



Minutes

The Blue Mountains, Committee of the Whole Meeting

Meeting Date: February 21, 2018
Meeting Time: 9:00 a.m.
Location: Town Hall, Council Chambers
32 Mill Street, Thornbury, ON
Prepared by Corrina Giles, Town Clerk

A. Call to Order

Mayor McKean called the meeting to order with all members in attendance.

Also in attendance Interim Chief Administrative Officer Shawn Everitt, Director of Infrastructure & Public Works Reg Russwurm, Director of Finance and IT Services Ruth Prince, Deputy Treasurer/Manager of Accounting and Budgets Sam Dinsmore, Manager of Human Resources Jennifer Moreau, Director of Enforcement Services & Fire Chief Rob Collins, Manager of Roads & Drainage Jim McCannell, Construction Coordinator Mike Campbell, Manager of Water & Wastewater/Asst. Director Allison Kershaw, Manager of Development Engineering Brian Worsley, Compliance & Efficiency Coordinator Meg Boyd, Acting Director of Community Services Ryan Gibbons, Administrative Assistant Katherine Dabrowa, Planner I Travis Sandberg and Senior Policy Planner Shawn Postma.

- **Committee then paused for a Moment of Reflection**

- **Approval of Agenda**

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

THAT the Agenda of February 21, 2018 be approved as circulated, including any items added to the Agenda, Carried.

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

None

- **Previous Minutes**

Moved by: John McGee Seconded by: Joe Halos

THAT the Committee of the Whole minutes of January 29, 2018, Special Committee of the Whole minutes of February 5, 2018 be adopted as circulated, including any revisions to be made, Carried.

▪ **Adoption of Consent Agenda**

With the adoption of the Consent Agenda, all Recommendations found within the staff reports at Agenda items C.3, C.7 and C.11 as listed:

- **C.3.1 Monthly Financial Report – November 2017, FAF.18.25**
- **C.7.1 2017 Transit Ridership Update, CSPW.18.023**
- **C.11.1 Planning Applications – Month of January 2018, PDS.18.14**
- **C.11.2 Bill 139, Building Better Communities & Conserving Watersheds Act, PDS.18.08**

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: R.J. Gamble Seconded by: Gail Ardiel

THAT the Consent Agenda of February 21, 2018 be adopted as circulated, less any items requested for separate review and discussion being Agenda Item C.3.1 Monthly Financial Report – November 2017, FAF.18.25 and C.11.1 Planning Applications – Month of January 2018, PDS.18.14, Carried.

B. Staff Reports (9:00 a.m.)

**Finance, Administration, Enforcement and Fire Reports
To be chaired by Councillor R.J. Gamble**

B.1 2018 Grants and Donations Program Applications, FAF.18.17

Moved by: Gail Ardiel Seconded by: Michael Martin

THAT Council receive Staff Report FAF.18.17, entitled “2018 Grants and Donations Program Applications”; and

THAT Council authorize the funding of these applications, as determined by the Committee of the Whole as follows:

Beaver Valley Agricultural Society	\$3000
Golden Beavers	\$1700
Jazzmania	\$2000
Jazz by the Bay	\$2500
Beaver Valley Outreach	\$10135
Georgian Triangle Residential Resource Centre	\$0
Collingwood General & Marie Hospital	\$5000
Hospice Georgian Triangle Foundation	\$1500
My Friend’s House	\$2000
Women’s House Serving Bruce and Grey	\$500
Blue Mountain Chamber of Commerce	\$3000
Blue Mountain Village Association	\$5650
Clarksburg Village Association	\$2000
Big Brothers & Big Sisters of the Georgian Triangle	\$0
Blue Mountains Animal Shelter	\$2000
Blue Mountains Curling Centre	\$0
Blue Mountains Toastmasters	\$500
Breaking Down Barriers	\$500
Crime Stoppers of Grey Bruce	\$0
Drive Fore Teens	\$958
Georgian Shores Minor Hockey Association	\$0

Georgian Triangle Anglers Association	\$1000
Home Horizon Residential Resource Centre	\$1000
Hope Haven Therapeutic Riding and Family Camp	\$500
Marsh Street Community Centre	\$0
Royal Canadian Legion Beaver Valley Branch	\$265
Special Olympics Thornbury	\$1500
St. John Ambulance Grey Bruce Huron Branch	\$450
Thornbury Clarksburg Rotary Club	\$3000
Thornbury Farmers Market	\$1187
Thornbury Learning Centre	\$0, Carried.

