

Mayor Anderson called the Special Meeting of Council to order with all members in attendance save Councillor Martin, absent due to a previous commitment, and explained the purpose of the meeting was to consider various development matters and some unfinished Council business.

No member declared a pecuniary interest with any matter as listed on the agenda.

Councillor Fairweather then assumed the Chair in a Development Services Committee of the Whole format.

Next, as Planner Colin Travis, Jill Kitchen of LBF Group and David Wood of Envision-Tatham were in attendance, it was Council's pleasure to hear them regarding the introduction of a new concept plan for the Keeper's Cove development.

Councillor Martin then attended the meeting.

Jill then reviewed the new focus on establishing a community at Keeper's Cove.

David then reviewed the Keeper's Cove Community Master Plan.

David noted portions of the development were proposed as higher density attached units in clusters, allowing greater common open space.

David noted the existing community will be accommodated within the proposed lot fabric, Jill noting financial incentives would be available for any existing resident wishing to upgrade a unit on-site.

Councillor Fairweather then noted many of the units would be affordable and available through a mix and variety of unit types, adding support for the proposal.

Councillor Ardiel then questioned occupancy restrictions within Keeper's Cove, Town Planner Rob Armstrong noted a variety of occupancy limits existed based on unit construction standards, adding it was proposed to move toward full-time occupancy.

Colin then reviewed site servicing requirements, including the existing Development and Responsibility Agreement, with 149 units permitted in Phase 1. Colin noted some non-conforming units would be phased out upon leases expiring.

Jill clarified financial incentives are proposed for unit upgrades within the community, as payment of proposed Development Charges related to municipal servicing may not be justifiable for older Park Model Trailer units. Jill noted previous agreements limited Phase 1 development to 149 units, 212 including Phase 2 following installation of municipal services.

Keeper's Cove Residents Association President Norm Britten then spoke in support of the proposed redevelopment.

The delegation then thanked Council and retired from the meeting.

Next, Town Planner Jim Uram then reviewed a Planning Staff Report on Committee of Adjustment Remuneration.

Councillor Gamble then questioned if a flat annual fee had been considered, Councillor Martin noting meetings would not be regular and members would not be required to attend all meetings.

Town Manager David Creech then noted an annual fee was most common, however, Council could accept the recommendations and proceed for a year.

Mayor Anderson then assumed the Chair and Council then dealt with the following Resolution:

Resolution No. 1

Moved by: R. J. Gamble  
Seconded by: Wayman Fairweather

THAT Resolution No. 6 of December 6, 2004 is hereby lifted from the Table;

AND THAT this Council does hereby receive and adopt Planning Staff Report S.R.PL.01.05, "Committee of Adjustment Remuneration" and further does adopt the Recommendation contained therein, being that Council pass the attached By-law setting remuneration and expenses for appointed members of the Committee.

CARRIED...

Note: Councillor Martin abstained from voting.

Resolution No. 2

Moved by: R. J. Gamble  
Seconded by: Wayman Fairweather

THAT By-law No. 2005-04, being a By-law to set remuneration and expenses for appointed members of the Town Committee of Adjustment, be hereby enacted as passed this seventeenth day of January, 2005.

CARRIED...

Note: Councillor Martin abstained from voting.

Town Planner Rob Armstrong then reviewed a Planning Staff Report addressing Application for Site Plan Approval for 16 townhouse units on the former Brad-I-Brin Site.

Rob noted the narrow nature of the property may make it difficult to install extensive landscaping, adding the westerly 6 units would proceed as Phase 1, the remaining units requiring fill and work permits for alterations to the shoreline.

Councillor Martin recommended an agreement be registered on title saving the Town harmless from any water and ice damage that may occur, as the units appeared close to the wave uprush area identified on site drawings.

Councillor Gamble noted it appeared a great deal of land filling was proposed, Rob noting preliminary approvals had been given based on the Department of Fisheries and Oceans. Compensation Program, where a habitat problem identified at another location would be offered for improvement in exchange for filling on-site.

Council then dealt with the following Resolution:

Resolution No. 3

Moved by: Michael Martin  
Seconded by: D. R. McKinlay

THAT this Council does hereby receive and adopt Planning Staff Report S.R.PL.02.05, "Application for Site Plan Approval - Realty 1 Real Estate Inc." and further does adopt the Recommendation contained therein, being:

1. That Council grant Site Plan Approval conditional upon execution of a suitable Site Plan Agreement, and
2. That Council authorize the Mayor and Clerk to execute a Development Agreement subject to final review and approval by Town Staff, engineer and solicitor.

CARRIED...

Development Services Manager Peter Tollefsen then reviewed the N.V.C.A. Assimilative Capacity Inaugural Study for information purposes.

Peter then reviewed a work plan for a proposed, private sector Osler Bluff Recreation District Secondary Plan in Clearview Township, recommending Town Staff assist for information purposes but not participate in a Steering Committee format, Council concurring.

Council then reviewed a Clerk's Staff Report addressing possible hosting of the 2006 OSUM Conference.

Councillor Gamble noted concern with the reduced delegate numbers over the years, Councillor McKean noting that would occur following amalgamation exercises.

Deputy Mayor McKinlay then noted concern with the initial host expense, Town Manager David Creech noting the matter could be further reviewed for later report, Council concurring.

Council then reviewed Clerk's Staff Report S.R.C.05.03, Council Process - Correspondence, and Clerk's Staff Report S.R.C.05.04, Council Process - Consent Agenda.

