

## Minutes - Public Meeting (Council Adjourned)



**MEETING DATE:** March 7, 2007 – 7:00 pm

**LOCATION:** The Blue Mountains Council Chamber

**PREPARED BY:** Stephen Keast, Clerk

### A. Call to Order

- Mayor Anderson called the first joint scheduled Public Meeting to order with all members in attendance save Councillor McKean, absent due to vacation.
- Council then paused for a moment of Personal Prayer or Reflection.
- No member declared a pecuniary interest with any matter as listed on the Agenda.
- Mayor Anderson then explained the proposed amendments will affect the lands described as Lot 9, 11 and Block 17 and Rolling Green Court, Registered Plan 1065.

The purpose and effect of these applications is to consider a revised condominium development proposal (Grey County Application file No. 42-CDM-2003-05) that would permit 9 single detached residential dwelling units under a Common Elements Plan of Condominium in place of 25 Commercial Resort Units that were to be a portion of the second phase of a Phased Condominium currently approved on Lot 9, Part Lot 11 and Block 17 of Registered Plan 1065. The second phase of the Phased condominium will now comprise 16 units. The new development will obtain access from the existing laneway constructed as part of the existing Condominium that connects onto the public street at Jozo Weider Boulevard and Mountain Drive.

The effect of the Zoning By-law Amendment is to rezone the subject lands from the Recreational Commercial (C4-70-h) Zone to an applicable Residential zone. Exceptions will also be necessary to recognize the unique aspects of this proposal and also provide some additional restrictions including height.

Ellen then noted if a Person or Public Body that files an appeal of a decision of the County of Grey and/or the Town of The Blue Mountains in respect to the proposed revision to the Plan of Condominium or Zoning By-law Amendment and does not make an oral submission at the Public Meeting or make a written submission to the County and/or the Town before the revision to the Plan of Condominium is approved or the Zoning By-law Amendment is passed, the Ontario Municipal Board may dismiss all or part of the appeal.

- The Clerk then noted Notice of Public Meeting had been given in accordance with the Planning Act and read correspondence as received from the GSCA.
- Planning Consultant Colin Travis then reviewed the proposed development on behalf of the applicant.
- Colin noted the intent was to convert a portion of Phase 2 from multi attached to single residential units in a common elements condominium and reducing 16 units from the development.
- Councillor McGee questioned if the 9 single residential lots would be part of the timeshare condominium, Colin noting they would be freehold units within a common elements condominium.

- Deputy Mayor McKinlay then questioned parking, Colin noting additional parking was proposed.
- Mayor Anderson then asked if any member of the public wished to speak.
- As no one further wished to speak, Mayor Anderson declared the Public Meeting to be adjourned.
- Mayor Anderson called the second joint Public Meeting to order and explained the proposed amendments will affect the lands described as Part Lots 17 & 18, Concession 1.
- The purpose and effect of these applications is to consider a revised subdivision development proposal (Grey County Application file No. 42T-94004) for 154 single detached residential dwelling units and 82 multiple attached units on 36.4 hectares of land. This revises a portion of the existing Draft Plan of Subdivision currently approved for 214 single detached units, 109 linked units and 97 medium density units; an overall decrease in 182 units. The development would provide for open space and recreational blocks.

The effect of the Zoning By-law Amendment is to amend By-law No. 1998-45 that permitted the existing Draft Plan of Subdivision by rezoning the subject lands to reflect the revised Draft Plan. The residential development is proposed to be rezoned Residential Second Density (R2) and Residential Third Density (R3) for the single detached lots and Residential Sixth Density (R6-h) for the multi residential block. Other lands would be zoned Public Open Space (OS1), Private Recreational (PREC) and Hazard (H) Zones. Exception 121 would be maintained for lots backing onto the Monterra Golf Course which provides an increased rear yard setback for the main building, accessory buildings and structures, including swimming pools and tennis courts. The holding symbol (-h) will also be utilized under the By-law Amendment to address the phasing of the proposed plan and registration of the Plan of subdivision amongst other matters.

Ellen then noted if a Person or Public Body that files an appeal of a decision of the County of Grey and/or the Town of The Blue Mountains in respect to the proposed revision to the Plan of Subdivision or Zoning By-law Amendment and does not make an oral submission at the Public Meeting or make a written submission to the County and/or the Town before the revision to the Plan of Subdivision is approved or the Zoning By-law Amendment is passed, the Ontario Municipal Board may dismiss all or part of the appeal.

