

are then approved or received by the Committee of the Whole, as noted. The Consent Agenda content is available to the public when the Agenda is finalized but is not subject to discussion from the floor at this time, however, representations may be made at subsequent meetings on matters of interest.

Moved by: Gail Ardiel

Seconded by: Michael Seguin

THAT the Consent Agenda of January 9, 2017 be adopted as circulated, less any items requested for separate review and discussion, being Agenda Item B.11.1 Hallink Zoning By-law Amendment Withdrawal, Carried.

B. Staff Reports, Deputations, Correspondence

Finance, Administration, Enforcement and Fire Reports

To be chaired by Councillor John McGee

B.1 Deputations, if any

None

B.2 Staff Reports

B.2.1 Workplace Harassment and Violence Program Public Comments, FAF.17.02

Moved by: Michael Seguin

Seconded by: John McKean

THAT Council receive Staff Report FAF.17.02 “Workplace Harassment and Violence Program Public Comments”;

AND THAT Council provide staff direction to engage our Integrity Commissioner, Janet Leiper, to provide recommended revisions to the Workplace Violence and Harassment Program, Code of Conduct Policy for Members of Council, and Complaint Protocol, Carried.

B.2.2 2017 Holiday’s Observed and Town Hall Closures

Moved by: Gail Ardiel

Seconded by: Joe Halos

THAT Council receive report FAF.17.03 entitled “2017 Holiday’s Observed and Town Hall Closures”;

THAT Council direct staff to close Town Hall to observe Canada Day on July 3rd, 2017, Remembrance Day on November 13th, 2017 and Holiday closure from Friday December 22, 2017 at 4:30 pm and reopen Tuesday January 2nd, 2018 at 8:30 am, Carried.

B.3 Finance, Administration, Enforcement and Fire “Information Reports” and correspondence to be considered in the adoption of the Consent Agenda

B.3.1 Monthly Financial Report – November 2016, FAF.17.001

THAT Council receive Staff Report FAF.17.001, entitled “Monthly Financial Report – November 2016” for information purposes, Carried.

B.4 Correspondence, if any

None

B.6 Staff Reports

B.6.1 Craigleith Hauled Waste Receiving Station Deferral, CSPW.17.004

Moved by: Gail Ardiel

Seconded by: Michael Martin

THAT Council receive Staff Report CSPW.17.004 entitled, "Craigleith Hauled Waste Receiving Station Deferral";

AND THAT Council direct Staff to defer further preliminary design efforts related to the Hauled Waste Receiving Station until the Craigleith Area Environmental Assessment is completed and a longer term assessment can be done on the impact of the reduction in revenue;

AND THAT Council direct Staff to continue to limit access to the Hauled Waste Receiving Station to pre-approved haulers to mitigate the introduction of potential damaging debris, Carried.

B.6.2 Updated Access Options for Lot 45 and 46, CSPW.17.005

Moved by: Michael Martin

Seconded by: John McKean

THAT Council receive Staff Report CSPW.17.005, entitled "Updated Access Options for Lots 45 and 46";

AND THAT Council direct Staff to initiate the stopping up and closing of portions of the King Street and Albert Street unopened road allowances for future consideration of declaring the lands surplus;

AND THAT Council exercise their authority under clause 2 of the Town's Disposition of Land Policy to allow Staff to negotiate solely with the owner of PL Thornbury Lots 45 and 46 SW/S King St PT Lots 45 and 46 NE/S Arthur Street;

AND THAT Council authorize Staff to negotiate with the owner of PL Thornbury Lots 45 and 46 SW/S King St PT Lots 45 and 46 NE/S Arthur Street pending the successful completion of the stopping up and closing of the portions of King Street and Albert Street unopened road allowances as outlined in this report, Carried.

B.6.3 Ownership and Responsibility of Lands and Trails Through The Development Process, CSPW.17.006

Moved by: Michael Martin

Seconded by: John McKean

THAT Council receive Staff Report CSPW.17.120 entitled "Ownership and Responsibility of Lands and Trails Through the Development Process";

AND THAT Council authorize Staff to consider early assumption for land and trails that are to be conveyed to the Town through the development process, Carried.

