



# Minutes

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## The Blue Mountains, Committee of the Whole Meeting

**Meeting Date:** January 30, 2017  
**Meeting Time:** 1:00 p.m.  
**Location:** Town Hall, Council Chambers  
**Prepared by:** Corrina Giles, Town Clerk

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### A. Call to Order

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Mayor McKean called the meeting to order with all members in attendance save Deputy Mayor Gail Ardiel and Councillor John McGee absent due to previous commitments.

Also in attendance were Acting CAO/Director of Community Services Shawn Everitt, Director of Director of Finance and IT Services Ruth Prince, Deputy Treasurer/Manager of Accounting and Budgets, Director of Infrastructure & Public Works Reg Russwurm, Director of Enforcement Services & Fire Chief Rob Collins, Director of Planning and Development Services Michael Benner, Communications & Economic Development Coordinator Elizabeth Cornish, Manager of Human Resources Jenn Moreau, Senior Policy Planner Shawn Postma, Planner 1 Denise Whaley, and Manager of Purchasing & Risk Management Serena Wilgress.

- Committee then paused for a Moment of Reflection

- **Approval of Agenda**

Moved by: R.J. Gamble                      Seconded by: Joe Halos

THAT the Agenda of January 30, 2017 be approved as circulated, including any items added to the Agenda, Carried

- **Declaration of Pecuniary Interest and general nature thereof**

Mayor McKean declared a pecuniary interest regarding Agenda Item B.11.1 Committee of Adjustment 2016 Annual Report, PDS.17.11 and the proximity to his farm, and the draft Committee of the Whole minutes dated January 9, 2017.

Mayor McKean vacated the Council Chamber having earlier declaring a pecuniary interest. Councillor Joe Halos chaired this portion of the meeting.

- **Previous Minutes**

Mayor McKean vacated the Council Chamber having earlier declared a pecuniary interest regarding the draft minutes of January 9, 2017 and vacated the Council Chamber. Councillor Halos chaired this portion of the meeting.

Moved by: R.J. Gamble                      Seconded by: Michael Seguin

THAT the Committee of the Whole minutes of January 9, 2017, be adopted as circulated, including any revisions to be made, Carried.









**Planning & Development Services Reports**  
**To be chaired by Mayor John McKean**

**B.9 Deputations, if any**

**B.9.1 Andrew Pascuzzo, D.C. Slade Consultants Inc.**  
**Re: Parkbridge Development Proposal – Craigleith**

Andrew spoke noting that he is the consultant for Parkbridge and that he is here to introduce Parkbridge to Council and to speak to their development proposal. Andrew noted that Parkbridge has submitted a zoning by-law amendment application, further noting that the draft plan of subdivision is deemed complete by the County and the Town. Andrew noted that the next step is to submit a site plan. Andrew noted that the public will have an opportunity to comment at the statutory public meeting.

Andrew provided the background of Parkbridge, noting that their first project was in Edmonton, Alberta, and that they have since expanded across Canada, being the largest owner, operator and developer of land lease communities. Andrew identified the project team.

Andrew noted that the archaeological sites will be buffered, and that a slope stability study is completed. Andrew noted that the Parkbridge site consists of two parcels of land, being 26.5 hectares (66 acres), separated into four quadrants, and that it is designated recreation residential. Andrew noted that the official plan permits 208 units based on 10 units per hectare and that no bonusing is permitted.

Andrew noted that the Nipissing Ridge land would be provided to the Town for a trail to connect to the Bannerman development trails.

Andrew spoke regarding the 60% open space versus 40% open space as required in the official plan. Andrew noted that the road system would be privately owned, and that one tax bill would be created for the entire development.

Andrew noted that the style of homes would be simple, and that there would be a range of singles and semis with private recreational facilities.

Councillor Seguin questioned if the entire community would be land lease, Andrew replying yes, further noting that the roads will look like condominium roads, but they will be owned by Parkbridge. Councillor Seguin questioned if the roads will connect to other area developments, Andrew replying no.

