

## Minutes - Public Meeting (Council Adjourned)



**MEETING DATE:** September 3, 2008 – 7:00 pm

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

**PREPARED BY:** Stephen Keast, Clerk

### A. Call to Order

#### B.1 Consent No.B13-2008 - #6352987 Canada Inc. (Le Scandinave Spa)

- Mayor Anderson then called the scheduled Public Meeting to order with all members in attendance save Deputy Mayor McKinlay, absent due to illness.
- Ellen then noted the purpose of the Public Meeting was to consider a request to sever a 10.19 hectare vacant parcel on the western portion of the property and deed it as a lot addition to the existing 35.5 hectare vacant parcel to the south. A 10.0 hectare commercial parcel would be retained, containing the existing spa facilities
- Ellen further noted the subject lands of the Consent are comprised of North Part Lot 16, Concession 1, Part 1, RP 16R-3687
- Ellen further 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 was given in accordance with the Planning Act and read correspondence as received from Grey County Transportation and Public Safety, the Niagara Escarpment Commission, the Nottawasaga Valley Conservation Authority, and Grey County Planning and Development Department
- Mayor Anderson then asked if anyone wished to speak to the proposed Consent.
- Manager of Development Planning Rob Armstrong then reviewed the Application, noting Planning Staff were aware a portion of the Spa property would be considered for development with adjacent lands. Rob further noted the Spa was intended to form part of the overall development and an Application for the neighbouring lands is forthcoming.
- Councillor McGee then questioned the location of hazard lands in the development area, Rob replying the Spa retained a protective green space area adjacent to it.
- As no one further wished to speak, Mayor Anderson declared the Public Meeting to be adjourned.

#### B.2 Zoning By-law Amendment – N.Pt.Lot 14, Conc.12, Suzanne Berthaud

- Mayor Anderson then called the second scheduled Public Meeting to order with all members in attendance save Deputy Mayor McKinlay, absent due to illness.
- Ellen then noted the purpose of the By-Law is to consider a request by the Applicant to permit the establishment of a dog kennel on the subject lands. Access to the kennel would come off the existing residential entrance

leading to a proposed 116 square metre single storey building with exterior dog runs. The intent of the Applicant is to operate a boarding kennel and offer training for a maximum of ten (10) dogs.

- Ellen then noted the effect of this By-Law is to rezone a portion of the subject lands from the General Rural (A1) Zone to the General Rural (A1-225) Zone. Exception 225 would recognize the establishment of a commercial kennel as a permitted accessory use to the dwelling unit; to construct the associated structure closer to the street than the existing dwelling; to limit the gross floor area and height of the accessory structure; to limit the amount of animals; amongst other matters.
- Ellen further noted the subject lands of this By-law are owned by Suzanne Berthaud; and are legally described as North Part Lot 14, Concession 12.
- Ellen further 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 was given in accordance with the Planning Act and read correspondence as received from area residents Doug and Brenda Hewgill, Grey County Planning and Development Department, and the Grey Sauble Conservation Authority.
- Mayor Anderson then asked if anyone wished to speak to the proposed By-Law.
- Planner Shawn Postma then reviewed the Application, noting no decision would be made this evening and it was intended to receive input from the agencies and public.
- Nelson Dawley then spoke in support of the Application, noting the kennel is proposed as a small scale operation and would comply with Grey Sauble Conservation Authority setback regulations.
- Nelson further noted the owners have added landscaping to the property, adding the kennel would have a maximum capacity of 10 dogs and further noted both owners are experienced dog handlers.
- Area resident Doug Hewgill then noted the property was 30 acres in total and questioned why the kennel would be so close to the road.
- Doug further questioned if heated water would be available and if the kennel could be set back further to avoid any conflict with an existing joint access to lands east of the subject lands.
- Co-Applicant Suzanne Berthaud then spoke, noting the proposed kennel size exceeds minimum standards and adequate fencing will be installed, further noting the two owners always would be in attendance when dogs are exercised.
- Councillor Gamble then questioned if the operation would turn into a breeding kennel, Suzanne replying never.
- Doug Hewgill then questioned if the kennel zoning would remain on the lands if sold, Planner Shawn Postma replying if the By-Law was passed the zoning would remain with the property.
- Doug then questioned if subsequent owners would be permitted to breed dogs, Shawn noting the zoning could be restricted to a kennel use.

