

Minutes - Public Meeting (Council Adjourned)



MEETING DATE: May 23, 2007 – 7:00 pm

LOCATION: The Blue Mountains Council Chamber

PREPARED BY: Stephen Keast, Clerk

A. Call to Order

- Mayor Anderson called the joint scheduled Public Meetings to order with all members in attendance save Deputy Mayor McKinlay, absent due to vacation, and explained the purpose of the Meetings was to consider Application for Consent B07/07, Owner Andrew and Sheila Brown, applicants Andrew and Zydana Taylor-Brown.
- Ellen noted the purpose of the consent is to consider a request by the applicant to sever a 1.25 hectare parcel on the northern portion of the property; and deed it as a lot addition to the existing 0.46 hectare residential parcel to the east. A 7.78 hectare rural parcel, containing an existing dwelling, garage, workshop and storage barn will be retained.
- The lands are described as Part Lot 25, Concession 11; 788033 Grey Road 13.
- Ellen noted the severed parcel would have a frontage of 0 metres and area of 1.25 hectares while the retained parcel would have a frontage of 190 metres and area of 7.78 hectares, both having access on an open and maintained County Road.
- Mayor Anderson explained the purpose of the second Public Meeting was to consider Application for Consent B08/07, Owner Andrew and Sheila Brown, applicants Andrew and Zydana Taylor-Brown.
- Ellen noted the purpose of the consent is to consider a request by the applicant to sever a 1.29 hectare parcel on the northern portion of the property; and deed it as a lot addition to the existing 0.46 hectare residential parcel to the east. A 6.49 hectare rural parcel, containing an existing dwelling, garage, workshop and storage barn will be retained.
- The lands are described as Part Lot 25, Concession 11; 788033 Grey Road 13.
- Ellen noted the severed parcel would have a frontage of 0 metres and area of 1.29 hectares while the retained parcel would have a frontage of 190 metres and area of 6.49 hectares, both having access on an open and maintained County Road.
- 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 consents 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.
- Mayor Anderson explained the purpose of this By-law is to address a potential condition of consent for Applications No. B07/07 and B08/07. Both consent applications propose to enlarge two existing rural residential lots by severing two portions of land and deeding them as lot additions. An amendment is required to rezone the severed portion of those parcels and to establish a new minimum lot area for the retained parcel.

- The effect of this By-law is to rezone the two severed parcels from the General Rural (A1) zone to the Rural Residential (RUR) zone and to establish a new minimum lot area of 6.49 hectares for the retained parcel.
- The lands subject of this By-law are comprised of Part Lot 25, Concession 11.
- Ellen then noted if a person or public body does not make oral or written submissions at the public meetings to the Town of The Blue Mountains in respect of the proposed Consents or Zoning By-law Amendment, the person or public body is not entitled to appeal the decision of Town Council to the Ontario Municipal board; and may not be added as a part to the hearing of an appeal before the Ontario Municipal Board.
- The Clerk then noted Notice of Public Meeting had been given in accordance with the Planning Act and read comments as received from the Grey Bruce Health Unit, Grey Sauble Conservation Authority, 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 applications.
- Planner Shawn Postma then reviewed the applications, noting the lands were formerly orchard which has been removed and reforestation has occurred.
- Shawn noted Grey County Planning concerns as to the remnant parcel representing a viable agricultural parcel will be clarified as to the former orchard use and area of the parcel.
- Mayor Anderson then clarified the remnant parcel would be 6.49 hectares.
- Councillor McKean then clarified structures on the remnant parcel, applicant Andy Brown stating a pole barn was used for storage.
- Andy then clarified the orchard use has been ceased with the reforestation intended to create a forest bush rather than any agricultural use given the heavy clay soil.
- As no one further wished to speak, Mayor Anderson declared the Public Meetings to be adjourned.