

## Minutes - Public Meeting (Council Adjourned)



**MEETING DATE:** June 18, 2007 – 7:00 pm

**LOCATION:** L. E. Shore Memorial Library

**PREPARED BY:** Stephen Keast, Clerk

### A. Call to Order

- Mayor Anderson called the public meeting to order with all members in attendance save Deputy Mayor McKinlay, absent due to a previous commitment and explained the purpose and effect of these applications is to consider a condominium development proposal (Grey County Application File No. 42-CDM-2007-07) that would permit 50 multi attached dwelling units and an associated spa building within a Phased Plan of Condominium. The development is proposed with five phases.
- The purpose and effect of the Zoning By-law Amendment is to provide a further exception to the existing Residential Sixth Density Exception 161 (R6-161-h) Zone that would establish a new maximum height of 16 metres from the current requirement of 11 metres. The current zoning permits a maximum of 50 multi attached dwelling units.
- The lands affected by these applications are owned by Georgian Bay Estates Limited and are legally described as Block 42, Registered Plan 16M-6. These lands are locally described as being located on the east side of the 7<sup>th</sup> Line at the existing entrance to the Georgian Bay Golf Club.
- 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 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 adjacent landowner Lindsay Lemay, the Grey County Transportation and Public Safety Department and the Ministry of Transportation.
- Manager of Development Planning Rob Armstrong then reviewed the applications, noting the application formalized development proposals for the lands together with a proposed increase in height from 11 to 16 metres, considered as a form of bonusing.
- Rob noted a Planning Report on the Applications would be forthcoming at the July 4 Planning Meeting.
- Planning Consultant Colin Travis then spoke in support of the Applications, noting the condominium use and unit total was approved some time ago, with a relatively low lot coverage of 14% proposed, underground parking also proposed.
- Colin noted the development is proposed as a three storey structure with loft ceilings in the third level.
- Mayor Anderson then asked if anyone wished to speak to the proposed applications.
- Councillor McKean then questioned if a viewshed analysis from surrounding

Development had been completed, Colin replying no, as the development block was an internal parcel with the Georgian Bay Club, Georgian View Estates a substantial distance away.

- John clarified his intent was consideration of the additional 5 metres in elevation requested.
- Adjacent landowner Lindsay Lemay then spoke, noting opposition to the proposed height increase, adding she would be agreeable to reaching an acceptable conclusion for all parties.
- Councillor Kennedy then questioned clarification of Ministry of Transportation comments, Rob noting the Town is not involved with the area road concerns and the MTO requests may be considered as draft plan conditions by the County of Grey.
- As no one further wished to speak, Mayor Anderson declared the Public Meeting to be adjourned.