

Minutes - Public Meeting (Council Adjourned)



MEETING DATE: December 17, 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 Public Meeting was concerning a By-Law to impose capital sewer charges for the use of the Town's sewage system (St. Moritz & Chamonix Crescent)
- Ellen then noted the proposed By-law will affect the property owners listed on Schedule "A" of the proposed by-law, a draft of which was forwarded to all affected property owners.
- Deputy Treasurer Elizabeth Thompson then reviewed the proposed By-Law, noting 77 benefitting landowners are identified in the project.
- Area resident Victor Coleburn of Lot 51, Plan 822 then spoke, noting he understood there would be an amendment of the By-Law.
- Elizabeth noted the revision was grammatical and Schedule "B" was revised to remove a grant application form, with no textural changes made to the By-Law
- Director of Environmental Services John Caswell then noted the Town would allow up to 11 months to connect to the services.
- 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 this Public Meeting was to consider an Application for Consent, B20-2007, owner Slopeside Developments Inc. c/o Dave Knechtel.
- Ellen noted the purpose of this consent is to sever a 1,093 square metre vacant residential parcel, while retaining a 1,348 square metre vacant residential parcel.
- The subject lands are comprised of South Part Lot 19, Concession 2, Part 9, RP16R-8001.
- Ellen then noted the severed parcel would have a frontage of 24.50 metres and area of 1,093 square metres while the retained parcel would have a frontage of 34.00 metres and 1,348 square metres, both having access on an open and maintained municipal street and municipal water and sewer.
- 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 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, the County of Grey

Transportation Department, the Grey County Planning and Development Department and Pamela Bell, area resident

- Manager of Development Planning Rob Armstrong then reviewed the application. Rob noted the intent of the Public meeting was to gain input on the application, adding staff recommended the Town consider stopping up and closing the portion of Craigmere Crescent immediately south of the subject property.
- Mayor Anderson then asked if anyone wished to speak to the proposed Consent.
- Area resident Paula Bell then spoke, noting she has resided east from the subject lands since 1965 and the Craigmere Crescent intersection with Grey Road 19 is very dangerous with the road being blocked off a preferred alternative.
- Area resident Bob Oldfield then spoke, noting the lots in the area average 15,000 square feet, adding that a recent OMB decision seemed to indicate that lot standards with regard to minimum area appear to be reducing and he is concerned as to how small lots might be proposed in the future.
- Mr. Oldfield then questioned site servicing, Rob noting servicing would be addressed in the Planning Report.
- Planner Clinton Stredwick then spoke on behalf of the applicant, noting previous applications for severance were within a registered plan of subdivision with differing policies applied, the subject lands not being within a registered plan.
- Clinton further noted the previously severed lots were in fact larger than several in the area, adding municipal services were found on Craigmere Crescent fronting the lands to the east and could be extended westerly.
- Clinton then noted the Grey County reference to an Environmental Impact Study was of little impact, as the property could be serviced from Craigmere Crescent and was dry in nature.
- Mr. Oldfield then questioned services available at the subject property, as the property owner did not participate financially in the Craigmere Crescent servicing project, Director of Environmental Services John Caswell confirming that servicing was available along Craigmere Crescent north-south.
- Deputy Mayor McKinlay then noted if the property did not participate in the previous servicing project, it would be assessed prior to any services being made available.
- Applicant David Knechtel then spoke, noting the proposed lots are similar to surrounding lots and the fronting area of Grey Road 19 is straight in terms of sight lines, adding the subject lands are flat, further noting that he would be interested in purchasing the portion of Craigmere Crescent to the south if the road section is to be closed and considered for sale.
- Area resident Pamela Bell then noted she did not believe the subject land is flat, adding there is a very steep roadside ditch indicating the change in elevation from Grey Road 19.
- Deputy Mayor McKinlay then questioned if servicing participation would be checked, Rob Armstrong replying yes, Duncan further requesting staff consider possible future use of the southerly road section.
- As no one further wished to speak Mayor Anderson declared the Public Meeting to be adjourned.