- The Clerk then noted Notice of Public Meeting had been given in accordance with the Planning Act and read correspondence as received from area resident Gary Steedman and the GSCA.
- Manager of Development Planning Rob Armstrong then reviewed the proposal including revisions to the original draft plan, including implementation of provisions of the Master Development Agreement.
- Deputy Mayor McKinlay questioned how the proposed decrease of 182 units overall would impact Town Development Charges and related servicing expansion, Rob noting Development Charges from this development would not affect servicing and additional units for other development would now be available.
- Planning Consultant Colin Travis then reviewed the proposed revision to the draft plan, noting all but two multi attached blocks have been deleted and converted to either single unit residential or open space.
- Regarding residents concerns as to rear yard areas of existing residential lots adjacent to the development and fronting Grey Road 19, Colin noted the lot

owner had been offered land for purchase and further the lots would now front near an intersection that would feature traffic signals.

- Deputy Mayor McKinlay then questioned use of a Block adjacent to existing residential development, Colin noting it would be open space.
- Councillor Gamble then requested clarification on the two remaining condominium blocks, Colin noting previously proposed internal public roads had been deleted.
- Councillor Kennedy questioned setbacks from the watercourse through the lands, Colin noting it is variable and would be determined following Stormwater Management Plan review with the GSCA.
- Mayor Anderson then asked if any member of the public wished to speak.
- As no one further wished to speak, Mayor Anderson declared the Public Meeting to be adjourned.
- Mayor Anderson called the third scheduled Public Meeting to order and explained the proposed amendments will affect the lands described as Blocks 5, 7, 18 and Part Blocks 1, 15, 29 and 30, Registered Plan 16M-8.

The purpose and effect of these revised applications is to consider a proposed residential development (Grey County Application file No. 42T-2006-14) for a maximum of 146 residential dwelling units. The units will consist of 26 single detached dwellings along Sunset Blvd and 90 single detached dwellings, 8 townhouses and 24 multi-attached dwelling units above the Lake Nipissing Shorecliff. The lands comprise registered blocks intended for future development under an Ontario Municipal Board approval of Draft Plan 42T-2001-03.

The purpose and effect of the Zoning By-law Amendment is to rezone the subject lands from the Development D Zone to the Residential R3 zone for the single detached dwellings and the Residential R6 zone for the multi-attached dwellings. The holding –h symbol will be used in accordance with the Planning Act to address phasing and the registration of the subsequent Plan of Condominiums amongst other matters. An exemption to the Zoning By-law will also be necessary to permit a Common Elements Plan of Condominium road to meet the By-law requirements for access and frontage onto an improved public street.

Ellen then noted if a Person or Public Body that files an appeal of a decision of the County of Grey and/or the Town of The Blue Mountains in respect to the proposed Plan of Condominium or Zoning By-law Amendment and does not make an oral submission at the Public Meeting or make a written submission to the County and/or the Town before the Plan of Condominium is approved or the Zoning By-law Amendment is passed, the Ontario Municipal Board may dismiss all or part of the appeal.

- The Clerk then noted Notice of Public Meeting had been given in accordance with the Planning Act and read correspondence as received from area residents Nuala Kennedy, Mark, Ruth and Tamara Greenwald, Brock Armstrong, the GSCA and the Grey County Transportation and Public Safety Department.
- Manager of Development Planning Rob Armstrong then noted this meeting is the Second Public Meeting for the subject lands and correspondence received at the previous meeting would continue to apply as part of the record.

