

6. PLANNING - CONSENT TO SEVER -
GLOUCESTER - 5224 BANK STREET
APPLICATION BY R. POMERLEAU LIMITED

COMMITTEE RECOMMENDATION

That Council approve that staff be authorized to attend the Ontario Municipal Board hearing with respect to the consent application by R. Pomerleau Limited in order to ensure that the Region's concerns with respect to access to Bank Street (Regional Road 31) are addressed.

DOCUMENTATION:

1. Regional Solicitor's report dated 9 Jul 98 is immediately attached.

Our File/N/Réf. O.1.2.pending
Your File/V/Réf.

DATE 9 July 1998

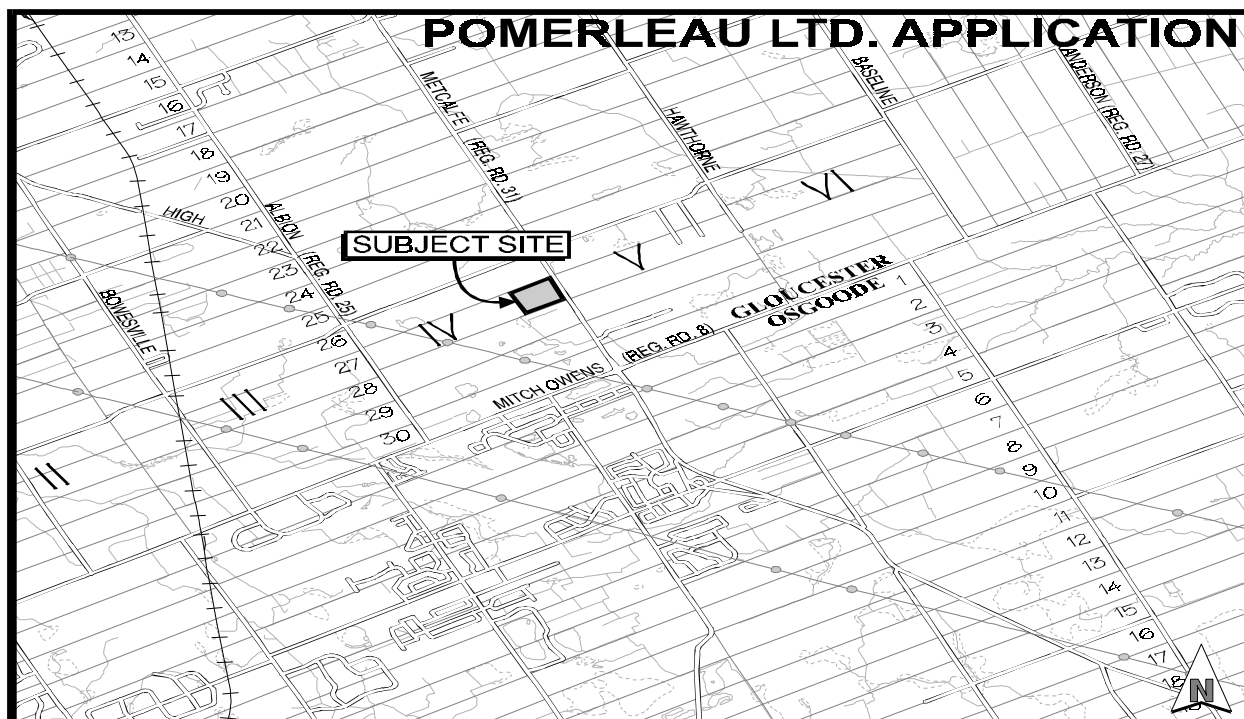
TO/DEST. Co-ordinator, Planning and Environment Committee

FROM/EXP. Regional Solicitor

SUBJECT/OBJET **PLANNING-CONSENT TO SEVER - GLOUCESTER**
5224 BANK STREET
APPLICATION BY R. POMERLEAU LIMITED

DEPARTMENTAL RECOMMENDATION

That Planning and Environment Committee recommend to Regional Council that staff be authorized to attend the Ontario Municipal Board hearing with respect to the consent application by R. Pomerleau Limited in order to ensure that the Region's concerns with respect to access to Bank Street (Regional Road 31) are addressed.



BACKGROUND

An application for a consent to sever a parcel of land was made to the Gloucester Committee of Adjustment by R. Pomerleau Limited on behalf of the Estate of Wilbert Boyce. The parcel to be severed is 61.0 metres in width, 1078 metres deep with an area of 24.5 ha. Should the severance ultimately be approved, the parcel is to be used as an access to a sand and gravel pit at the rear of the retained and severed lot. A pit licence has been issued under the *Aggregate Resources Act*.

The severed and retained parcels front on Bank Street. The speed limit in this area is 80 kmph. These parcels are located at a portion of Bank Street where the road is climbing with the crest of the hill located at the southerly end of the retained parcel.

In order to ensure the safe access and egress of the trucks going to the pit, as well as the safe passage of other vehicles on Bank Street, it is the opinion of staff that the access from the pit should be located as far to the north as possible, i.e. within three metres of the lot line of the adjoining property. This will of course provide the maximum distance possible from the crest of the hill. The applicant agreed to this condition and in approving the consent to sever, the Gloucester Committee of Adjustment imposed this requirement.

The approval of the consent to sever has been appealed to the Ontario Municipal Board by Andre Simard, the owner of the adjacent lands to the north. A twenty foot high cedar hedge separates his property from the proposed parcel to be severed. Mr. Simard is concerned about dust and noise as well as a possible loss in value to his property. He would like the access to be moved 600 feet to the south.

Moving the access to the south would of course increase the potential for accidents due to the increased proximity to the crest of the hill. In the opinion of staff, the Region should be present at the Ontario Municipal Board to ensure that the Board is appraised of these safety concerns.

FINANCIAL CONSIDERATIONS

The Region would be represented at the hearing by staff from the Legal and Planning and Development Approvals Departments. It is anticipated that the materials cost for the hearing will be minimal, likely less than \$100.

*Original approved by
J. Douglas Cameron
Regional Solicitor*

JDC/TCM