

## Minutes - Public Meeting (Council Adjourned)



**MEETING DATE:** March 19, 2007 – 7:00 pm

**LOCATION:** The Blue Mountains Council Chamber

**PREPARED BY:** Serena Wilgress, Deputy Clerk

### A. Call to Order

- Deputy Mayor McKinlay called the first scheduled Public Meeting to order with all members present save Mayor Anderson, absent due to a previous commitment and Councillor Kennedy, absent due to illness, to consider Application for Consent, File No. B27-2006, Owners Jeffery & Bonnie Flemington.
- Duncan noted the purpose of this consent is to consider a request to sever a 10.1 hectare vacant parcel on the eastern portion of the property. A 10.1 hectare rural parcel will be retained, containing a single detached dwelling, steel barn and drive shed.
- Duncan noted the lands are described as West ½ Lot 19, Concession 4.
- Duncan noted the severed parcel would have a frontage of 169.25 metres and area of 10.1 hectares while the retained parcel would have a frontage of 169.24 metres and area of 10.1 hectares, both having access on an open and maintained municipal street.
- Duncan then noted if a person or public body that files an appeal of a decision of the Council of the Town of The Blue Mountains in respect of the proposed consent does not make written submissions to the Council of the Town of The Blue Mountains before it gives or refuses to give a provisional consent, the Ontario Municipal Board may dismiss the appeal.
- The Deputy Clerk then noted Notice of Public Meeting had been given in accordance with the Planning Act and read correspondence as received from area landowners Mary Weeden and Bonnie Holden, area landowner Ann Jackson, the NEC, Grey Bruce Health Unit and the GSCA.
- Deputy Mayor McKinlay then asked if anyone wished to speak to the proposed severance.
- Planner Shawn Postma reviewed the application noting concerns from agencies and area landowners would be taken into consideration for the completion of the Staff Report.
- Deputy Mayor McKinlay questioned regulated areas on the property, Krystin Rennie, Agent for the Applicant, noting setbacks from the stream would not be a concern due to the size of the property.
- As no one further wished to speak, Deputy Mayor McKinlay declared the Public Meeting to be adjourned.
- Deputy Mayor McKinlay called the second joint scheduled Public Meeting to order with all members present save Mayor Anderson, absent due to a previous commitment, to consider Application for Consent, File No. B2-2007, Owner Eleanor Maxwell and Zoning By-law Amendment.
- Duncan noted the purpose of this consent is to consider a request to sever a 3,035 square metre vacant residential parcel while retaining a 3,035 square metre vacant residential parcel.

- Duncan noted the lands are described as NW Part Lot 5, Plan 111, Part of Park Lot 5, Plan 111, W/S Hill Street.
- Duncan noted the severed parcel would have a frontage of 63 metres and area of 3,035 square metres while the retained parcel would have a frontage of 48.3 metres and area of 3,035 square metres, both having access on an open and maintained municipal street.
- Duncan then noted if a person or public body that files an appeal of a decision of the Council of the Town of The Blue Mountains in respect of the proposed consent does not make written submissions to the Council of the Town of The Blue Mountains before it gives or refuses to give a provisional consent, the Ontario Municipal Board may dismiss the appeal.
- Duncan then noted the purpose of this By-law is to address a potential condition of Consent for Application No. B02/2007, that proposes to sever a 3,035 square metre vacant residential parcel while retaining a 3,035 square metre vacant residential parcel.

The effect of this By-law is to rezone the subject property from Village Residential (VR) to Village Residential (VR-h) Zone. The holding symbol (-h) will be utilized to restrict any development on the subject lands until such time as full municipal services are available to the severed lot.

The subject lands are comprised of NW Part Lot 5, Plan 111, Part of Park Lot 5, Plan 111, W/S Hill Street.

Duncan then noted if a person or public body that files an appeal of a decision of the Town of The Blue Mountains in respect of the proposed zoning by-law does not make oral submissions at a public meeting or make written submissions to the Town of The Blue Mountains before the proposed zoning by-law is adopted, the Ontario Municipal Board may dismiss the appeal

- The Deputy Clerk then noted Notice of Public Meeting had been given in accordance with the Planning Act and read correspondence as received from Grey Bruce Public Health Unit, GSCA, Grey County Planning Department and Grey County Transportation and Public Safety Department.
- Deputy Mayor McKinlay then asked if anyone wished to speak to the proposed severance and zoning by-law amendment.
- Planner Shawn Postma reviewed the applications, noting severances are generally not permitted in Clarksburg until municipal services are installed.
- Deputy Mayor McKinlay questioned if the holding symbol is to be placed on both the severed and retained parcels, Shawn noting the original intent was for the severed parcel only.
- Area landowner Krystin Rennie then questioned proposed timing of services in Clarksburg, Deputy Mayor McKinlay noting the Town is still researching provision of funding from the Federal and Provincial governments.
- Councillor Gamble noted concerns with Grey County Planning comments and the proximity of new dwellings to the abandoned landfill site, Shawn noting the County may not be aware of the dwellings as building permit applications are not required to be circulated to agencies.
- As no one further wished to speak, Deputy Mayor McKinlay declared the Public Meeting to be adjourned.
- Deputy Mayor McKinlay then called the final scheduled Public Meeting to order with all members present save Mayor Anderson, absent due to a previous commitment, and noted the purpose of this By-law is to address a

condition of Consent for Application No. B05-2006 that severed a new 10 hectare rural parcel while retaining a 27.9 hectare rural parcel.

- Duncan noted the effect of this by-law is to rezone the subject lands from the General Rural 'A1' and Hazard 'H' zones to the General Rural 'A1-h' and Hazard 'H' zones, to establish a new minimum lot area of 10 hectares for the severed parcel, to establish a new minimum lot frontage of 120 metres for the retained parcel, to update the Hazard area boundaries associated with the watercourses, steep banks and Karst areas, and to limit the number of livestock units and intensive livestock operations on the severed and retained parcels. The holding symbol '-h' will be used to ensure that the Rural 'R' designation policies of the Town of The Blue Mountains Official Plan are addressed; including Site Plan Approval prior to the issuance of a Building Permit.
- The lands subject of this By-law are comprised of Part Lot 20, Concession 5, W/S 4<sup>th</sup> Line.
- Duncan then noted if a person or public body that files an appeal of a decision of the Town of The Blue Mountains in respect of the proposed zoning by-law does not make oral submissions at a public meeting or make written submissions to the Town of The Blue Mountains before the proposed zoning by-law is adopted, the Ontario Municipal Board may dismiss the appeal/
- The Deputy Clerk then noted Notice of Public Meeting had been given in accordance with the Planning Act and read correspondence as received from Grey Bruce Public Health Unit, the NEC, GSCA and Grey County Planning and Development Department.
- Deputy Mayor McKinlay then asked if anyone wished to speak to the proposed zoning by-law amendment.
- Planner Shawn Postma reviewed the application, noting Council granted the severance in December 2006 to create a new parcel. Shawn noted the holding (-h) symbol was being used to maintain the visual landscape of the area. Shawn added that a Staff Report would be brought back to Council at a later date.
- Agent for the Applicant Krystin Rennie noted the applicant had agreed to give the Town a 90 metre by 90 metre triangle for road improvements.
- As no one further wished to speak, Deputy Mayor McKinlay declared the Public Meeting to be adjourned.