NOTE: The Committee will break for lunch following the consideration of the 2018 Grants and Donations Program Applications Staff Report. The Committee of the Whole meeting will resume at 1:00 pm

C. Staff Reports, Deputations, Correspondence (1:00 p.m.)

Finance, Administration, Enforcement and Fire Reports

To be chaired by Councillor R.J. Gamble

C.1 Deputations, if any

None

C.2 Staff Reports

C.2.1 Code of Conduct for Members of Council and Local Boards Policy Revisions, FAF.18.06

Moved by: Joe Halos Seconded by: John McGee

THAT Council receives the Staff Report FAF.18.06 “Code of Conduct for Members of Council and Local Boards Policy Revisions”;

AND THAT Council approve the draft revised Code of Conduct for Members of Council and Local Boards policy, POL.COR.07.07, and direct staff to move forward through the public process in accordance with the Provision of Notice and Manner of Giving Notice Policy, POL.COR.07.03, Carried.

C.2.2 Protocol Policy for Complaints Related to Members of Council and Local Boards, FAF.18.07

Moved by: Gail Ardiel Seconded by: John McGee

THAT Council receives the Staff Report FAF.18.07 “Protocol Policy for Complaints Related to Members of Council and Local Boards”;

AND THAT Council approve the draft corporate Protocol Policy for Complaints Related to Members of Council and Local Boards POL.COR.18.xx , and direct staff to move forward through the public process in accordance with the Provision of Notice and Manner of Giving Notice Policy, POL.COR.07.03, Carried.

C.2.3 Workplace Violence and Harassment Policy, FAF.18.08

Moved by: John McKean Seconded by: John McGee

THAT Council receives the Staff Report FAF.18.08 “Workplace Violence and Harassment Policy”;

AND THAT Council approve the new corporate Workplace Violence and Harassment Policy POL.COR.18.xx;

THAT upon the aforementioned revised Workplace Violence and Harassment Policy being enacted, Council does immediately repeal the following:

- a) Workplace Violence and Harassment Policy (POL.10.12);
- b) Discrimination and Harassment Free Workplace policy (HR.06.01); and
- c) Respectful Workplace policy (HR.06.01), Carried.

C.2.4 Review of Committees and Local Board Appointments of Council, FAF.18.23

Moved by: Joe Halos Seconded by: Michael Martin

THAT Council receive Staff Report FAF.18.23, entitled “Review of Committees and Local Board Appointments of Council”;

AND THAT Council provide direction to staff regarding each Committee of Council and Local Board appointment, and to bring a forward a further report to Council at the next Committee of the Whole Meeting, Carried.

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

C.3.1 Monthly Financial Report – November 2017, FAF.18.25

Moved by: Michael Seguin Seconded by: Joe Halos

THAT Council receive Staff Report FAF.18.25 entitled “Monthly Financial Report – November 2017” for information purposes, Carried.

C.4 Correspondence, if any

C.4.1 Duncan McKinlay, Resident
Re: Code of Conduct Public Meeting Comments

Moved by: John McGee Seconded by: John McKean

THAT Council of the Town of The Blue Mountains acknowledges receipt of correspondence from Duncan McKinlay dated, January 30, 2018 regarding the Code of Conduct Public Meeting Comments, and expressed thanks to Mr. McKinlay for the comments received, Carried.

Community Services and Infrastructure & Public Works Reports
To be chaired by Councillor John McGee

C.5 Deputations, if any

C.5.1 Presentation: Daniel Twigger, B.Sc.Eng., P.Eng., C.C. Tatham & Associates Ltd.

Re: Thornbury West Master Drainage Plan, Municipal Class Environmental Assessment
Public Information Centre

Daniel Twigger, B.Sc. Eng., P. Eng spoke noting that CC Tatham has been retained by the Town to prepare a drainage master plan for the Thornbury West Study Area. Daniel noted that the drainage master plan is a broad level assessment to assist in the development of preferred alternative solutions to address the drainage deficiencies in the Study Area.

Daniel noted that the drainage master plan shall detail the deficiencies identified in the study area, improvement options considered to address these deficiencies and the evaluation of the alternatives.

Daniel noted that we are currently in Phase 1, and that a Public Information Centre is being held, further noting that a public information centre is not necessary, but confirmed it is important to engage the public early.

Daniel noted that review agencies and the public will be asked if there are any drainage problems that they are aware of so that Tatham can consider all information and create a complete list of drainage deficiencies.

Daniel reviewed minor and major drainage system deficiencies, and identified the three primary areas being studied.

Daniel noted that to help identify all of the drainage issues in the Study Area, that residents and landowners are asked to consider if there are drainage problems that they are aware of, or have observed, and if so, please review the maps and provide the Town/Consultant with the location and extent of your observations.

