

Minutes - Public Meetings (Council Adjourned)



MEETING DATE: February 2, 2009, 7:00 pm

LOCATION: L. E. Shore Memorial Library

PREPARED BY: Corrina Giles, Deputy Clerk

A. Call to Order

B.1 Application for an Official Plan and Zoning By-law Amendment - Neighbourhoods at Delphi

Chair Martin then called the first scheduled Public Meeting to order with all members in attendance save Mayor Anderson, absent due to illness.

Michael then noted the purpose of the Public Meeting is to satisfy a request by The Neighbourhoods of Delphi Point to amend the Town of The Blue Mountains Official Plan and the Township of Collingwood Zoning By-law No. 83-40 in order to permit the development of ten residential townhouse units. Michael noted the effect of the Official Plan Amendment is to re-designate the subject lands from the Residential Infilling (R1) designation to the Secondary Residential (SEC.R-19) designation.

Michael noted the effect of the Zoning By-Law Amendment is to rezone the subject lands from the Residential (R4) Zone which permits semi-detached and vertically attached units to the Residential (R7-h) Zone which permits rowhouse and linked (townhouse) units.

The Holding 'h' symbol will be used with conditions for Site Plan Approval and the execution of a Development Agreement.

The lands affected by these applications are owned by the Neighbourhoods at Delphi Point; and are legally described as Concession 5, Part Lot 26, RP 16R-1075 Parts 2, 5 and 8, and Concession 5, Part Lot 26, RP 16R-1075 Parts 3, 6 and 9, together with Right of Way and Subject to Right of Way RP16R-7532 part 1, Town of The Blue Mountains. These lands are locally described as 209149 and 209151 Highway 26.

Michael 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 Official Plan Amendment or 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 Deputy Clerk then noted Notice was given in accordance with the Planning Act and read correspondence as received from the Grey County Planning Department, Ministry of Transportation and adjacent resident Gene Kinoshita.

Chair Martin then asked if anyone wished to speak to the proposed Application.

Planner Shawn Postma then introduced consultant Rob Armstrong, noting no decision is being recommended this evening and the intent of the Public

Meeting is to gather input from the public and the agencies and Staff will report back to Committee at a later date.

Consultant Rob Armstrong then spoke, reviewing the new public road location and identified new lots and orientated the Committee on the location of the lands. Rob noted ten townhomes are proposed, noting the density yield is currently 164 units for the lands but noted the developer is currently proposing 159 homes. Rob noted it was proposed to change the designation from Residential to Secondary Residential-19, adding the zoning would change from R4-R7h and further reviewed new site performance standards.

Rob then noted adjacent landowner Gene Kinoshita's concerns would be addressed at the time of construction.

Councillor Kennedy then questioned what is going to happen to the two existing homes on the property, Rob replying it is likely that the homes will be removed, but the homes may be integrated into the development, further noting it would be determined when the developer applies for condominium status.

Cameron then questioned how the drainage issue will be corrected on Mr. Kinoshita's property, Rob replying that as land is developed in the spring, an outlet will be provided to provide a drainage escape for Mr. Kinoshita's lands.

Councillor Gamble then noted the plan includes 55% coverage of the property and questioned how many parking spaces are being allotted per lot, Rob replying 2 spaces plus a single garage.

Councillor McGee then questioned the number of units and density of development, Rob replying 10 new units are proposed for the subject lands and one additional unit will be located partly on these lands and adjacent development land and has not yet been approved under the Plan of Condominium.

Bob then questioned how many visitor parking spaces are planned, Rob replying there are 7 parking spaces per 10 units and identified the parking locations throughout the development.

Cameron then expressed a concern with the number of parking spaces and overflow/visitor parking spaces and questioned if snow storage was being addressed, Rob replying driveways are narrower, leaving more yard space for snow storage.

Councillor McKean then questioned if the townhome parking is side-by-side, Rob replying he will look into this issue.

Chair Martin then questioned if a site plan has been developed, Rob replying the development is at the concept level at this time, further noting the developer cannot apply for site plan approval until sewage capacity is confirmed.

Michael then questioned if the subject lands are part of the original development, Rob replying no, this land was purchased subsequently.

As no one further wished to speak, Chair Martin declared the Public Meeting to be adjourned.

B.2 Application for a Zoning By-law Amendment – East Part Lot 33, Concession 11, 33rd Sideroad, SW Duncan Street West - Bluewater Storage

Chair Martin then called the second scheduled Public Meeting to order with all members in attendance save Mayor Anderson, absent due to illness.

Michael then noted the purpose of the Public Meeting is to consider a request to reduce the front yard setback from 115 metres to 85 metres to facilitate the expansion of the existing apple storage facility. Michael further noted the existing provisions of the zoning by-law permit a maximum building area of 6,700 square metres. It should be noted that the proposed expansion is subject to Site Plan Approval, where the applicant wishes to construct a 51.8 metre expansion off of the north face of the existing storage building (with the building totalling 3,763 square metres) and the future construction of a 2,741 square metre storage building to the east of the existing storage building.

Michael noted the effect of this By-Law is to rezone 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 the agricultural produce warehouse, as well as uses accessory thereto, to be located a minimum distance of 85 metres from the front lot line.

Michael noted the subject lands of this By-Law are owned by Blue Water Storage Limited, c/o Terry Carscadden, and are legally described as East Part Lot 33, Concession 11, Town of The Blue Mountains. These lands are locally described as being located on the 33rd Sideroad, southwest of the intersection of Duncan Street West, just west of the community of Thornbury.

Michael 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 Deputy Clerk then noted Notice was given in accordance with the Planning Act and read correspondence as received from the Grey County Planning Department, Grey Bruce Health Unit, area residents Jim and Susie Keast, and Grey Sauble Conservation Authority.

Planner Shawn Postma then reviewed the site plan, noting the building size and access. Shawn then reviewed two previous expansions to the building under the current zoning provisions and noted the size of the apple storage facility will be increased and will be subject to site plan approval. Shawn noted Staff will hear all comments at this Public Meeting and will report back to Council at a later date.

Harvey McMurchy, resident of Grey Road #2 then spoke, noting Blue Water Storage started in 1967 and currently have storage for 20,000 apple bins, further noting the additional storage will provide storage for an additional 4,764 bins. Harvey noted most of the apples are grown locally. Harvey further noted he is in support of the application.

Councillor Kennedy then spoke, questioning the change in front yard setback, Shawn replying it is proposed because of the addition to the

building only, further noting the setback will be reduced from 115 metres to 85 metres.

Patrick Fisher, builder of the proposed addition then spoke, noting there is roughly 1.8 metres of space proposed between the actual addition and the setback of 85 metres, further noting the edge of the building will be 86.8 metres from the street.

Councillor Gamble then spoke, questioning if there will be outside storage, Harvey replying yes, to the west and back of the building.

Councillor McKean then questioned if the proposed addition to the building could be to the east, Patrick replying it is the most economical to add to the north of the building, further noting an expansion to the side of the building would be too expensive.

Councillor McGee then questioned where the setback is measured from, Shawn noting the minimum setbacks are measured from the property lines, Councillor McGee then questioning the distance between the end of the building and the black line on the site plan, Patrick replying that the land drops off at the end of the building, further noting there is approximately 120 feet.

Shawn then identified the existing landscape buffer running along the lot line and noted the request for further buffering.

Area resident Jim Keast then spoke, noting concern with the proposed east addition and requested that trees be planted now so a buffer will be created and be maturing when the proposed east addition of the building is built.

As no one further wished to speak, Chair Martin declared the Public Meeting to be adjourned.