planning Consultant Kathy Houghton was also in attendance for the applicant.

Councillor Kennedy then questioned the total number of lots now created from the parcel, Bryan noting there would be three lots in total.

Deputy Mayor McKinlay then questioned if the lands were considered agricultural or rural, Bryan noting there would be no impact on the agricultural capability of the lands through the Consent Application.

Duncan then questioned if access was available for the eastern parcel, Bryan noting access was from Maple Lane.

Kathy then noted the proposed severance was previously granted but lapsed prior to conditions being met.

As no one further wished to speak, Mayor Anderson declared the Public Meeting to be adjourned.

B.2 Application for Consent and Zoning By-law Amendment, Part Lots 25 and 26, Concession 6 – Ann Johnstone

Mayor Anderson then called the second scheduled joint Public Meeting to order with all members in attendance save Councillor McGee, absent due to vacation and Councillor McKean, absent due to a previous commitment.

Ellen then explained the purpose of the Public Meeting was to consider Application for Consent B16 – 2008, Owners James Lister & Annabelle Johnstone, Applicant Patrick Coulter, Patrick B. Coulter and Associates Inc., Agent John Genest, Malone Given Parsons Ltd.

Ellen then noted the purpose of this consent is to consider a request to sever an 8.06 hectare vacant parcel, containing the escarpment slope and hazard lands and convey to Ontario Heritage Trust; while retaining three vacant parcels comprised of 3.04 hectares. Retained area one being comprised of 1.06 hectares for future residential development, retained area two being 1.65 hectares with access onto Old Lakeshore Road and retained area three being 0.33 hectares with access onto Old Lakeshore Road.

Ellen then noted the lands were described as Part Lots 25 and 26, Concession 6; Part 5, RP 16R-133, the severed parcel having a frontage of 54.2 m. and area of 8.06 hectares

Ellen then noted Retained Parcel 1 would have a frontage of 0 m. and area of 1.06 hectares, Retained Parcel 2 having a frontage of 132.7 m. and area of 1.65 hectares with Retained Parcel 3 having a frontage of 27.8 m. and area of 0.33 hectares.

Ellen then noted the parcels feature municipal water and wastewater services.

Ellen then noted the purpose of this By-law is to address a potential condition of Consent on Application B16-2008. The consent application proposes to sever an 8.06 hectare vacant parcel, containing the escarpment slope and hazard lands and convey to Ontario Heritage Trust; while retaining three vacant parcels comprised of 3.04 hectares. Retained area one being comprised of 1.06 hectares for future residential development, retained area two being 1.65 hectares with access onto Old Lakeshore Road and retained area three being 0.33 hectares with access onto Old Lakeshore Road. An amendment is required to recognize the adjust the hazard lands associated with the escarpment slope and watercourse; and to recognize the new lot frontages and areas created by the proposed severance for the retained parcels within the Development (D) Zone.

The effect of this By-law is to rezone the severed lands to the Hazard (H) Zone; to rezone the retained lands to the Development (D) Zone, establishing new minimum lot frontages and areas for the three retained parcels.

The subject lands of this By-law are owned by James Lister & Annabelle Johnstone, and are legally described as Part Lots 25 and 26, Concession 6; Part 5, RP 16R-133; Town of The Blue Mountains. These lands are locally described as being located on Old Lakeshore Road, as shown on the attached sketch.

Ellen further noted if a person or public body does not make oral or written submissions at a public meeting to the Town of The Blue Mountains in respect of the proposed Zoning By-law Amendment, the person or public body is not entitled to appeal the decision of Town Council to the Ontario Municipal Board; and may not be added as a party to the Hearing of an appeal before the Ontario Municipal Board.

The Clerk then noted Notice was given in accordance with the Planning Act and read correspondence as received from Russell Sorichetti on behalf of 1713233 Ontario Inc., the Niagara Escarpment Commission, the Grey Sauble Conservation Authority and the Grey County Planning & Development Department.

Mayor Anderson then asked if anyone wished to speak to the proposed Applications.

Planner Shawn Postma then reviewed the Applications and proposed development parcels, 3.04 hectares in total.

Shawn noted the severed parcel is proposed to be conveyed to the Ontario Heritage Trust for preservation with the development lands being separated at this time.

Shawn noted the severe parcels will be zoned Development D, essentially a holding zone, until future development applications are brought forward.

Shawn noted no decision is being recommended this evening and the intent of the Public Meeting is to gather input from the public and the agencies.

Deputy Mayor McKinlay then questioned if the Retained Area 1 contained any portion of the Nipissing Ridge, Shawn replying no.

As no one further wished to speak, Mayor Anderson declared the Public Meeting to be adjourned.

B.3 Application for Zoning By-law Amendment, Lot 1 and Part of Lot 3, Plan 1032; #1382491 Ontario Limited, being The Village of Keeper's Cove Holdings Inc.

Mayor Anderson then called the final scheduled Public Meeting to order and explained the purpose of this By-law is to consider a request to reduce the

number of residential units on the south side of the residential development from 48 multi-attached (townhouse) units to 29 single detached units.

The effect of this By-law is to rezone the subject lands from the Residential (R6-6-h) Zone to the Residential (R1-6-h) Zone. The Holding -h symbol will remain to address the phasing of the residential development of Keeper's Cove.

Ellen noted the subject lands of this By-law are owned by 1382491 Ontario Limited, being The Village of Keeper's Cove Holdings Inc., and are legally described as Lot 1 and Part of Lot 3, Plan 1032; Town of The Blue Mountains. These lands are locally described as being located on 256 Sunset Boulevard, southeast of the 39th Sideroad and Sunset Boulevard intersection, as shown on the attached sketch.

Ellen further noted if a person or public body does not make oral or written submissions at a public meeting to the Town of The Blue Mountains in respect of the proposed Zoning By-law Amendment, the person or public body is not entitled to appeal the decision of Town Council to the Ontario Municipal Board; and may not be added as a party to the Hearing of an appeal before the Ontario Municipal Board.

The Clerk then noted Notice was given in accordance with the Planning Act and read correspondence as received from the Grey Sauble Conservation Authority and the Grey County Planning & Development Department.

Mayor Anderson then asked if anyone wished to speak to the proposed By-law.

Planner Shawn Postma then reviewed the Application, noting the By-law would convert currently permitted 48 multi-attached units to 29 single detached units.

As no-one further wished to speak, Mayor Anderson declared the Public Meeting to be adjourned.