

**MINUTES - PUBLIC MEETINGS (Council adjourned)**



**MEETING DATE:** August 22, 2005, 7:30 pm  
**LOCATION:** The Blue Mountains Council Chamber  
**PREPARED BY:** Jeffery Fletcher, Acting Deputy Clerk

- Mayor Anderson called the first scheduled Public Meeting to order and explained the purpose of the meeting was to consider the passing of an amending By-law under Section 36 of the Planning Act to remove the Holding provision.
- The lands subject of this notice comprise the Keeper's Cove land lease community and are zoned Land Lease Community LLC-6 under By-law Amendment No. 2005-42 to the Township of Collingwood Zoning By-law No. 83-40. The purpose of the Public Meeting is to present and obtain Public input into the Site Plan.  
  
The Developer has made application for the removal of the holding "h" symbol from lands based on the submission of a detailed Site Plan for the entire park, as well as a detailed engineering and landscape plan for Phase 1 of the development. The condition for the removal of the "h" symbol includes the completion of the detailed site plan and related transition program that would be included in the amended Development and Responsibility Agreement.
- The lands subject of this By-law comprised of Part Lot 39, Concession 12.
- The Acting Deputy Clerk then noted that notice of Public Meeting had been given in accordance with the Planning Act and read correspondence as received from the GSCA, Grey County Planning & Development Department and Town Planning Staff.
- Mayor Anderson reviewed the letter from Park resident Peggy Collins then asked if anyone wished to speak to the proposed By-law.
- Senior Planner Rob Armstrong then noted that Planning Staff was recommending that Council defer passing this By-law this evening.
- Dave Wood of Envision Tatham reviewed the conceptual design and areas of concern.
- Jill Kitchen then highlighted the transition program being implemented, noting RV seasonal permits were not being renewed. She also noted that lot conflicts as a result of the new layout would be resolved in a mutually agreeable manner.
- Rob Armstrong noted that Engineering & Site Plans were being reviewed by the Town and agreements reviewed by Town Solicitor
- Mayor Anderson indicated as a follow up to the letter from Park resident Peggy Collins, that the Park owners and Town Staff meet with the residents before bringing the matter back before Council.
- Area resident Horst Reinheimer then noted that snow removal would be difficult and internal roads should be up to MTO standards if garbage trucks are to be entering the property.
- Park resident Mr. Munro then questioned public access park and questioned

where is the parking, Jill noting that the park was walk & cycle access only.

- Councillor Ardiel indicated her concern with a water front park without available parking. Mr. Munro supported the concern indicating that public access has included cars driving and parking on the grass and the waters edge.
- Mr. Wilson of the Keeper's Cove Residents Association indicated that they are satisfied with the changes as long as the provisions in the By-law are adhered to.
- Councillor Ardiel questioned whether this redevelopment of Keeper's Cove would create a need for expansion at the water plant. John Caswell explained that the current EA's are dealing with the increase in units. Councillor Ardiel asked if the planned Operations Centre would service the needs of these new units, John indicating that it would.
- As no one further wished to speak, Mayor Anderson declared the Public Meeting to be adjourned.
- Mayor Anderson then called the second scheduled Public Meeting to order and explained the purpose of the Public Meeting was to consider the passing of an amending By-law under Section 36 of the Planning Act to remove the holding provision.
- The lands subject of this Notice are within the Lora Bay Recreational Community and zoned Special Recreational SR-177-h as a result of an Ontario Municipal Board Order.
- The Developer has made application for the removal of the holding "h" symbol from that portion of the lands proposed for the Lora Bay Community Centre and the Raven Golf Course Clubhouse. The Clubhouse and the Community Centre are part of the proposed Golf Course development for the subject lands. The conditions for the removal of the "h" symbol being the completion of a detailed site plan agreement and the registration of the lands, which are now being finalized and are expected to be complete prior to the passing of the By-law in accordance with the Planning Act.
- The lands affected by this By-law are comprised of Part Lots 37 and 38, Concession 12 and Registered Plan 115, Part 13.
- The Acting Deputy Clerk then noted Notice of Public Meeting had been given in accordance with the Planning Act and read correspondence as received from M.T.O., Grey County Planning Department and Town Planning Staff.
- Mayor Anderson then asked if anyone wished to speak to the proposed By-law.
- Senior Planner Rob Armstrong then reviewed the Site Plan.
- Lora Bay representative Rob Anderson then noted that no agreement had been received by Lora Bay Corporation from MTO and that some of the comments in the MTO letter are incorrect, in his opinion.
- Director of Building & By-law/CBO David Finbow noted that many building permit applications had been filed but were on hold until MTO and other issues were addressed.
- As no one further wished to speak, Mayor Anderson declared the Public Meeting to be adjourned.