B.6.4 Options for Chamber of Commerce Building Agreement, CSPW.17.007

Moved by: John McKean

Seconded by: John McGee

THAT Council receive Staff Report CSPW.17.007 entitled "Options for Chamber of Commerce Building Agreement";

AND THAT Council direct Staff to develop an agreement based on Option 3 for the Chamber of Commerce Executive to consider, Carried.

6. That all conditions noted above shall be fulfilled within one year of the decision so that the Town's Clerk is authorized to issue the Certificate of Consent pursuant to Section 53(42) of the Planning Act.

THAT Council enact a Zoning By-law to rezone a portion of the Subject Lands to the Hazard 'H' zone, to recognize the existing encroachments of the single detached dwelling and accessory shed building, and to establish a suitable building envelope and private septic system envelope for future residential development on the severed parcel, Carried.

B.10.2 Second Nature Proposed Zoning By-law Amendment, Consent and Redline Revision, PDS.17.006

Moved by: Joe Halos

Seconded by: John McGee

THAT Council receive Staff Report PDS.17.006, "Second Nature Proposed Zoning By-law Amendment, Consent and Redline Revision" for the lands at Concession 1, Part of Lots 17 and 18;

THAT Council give Consent to applications B05-2016 and B06-2016, each for an addition to a lot, subject to conditions as contained in Staff Report PDS.17.006;

THAT Council enact a zoning by-law amendment to rezone a portion of the lands from open space to residential use; and

THAT Council support an application for Redline Revision to increase the number of lots for single detached dwellings from 35 to 37, to remove open space block 169, to reduce open space block 170, and to accept alternative recreational amenity in-lieu of open space, Carried.

B.10.3 Peaks Bay Agreement, PDS.17.10

Moved by: Michael Martin

Seconded by: Joe Halos

THAT Council receive Staff Report PDS.17.10 "Peaks Bay Agreement";

THAT Council authorize the Mayor and Clerk to sign an amending agreement to the Peaks Bay Development Agreement as included as Attachment "2" to this report;

THAT Council authorize staff to pursue the early assumption of Block 29 of the Peaks Bay East development; and

THAT Council authorize staff to pursue the disposal of Blocks 32 and 33 of the Peaks Bay East development, Carried.

B.11 Planning & Development Services Information Reports and correspondence to be considered in the adoption of the Consent Agenda:

B.11.1 Hallink Zoning By-law Amendment Withdrawal, PDS.17.005

Mayor McKean vacated the Council Chamber having earlier declaring a pecuniary interest. Deputy Mayor Ardiel chaired this portion of the meeting.

Moved by: Joe Halos

Seconded by: John McGee

THAT Council receive Staff Report PDS.17.005 "Hallink Zoning By-law Amendment Withdrawal", for information purposes only, Carried.

B.11.2 Planning Applications – November, 2016, PDS.17.03

THAT Council receive Staff Report PDS.17.03, “Planning Applications – November 2016” for information purposes, Carried.

B.11.3 Planning Applications – December, 2016, PDS.17.09

THAT Council receive Staff Report PDS.17.09, “Planning Applications – December 2016” for information purposes, Carried.

B.11.4 Committee of Adjustment Report, December 21, 2016, PDS.17.02

THAT Council receive Committee of Adjustment Staff Report #PDS.17.02 pertaining to the December 21, 2016 meeting, for information purposes, Carried.

B.12 Correspondence, if any

None

C. 5:00 PM Public Meetings / Deputations

Mayor John McKean noted under the authority of the *Municipal Act, 2001* and in accordance with Ontario’s *Municipal Freedom of Information and Protection of Privacy Act* (MFIPPA), The Corporation of the Town of The Blue Mountains wishes to inform the public that all information including opinions, presentations, reports and documentation provided for or at a Public Meeting, Public Consultation, or other Public Process are considered part of the public record. This information may be posted on the Town’s website and or/ made available to the public upon request.