Councillor Halos spoke noting that this type of development is different than many developments in The Blue Mountains.

Councillor Martin spoke noting that the 208 units proposed will mean approximately 700 residents. Councillor Martin questioned if the roads will be a municipal standard, Andrew replying that the roads will not be public roads, but will be created and serviced by Parkbridge. Andrew noted that the developer, Parkbridge, will present at the public meeting to provide further assurances to Council.

Councillor Seguin then questioned what type of community is proposed, Andrew spoke in response noting that this is not clear at this time, further noting that Parkbridge is still marketing the site. Andrew noted that other Parkbridge developments have been geared to seniors, but that some developments are second homes. Andrew noted that the development can be phased-in.

Councillor Halos questioned if the units will have basements, Andrew replying no.

Councillor Martin thanked Andrew for appearing before Council at an early stage, further noting that Council appreciates this.

Mayor McKean spoke questioning if the proposed unit height, being three stories, is permitted in this area, Andrew spoke in response noting that they are meeting with the Niagara Escarpment Commission tomorrow, and this will be discussed.

Councillor Halos questioned how many units will be in a block and questioned if snow accumulating between the units is considered, Andrew spoke in response noting that each block will have four or six units.

Councillor Gamble spoke questioning if the Plater Martin sites will be transferred to the Town, Andrew spoke in response noting that the Plater Martin sites will be owned by Parkbridge, but that the developer is open to speaking with the Town if the Town would like to assume ownership of these sites.

Mayor McKean questioned if Parkbridge has been in consultation with the Saugeen Ojibway Nation, Andrew replying yes, further noting that the Saugeen Ojibway Nation will have access to the sites, but will not have ownership of the sites.

### **Eden Oak**

Andrew then spoke regarding the Eden Oak development, noting that the Eden Oak applications were submitted prior to the five year official plan review process, but captured the intensification that the Provincial Policy Statement is encouraging and was eventually expressed in the new official plan. Andrew noted that the staff report included on today's Agenda at Agenda item B.10.1 does not include Eden Oak's position that the developer has requested Town Staff and solicitor to consider, being 156 units as of right under the new official plan and 38 bonus units. Andrew asked that Council consider this option seriously as the developer could drop their appeals at the Ontario Municipal Board and proceed with 156 units as of right and the developer would not be required to pay \$1 million payment for bonusing.

### **B.9.2 David Finbow, PB Holdings Limited Re: Peaks Bay East & Noise Attenuation Features**

David spoke further to a deputation from Mr. Vandergust received by the Committee at the January 9 Committee of the Whole meeting regarding the Peaks Bay East development. David noted that Peaks Bay East is concerned with the ability of the Town to revise the development agreement. David noted that assumption of the development is projected to be in 2018. Mr. Vandergust counselled Council not to proceed with the reconveyance of Blocks 32 and 33 and to continue with the construction of the noise attenuation walls. David noted that Peaks Bay has no issues with Blocks 32 and 33, but that with respect to the noise attenuation walls, Council has already agreed to the non-construction of the noise attenuation barrier.

David noted that based on the Noise Impact Study, a fence is required, further noting that the fence would be constructed on the privately owned land of lots 9 to 13, and that the subdivision agreement requires the lot owners to maintain the fence. David noted that the berm is now naturalized. David noted that there is a concern along the Highway 26 corridor about the fencing, further noting that neighbouring developments do not require noise attenuation fencing as the development was developed by consent with no conditions. David confirmed that the 2016 Noise Impact Study identified marginal exceedances of less than 1%.

David noted that Council made a decision in 2012 not to require noise attenuation walls along Highway 26, and that Peaks Bay does not want to install noise attenuation walls on top of the berm at Peaks Bay East.