- Mayor Anderson then called the third scheduled Public Meeting to order and explained the purpose of this Public Meeting was to consider an Application for Consent, B25-2007, owner Elka Seccombe.
- Ellen noted the purpose of this consent is to sever a 2,053 square metre vacant residential parcel, while retaining a 2,053 square metre residential parcel containing an existing dwelling.
- The subject lands are comprised of Lot 4, Plan 880.
- Ellen then noted the severed parcel would have a frontage of 47.99 metres and area of 2,053 square metres while the retained parcel would have a frontage of 42.77 metres and 2,053 square metres, both having access on an open and maintained municipal street and municipal water and sewer.
- 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 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 area residents, Roger Oatley, Harald Brenneke, D'Arcy DeGeer, Peter Coward, Alena and Libor Susil, J.A. Christie, Ken Fong, John O'Connell, the Grey Sauble Conservation Authority, and the Grey County Planning and Development Department
- Manager of Development Planning Rob Armstrong then reviewed the application, noting the purpose of the Public meeting was to gain public input on the application with a Planning Staff Report to be prepared for consideration at a subsequent meeting.
- Planner Clinton Stredwick then spoke on behalf of the applicant, noting the lots were originally designed with private servicing and averaged approximately 1 acre in area, with full municipal servicing now available.
- Clinton then noted the proposal was to sever the parcel into two equal lots with frontages of approximately 40 metres, noting the character of the area would be retained with similar frontages and separation distances to surrounding lots.
- Mayor Anderson then noted the depth of the surrounding lots was an issue as well as frontage, Clinton noting the rear yard area would not be visible from the street, therefore the streetscape would appear similar to the existing situation.
- Councillor Martin then questioned the purpose of the application, Clinton noting he believed there was an opportunity for the severed parcel to be offered for sale.
- Area resident Margaret Brenneke of Lot 9, then spoke, noting the Margaret Drive development is considered estate residential, not residential, and the appearance of the subdivision would change and the proposed lot would be out of character.
- Clinton then noted the new, surrounding Alta and Alpine Ski Club subdivisions were similar in lot frontages and area to the proposed lots, adding present zoning would permit up to a 6,000 square foot dwelling with existing setback requirements, adding the front yard setback could be increased and still permit a dwelling.
- Area resident Harold Brenneke then spoke, noting that splitting the existing lot would be very noticeable from within the subdivision, adding there are existing drainage concerns on the westerly portion of the subject lot.

- Area resident Libor Susil then spoke, noting neighbour John Santocelli was also in opposition to the Application.
- Deputy Mayor McKinlay then spoke, noting the Grey County Growth Management Study indicated there is an excess inventory of vacant lots at present and questioned rationale for intensification within the Margaret Drive subdivision if new subdivisions were available in the area.
- Manager of Development Planning Rob Armstrong noted that it would be up to Grey County and the Town to develop policy where intensification would be considered appropriate, for example, brownfield and commercial redevelopment.
- Councillor Kennedy then questioned why a previous application was turned down for the subject property, Rob noting the Craigeith/Camperdown Secondary Plan did not permit division of lots within a Plan, the new Official Plan allowing potential for consideration.
- Councillor McKean then questioned when the matter would be before Council again for the benefit of those present, Rob replying January 21, 2008 would be the earliest date.
- Applicant Elka Seccombe then spoke, noting the lot is too large and the new lots would be similar to the Alta subdivision, area resident Margaret Brenneke noting that new subdivisions in the area are of a much higher density and that is not what Margaret Drive has been historically.
- Harald Brenneke than asked if existing lot area standards could be grandfathered to retain the character of the area.
- Deputy Mayor McKinlay then asked when the Planning Report would be available to the public, Rob noting the Report would be available on the Thursday preceding the Council meeting by internet, email or pick up. Rob noted that interested persons would be contacted ahead of time.
- Area resident Alena Susil then asked if the applicant knew if the property could be subdivided, Ms. Seccombe noting at the time of the previous application it was determined it could not be subdivided.
- Realtor Jane Moysey then spoke in support of the application, noting the smaller surrounding lots in new subdivisions were of high value and a severance should not affect area land values.
- 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 Public Meeting was to consider a Zoning By-law that would address a condition of Consent on Application B27-2006. The consent application proposed to sever a 4.8 hectare rural parcel, containing a single detached dwelling; while retaining a 15.4 hectare rural parcel, containing a steel barn and drive shed. An amendment is required to recognize for both the severed and retained parcel as being deficient of the 20 hectare lot area requirement of the General Rural (A1) Zone; and establish suitable building envelopes and apply the holding –h symbol to the retained parcel to ensure there are no visual impacts to the rural landscape.
- Ellen then noted the effect of this By-law is to rezone the severed lands from the General Rural (A1) Zone and Hazard (H) Zone to the Rural Estate Residential (RERc) Zone and the Hazard (H) Zone; to rezone the retained lands from the General Rural (A1) Zone and the Hazard (H) Zone to the General Rural (A1-h) Zone and the Hazard (H) Zone; and establish a new minimum lot area of 15.4 hectares for the retained parcel. The holding –h

symbol will be used to require the retained parcel to obtain Site Plan Approval prior to issuance of a building permit.

- Ellen further noted the subject lands of this By-law are owned by Jeffery and Bonnie Flemington; and are legally described as West ½ Lot 19, Concession 4; Town of The Blue Mountains. These lands are locally described as being located on the northeast corner of the 4th Line and 18th Sideroad, just north of the Community of Banks with a civic address of 596197 4th Line; as shown on the attached sketch.
- Ellen then noted if a person or public body does not make oral or written submissions at a public meeting to the Town of The Blue Mountains in respect of the proposed Zoning By-law Amendment, the person or public body is not entitled to appeal the decision of Town Council to the Ontario Municipal Board; and may not be added as a party to the Hearing of an appeal before the Ontario Municipal Board.
- 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-Bruce Health Unit, the Grey Sauble Conservation Authority and the Grey County Planning and Development Department.
- Manager of Development Planning Rob Armstrong then reviewed the application, noting it was a condition of a previous consent decision.
- Planning Consultant Krystin Rennie then spoke in support of the Application.
- As no one further wished to speak Mayor Anderson declared the Public Meeting to be adjourned.