

MINUTES - JOINT PUBLIC MEETING (*The Planning Act*)



MEETING DATE: March 7, 2005

LOCATION: The Blue Mountains Council Chamber

PREPARED BY: Stephen Keast, Clerk

- Deputy Mayor McKinlay called the scheduled Joint Public Meeting to order with all members in attendance save Mayor Anderson, absent due to Town business. Grey County Planning and Community Development Chair then called the Council portion of the Joint Public Meeting to order. Duncan then noted the purpose of the Official Plan Amendment and the Zoning By-law Amendment is to change the planning documentation permitting the current Commercial and Industrial uses to a new Residential use category to permit a new residential townhouse proposal.

The proposed plan of Condominium, being Grey County application file no. 42-CDM-2004-08, proposes a multiple residential development containing 30 residential townhouse units, a common laneway, parking spaces and a communal amenity/open space area. The applicant proposes to build the units in seven separated buildings over two phases of construction.

The land affected by these applications is comprised of Lots 118 and 120 and Part Lots 122, 123, 124 and 153 of Registrars Compiled plan 1023 in Town of The Blue Mountains (formerly in the Town of Thornbury) and known as 53 and 63 King Street East.

- The Clerk then noted Notice of Public Meeting had been given in accordance with the Planning Act and read correspondence from solicitor Marshall Green on behalf of area resident Gary Bochna, the Bruce-Grey Catholic School Board, the N.E.C. and Union Gas.
- Jonathan Sprockman of D.Q.I. Design Quorum Inc. then spoke on behalf of the proponent.
- Jonathan then reviewed site characteristics and recounted past uses on the site.
- Jonathan then reviewed the proposal to establish 30 residential units, a mix of multiple unit blocks and loft studio units in the existing commercial building.
- Jonathan noted there were 16 extra parking spaces proposed beyond that required.
- Adjacent landowner Diane White then questioned if the commercial property designation would remain on her lands, Town Planner Jim Uram replying neighbouring land use designations would remain as is.
- Diane then questioned if remaining trees could be maintained along the common lot line, Jonathan replying as much of the tree cover would be retained as possible.

- Adjacent resident Gary Bochna then spoke, and distributed further correspondence noting concern with traffic and access.
- Gary noted traffic studies do not take traffic to and from the gas bar across King Street into account, suggesting an access point out McCauley Street be considered.
- Gary further noted the proposal would also act to limit access to the Beaver River Mill Pond and reduce commercial property in Thornbury.
- Jonathan then spoke, noting 2 existing access points to Highway 26 would be eliminated with the current proposal, adding residential traffic access should be less compared with the existing commercial use, with increased distance for the access point from the Highway curve to the west.
- Gary then again spoke, noting the Official plan speaks of maximizing public access to water front, adding the Official Plan does not speak to commercial conversion to residential.
- Area resident Gary Pallister then spoke, noting traffic conditions were congested at present in the immediate area.
- Councillor Fairweather then questioned if an updated traffic study could be considered, noting support for intensification of existing sites within urban areas.
- Deputy Mayor McKinlay then noted any Planning Report should consider the issue of shoreline acquisition.
- As no-one further wished to speak, Deputy Mayor McKinlay declared the Public Meeting to be adjourned.