

MINUTES - PUBLIC MEETINGS (*The Planning Act*)



MEETING DATE: February 14, 2005

LOCATION: The Blue Mountains Council Chamber

PREPARED BY: Stephen Keast, Clerk

- Mayor Anderson then called the first schedule Public Meeting to order and explained the purpose of this By-law is to consider a request by the applicant to permit an accessory building on the subject property prior to the creation of a main dwelling for a period of time not to exceed three years

The effect of this By-law is to permit an accessory building with a maximum ground floor of 10 square metres to be permitted prior to the construction of the main dwelling for a period of not more than three years from the date of passing of this By-law.

The lands subject of this By-law are comprised of Part Lot 27, Concession 10.

- The Clerk then noted Notice of Public Meeting was given in accordance with the Planning Act and read correspondence as received from area residents Michele and Elisabeth Rotella, Ron Munkley, the G.S.C.A., the Grey Bruce Health Unit, the Grey County Transportation Department and the Grey County Planning and Development Department. Area resident Sally Pearson also hand delivered a letter of opposition to Council.
- Town Planner Rob Armstrong then spoke, clarifying the existing Zoning By-law does not permit an accessory structure prior to the main residential use, adding consideration of the Zoning By-law should be deferred until a Planning Report is prepared.
- Applicant Teresa Pearson then spoke in support of the proposed By-law noting the chickens were a project for her daughter, adding a residence was proposed for construction on the property in 2005.
- Area resident Sally Pearson then spoke, noting the building appears to exceed 10 square metres as noted in the Notice of Public Meeting. Sally then read correspondence from her realtor noting an adverse effect on her property value may result from the location of the chicken shed.
- Dana Levin then read correspondence from area residents Gary and Gail Delonghe, noting objection to the proposed accessory building.
- Town Planner Rob Armstrong then noted the lot area was 1.3 acres, adding once a building permit was issued, an accessory building would be permitted.
- Rob continued the equivalent animal unit count would be considered when determining whether the structure is accessory or agricultural.
- As no one further wished to speak, Mayor Anderson declared the Public Meeting

to be adjourned.

- Mayor Anderson then called the second scheduled Public Meeting to order and explained the purpose of this By-law is to address a condition of Consent for Consent Application No. B17-2004 which proposes to sever an existing residential dwelling that is considered surplus to the overall farm operation, while retaining a vacant agriculture parcel. This By-law would further restrict the development of a residential dwelling on the retained parcel so that the result of severing the existing residence will neither create nor add additional dwelling units to the original parcel.

The effect of this By-law is to rezone the severed parcel from the General Rural A1 zone to the Rural Residential RUR Zone. Further this By-law will rezone a portion of the retained parcel from the General Rural A1 zone and the Hazard H zone to the General Rural A1-192 Zone and the Hazard H zone. Exception 192 will only permit agricultural uses, forestry or conservation, temporary farm help accommodation and uses, buildings and structures accessory to these permitted uses.

The subject lands are comprised of Part Lot 28, Concession 9.

- The Clerk then noted Notice of Public Meeting had been given in accordance with the Planning Act and read correspondence as received from the Grey Bruce Health Unit, the G.S.C.A., the Grey County Transportation Department and the Grey County Planning and Development Department.
- Mayor Anderson then asked if anyone wished to speak to the proposed By-law.
- Town Planner Rob Armstrong then recommended the By-law be enacted as a condition of Consent, with no new residence permitted on the agricultural parcel.
- As no one further wished to speak, Mayor Anderson declared the Public Meeting to be adjourned.