

Minutes - Public Meeting (Council Adjourned)



MEETING DATE: November 5, 2007 – 7:00 pm

LOCATION: L. E. Shore Memorial Library

PREPARED BY: Stephen Keast, Clerk

A. Call to Order

- Mayor Anderson called the first scheduled joint Public Meeting to order with all members in attendance save Deputy Mayor McKinlay, absent due to a previous commitment and explained the purpose of the Public Meeting was to consider Application for Consent B18-2007, owner, McKean Gravel and Stone Ltd.
- Ellen noted the purpose of this consent is to consider a request by the Applicant to sever a 4.7 hectare parcel containing an existing single detached dwelling and a detached garage, while retaining a 35.47 hectare parcel, containing the existing gravel pit operation.
- The subject lands are comprised of South Part Lot 5, Concession 4, Town of The Blue Mountains.
- Ellen then noted the severed parcel would have a frontage of 285 metres and area of 4.7 hectares while the retained parcel would have a frontage of 20 metres and area of 35.47 hectares, both having access on an open and maintained municipal street.
- Ellen further noted the joint Public Meeting would consider a By-law to address a potential condition of consent for Application No. B18-2007. The consent application proposes to sever a 4.7 hectare parcel, containing an existing single detached dwelling and detached garage; while retaining a 35.47 hectare parcel, containing the existing gravel pit operation.
- The effect of this By-law is to rezone the severed parcel from General Rural (A1) Zone and Extractive Industrial (M4) to the Rural Estate Residential (RERa) Zone and to rezone the retained parcel from Extractive Industrial (M4) to Extractive Industrial Exception 209 (M4-209) Zone. Exception 209 prohibits any future residential development on the severed parcel.
- The subject lands of this By-law are comprised of South Part Lot 5, Concession 4; locally known as 595267 4th Line, south of the community of Gibraltar.
- Ellen 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 County Planning and Development Department.
- Ellen then asked if anyone wished to speak to the Consent or Zoning By-law amendment.
- Deputy Mayor McKinlay then attended the meeting.
- Planner Shawn Postma then reviewed the Applications, noting the intent was to separate the gravel pit use from the residential use in part for retirement planning.

- Shawn then clarified the intent of the Public Meetings was to consider public and agency input on the application with a Report to be brought to a subsequent meeting.
- Councillor Martin then questioned ownership of the adjacent parcels, it being clarified McKean Gravel and Stone having no interest in any surrounding parcel.
- As no one further wished to speak Mayor Anderson declared the first Public Meeting to be adjourned.
- Mayor Anderson then called the second scheduled Public Meeting to order and explained the purpose of this By-Law is to address a condition of consent for Application No. B09-2007 that proposed to sever a 178 square metre parcel off the western portion of the adjacent property to the east; and deed it as a lot addition to the existing 688 square metre residential parcel. The lot addition will provide an increased side yard on the east side of the property, providing access to the rear of the property, but the lot addition will remain deficient of minimum side yard setbacks on both sides. The property is zoned General Commercial C1-87 which only permits a retail store and one residential dwelling unit. The minimum side yard setbacks abutting a residential zone shall be 6 metres. A new minimum side yard setback is required on both sides and the exception will need to be revised to recognize the property as only being used for a residential dwelling unit and/or a retail store.
- Ellen then noted the effect of this By-law is to establish a new minimum interior side yard setback of 0.2 metre for the westerly side yard, 2.74 metres for the easterly side yard and to modify Exception 87 to the General Commercial C1-87 zone to permit one residential dwelling unit and/or a retail store on the lands.
- The subject lands of this By-law are comprised of Part Lot 2 and 4, and Lot 3, Plan 355; locally known as 105 Main Street in the community of Heathcote.
- Ellen 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 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 noted no correspondence had been received.
- Mayor Anderson then asked if anyone wished to speak to the proposed By-law.
- Planner Shawn Postma then reviewed the Application, noting the By-law was a condition of a previously considered Consent Decision.
- 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 the Public Meeting was to consider the passing of a by-law pursuant to the provisions of the Building Code Act so as to charge fees imposed under the Town's Building Permit By-law
- Ellen then noted copies of the Staff Report addressing proposed revisions to the Building Fees had been and was available at no charge to the public for their review.
- Chief Building Official David Finbow then reviewed the giving of notice of the Public Meeting and reviewed the current and proposed building fee structures

- David noted Building Department costs are recoverable through permit fees and fees are applied by way of a Service Index multiplier based on class of building.
- David then noted Building Staff now oversee sewer and water connection inspection with no increase in fees to cover this service to date.
- David then noted the Building Department would operate at a deficit without an increase in fees, adding operating costs of the Department would also be assessed, adding the principle fee revision would be a 15% increase in residential permit costs, noting other service fees would also be increased.
- David then stated it was proposed the revised fees would be in place as of January 1, 2008, with a By-law to be before Council in the near future.
- Mayor Anderson then asked if anyone wished to speak to the proposed fee structure.
- Deputy Mayor McKinlay then requested clarification of Partial Permit Fee payments, David noting where a Partial Permit was issued, perhaps for a basement, it was intended to recover more of the complete Permit fee up-front.
- Councillor McGee then questioned if cost of living allowance cost increases could be considered annually rather than every few years, David noting it was not permitted to increase fees annually based on inflation.
- Paul Wilson, Heathcote, then questioned if the Building Department received any funds for operations from general taxation, David replying the Department does not rely on the tax base for operating or capital costs.
- As no one further wished to speak, Mayor Anderson declared the Public Meeting to be adjourned.