- Rob noted the OMB approved Official Plan policies that recognized the golf course as a recreational area and also applied a maximum unit yield for the residential lots.
- Rob noted the Official Plan designated the lower area as Shoreline Residential with a maximum unit yield of 60 units and 965 on the lands above the Nipissing Ridge, 153 of which are constructed.
- Planning Consultant Colin Travis then spoke on behalf of the applicant.
- Colin noted the original plan presented on October 26, 2006 had both single residential and townhouse blocks adjacent to Sunset Boulevard for a total of 96 units below the Nipissing Ridge.
- Colin noted concerns from meetings with residents were considered and in January 2007 the draft plan was revised with an overall decrease from 186 to 144 units, primarily a result of reducing development in the lower lands where the 60 units were reduced to 26 units fronting on Sunset Boulevard, now further reduced to 24.
- Colin further noted front yard setbacks were increased to 17 metres fronting Sunset Boulevard in an effort to retain vegetative cover.
- Colin then noted a proposed walkway Block was relocated to the rear yard of the 24 single lots from adjacent to Sunset Boulevard.
- Mayor Anderson then noted the decrease in proposed units on the lower lands which should reduce traffic in the Sunset Boulevard area.
- Colin noted there were 2 access points for the previous 60 single and multi units onto Sunset Boulevard, with 24 single lots now proposed with individual entrances, reduced from the previously proposed 26.
- Deputy Mayor McKinlay questioned if the GSCA Environmental Impact Study is ongoing, Colin replying yes with more meetings planned.
- Councillor Kennedy then requested dimensions of the 24 single lots on lower lands, Colin noting 24 metres frontage and depth from 60 to 90 metres.
- Mayor Anderson then asked if anyone from the Public wished to speak.
- Area resident Michael Owen then presented correspondence noting various concerns on the matter.
- Area resident Sid Kennedy then spoke in support of his wife Nuala's previous correspondence, further noting they expect to be considered as other area residents which did not front any new development.
- Mr. Kennedy then requested clarification on reference to development on Lora Bay Drive as well as Sunset Boulevard, Colin noting the proposal had been clearly presented.
- Rob then noted regarding same treatment as others, an identified deer yard prohibited development in the area adjacent to certain area residents but not fronting the Kennedys.
- Area resident Nuala Kennedy then spoke, noting she had discussed the matter with Ministry of Natural Resources representatives who indicated the deer yard area was not cast in stone, Mayor Anderson noting MNR correspondence on the matter would be of interest to the Town.
- Mrs. Kennedy then stated she understood the permitted residential density should not exceed 2.5 units per hectare, asking how the proposed development could proceed.

- Rob then recounted Official Plan bonus density policy which permitted density to increase from 2.5 units per hectare to 5.0 units where a major recreational feature exists, such as a golf course or shoreland dedication, both found in the Lora Bay development.
- Rob further noted all lands other than those designated Hazard are included in considering density, some lands being utilized for the recreational residential features with bonus density then applied to the remainder.
- Mrs. Kennedy then questioned the area of the lower development, Rob noting 2 development pods with an area of 7 hectares as part of the overall development.
- Mike Owen then requested a written response to his concerns, Rob noting usually such a response is addressed in a Planning Report but noting he could reply directly to Mr. Owen..
- Mr. Owen then questioned status of grading and elevation in the area, noting it was initially proposed at a 1 foot raise in elevation and actually was at a 15 foot increase, adding an Order to Comply had been issued by the Town and questioned if the Order was still in effect, Mayor Anderson noting the matter would be investigated and form part of the reply to him.
- Ken Kelly of 217 Sunset Boulevard then noted he believed there was no development originally proposed fronting Sunset Boulevard and now there might be 60 units, Rob noting it was originally proposed for 60 units and was now reduced to 24 units.
- As no one further wished to speak, Mayor Anderson declared the Public Meeting to be adjourned.
- Mayor Anderson called the final joint scheduled Public Meeting to order and explained the proposed amendments will affect the lands described as Part Lots 158 & 173, Registered Plan 529, Part Lot 20, Concession 2.

The purpose and effect of these applications is to consider a revised subdivision development proposal (Grey County Application file No. 42T-2006-20) for 77 single detached residential dwelling units on 17.2 hectares of land. The development will now include public road allowances, open space blocks and a storm water management area. These revisions would replace the previous versions of the development, which includes an outstanding appeal of By-law No. 2006-21 before the Ontario Municipal Board.

The effect of the Zoning By-law Amendment would be to rezone the lands from the Residential Third Density (R3-190-h), Private Recreational (PREC-191-h), Private Open Space (OS2), Hazard (H) and Public Open Space (OS1) Zone to Residential Third Density (R3-h), Hazard (H) and Public Open Space (OS1) to recognize the redesign of the proposed development. The holding symbol (-h) will also be utilized under the By-law Amendment to address the phasing of the proposed plan and registration of the Plan of subdivision amongst other matters.

Ellen further noted if a Person or Public Body that files an appeal of a decision of the County of Grey and/or the Town of The Blue Mountains in respect to the proposed Plan of Condominium or Zoning By-law Amendment and does not make an oral submission at the Public Meeting or make a written submission to the County and/or the Town before the Plan of Condominium is approved or the Zoning By-law Amendment is passed, the Ontario Municipal Board may dismiss all or part of the appeal.