Daniel then reviewed the four alternative options. Daniel reviewed the next steps following the Public Information Centre, and noted that the information received at the Public Information Centre will be considered and that new alternatives will be considered based on the information received, and that a second Public Information Centre, will then be scheduled and the selected preferred alternative solution will be presented. Daniel noted that the second Public Information Centre is mandatory. Following the second Public Information Centre, the preferred alternative will be presented to Council.

Councillor Martin questioned the boundary of the study area, referencing the west Thornbury boundary, beyond that western boundary there are three or four major subdivisions developments, as well as the properties along Cameron Street. Daniel noted that this project has elaborated, noting that Tatham's completed a stormwater management study as part of the Thornbury Road Improvement Project, and we have developed beyond that to include this scope, noting that the study area has been revised to include everything that drains to the Little Beaver River, Beaver River and Georgian Bay.

Reg noted that there are areas outside of this study area that will need consideration in the future, but when this project was being scoped, we wanted to focus on the older parts of Thornbury as there are challenges there, considering the amount of funding available to complete the project.

Deputy Mayor Ardiel questioned if Tatham will be looking at areas now for flooding because of the recent thaw and heavy rain. Daniel spoke in response, noting that yes, this is a perfect time for review, noting they take notes and photographs of areas with issues.

Councillor Gamble spoke referencing the work being studied on Elma and Alice Street and questioned if this study will overlap with the Elma and Alice Street project. Reg spoke in response noting that a stormwater study was completed on Elma Street a few years ago, and that there will be some overlap, but it will not change what is being done on Elma and Alice Street.

Councillor Sequin spoke questioning if the chosen alternative will be selected based on available funding, further questioning where the funding will come from. Reg spoke noting that the funding source has not yet been identified for the work that will come out of this, further noting that the findings of this study will provide us direction on where to go, and at that time Council will determine a funding source. Reg noted that we are trying to determine where our deficiencies are and when we get there, we will know what we can do and where the problems are.

Councillor Sequin questioned if the municipality can charge development charges for drainage, Reg spoke in response noting that there is some provision regarding stormwater management, but noted it must be growth related.

Councillor Halos spoke, concurring with Councillor Sequin that stormwater management will be a bigger issue than what we have had in the past, further noting that if we can, the municipality should charge development charges to help pay for stormwater management infrastructure.

Councillor Martin spoke questioning the time horizon of the study, Reg spoke in response noting that the study will be valid for ten years, further noting that a series of projects will come out of this study.

Councillor McGee questioned if water quality will be considered, and if there are base measurements on flow and contaminants in the flow. Daniel spoke in response noting that water testing is not being conducted, and that there is no water treatment in place, so everything that runs off is going into Georgian Bay and the Beaver River untreated. Daniel noted that the options that we are trying to implement either stormwater management facilities, low impact development or even mechanical devices to try to treat and remove sediment and phosphorous before entering Georgian Bay. Councillor McGee spoke in response noting that we should study what is going into Georgian Bay.

C.6 Staff Reports

C.6.1 Water Section Operations Update – September to December 2017, CSPW.18.011

Moved by: R.J. Gamble Secoded by: John McKean

THAT Council receive Staff Report CSPW.18.011 entitled “Water Section Operations Update – September to December 2017” for their information, Carried.

C.6.2 2017 Water Summary Report, CSPW.18.012

Moved by: Gail Ardiel Secoded by: Joe Halos

THAT Council receive Staff Report CSPW.18.012 entitled “2017 Water Summary Report” for their information, Carried.

D. 5:00 PM Public Meetings / Deputations

Mayor 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.

D.1 Statutory Public Meetings

D.1.1 Public Meeting: Application for Consent to Clarify Title and Application for Zoning By-law Amendment, 528229 Osprey – The Blue Mountains Townline (Bondstone)

Mayor McKean read the Notice of Public Meeting to take notice an Application for Consent to Clarify Title and Application for Zoning By-law Amendment.

John noted the property location is #528229 Osprey – The Blue Mountains Townline.

John noted the purpose of these applications is to consider a request for technical severance to re-create two rural properties that were inadvertently merged on title. The merging of the two original parcels has resulted in two single detached farm residences being located on one lot, in contravention of Zoning By-law 83-40.

John noted the consent from Town Council is required before the situation may be fixed. This application seeks to remedy the issue by revising the original mutual lot line to include the entirety of the managed forest and the viable agricultural land on the retained lands. The retained lands are proposed to be 58ha in area, with approximately 883m of frontage on the Osprey/The Blue Mountains Townline. The severed lands are proposed to be 2.63ha in area, with approximately 142m of frontage on the Osprey/The Blue Mountains Townline, and will continue to be used for rural residential purposes.

