

## Minutes - Public Meeting (Council Adjourned)



**MEETING DATE:** April 2, 2007 – 7:00 pm

**LOCATION:** The Blue Mountains Council Chamber

**PREPARED BY:** Stephen Keast, Clerk

### A. Call to Order

- Mayor Anderson called the first scheduled public meeting to order with all members in attendance and explained the purpose of the Public Meeting was to consider Application for Consent B04-2007, Owner Andrew Catapano and Lidia Larosa.
- Ellen noted the purpose of this consent is to split an existing horizontally attached dwelling into two separate 836 square metre residential parcels. This proposed consent will not result in any increase to the number of dwelling units on the lands and creates a semi detached dwelling.
- Ellen noted the lands are described as Lot 35, Plan 824, 149 Kandahar Lane.
- Ellen then noted the severed parcel would have a frontage of 15.24 metres and area of 836 square metres while the retained parcel would have a frontage of 15.24 square metres and area of 836 square metres, both having access on an open and maintained municipal street, both having municipal sewer and water.
- Ellen 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 Clerk then noted Notice of Public Meeting had been given in accordance with the Planning Act and read correspondence as received from the GSCA and Grey County Planning Department.
- Mayor Anderson then asked if anyone wished to speak to the proposed severance.
- Planner Shawn Postma then reviewed the application, proposing to sever an existing duplex into two, semi detached dwelling units.
- Shawn then noted the purpose of the Public Meeting is to obtain information from the public and agencies and a Staff Report would follow at a subsequent meeting.
- Councillor Gamble questioned if the fire separation in the existing building meets current Ontario Building Code requirements, Shawn noting the matter would be reviewed with Building Staff.
- Councillor McKean questioned if a second entrance to the property would be required, Shawn replying a new entrance would be required.
- Deputy Mayor McKinlay questioned building permit and zoning status for the existing duplex, Shawn noting many existing semi detached units were located in the area with zoning recognition.
- Duncan then questioned if a condition of consent could have requirements for adequate parking, Shawn noting all applications must meet minimum parking requirements.

- As no one further wished to speak, Mayor Anderson declared the Public Meeting to be adjourned.
- Mayor Anderson called the second scheduled Public Meeting to order with all members in attendance and explained the purpose of the Public Meeting was to consider Application for Consent B05-2007, owner Allan Dinsmore.
- Ellen noted the purpose of this consent is to consider a request to sever a 935 square metre vacant parcel on the eastern portion of the property; and deeding it as a lot addition to the existing 29.64 hectare rural parcel to the east. An 11,854 square metre residential parcel will be retained. This consent is submitted in conjunction with application B06-2007 to facilitate an exchange of lands that would correct a surveying error related to the construction of a new dwelling.
- Ellen noted the lands are described as Part Lot 7, Concession 4, 595411 4<sup>th</sup> Line.
- Ellen then noted the severed parcel would have a frontage of 0.00 metres and area of 935 square metres while the retained parcel would have a frontage of 75.0 metres and area of 11,837 square metres, both having access on an open and maintained municipal street.
- Ellen 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 Clerk noted Notice of Public Meeting had been given in accordance with the Planning Act and read correspondence as received from GSCA, Grey Bruce Public Health Unit and Grey County Planning & Development Department.
- Mayor Anderson then asked if anyone wished to speak to the proposed severance.
- Planner Shawn Postma then reviewed the subject application, noting the application is related to the subsequent Public Meeting and a Staff Report would follow at a subsequent meeting.
- Councillor McGee then questioned if irregular shaped lots represent any concern over time versus properties with straight lot lines, Shawn noting it is recommended that lot lines be straight, in this case the landowner providing the lot widening did not wish to give up any frontage onto the Fourth Line.
- Councillor McKean questioned if any further severances would be permitted on the remnant parcel, Shawn replying no.
- Deputy Mayor McKinlay noted sketches may have to be revised to terminate the lot widening at the end of the shortened residential lot, Shawn noting dimensions will be reviewed.
- 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 with all members in attendance and explained the purpose of the Public Meeting was to consider Application for Consent B06-2007, owners Stewart & Ruth Picken.
- Ellen noted the purpose of the consent was consider a request to sever a 935 square metre vacant parcel on the southwest portion of the property; and deeding it as a lot addition to the existing 12,789 square metre residential parcel to the south. A 29.55 hectare rural parcel will be retained, containing a

residence. This consent is submitted in conjunction with application B05-2007 to facilitate an exchange of lands that would correct a surveying error related to the construction of a new dwelling.

- Ellen noted the lands are described as Part Lot 7, Concession 4, 595419 4<sup>th</sup> Line.
- Ellen noted the severed parcel would have a frontage of 0.00 metres and 935 square metres while the retained parcel would have a frontage of 755.32 metres and area of 29.55 hectares, both having access on an open and maintained municipal street.
- Ellen 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 Clerk noted Notice of Public Meeting had been given in accordance with the Planning Act and read correspondence as received from GSCA, Grey Bruce Public Health Unit, the NEC and Grey County Planning & Development Department.
- Mayor Anderson then asked if anyone wished to speak to the proposed severance.
- Planner Shawn Postma then reviewed the subject application, noting a Staff Report would follow at a subsequent meeting.
- As no one further wished to speak, Mayor Anderson declared the Public Meeting to be adjourned.
- Mayor Anderson called the final scheduled Public Meeting to order with all members in attendance and explained the purpose of the Public Meeting was to consider the passing of a zoning By-law Amendment. The purpose of this By-law is to satisfy a request by the applicant to rezone the subject lands to permit a wider range of rural industrial type uses. The current zoning only permits an apple bin manufacturing operation, as well as uses, building and structures accessory thereto.

The effect of this By-law is to rezone the subject lands from the Rural Industrial (M3-146) zone to the Rural Industrial (M3-210) zone. Exception 210 limits the permitted uses on the property to the following uses only: warehousing and wholesaling establishment, equipment sales and rental, custom workshop, autobody and repair shop, farm machinery repair and sales, agricultural sales, and a contractor's yard.

The lands subject of this By-law are comprised of Part Lot 27, Concession 11, 827502 Grey Road 40.

Ellen then noted if a person or public body 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 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, Grey Bruce Public Health Unit, Grey County Transportation and Public Safety Department and Grey County Planning and Development Department.
- Mayor Anderson then asked if anyone wished to speak to the proposed By-law.

- Planner Shawn Postma then reviewed the application and development history of the site, adding a Planning Report would be brought to a subsequent meeting.
- Deputy Mayor McKinlay questioned an aggregate resource constraint on the lands, noting area pits had been previously rehabilitated, Shawn to follow up.
- Duncan then questioned the proposed uses, Shawn noting a landscaping business is proposed for the site as a permitted use.
- As no one further wished to speak, Mayor Anderson declared the Public Meeting to be adjourned.