

Minutes - Public Meeting (Council Adjourned)



MEETING DATE: July 17, 2006 – 7:00 pm

LOCATION: The Blue Mountains Council Chamber

PREPARED BY: Serena Wilgress, Deputy Clerk

A. Call to Order

- Mayor Anderson called the first scheduled joint Public Meeting to order and explained the purpose of this By-law is to address a condition of Consent for Application No. B09/06 that severed a 58.35 square metre parcel of vacant residential land that will be deeded as a lot addition to the existing 282 square metre commercial property to the south. The enlarged property contains a hardwood flooring manufacturing shop.
- The effect of this By-law is to rezone the newly enlarged parcel from the Village Residential VR Zone and General Commercial C1 zone to General Commercial C1-207 Zone. Exception 207 will allow the property to also be used for a hardwood flooring manufacturing shop, in addition to the permitted uses in the C1 zone. Additionally, this By-law repeals the previous By-law 2006-72, which only rezoned a portion of the lot and did not address the current use of the property.
- The lands subject of this By-law are comprised of Part Lot 4, Plan 355 (107 Main St., Heathcote)
- 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 residents Paul Wilson and Patricia Grant and the GSCA.
- Mayor Anderson then asked if anyone wished to speak to the proposed By-law.
- Planner Shawn Postma then reviewed the application, noting it was a recirculation of a previously approved Zoning By-law Amendment.
- Shawn then noted the exception was to permit the current hardwood flooring manufacturing use and would revert back to C1 if the use discontinued.
- Shawn then noted area residents concerns had been addressed by Planning Staff.
- Councillor Fairweather questioned expansion possibility, Shawn noting the building currently took up most of the property making expansion unlikely.
- Area resident Eleanor Bohm noted her objection to the change in zoning, adding the change would adversely affect surrounding properties with an increase in noise, dust and traffic.
- Mayor Anderson questioned the provisions of the Noise By-law.
- Area resident Paul Wilson noted concern with possible future uses if the Green's were to sell the property.
- Deputy Mayor McKinlay clarified that the amendment would permit the current use only, any future uses would have to go through the public process.
- Ms. Bohm questioned if a precedent was being set by allowing the rezoning, Duncan noting non permitted uses would be dealt with appropriately, further noting that a use permitted on one property may not be permitted on another.

- Duncan further noted that Commercial uses would still be applicable to this property.
- Shawn then noted any commercial intensification would have to be reviewed.
- Councillor Martin questioned if the exception applied to only this property, Shawn replying yes.
- Councillor Ardiel questioned operation hours on Sunday, applicant Ira Green clarifying there was no use on Sunday.
- As no one further wished to speak, Mayor Anderson declared the Public Meeting to be adjourned.
- Mayor Anderson then called the final scheduled Public Meeting to order and explained the purpose of the By-law was to consider a request by Blue Mountain Resorts to rezone a portion of the Resorts lands from the Development D zone to the Recreation Ski Facility SF zone. The lands are proposed to be used by the existing Tube Town operation until such time as the area is opened as a ski trail(s).
- The effect of this By-law is to rezone the subject lands from the Development D zone to the Ski Facility SF zone and to limit all accessory buildings and structures to a maximum floor area of 150 square metres. The rezoning would permit among other uses, the continuation of the Tube Town operation and the development of ski trails.
- It should be noted that the Tube Town operation was originally permitted through a Temporary Use By-law which has since expired.
- The lands subject of this By-law are comprised of Part Lot 16, Concession 2.
- 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 County Planning & Development Department and the NVCA.
- Planner Shawn Postma reviewed the application noting the use has been permitted since 2001.
- Shawn then reviewed the comments received from the NVCA, noting their concern with the piped watercourse, further noting that BMR is in the process of completing a Floodplain analysis.
- Shawn noted a report would be brought to a subsequent meeting.
- Deputy Mayor McKinlay questioned impact on servicing strategy, Manager of Development Planning Rob Armstrong noting no zoning provision currently.
- Councillor Martin questioned floodplain mapping, Shawn noting nothing is currently in place.
- Deputy Mayor McKinlay questioned past expiry of agreement, Applicant Krystin Rennie noting at the end of last winter.
- As no one further wished to speak, Mayor Anderson declared the Public Meeting to be adjourned.