C.1 Statutory Public Meetings

C.1.1 Public Meeting: Application for Consent for New Lot, #B12-2016, Greenfield 114 Lakeshore Road West (Craigleith)

Mayor John McKean read Notice of Application for Consent of a New Lot. John noted the property owner is Don Greenfield.

John noted the property location is 114 Lakeshore Road West (Craigleith).

John noted the applicant would like to sever the property to create a new building lot.

John noted the proposal is to sever a vacant parcel, approximately 750.5 square metres, with 19.75 metres of frontage on St. Moritz Crescent. The proposed retained parcel would then be 1122.5 square metres, with 24.4 metres of frontage on St. Moritz and contain the existing house and shed. The retained land also has road frontage on Lakeshore Road West. The property is serviced by municipal water and sewer services and fronts on an open and maintained municipal road.

John noted the legal description for this lot is Plan 822 Lot 37 (formerly the Township of Collingwood), Town of The Blue Mountains.

John noted if you wish to be notified of the decision of the Council of the Town of The Blue Mountains in respect of the proposed consent, you must make a written request to Town of The Blue Mountains at the address provided above.

John further noted if a person or public body that files an appeal of a decision of Town of The Blue Mountains in respect of the proposed consent does not make written submissions to

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 noted that notice of the public meeting was given in accordance with the Planning Act, and that in response comments were received from Grey County Planning and Development, Historic Saugeen Metis, and Grey Sauble Conservation Authority.

Planner Denise Whaley spoke reviewing the application for consent, noting that no decision will be made today, and reviewed the timeline.

Consultant David Slade spoke noting that this application is a straightforward severance, and that this application is submitted under the Town's new Official Plan. David noted that this lot is an existing lot in the Georgian Woodlands subdivision, and that the house was built in the 1960s. David confirmed that the property is connected to municipal water and sewer.

David noted that under the Official Plan, intensification is encouraged where possible, to take advantage of existing infrastructure. David noted that there are no neighbourhood concerns. David noted that this development has "honeycombed" shaped lots. David confirmed that the new lot will have to establish a new water and sewer line. David noted that the zoning in this area is R3 and that the new lot could accommodate a large home to be in keeping with the area homes. David noted that the lot has a u-shaped driveway, and that one of the entrances to the retained lot will be closed off, and that a new entrance will be constructed to the new lot.

David noted that he believes this severance to be appropriate, and that it complies with the Town Official Plan, and is a good infilling and intensification project.

Councillor Halos spoke noting that there appears to be an instrument registered on a portion of the lot, and questioned what this is. David spoke in response noting that it was an easement, and confirmed it has been removed.

Councillor McGee spoke noting the average frontage in the area is different because of the "honeycomb" shaped lots, and questioned if this severance would be compatible with the neighbourhood. Director of Development Services Michael Benner spoke noting that this subdivision dates back to the 1960s, and that "honeycomb" shaped lots is rare in Ontario. Michael Benner noted that this severance meets the average frontage in the area, further noting that this lot is a corner lot and believes it fits in with the streetscape.

Mayor McKean then spoke questioning if the old wells and septic systems are removed or decommissioned when the municipal infrastructure is connected to. Michael Benner noted that this is a good question, and is something to consider. David Slade spoke noting that after two years the sewage system is inert, but further noted that there could be a clean up issue with proper disposal.

As no one further wished to speak, Mayor McKean declared the public meeting to be closed.

C.2 Deputation

None

D. New and Unfinished Business

D.1 Notice of Motion (Council)

None

D.2 Additions to the Agenda

None

E. Notice of Meeting Dates

Committee of the Whole Meeting, January 30, 2017
Town Hall, Council Chambers

Council Meeting, January 23, 2017, 7:00 pm
Town Hall, Council Chambers

F. Adjournment

Moved by: Michael Martin

Seconded by: R.J. Gamble

THAT this Committee of the Whole does now adjourn at 5:33 p.m. to meet again
January 30, 2017, Town Hall, Council Chambers, or at the call of the Chair, Carried.

John McKean, Mayor

Corrina Giles, Town Clerk