

Minutes - Public Meeting (Council Adjourned)



MEETING DATE: October 15, 2007 – 7:00 pm

LOCATION: L. E. Shore Memorial Library

PREPARED BY: Stephen Keast, Clerk

A. Call to Order

- Deputy Mayor McKinlay then called the first scheduled Public Meeting to order with all members in attendance save Mayor Anderson, absent due to illness and Councillor McGee, absent due to vacation and explained the purpose of the Joint Meeting was to consider Application for Consent B01-2007, owner Fiona Green
- Duncan noted the purpose of this consent is to consider a request by the Applicant to sever a 0.708 hectare parcel containing an existing residential dwelling, while retaining a 3.84 hectare vacant parcel, containing an existing barn and orchard.
- The subject lands are comprised of Town Plot Park Lot 16, Alfred and Napier RP16R-601 Part 1 to 3 ROW Part 3.
- Duncan then noted the severed parcel would have a frontage of 44 metres and area of 0.708 hectares while the retained parcel would have a frontage of 110 metres and area of 3.84 hectares, both having access on an open and maintained municipal street.
- Duncan then noted the purpose of the proposed Zoning By-law is to address a potential condition of Consent on Application B01-2007. The consent application proposes to separate an existing residential dwelling and an existing orchard along a watercourse. An amendment is required to first recognize the new lot frontages and areas created proposed severance within the Development 'D' Zone, and further to permit only the existing uses on the retained parcel until such time as the property is re-designated for development purposes under the Official Plan.
- The effect of this By-law is to permit the use of the existing residential dwelling on the severed parcel, and to prevent the construction of any additional buildings or structures on the retained parcel.
- The subject lands are comprised of Town Plot Park Lot 16, Alfred and Napier RP16R-601 Part 1 to 3 ROW Part 3 and reference to the OMB appeal.
- Duncan then 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 or By-law 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 of Public Meeting had been given in accordance with the provisions of the Planning Act and read correspondence received from the Grey Sauble Conservation Authority and the Grey County Planning and Development Department.
- Duncan then asked if anyone wished to speak to the proposed Consent or Zoning By-law amendment.
- Manager of Development Planning Robert Armstrong then reviewed the subject Applications, noting the zoning and use of the lands would not change

at this time, in accordance with the Deferred Development designation of the Official Plan.

- Councillor Martin then questioned stream location on the site, Rob noting the proposed lot line represents the stream location.
- Michael then noted there is a standard 30 metre set back from any stream, Rob replying yes with regard to agricultural lands.
- Agent Peter Lush then spoke in support of the applications, noting he believed this individual Consent Application would not compromise the development potential of the retained parcel
- Duncan then questioned if the alignment of the watercourse had been altered along the lot line, Rob replying no, Duncan then questioning if the Town should request an easement within the stream setback for drainage maintenance access, Rob to investigate. Peter then noted the applicant would accept such a request.
- Applicant Fiona Green then noted they had been good stewards of the stream.
- As no one further wished to speak Deputy Mayor McKinlay declared the Public Meeting to be adjourned.
- Deputy Mayor McKinlay then called the second scheduled Public Meeting to order and explained the purpose of this Public Meeting was to consider an Application for Consent, B17-2007, owner Gwen Hutchinson.
- Duncan noted the purpose of this consent is to sever a 1,073 square metre parcel, containing an existing shed; while retaining a 1,901 square metre parcel, containing a single detached dwelling.
- The subject lands are comprised of Town Plot Park Lot 13 and 14, Northeast Louisa Street; Parts 1 and 2, RP16R-8212.
- Duncan then noted the severed parcel would have a frontage of 21.34 metres and area of 1,073 square metres while the retained parcels would have a frontage of 38.11 metres and 1,901 square metres, both having access on an open and maintained municipal street and municipal water and sewer.
- Duncan then 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 of Public Meeting had been given in accordance with the provisions of the Planning Act and read correspondence received from the Grey County Planning and Development Department.
- Deputy Mayor McKinlay then asked if anyone wished to speak to the proposed Consent.
- Manager of Development Planning Rob Armstrong then reviewed the Application for Consent, noting a previous Application had earlier severed the adjacent lot to the east.
- Rob noted location of an existing accessory building can be addressed by either removing or demolishing it.
- As no one further wished to speak Deputy Mayor McKinlay declared the Public Meetings to be adjourned.
- Deputy Mayor Duncan McKinlay then called the final scheduled Public Meeting to order and explained the subject lands are located at 11 Bay Street, being a development proposal consisting of 13 residential townhouse

units. By-law Amendment No. 2001.07 was passed by Council on February 5, 2001 that rezoned the subject lands to the Residential Multiple RM1-h (townhouse dwellings), and the Open Space zone. Application has been filed with the Town to consider the removal of the holding –h symbol on the entire lands, so as to permit the construction of the proposed development

- The subject lands affected by this proposed By-law are comprised of Lots 98, 99, 100, Plan 1023.
- The Clerk then noted Notice of Public Meeting had been given in accordance with the provisions of the Planning Act and read correspondence received from the Ontario Realty Corporation.
- Deputy Mayor McKinlay then asked if anyone wished to speak to the proposed Zoning By-law.
- Manager of Development Planning Rob Armstrong then reviewed the proposed By-law, the condition for removal of a holding symbol being receipt of an executed development agreement which has not yet been received and the purpose of this meeting is to receive public input on the development.
- Rob noted the ORC lands to the north of the site along the Beaver River would feature a trail link to the Riverwalk Trails, Rob further noting the former sewer forcemain running across the site would be relocated on-site and will be municipally owned.
- Adjacent resident Hilda Fletcher then questioned the location of the trail and any impact on her property to the west, Rob noting the trail would extend from the mid-point of the development site to the east.
- Hilda then noted concerns with people assuming the rear of her property was a public trail and questioned how she could discourage such use until a time she might consider a public trail use, Rob noting cash in lieu of an extended trail would be taken from the developer at this time should the opportunity present itself in the future to extend the trail along the river.
- As no one further wished to speak Deputy Mayor McKinlay declared the Public Meetings to be adjourned.