

Minutes - Public Meetings (Council Adjourned)



MEETING DATE: January 30, 2006

LOCATION: The Blue Mountains Council Chamber

PREPARED BY: Stephen Keast, Clerk

A. Call to Order

- Mayor Anderson called the scheduled Public Meeting to order with all members in attendance and explained the purpose of the Public Meeting was to consider Application for Consent – File No. B29/05, Owner Sonja Catherine Lee.
- Ellen noted the purpose and effect of the consent is to sever a 10,565 sq. m. vacant parcel of land and add it to the lot to the west while retaining a 9.2 hectare parcel containing a house, garage and shed.
- The lands are described as Part Lot 9, Concession 10.
- Ellen noted the severed parcel would have a frontage of 35.05 metres and area of 10,565 square metres while the retained parcel would have a frontage of 133.11 metres and area of 9.2 hectares, both having access on an open and maintained Municipal Road.
- The Clerk then noted Notice of Public Meeting had been given in accordance with the Planning Act and read correspondence as received from the NEC, Grey Bruce Health Unit, the G.S.C.A. and Grey County Planning Department.
- Mayor Anderson then asked if anyone wished to speak to the proposed Consent.
- Town Planner Shawn Postma then reviewed the proposed Consent, noting the application was for a lot addition only.
- As no one further wished to speak, Mayor Anderson declared the Public Meeting to be adjourned.
- Mayor Anderson then called the Town portion of the Joint Public Meeting to order with all members in attendance.
- Chair Don Lewis then called the Grey County Planning and Development Committee portion of the Public Meeting to order with members Harley Greenfield, Brian Mullin and County Planner Jay Pausner in attendance.
- Mayor Anderson then explained the purpose of the Public Meeting was to consider an application to amend a Plan of Subdivision under Section 51 of the Planning Act, an application for a Plan of Condominium under Section 50 of the Condominium Act, as well as an amendment to the Township of Collingwood Zoning By-law under Section 34 of the Planning Act, RSO 1990, as amended.
- The proposed Amendments will affect the lands described as Part of Lot 158 and 173, Plan 529.

- The purpose and effect of these applications is to permit the establishment of 71 single detached residential dwelling units by a Plan of Subdivision on the lands together with a recreational facility. The development will also consist of public and private trails and open space areas. The proposed residential development was originally zoned by By-law No. 2004-111 for the 71 single detached dwellings; however, adjustments are required to the By-law to recognize the proposed removal of the private recreational golf course and revised locations of dwellings amongst other matters.
- The Plan of Subdivision application is to create 71 single detached residential lots; one block is intended for the common elements Condominium and two blocks to be dedicated to the Town (application No. 42T-2005-13). The proposed Plan of Condominium application to the County of Grey (42-CDM-2005-12) is to establish the Common Elements under a Plan of Condominium that will be tied to the lots created under the Plan of Subdivision for the maintenance of services, roads, open space and recreational facilities amongst other matters.
- The proposed Zoning By-law Amendment will consider modifications to the current zoning of the lands to facilitate the redesign of the development. This would include rezoning a large portion of the Private Recreational PREC-191-h zone to the Private Open Space OS2 and the Residential R3-190-h zone to recognize the removal of the golf course and relocation of some of the dwelling units. Other minor zone boundary changes are proposed to reflect the design changes. Exception 191 will also require a change to recognize the removal of the golf course and the newly proposed recreational facility. It should be noted that, although not affected by these amendments, the development is no longer being marketed as a fractional ownership development and is now intended for conventional single detached residential homes. The holding –h symbol will also be utilized under the By-law Amendment to address the phasing of the Plan and registration of the Plan of Subdivision amongst other matters.
- Grey County Planner Jay Pausner then reviewed the giving of Notice for the subject applications as in accordance with the provisions of the Planning Act.
- Jay then reviewed correspondence received following the circulation of Notice.
- The Clerk then confirmed the Town received correspondence from the GSCA and MTO.
- Manager of Development Planning Rob Armstrong then briefly reviewed the Application, Planning Consultant David Slade then reviewing the current proposal for 71 single family residential units.
- David noted the earlier proposed fractional ownership is now replaced with a common elements condominium development proposal.
- David noted the developer has been working with MTO for two years to address the Old Lakeshore Road intersection at Highway 26, proposed with either a left turn lane to be established by the developer or removal of the intersection.

- David noted a setback requirement from an existing cold water stream will require any proposed building to be set back 30 metres from the edge of the creek by way of appropriate rear yard setback.
- County Committee member Harley Greenfield then questioned existing land uses to the north, David noting existing single family dwellings in the area as well as the Georgian Trail.
- Harley then questioned services to the area, David detailing proposed municipal water and sanitary servicing extension and routing.
- Harley then questioned lot sizes, David replying the lots varied from 650 square metres to 1,200 square metres, adding maximum lot coverage would be approximately 30%.
- Mayor Anderson then opened the floor to the public for questions and comments.
- Planner Peter Swinton representing adjacent landowner Martin Chasson then spoke, noting support for the application, adding a prior concern with fractional ownership had been addressed.
- Peter continued that OPA 4 policies linked his clients property to the Trailhead site, the Chasson property permitted 4 units for development at present with up to 7 units permitted if the Trailhead site was developed at less than maximum density.
- Deputy Mayor McKinlay then questioned GSCA setback requirements, Dave Slade noting negotiation would continue with the GSCA and NEC to address the 30 metre setback requirements, including moving of lot lines or establishing yard setbacks that would address building setback requirements.
- Dave noted approximately 50% of the land area was of an open space character.
- Rob then noted a Planning Report would be forthcoming at a subsequent meeting with regard to the Zoning By-law Amendment and recommendations to Grey County.
- As no one further wished to speak, Mayor Anderson declared the Town portion of the Public Meeting to be adjourned.
- Chair Don Lewis then declared the County portion of the Public Meeting to be adjourned.