David then spoke regarding the temporary entrance onto Highway 26 being extended to December 2017, and noted that residents are concerned regarding this temporary access. David noted that Peaks Bay wishes to move forward to finalize the water crossing onto the Szekely lands for access. David noted that the Town's new Official Plan identifies the scenic value of the corridor along Highway 26.







## **B.12 Correspondence, if any**

### **B.12.1 Andrew Brown, Resident**

#### **Re: Local Private Air Landing Strip**

Moved by: R.J. Gamble

Seconded by: Michael Seguin

THAT Council of the Town of The Blue Mountains acknowledges receipt of correspondence from Andrew Brown dated January 23, 2017 for their information;

AND THAT Council direct staff to correspond with Mr. Brown's neighbour requesting that the neighbour communicate with neighbours regarding the landing strip, Carried.

## **C. 5:00 PM Public Meetings / Deputations**

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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 Meetings: B13-2016 Application for Consent for New Lot and Application for Zoning By-law Amendment Re: 238 Grey Road 21, South Part Lot 18, Concession 1 (David Rose)**

Mayor McKean read the Notice of Public Meeting regarding an application for consent for New Lot and application for Zoning By-law Amendment.

John noted the location of the property is 238 Grey Road 21, South Part Lot 18 Concession1, in the Town of The Blue Mountains.

John noted the purpose of these applications is to consider a request to sever a new vacant residential parcel measuring 1200 square metres in size with 19.85 metres of frontage on Grey Road 21. A residential parcel containing a single detached dwelling measuring 1565 square metres in size with 25.87 metres of frontage on Grey Road 21 would be retained. Both the severed and retained parcels have access to municipal water supply and municipal sanitary sewer. Frontage is provided on Grey Road 21 a year round open and maintained County road.

John noted these lands are also subject to an application for Zoning By-law Amendment that proposes to rezone both the severed and retained parcels from the Rural Estate Residential (RERc) zone to the Residential (R3) zone. An exception is also proposed to recognize a new minimum lot frontage of 19.5 metres for the retained parcel. (21 metres is required)

John noted the public meeting is your chance to hear more about the proposal and make your views about it known. You may also speak at the meeting or submit written comments. Information from the public will help Council in their decision-making process, so make sure to have your say!

John noted any person or agency may attend the Public Meeting and/or make verbal or written comments either in support or in opposition to the proposed amendment.

John noted if a person or public body does not make oral submissions at a public meeting or make written submissions to Town of The Blue Mountains before the by-law is passed or the consent decision is made, the person or public body is not entitled to appeal the decision of Council to the Ontario Municipal Board or the Board may dismiss the appeal.

John further noted if a person or public body does not make oral submissions at a public meeting, or make written submissions to Town of The Blue Mountains before the by-law is

passed or consent decision is made, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

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 Sauble Conservation Authority, Bluewater District School Board, Historic Saugeen Metis, residents James Dobson and Lorraine McDonald, resident MJ Jones, resident Andrew Grant, resident Elizabeth Ryan, resident Alena Ferguson, resident Mary Weatherhead, resident Ray Mount, resident Vincent McEwan and Stephen Mosey.

Senior Policy Planner Shawn Postma spoke noting there was an error on the Notice of Public Meeting, so another public meeting will be scheduled. Shawn confirmed that all comments received for this public meeting and the next public meeting will be included in the followup staff report.

Kristine Loft, Consultant for the applicant, spoke noting the size of the proposed severed parcel, and that the lot is a corner lot. Kristine noted that an exception would be required for the severed parcel. Kristine noted that the area is estate residential lots, and that the consent application will be vacant land, and that the retained parcel will include the existing house. Kristine identified the proposed frontages and lot areas. Kristine noted that access for the new lot may be onto Grey Road 21 or Grand Cypress.

Kristine spoke regarding rezoning of the lot to an R3 zone requires an exception for the severed parcel as the frontage will be 19.5 metres where 21 metres of frontage is required. Kristine noted that the applicant had Patten and Thomson develop a severance plan to show the lot proposed.