- Adjacent landowner Ryan Hayhurst then noted traffic north and south is significant and requested the County install caution signage in the area.
- As no one further wished to speak, Mayor Anderson declared the public meeting to be adjourned.

### **B.3 Zoning By-law Amendment – Lampton Greens Corporation (Lora Bay Heights)**

- Mayor Anderson then called the third Public Meeting to order with all members in attendance save Deputy Mayor McKinlay, absent due to illness.
- Ellen noted the purpose of this by-law is to consider a request by Lora Bay Heights to rezone the property from Development (D) Zone to the Residential Multiple (RM1-h) Zone in order to permit a 29 unit townhouse development. A number of exceptions to the RM1 zone are also proposed in order to meet the intended density and design of the overall development.
- Ellen further noted the effect of this By-law is to rezone the subject lands from the Development (D) Zone and Hazard (H) Zone to the Residential Multiple (RM1-h) Zone and Hazard (H) Zone. This By-law also proposes a number of exceptions to the RM1 Zoning provisions including a new front yard setback (7m to 4m), exterior side yard setback (4.5m to 4m and 2m), rear yard setback (10m to 6m), and the minimum distance between buildings and driving lanes and parking lanes (3m to 1.5m).
- Ellen then noted the Holding ‘-h’ symbol will be used with conditions for Site Plan Approval and the execution of a Development Agreement and the relocation of the existing watercourse in accordance with the necessary permits from Grey Sauble Conservation Authority
- Ellen noted the lands subject to this By-Law are owned by Lampton Greens Corporation; and are legally described as Lot 47 and 48 S/W King Street; and Lot 47, 48 and 49 and Part Lots 49 and 50 NE Arthur Street, Town of The Blue Mountains, locally described as 188 Peel Street, Thornbury.
- Ellen further 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 was given in accordance with the Planning Act and noted correspondence was received from residents, Michael Litchen, William and Ruth Wallie, Wilf and Anne Lewitt, Wayne Pulver, Marilyn Day-Linton and Bill Linton, Barb Williams, Bernie Caplan, Walter Traub, David and Ursula Ball, Kyla Dolan and the Grey County Planning and Development Department, and the Grey Sauble Conservation Authority and the Georgian Trail Board.
- Mayor Anderson then asked if anyone wished to speak to the proposed By-law.
- Planner Shawn Postma then noted the purpose of the meeting was to consider a zoning by-law amendment to allow a 29 unit townhouse development together with reduced setbacks and relocation of an existing stream.
- Shawn noted pre-counslutation with the Applicant considered some of the issues noted by area residents.
- Shawn further noted the purpose of the public meeting was to receive input from the public and agencies and a Staff Report would be forthcoming.