- The Clerk then noted Notice of Public Meeting had been given in accordance with the Planning Act and read correspondence as received from Ministry of Transportation and GSCA.

- Planning Consultant David Slade then reviewed the development prepared on behalf of the proponent, Eden Oak (Trailshead) Inc.
- David noted a previous proposal for fractional ownership was approved as a 71 unit common element condominium, with a change in ownership resulting in a new proposal for a 77 lot single unit subdivision with a public internal road.
- David noted open space blocks are retained from the previous design and would be deeded to the Town, the Petun lands to the southwest including a watercourse, a central block and a block to the southeast including a storm water management facility.
- David noted Ministry of Transportation issues remain with intersection improvements at 26 and Old Lakeshore Road required after 40 units are developed, a previous intersection design having been approved.
- David further noted the Ministry option of closing Old Lakeshore Road would not require intersection improvements.
- David then noted the project development team had met with the Grey Sauble Conservation Authority and all required information had been submitted.
- Councillor McGee then questioned the possible closing of the intersection, noting all traffic that would use the intersection would then be forced to use the Grey Road 19 intersection.
- David noted the Town Transportation Study would address such issues, adding the proposed development featured a road allowance link to the southeast and future development lands.
- Councillor Kennedy then questioned emergency vehicle access if Old Lakeshore Road east is closed, David noting that would be a concern the Transportation Study would address, adding the southeast link would be a matter of time.
- Mayor Anderson then asked if anyone from the public wished to speak.
- Area resident Elgin Matthews, Highway 26 north resident then spoke, noting the most troublesome aspect of the development over time has been traffic.
- Mr. Matthews noted the left turn proposal would require additional road allowance lands from the north side of the Highway and is worrisome to residents fronting the Highway in the area, adding correspondence noting such concerns was forwarded to MTO from the residents and was never responded to.
- Rob noted the Town received copies of the correspondence through the Highway 26 Corridor Redesign Environmental Assessment exercise.
- Mr. Matthews then noted it would be beneficial for residents to know of the development proposals in the general area when notices of Public Meetings for specific lands are sent out, so as to gauge the greater development pressures.
- David noted he was unaware of all development applications in the area, but surrounding development lands all have alternate access routes.
- Deputy Mayor McKinlay then proposed Mr. Matthews and area residents may benefit from a review of Official Plan Amendment No. 4 detailing development lands in the area, Rob noting general traffic circulation is of concern and is being considered through overall area unit yields.

- Rob then clarified MTO staff previously appeared on behalf of the Highway Corridor Study and recommended closure of Old Lakeshore Road as an option to the turn lane proposal.
- Mayor Anderson then noted Council is working in conjunction with MTO on a Highway 26 Traffic Study as well as in considering a regional traffic study in conjunction with area municipalities and MTO.
- David Holroyd, Highway 26 north resident then spoke, noting concern with the first 40 units allowed at this time with access from Old Lakeshore Road to Highway 26, which will make the area traffic more dangerous, particularly with the 60 kilometre limit in Craighleith increasing to 80 prior to the Old Lakeshore Road intersection.
- Area resident Don Keith then spoke, noting he had an outstanding appeal on the previous development proposal, David Slade noting it is proposed to rescind the previous Zoning By-law and enact a new Zoning By-law.
- Rob then noted the Ontario Municipal Board were advised a revised By-law might be forthcoming, and negotiations with Mr. Keith would proceed in an attempt to resolve outstanding issues.
- David noted he had met with Mr. Keith in the past but was unsure of his present concern, Mr. Keith noting there was no information provided on storm water management on the subject lands as well as from upstream development lands.
- David noted engineering consultant Chris Crozier would provide engineering information to Mr. Keith, Mayor Anderson noting Council would keep the matter under consideration.
- Deputy Mayor McKinlay noted everyone would work with Mr. Keith but if he could not be ultimately satisfied and a new By-law was enacted, his previous appeal would be lost and he would have to lodge another appeal of the replacement By-law.
- Mr. Keith then noted support for the left turn lane, as increased traffic following development on Old Lakeshore Road would otherwise have to access the Grey Road 19 intersection.
- Mr. Matthews then questioned previous zoning, David noting the lands are designated Recreational Residential in the Official Plan and proposed for Residential R3 Zoning.
- As no one further wished to speak, Mayor Anderson declared the Public Meetings to be adjourned.