Kristine spoke in response to the comments that the property is a short term accommodation unit, further noting that the unit is leased out seasonally and that it is not a short term accommodation unit.

Al Ferguson, resident at 138 Grand Cypress, spoke noting that he did not receive sufficient notice about the meeting, and thanked staff for scheduling a second public meeting. Mr. Ferguson noted that Council can expect to receive additional objections as the proposal is not in keeping with the neighbourhood. Mr. Ferguson noted that this lot is at the entrance of the subdivision and is concerned with traffic issues, short term accommodation uses at this property and believes this unit to be a weekly rental. Mr. Ferguson noted that there are often 7-8 vehicles on the site.

Rosemary Wilcox, resident at 103 Augusta Crescent, spoke questioning when the next meeting will be scheduled. Shawn Postma replying that a second public meeting notice will be mailed out. Ms. Wilcox noted that she has seen many vehicles at this house and noted she has observed children playing on the golf course from this residence. Ms. Wilcox expressed concern that this unit is being used as a short term accommodation unit, and that there has been an increase in noise, outdoor parties, bad language, and loud music coming from this property.

Steven Fitzsimmons, resident east of the property, spoke noting that he has a direct sightline to this driveway, and that he has five acres east of the subject lands and 40 acres to the southeast of the property. Mr. Fitzsimmons noted that he too has observed excessive noise, loud cars, music, dogs on the road and poor language coming from this site. Mr. Fitzsimmons asked that Council deny this request.

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

### **C.1.2 Public Meeting: B01-2017 Application for Consent for Easement, Re: Part Lot 1, Plan 1023 (Carty and Salmon-Carty)**

Mayor McKean read the Notice of Public Meeting regarding application for Consent for Easement.

John noted the property is located at Part Lot 1, Plan 1023.

John noted the purpose of this application is to register an easement on the subject lands for an existing private water line and private sanitary sewer line that crosses the subject lands from Napier Street East to the existing single detached dwelling on an adjacent parcel to the to the east.

John noted the public meeting is your chance to hear more about the proposal and make your views about it known. You may also speak at the meeting or submit written comments. Information from the public will help Council in their decision-making process, so make sure to have your say!

John noted any person or agency may attend the Public Meeting and/or make verbal or written comments either in support or in opposition to the proposed amendment.

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 Sauble Conservation Authority, Historic Saugeen Metis and the Bluewater District School Board.

Senior Policy Planner Shawn Postma provided an overview of the requested registered easement on the lands, noting that the existing lot has a house on the property and a waterline. Shawn noted that the owner has care and control of the other parcel of land, but would like an easement over this land for water and wastewater connection.

Councillor Halos questioned if the site is developable land, Shawn replying yes, that the land is development land as residential development, currently zoned Development D. Shawn noted that a single family detached dwelling could be built there now, but that there is potential for more than one house on the property, and the owner wants to ensure the easement is in place so that any future development could move the water and wastewater lines if a development proceeds, provided that water and wastewater services are provided to the existing house.

Councillor Seguin questioned if the easement would be in perpetuity, Shawn replying yes.

David Finbow spoke noting he is the agent for the Carty's and that the Carty's purchased this land a number of years ago, and maintained each property in separate ownership, though owned by the same parties. David noted that the Carty's want to ensure water and wastewater servicing to the existing house will continue as they intend to enter into an agreement of purchase and sale for the other property.

Councillor Martin then spoke questioning if the future development of the land could include the extension of Limestone Lane, Shawn replying yes to Napier Street. Councillor Martin questioned if the extension of Russell Street is owned by the Town, Shawn replying yes. Councillor Martin questioned if the property to the east of the existing house is developable lands, Shawn replying no, further noting that it is zoned hazard.

