

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



**MEETING DATE:** October 3, 2005, 7:00 pm  
**LOCATION:** The Blue Mountains Council Chamber  
**PREPARED BY:** Jeff Fletcher, Acting Deputy Clerk

- Mayor Anderson called the first scheduled Public Meeting to order and explained the purpose of the Public Meeting is to consider Application for Consent File No. B20/2005, owner Paul Derksen.
- Ellen noted the purpose of this consent is to remove the Village Residential lands from the Special Agriculture lands as identified under the new T.O.T.B.M. Official Plan. A 5.4 hectare parcel containing an existing residence, barn and shed will be severed while retaining a 32.2 hectare vacant Special Agriculture parcel.

It should be noted that this application is submitted with consent application No. B21/2005.

- The lands are described as Part Lot 30, Concession 11.
- Ellen noted the severed parcel would have a frontage of 317.6 m and area of 5.425 hectares while the retained parcel would have a frontage of 963.12 metres and an area of 32.125 hectares, both parcels having access on an open and maintained municipal road allowance.
- Mayor Anderson then noted the purpose of the Public Meeting was to consider application for Consent File No. B21/2005, owner Paul Derksen.
- Ellen noted the purpose of this consent is to sever a 20.3 hectare vacant Special Agriculture parcel, while retaining a 11.8 vacant Special Agriculture parcel.

It should be noted that this application is submitted with consent application No. B20/2005.

- The lands are described as Part Lot 30, Concession 11.
- Ellen noted the severed parcel would have a frontage of 749.06 m and area of 20.295 hectares while the retained parcel would have a frontage of 214.06 metres and an area of 11.83 hectares, both parcels having access on an open and maintained municipal road allowance.
- Mayor Anderson then noted the purpose of the Public Meeting was to consider the passing of a Zoning By-law Amendment.
- The purpose of this Amendment is to satisfy potential conditions of consent Nos. B20/05 & B21/05, which proposes to sever the Village Residential lands from the Special Agriculture lands as identified under the Town of The Blue Mountains Official Plan and create a new vacant special agriculture parcel that is deficient of the minimum 20 hectare lot area requirement.

The effect of this By-law is to rezone the severed parcel from consent application No. B20/2005 from the General Rural A1 Zone to the Village Residential VR Zone and establish a new minimum lot area of 11.8 hectares for the retained parcel of consent application No. B21/2005.

The lands subject of this By-law are comprised of Part Lot 30, Concession 11.

- The Acting Deputy Clerk then noted the Notice of Public Meetings had been given in accordance with the Planning Act and read correspondence as received from the G.S.C.A. Grey County Planning Department and Grey Bruce Health Unit.
- Mayor Anderson then asked if anyone wished to speak to the proposed consents and zoning by-law amendment.
- Town Planner Rob Armstrong spoke briefly and introduced Kristine Loft.
- Kristine Loft of D. C. Slade Consultants then spoke in favour of the applications and made use of air photos to identify the current land matrix and the proposed severance.
- Deputy Mayor McKinlay then questioned the how the County reacts to severing parcels into less than 50 acres. Rob indicated that now the Town's OP has been approved provision for this sort of severance is specified. The Deputy Mayor also asked about some the ecology in the subject area and Council heard from the an unidentified member of the public for clarification. Rob also responded to the Deputy Mayor's comments with regard to trails, that consents are subject to 5% park dedication.
- Councillor Fairweather wanted a better understanding of the reasons for the EIS, Rob indicated that he would assess the reasons for the EIS.
- As no-one further wished to speak, Mayor Anderson declared the Public Meetings to be adjourned.
- Mayor Anderson then called the second Public Meeting to order and explained the purpose of the Public Meeting was to consider the passing of an amending By-law to remove the Holding Symbol.
- The lands subject of this Notice are within the Lora Bay Recreational Community and zoned Residential R3-178-h and R6-181-h as a result of an Ontario Municipal Board Order.
- The developer has made application for the removal of the holding "h" symbol for the single detached lots zoned R3-178-h and from one of the multi blocks zoned R6-181-h located within the first phase of the residential development in the Lora Bay Residential Community. The conditions to the removal of the "h" symbol for the entire subdivision include the execution of a subdivision agreement and the registration of the Common Elements Plan of Condominium for the maintenance of the private roads. In addition, a condition of the removal of the holding-h symbol for the R6-181-h parcel is a site plan approval for the proposed multi-attached building consisting of 5 units. It should also be noted that the holding-h symbol will remain in place on 50 of the units in the plan of subdivision based on a servicing phasing provisions contained within the

## Subdivision Agreement.

- The lands affected by this proposed By-law are comprised of Part Lots 36, 37 and 38, Concession 11, and Registered Plan 115, Part 13. This amendment includes all single family detached dwelling units under the R3 zoning designation, excluding all blocks within the proposed development, save and except for, Block 130.
- 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 the G.S.C.A., Grey County Planning Department and Town Planning Staff.
- Mayor Anderson then asked if anyone wished to speak to the proposed amendment.
- Town Planner Rob Armstrong spoke to the associated planning report and indicated that the only hold up is the status of the registered plan of subdivision from the County and that he would be looking for confirmation this evening.
- As no-one further wished to speak, Mayor Anderson declared the Public Meeting to be adjourned.
- Mayor Anderson then called the final Public Meeting to order and explained the purpose of the Public Meeting was to consider the passing of a proposed Zoning By-law Amendment.
- The purpose of this By-law is to satisfy a request by the applicant to modify a portion of the recently approved Plan of Subdivision (Plan 1134) to permit an increase in parking for Alpine Ski Club on 10 of the Lots created for single detached housing and convert the remaining 5 lots into a multi attached development consisting of a maximum of 15 units. It is noted that there will not be any increase in the number of residential units already established under Registered Plan 1134.
- It should be noted that the proposed development is subject to Site Plan Approval and the approval fo a Draft Plan of Condominium by the County of Grey.
- The subject lands are comprised of Part Lots 1 thru 15, Registered Plan 1134, Lot 23, Concession 4 and part of the Road Allowance for "Alpine Springs Court".
- 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 the G.S.C.A. and Grey County Planning Department.
- Mayor Anderson then asked if anyone wished to speak to the proposed Re-zoning By-law.
- Town Planner Rob Armstrong then spoke to the ZBA and noted that there is a need for some rezoning to facilitate the change to parking lot lands.
- Councillor Ardiel wished to confirm the amount of parking in the R7 area.
- Colin Travis was then asked to speak on behalf of the applicant and stated that provisions for parking in the residential area has been identified. Mr. Travis also

responded to other questions and indicated that the pond will be fenced with a black vinyl chain link and landscaped.

- As no one further wished to speak, Mayor Anderson declared the Public Meeting to be adjourned.