- Planning Consultant Colin Travis then spoke in support of the proposal, noting he had prepared a Planning Justification Report in connection with the Application and he believed the Report was in compliance with the Provincial Policy Statement and the subject land was designated Residential in the Town Official Plan.
- Colin further noted he was aware of area residents' concerns, including upgrading of Peel Street, adding the Town would not permit roadside parking
- Colin then reviewed the proposed stream relocation and improvement of habitat, noting the concerns of the Grey Sauble Conservation Authority are close to being addressed.
- Colin further noted the proponent was aware of site constraints and the setback requirements were in part to address the constraints.
- Colin noted the proponent had agreed to reconsider the Site Plan but the fundamental concept of townhouse development would remain, as permitted in the Official Plan.
- Councillor Gamble then noted Peel Street had a steep grade adjacent to the development and questioned when this would be addressed. Planner Shawn Postma then noted this portion of Peel Street would be reduced in grade in relation to the project.
- Bob then questioned if full development charges would apply, Shawn replying yes
- Councillor Kennedy then questioned buffering to the north, including the tennis court area, Mayor Anderson noting the Town owned the lands to the north
- Colin noted increased buffering would be installed along Peel Street and in the stream habitat area
- Cameron then questioned the distance from the development to the Georgian Trail, Colin replying approximately 100 metres from the site entrance.
- Councillor McGee then questioned the road allowances surrounding the property, Shawn noting Minto Street to the west, Arthur Street to the south and King Street to the north and all would be retained by the Town.
- Councillor Martin then questioned if Lora Bay Heights was associated with Lora Bay Corporation, or Lampton Green.
- The Applicant, Mr. Hughes, then spoke noting that Lampton Green is the owner of the lands and Lora Bay Heights was a wholly owned company of Lampton Green for marketing purposes.
- Area resident Michael Seguin then spoke, first noting concern with only a 120 metre circulation of the Notice, Mayor Anderson noted circulation was as prescribed in the Ontario Planning Act.
- Michael then noted opposition to the proposed development, including density, possible height and only a single garage space per unit.
- Michael then noted he did not believe the town house development as proposed was in character with the existing rural, single dwelling development.
- Michael then noted conflict with the development and the Nipissing Ridge and Little Beaver River tributary features, adding the GSCA should review the proposed stream relocation.

- Michael then noted if the public road allowance lands were removed from the site plan the developable area of the land would not permit 29 units on the property.
- Michael then noted the proposed 4.0 metre setback to allow parking is not sufficient, adding 4 visitor spaces for 29 units is insufficient with a single garage per unit
- Michael then stated the development will generate additional traffic congestion in the area
- Michael then stated he trusted Council would make a sound judgment.
- Karen Fair of 201 Cameron Street, then spoke in support of Mr. Seguin's comments, noting she is concerned with a townhouse development in a single dwelling area as well as concern with traffic congestion and proposed relocation of the stream.
- Marilyn Morlock and Velma Almas then spoke, noting concern with 29 condominiums being located in the area as well as the proposed relocation of the stream, noting the property should remain rural.
- As no one further wished to speak, Mayor Anderson declared the public meeting to be adjourned.

**B.4 Official Plan Amendment and Zoning By-law Amendment - #1666427**  
Ontario Limited – Enterra Development Corp. (Safrata Farm)

- Mayor Anderson then called the final scheduled public meeting to order with all members in attendance save Deputy Mayor McKinlay, absent due to illness, and explained the purpose of the Public Meeting is to satisfy a request by Enterra Development Corporation to amend the Town of The Blue Mountains Official Plan and the Township of Collingwood Zoning By-law No. 83-40 in order to permit a low density, ten (10) unit residential development with organic agricultural operations, community trails systems and eco-agricultural demonstrations. The fundamental intent of the proposal is to demonstrate a sustainable development and development relationship between residential uses and the form and function of rural, agricultural operations. In addition, the farm will distinguish itself as one of the leading examples of green development in North America.
- Ellen further noted the effect of the Official Plan Amendment is re-designate approximately 8.1 hectares of the subject lands from the Rural (R) designation to the Estate Residential (ER) designation with specific special provisions related to unique aspects of the development. The lands to be re-designated Estate Residential (ER) propose to accommodate the ten (10) residential units plus the communal components of the residential development.
- Ellen noted the effect of the Zoning By-law Amendment is to rezone portions of the subject lands from the General Rural (A1-h) Zone and Hazard (H) Zone to the General Rural (A1-221-h), General Rural (A1-222-h), Hazard (H-h), Private Open Space (OS2-h), and to a new zoning category, Environmental Rural Residential (ERR-223-h) and Environmental Rural Residential (ERR-224-h) Zones.
- Ellen noted new exceptions will also be placed on the lands that intend to limit the number and types of uses on the lands. The exceptions are to ensure that the development remains low density and small scale.
- Ellen noted the holding symbol will also be used on the lands to ensure that the development is subject to site plan control, which will require site plan

approval and also a development agreement between the Developer and the Town.

