

MINUTES - PUBLIC MEETINGS (Council adjourned)



MEETING DATE: September 26, 2005, 7:00 pm
LOCATION: The Blue Mountains Council Chamber
PREPARED BY: Stephen Keast, Clerk

- Mayor Anderson called the first scheduled Public Meeting to order with all members save Councillor Ardiel, absent due to Conference attendance and explained the purpose of this By-law is to address a condition of consent for Application No. B01/2005. The consent proposes to create a new vacant 945 square metre residential parcel while retaining a vacant 2385 square metre residential parcel.

The effect of this By-law is to remove the minimum lot area requirement for the severed parcel and establish a new minimum lot area requirement for the retained parcel of 2,350 square metres, retain the 9 metre front and rear yard setback and establish a building envelope for the retained parcel.

The lands subject of this By-law are comprised of Part of Part Lot 174, Plan 529.

- The Clerk noted Notice of Public Meeting had been given in accordance with the Planning Act and read correspondence as received from solicitors Fasken Martineau on behalf of an adjacent landowner Ms. Waldie, the Grey Bruce Health Unit and Grey County Planning Department.
- Mayor Anderson then asked if anyone wished to speak to the proposed By-law.
- Senior Planner Rob Armstrong then clarified the proposed By-law addressed a previous condition of Consent with no concerns noted with septic approval.
- Deputy Mayor McKinlay questioned if the lands would be serviced if area development occurs, Rob replying yes and Development Charges would apply as if servicing were in place.
- Duncan then questioned future lot creation with servicing in place, Rob replying there would be an opportunity for a further lot if servicing were available.
- 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 Application for Consent File No. B25/2005, owner Terry and Janis Carscadden.
- Ellen noted the purpose and effect of the consent is to sever a 20.25 hectare agricultural parcel while retaining a 23.04 hectare agricultural parcel containing a residence, barn and shed.
- The lands are described as West half of Lot 22, Concession 9.
- Ellen then noted the severed parcel would have a frontage of 316 metres and area of 20.25 hectares while the retained parcel would have a frontage of 316 metres and area of 23.04 hectares, both having access on an open and

maintained Municipal Road.

- The Clerk then noted Notice of Public Meeting had been given in accordance with the Planning Act and read correspondence as received from the Grey Bruce Public Health Unit, Grey County Planning Department and G.S.C.A.
- Mayor Anderson then asked if anyone wished to speak to the proposed Consent.
- Senior Planner Rob Armstrong then spoke, noting a Planning Staff Report would be presented at a subsequent meeting.
- 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 this By-law is to satisfy a request by the applicant to permit lands to be used for parking facilities in close proximity to the Blue Mountain Village. The lands are currently zoned Residential R8-69, which would permit the second phase of the Mountain Walk development.

The effect of this By-law is to modify the exception as it applies to the lands to also permit the lands to be used for parking in accordance with the Parking P zone.

The establishment of the parking lot will also be subject to Site Plan Control to address such matters as landscaping, buffering, pedestrian and vehicular access, lighting and stormwater management amongst other matters.

The subject lands are comprised of Part of Lot 1, Plan 1065.

- The Clerk then noted Notice of Public Meeting had been given in accordance with the Planning Act and read correspondence as received from the NEC and Grey County Planning Department.
- Mayor Anderson then asked if anyone wished to speak to the proposed By-law.
- Senior Planner Rob Armstrong then reviewed the proposal, noting concerns raised by the G.S.C.A. have been addressed in a revised Site Plan.
- Rob continued the ongoing Village Parking Monitoring Study has identified the subject lands as a possible parking area to alleviate existing parking concerns. Rob then noted any Zoning By-law Amendment would not come into effect until Official Plan Amendment No. 4 was passed by Council and approved by Grey County.
- Larry Hogarth of C. C. Tatham and Associates was then in attendance to review the proposal in detail. Larry noted buffering, stormwater management and operational issues have been addressed.
- Deputy Mayor McKinlay questioned site drainage, Larry noting drainage is north to Grey Road 19.
- Councillor Gamble then questioned how many additional parking spaces would be available, Larry noting 300 spaces with a gravel surface.
- Councillor Martin then questioned access, Larry noting the site would be accessed from Wintergreen Place.

- Michael then questioned future plans for Mountain Walk Phase 2, James MacGillivray of Blue Mountain Resort then spoke, noting parking was being planned at this time on a permanent basis.
- Mary Worth of Mountain Walk then spoke, questioning the gravel surface and if the land would be used for another use, James MacGillivray replying the land could possibly be developed in the future if the required parking area could be replaced.
- Mary then questioned how access through Mountain Walk Phase 1 would be restricted, Larry noting a landscape buffer would be in place and pedestrian access would be to Wintergreen Place and south to Jozo Weider Boulevard.
- Mary then questioned how increased noise would be addressed, James noting Blue Mountain Security would be available to address any concerns.
- Mary Worth then questioned if access to existing Mountain Walk condominiums would be restricted or gated, James noting Blue Mountain could certainly consider assisting the condominium corporation in addressing any problems.
- Mary Thomsen of Drake Path then spoke, noting her property was adjacent to the proposed parking area. Mary then noted privacy, safety, snow removal, maintenance, lighting and environmental concerns. Larry noted it was proposed to leave 50 feet of existing landscape buffer adjacent to the Drake Path area in place.
- Robin Conners of Intrawest then spoke, noting the preliminary site plan could be further improved with a better mixture of trees for buffer, adding lighting would be kept as unobtrusive as possible.
- Mary Worth of Mountain Walk then requested to be placed on a mailing list for matters related to the proposal.
- Rob then noted no decision would be made this evening and personal notice could be given to anyone requesting same as to when the matter would be further considered.
- Michael Davies of Drake Path then spoke, noting a preliminary meeting had been held but without a detailed site plan available. Michael noted concern with sufficient separation from existing single family residential lands and what was previously medium density residential lands but proposed for parking, as well as concerns with regard to lighting, noise and security.
- Michael continued he had concern with adequate stormwater management in the spring, then requesting notice of any further consideration by Council.
- Donna Carter of Drake Path then questioned if there would be any buildings on the site, James replying no. Donna then questioned if an existing path and green space to the north would continue, Rob noting that area was Town parkland.
- Betty Droskopf of Drake Path then questioned if access to Drake Path would be considered from the parking area, Larry replying no. Betty then asked if there would be a commitment that it would not be connected, Rob again noting the land in question is Town parkland.

- James MacGillivray then spoke, noting it was Blue Mountain policy to regulate parking areas through a single entrance.
- Paul Kiraly of Drake Path then spoke, noting Blue Mountain used the subject lands as a parking area last winter and it was very wet in the spring, Larry noting if constructed, the area would be excavated and 18 inches of gravel applied.
- Paul then noted it was very difficult to cross Jozo Weider Boulevard in the winter due to vehicular traffic, James noting the Jozo Weider Boulevard / Wintergreen Place intersection would feature traffic signals.
- Rob then noted Jozo Weider Boulevard would feature reconstruction with pedestrian walkways and lighted intersections.
- Mary Worth then questioned if the proposed parking area would be day parking or overnight, James replying it could be either. Mary then noted parking regulation is required along Jozo Weider Boulevard in the winter due to the number of vehicles parked.
- As no one further wished to speak, Mayor Anderson declared the Public Meeting to be adjourned.