

Minutes - Public Meeting (Council Adjourned)



MEETING DATE: November 19, 2007 – 7:00 pm

LOCATION: L. E. Shore Memorial Library

PREPARED BY: Stephen Keast, Clerk

A. Call to Order

- Mayor Anderson then called the first scheduled Public Meeting to order with all members in attendance and explained the purpose of the Meeting was to consider Application for Consent B21-2007, owner Robert Shaw
- Ellen noted the purpose of this consent is to consider a request by the Applicant to sever a 7,488 square metre residential parcel while retaining a 15.02 hectare vacant agricultural parcel. The western portion of the lands on the severed parcel has been revised from the original consent application from 2004. The revision provides additional space for driveway access on the proposed lot to the west. This consent is a reapplication of four previous consent applications in 2004 which were granted, but lapsed prior to fulfilling conditions. This consent is submitted in conjunction with Consent Applications Nos. B22-2007, B23-2007 and B24-2007.
- The subject lands are comprised of East Part Lot 15, Concession 5, 595926 4th Line.
- Ellen then noted the severed parcel would have a frontage of 85.0 metres and area of 7,488 square metres while the retained parcel would have a frontage of 170.0 metres and area of 15.02 hectares, both having access on an open and maintained municipal street.
- Ellen then noted the Public Meeting would also consider Application for Consent B22-2007, owner Robert Shaw.
- Ellen noted the purpose of this Consent is to consider a request to sever a 5,000 square metre vacant residential parcel while retaining a 14.52 hectare vacant agricultural parcel. This consent is a reapplication of four previous consent applications in 2004 which were granted, but lapsed prior to fulfilling conditions. This consent is submitted in conjunction with Consent Applications Nos. B21-2007, B23-2007 and B24-2007.
- The subject lands are comprised of East Part Lot 15, Concession 5, 595926 4th Line.
- Ellen then noted the severed parcel would have a frontage of 50.0 metres and area of 5,000 square metres while the retained parcel would have a frontage of 170.0 metres and area of 14.52 hectares, both having access on an open and maintained municipal street.
- Ellen then noted the Public Meeting would also consider Application for Consent B23-2007, owner Robert Shaw.
- Ellen noted the purpose of this Consent is to consider a request to sever a 5,000 square metre vacant residential parcel while retaining a 14.02 hectare vacant agricultural parcel. This consent is a reapplication of four previous consent applications in 2004 which were granted, but lapsed prior to fulfilling conditions. This consent is submitted in conjunction with Consent Applications Nos. B21-2007, B22-2007 and B24-2007.

- The subject lands are comprised of East Part Lot 15, Concession 5, 595926 4th Line.
- Ellen then noted the severed parcel would have a frontage of 50.0 metres and area of 5,000 square metres while the retained parcel would have a frontage of 170.0 metres and area of 14.02 hectares, both having access on an open and maintained municipal street.
- Ellen then noted the Public Meeting would finally consider Application for Consent B24-2007, owner Robert Shaw.
- Ellen noted the purpose of this Consent is to consider a request to sever a 15,695 square metre vacant residential parcel while retaining a 12.45 hectare vacant agricultural parcel. The eastern portion of the lands on the severed parcel has been revised from the original consent application from 2004. The revision provides additional space for driveway access, mitigating its affect on the wetland areas. This consent is a reapplication of four previous consent applications in 2004 which were granted, but lapsed prior to fulfilling conditions. This consent is submitted in conjunction with Consent Applications Nos. B21-2007, B22-2007 and B23-2007.
- The subject lands are comprised of East Part Lot 15, Concession 5, 595926 4th Line.
- Ellen then noted the severed parcel would have a frontage of 92.0 metres and area of 15,695 square metres while the retained parcel would have a frontage of 78.0 metres and area of 12.45 hectares, both having access on an open and maintained municipal street.
- 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 Consents 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.
- Mayor Anderson then asked if anyone wished to speak to the proposed Consents.
- Deputy Mayor McKinlay then questioned if a road widening would be sought, fore the future County Highway, Manager of Development Planning Rob Armstrong replying that it was a condition of consent previously and it would remain.
- Duncan then questioned if there was any concern with increased access points near the Banks intersection, Rob replying 3 of 4 entrances will enter onto the 4th line and would not have any impact on the future County Road.
- Councillor McGee then questioned the limit to the number of severances from a property, Rob noting the proposed consents are acceptable within the Hamlet Designation in the Official Plan, a limit based on the original Township lot area being imposed within the Rural Designation.
- Councillor Kennedy then questioned which conditions of consent were not previously met, Rob advising it was in relation to preparation of the required Environmental Impact Statement and resulting revisions to proposed lot configuration.
- Duncan then questioned if the Environmental Impact Statement would protect future landowners from building in wet areas, Rob noting the EIS examined the ground water characteristics and included recommended setbacks from

any identified area of concern. Rob further noted the area was not identified as Hazard by the Grey Sauble Conservation Authority.

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