- Ellen further noted the lands affected by these applications are owned by 1666427 Ontario Limited; and are legally described as Part Lot 24 and 25, Concession 7; Town of The Blue Mountains. These lands are locally described as 516557 7<sup>th</sup> Line, Town of The Blue Mountains.
- Ellen noted if a person or public body does not make oral or written submissions at a public meeting to the Town of The Blue Mountains in respect of the proposed 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 party to the Hearing of an appeal before the Ontario Municipal Board.
- The Clerk then noted Notice was given in accordance with the Planning Act and noted correspondence was received from residents, John Campbell, David Camplin, Grey Sauble Conservation Authority and the Grey County Planning and Development Department.
- Mayor Anderson then asked if anyone wished to speak to the proposed Amendments.
- Planner Shawn Postma then introduced the Safrata Development Team, lead by owner Rob Safrata.
- Rob then reviewed the proposal, noting the proposal is a green, eco-friendly proposal set on the 100 acre site, noting development goals were to have a net positive impact, preserving habitat and LEEDS gold building status.
- Consultant Bryn Davidson then spoke, noting it was intended to preserve and intensify the agricultural landscaping, provide public amenities and demonstrate green building habits.
- Bryn noted the MDS requirements regarding neighbouring properties would be met.
- Bryn then noted 9 residences were proposed with the existing dwelling representing 10 in total.
- Bryn then reviewed proposed trail development on the lands connecting to other area trails.
- Bryn then noted the development would feature Solar and Bio-Wastewater Treatment System with a visitors centre and programs to educate people on organic farming.
- Bryn noted all buildings would be built to LEEDS Gold standards and featuring zero emissions.
- Bryn noted reed bed septic systems are proposed with building envelopes proposed with maximum retention of existing tree cover to preserve rural heritage features.
- Engineer Jim Hartman then spoke, reviewing site servicing. Jim noted the proposed residents would be connected by sanitary services to holding tanks draining to four cells in a wetland bed and finally discharged into a leaching area.
- Jim noted stormwater management would be addressed on-site prior to being released to the 7<sup>th</sup> line drainage ditch from the western portion of the site, the eastern position draining to an infiltration area.
- Planning consultant Colin Travis then spoke, noting there was a great deal of information to be considered in the proposal, the lands designated rural

in the Official Plan which considers some fringe development between agricultural and residential areas.

- Colin noted the proposed Official Plan Amendment would seek to recognize the residential, agricultural and public component of the proposal, as well as incorporating environmentally friendly building techniques.
- Colin then noted slope definition issues are being considered with the Niagara Escarpment Commission and Grey County is reviewing the submission and various studies and as well subdivision and condominium applications would be made.
- Councillor McKean then questioned the wetland cells operating in our climate region, it being noted the proposed system had been designed in Ontario in the mid-1990s and has been found not to freeze.
- John then questioned the organic farming component, Bryn replying if residents wished to participate they could but the farming operation is intended to operate independently, John clarifying the residences are not accessory to the farm use.
- Councillor Gamble then questioned the proposed water supply, Bryn replying individual wells on each lot.
- Bob then questioned if a road allowance bisected the property, Rob replying yes, with the public trail proposed on the road allowance.
- Bob then questioned activity on the road allowance at present, Bryn replying an existing driveway is located on it a shed encroaches on it
- Bob then questioned if a new condominium would combine the proposed residences and the one existing, Rob Safrata replying he was not sure at this time.
- Councillor Martin then questioned if the property is within the Niagara Escarpment Plan area, Shawn replying the property is within the Plan area, but not within the Development Control area.
- Michael then questioned if the Niagara Escarpment Commission requires a Niagara Escarpment Plan Amendment and questioned if the Town agreed, Shawn replying we are just receiving comments at this point.
- Councillor Kennedy then questioned the proposed internal roads with grass centre areas, Bryn noted the indicated road was from Vancouver but alternate road designs were being considered to implement infiltration areas versus traditional asphalt.
- As no one further wished to speak, Mayor Anderson declared the public meeting to be adjourned.