Council then dealt with the following Resolutions:

Resolution No. 4

Moved by: Duncan R. Mckinlay  
Seconded by: John McKean

THAT this Council does hereby receive and approve Staff Report - Clerk S.R.C.05.03, Council Process, dated January 17, 2004, and further does adopt the Recommendations contained therein, being:

1. THAT Council consider the Correspondence portion of a Meeting Agenda by consecutive number together with the indicated Staff Recommendation for acceptance or modification, and
2. THAT individual Correspondence consideration by Council shall be recorded in the meeting minutes, save and except for Correspondence simply received, which is deemed to have occurred upon the Correspondence List having been distributed..

CARRIED...

Resolution No. 5

Moved by: Michael Martin  
Seconded by: John McKean

THAT this Council does hereby receive and approve Staff Report - Clerk S.R.C.05.04, Council Process, dated January 17, 2004, and further does adopt the Recommendations contained therein, being that Council agendas will show "Adoption of Consent Agenda" as a matter of business immediately prior to "Adoption of Agenda".

CARRIED...

Town Planner Shawn Postma then reviewed a Staff Report addressing Application for Consent, B27/2004, applicant Craigeith Development Limited.

Shawn noted Staff could not find any previous consideration that the land was originally intended for an open space corridor, adding Staff recommended the Consent be granted.

Shawn clarified walkways previously approved by the O.M.B. with regard to the Village Core are adjacent to the subject lands but were not part of the lands.

Councillor Martin then reported on his review of the matter, noting the lots as proposed were actually larger than surrounding residential lots.

Peter Tollefsen then reviewed status of the Bates Sand and Gravel pit licence expansion and road upgrade agreement.

Council then dealt with the following Resolutions:

Resolution No. 6

Moved by: Michael Martin  
Seconded by: John McKean

THAT this Council does hereby GRANT Application for Consent B27-2004, applicant Craigeith Developments Limited, part Lot 18, Plan 1065, Lucille Wheeler Crescent, and further does receive a Planning Staff Report dated January 17, 2005 and further does support and adopt the Recommendations contained therein.

CARRIED...

Resolution No. 7

Moved by: John McKean  
Seconded by: D. R. McKinlay

THAT this Council does hereby authorize the Mayor and Clerk to execute an Agreement with Bates Sand and Gravel Ltd. detailing the terms and conditions under which Bates would reconstruct a portion of the Sixth Sideroad east from the intersection with the Fourth Line to an existing Bates Licenced Pit entrance so as to accommodate increased truck traffic in relation to an application to increase annual extraction limits for the Bates Licenced Pit.

CARRIED...

Councillor Fairweather then reported on a public clock structure proposed by the Thornbury Clarksburg Rotary Club as an anniversary project. Wayman noted the structure is contemplated for the Bruce Street parkette area but would be placed on a temporary basis at the Town Office building, Council concurring support in principle.

Council then dealt with the following Resolution:

Resolution No. 8

Moved by: Michael Martin  
Seconded by: Duncan R. McKinlay

THAT Planning Report #S.R.PL.02.05 include a requirement that the Development Agreement associated with the approved development contain an Indemnity and Hold Harmless provision in favour of the Town concerning water damage, flooding and freezing having regard to 10 metre conservation authority setback.

CARRIED...

Council then dealt with the following verbal Resolution:

Moved by: Wayman Fairweather  
Seconded by: Michael Martin

THAT the Community Trails Committee Report of January 6, 2005 and the Public Works Committee Report of January 4, 2005 be received and adopted as circulated.

CARRIED...

Council then dealt with the following Resolution:

Resolution No. 9

Moved by: R. J. Gamble  
Seconded by: Wayman Fairweather

THAT this Council, in concert with the Town of Collingwood Affordable Housing Committee, does hereby authorize the undertaking of an Affordable Housing Needs Assessment Study based on the general outline of the requirements of the Canada Mortgage and Housing Corporation;

AND THAT the Town request the students of Ryerson University Urban and Regional Planning program to carry out this study with compensation for expenses to be budgeted at not more than \$3,500.00, the costs of which are to be shared equally with the Town of Collingwood..

In speaking to the Motion, Deputy Mayor McKinlay noted there may be some resources and review available from the Grey County Social Services Department.

Council then voted on the Resolution.

CARRIED...

Council then concurred to hear B.V.C.S. Administration regarding an Anti-Bullying Committee at the next Council meeting.

Council then dealt with the following Resolution:

Resolution No. 10

Moved by: G. Ardiel  
Seconded by: Wayman Fairweather

THAT with regard to subsection 239(2) of the *Municipal Act, 2001*, this Council does now move into closed session in order to address matters pertaining to discussion of an Ontario Municipal Board Hearing with regard to appeals of the Town Official Plan made by the Niagara Escarpment Commission;

AND matters pertaining to discussion of an Ontario Municipal Board Hearing with regard to appeals of development applications made by the Craigeith Developer Group;

AND consideration of a private sector Clearview Township Osler Bluff Recreation District Secondary Plan proposal;

AND litigation or potential litigation, including matters before administrative tribunals, affecting the Town;

AND the receiving of advice that is subject to solicitor/client privilege, including communications necessary for that purpose;

AND that Town Manager David Creech, Development Services Manager Peter Tollefsen, Planners Rob Armstrong, Jim Uram and Shawn Postma, Environment Services Superintendent John Caswell, Financial Analyst - Capital Projects Jeff Brydges and Town Clerk Stephen Keast be requested to attend.

CARRIED...

Council moved into Closed Session at 8:47 p.m.

Council rose to public session at 9:38 p.m.

As there was nothing further, the following verbal Resolution was then presented:

Moved by: Wayman Fairweather  
Seconded by: Michael Martin

THAT this meeting do now adjourn.

CARRIED...

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Ellen Anderson, Mayor

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Stephen Keast, Clerk