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

**C.1.3 Public Meeting: B03-2017 Application for Consent for Lot Addition, Re: 207484 Hwy 26 (Black Angus property, RSV Investments Inc.)**

Mayor McKean read the Notice of Public Meeting is for an application for Consent for Lot Addition.

John noted the property is located at 207484 Hwy 26 (Black Angus property).

John noted this application requests permission to sever a vacant portion of land to add to the adjacent lot. The proposed severed lands are approximately 0.8 hectares with 40.15 metres of frontage on 11<sup>th</sup> Line. The retained lands would have approximately 147.5 metres of frontage on Hwy 26, be 1.9 hectares in area and contain the existing commercial use (Black Angus). The lands are serviced with private septic and water services.

John noted the proposed severed portion of land contained agricultural uses associated with the existing commercial use. The proposed new use of the lands is for residential purposes. In addition, take note that the former road allowance at the north west side of the lands, as shown in the key map below, was previously divided and sold to the adjacent land owners.

John noted the legal description of the lands is Concession 11, Part of Lot 36, Part of Road Allowance, RP16R3221, Parts 1- 7 (formerly the Township of Collingwood), Town of The Blue Mountains.

John noted the public meeting is your chance to hear more about the proposal and make your views about it known. You may also speak at the meeting or submit written comments. Information from the public will help Council in their decision-making process, so make sure to have your say!

John noted if any person or agency may attend the Public Meeting and/or make verbal or written comments either in support or in opposition to the proposed amendment.

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 Historic Saugeen Metis, Grey Sauble Conservation Authority, County of Grey, Planning and Development Services, and resident Jana Tosner.

Planner Denise Whaley spoke explaining the purpose of the application. Denise noted that the applicant would like to sever the former deer yard to add it to the adjacent residential lot to create a larger residential property. Denise noted that the structure currently being constructed will be an accessory use to a house to be built on the larger newly created residential parcel, further noting that this is permitted in the zoning by-law. Denise noted that the former deer yard is surplus to the needs of Black Angus property.

Councillor Seguin questioned the triangular parcel of land, Denise spoke in response noting that the triangular parcel of land is the remnant lot created by Highway 26. Councillor Seguin questioned if the road allowance was disposed of, Denise spoke in response noting that the road allowance was disposed of and sold to the adjacent lot owner.

Councillor Halos questioned reference to the agricultural and industrial uses, Denise spoke in response noting that the agricultural zoning would discontinue and would be zoned residential.

Mayor McKean questioned if the ponds on the property were used for the former abattoir on the property, Denise responded that the ponds were never used for the abattoir.

Area resident Jana Tosner spoke noting that she is an 11<sup>th</sup> Line resident and owns the property to the south of the subject property. Ms. Tosner noted that all properties to the south of the applicant's property are zoned residential. Ms. Tosner noted that she does not object to the application. Ms. Tosner noted that there are no fences on her property as would appear in the sketch included on the Public Meeting Notice. Ms. Tosner noted that she met with Planner Denise Whaley, and found this to be helpful in understanding the application. Ms. Tosner asked that the agricultural uses on the subject property be discontinued and that the newly created residential lot exclude agricultural uses.

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

**C.2 Deputation**

None

**D. New and Unfinished Business**

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**D.1 Notice of Motion (Council)**

**D.2 Additions to the Agenda**

**E. Notice of Meeting Dates**

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Council Meeting, February 13, 2017  
Town Hall, Council Chamber

Special Meeting of Council, February 21, 2017, 1:00 pm  
Town Hall, Council Chamber

Committee of the Whole Meeting, February 22, 2017  
Town Hall, Council Chamber

**F. Adjournment**

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Moved by: Michael Martin                      Seconded by: R.J. Gamble

THAT this Committee of the Whole does now adjourn at 6:04 p.m. to meet again February 22, 2017, Town Hall, Council Chambers, or at the call of the Chair, Carried.

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John McKean, Mayor

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Corrina Giles, Town Clerk