John noted this proposal is similar to a "boundary adjustment", however, due to the properties having been inadvertently merged on title, will technically result in the creation of a Rural Residential lot on the severed lands. No development is proposed and no new development lots will be created as part of this application.

John noted these lands are also subject to an application for Zoning By-law Amendment that proposes to rezone the severed parcel from the General Rural (A1) zone to the Rural Residential (RUR) zone.

John noted the legal description of the subject lands is Concession 8 East, Part Lot 1 and Concession 7 West ½ Lot 1, Registered Plan 16R-5301.

John noted a decision on this proposal has NOT been made at this point and will NOT be made at the Public Meeting.

John noted after reviewing the application and any comments received, Town staff will bring a recommendation on this project to a future council meeting.

John noted you must make a request in writing if you wish to receive a notice of any decision of Council on this proposal.

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 no comments were received.

Town Planner, Travis Sandberg spoke confirming that no comments were received in response to the Notice of Public Meeting, further noting this application is a technical severance to recreate two rural properties that inadvertently merged on title. Travis noted that as a result of the merging of these two parcels, two single detached farm dwellings now exist on one lot, in contravention of Zoning By-law 83-40. In order to remedy the situation, and to clarify title, the applicant is proposing a modification to the original lot line in order to maintain the uses on the retained lands. The severed lands are proposed to be rezoned to a Rural Residential zone which permits one single detached dwelling and limited accessory farm uses on the property. As mentioned in the Notice, the proposal is similar to a boundary adjustment, however, because the lots were merged on title, it will technically result in the creation of a new Rural Residential lot as opposed to just being just a simple boundary adjustment.

Travis noted that despite the creation of a new lot, there will be no new development and no physical changes, or any impact on the existing development pattern or streetscape of the area.

Travis noted the purpose of tonight's meeting is to receive comments from the public. Travis identified the location of the lands, and noted the current zoning is rural and hazard and are zoned for general agricultural and hazard by the Collingwood Township zoning by-law 83-40.

Travis noted the lands are currently agricultural and planned managed forest uses. The applicant has indicated that the forest is managed under a Forest Management Agreement. The area is predominantly characterized by rural designated lands with open space and hazard lands interspersed in the area.

Travis noted that the effect of the application will create a 2.63 hectare parcel from the merged parcel, and will not result in additional development in the area. There will be no visual or physical impact as a result of the application. The severed lands will consist of a single detached dwelling, some accessory structures and open space. The retained lands will comprise of the existing detached dwelling, agricultural lands and the managed forest. Travis noted that the proposal will clarify title of ownership and rectify the non-compliant issue of two dwellings on one parcel of land.

Travis noted that staff will bring a followup staff report to a future committee of the whole meeting that will include all comments received.

Councillor McGee spoke noting that the application is correcting a merger of two lots, but what is being sought is more than separating the two lots, it is a severance. Travis spoke in response noting that the application was described this way as we are establishing a new lot, though it is smaller than the original lot size. Travis noted that the applicant is recreating the original lots, with the modified lot line. Councillor McGee questioned if the original two lots should be recreated and that a smaller lot severed after. Travis noted that it is more desirable to maintain all arable lands on one parcel, and that the arable lands not be fragmented from the overall large farm parcel to ensure clear ownership and stewardship.

Councillor Halos spoke questioning if both residences have their own well and septic. Travis spoke in response that yes, both residences have their own well and septic and that the current owners will retain both portions of land. Travis noted they will ensure through the process that the properties will not merge.

Mayor McKean spoke questioning the number of severances permitted per 100 acres in accordance with our Official Plan. Travis spoke in response noting that four severances plus retained is permitted. Travis noted that the intention of the policies is not to fragment larger farm holdings and ensure the farmland is not fragmented to the point that the lands are no longer usable. The intent of the Official Plan is maintained in this application.

Dennis Klinsky, applicant, spoke noting that the applicant purchased the 100 acre parcel in 1970 and had the Ministry of Natural Resources complete the Forest Management Plan, and since then it was taken over by Grey Sauble. Dennis noted that they purchased the adjoining 50 acres in 1992, and confirmed they have been managing the forest for many years as a single entity and have had a good relationship with the Ministry of Natural Resources as well as Grey Sauble. Dennis noted that they will continue managing the managed forest and the agricultural lands

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

D.1.2 Public Meeting: Application for Major Redline Revision and Zoning By-law Amendment, Concession 1 Part Lot 18, RP 16R-8591, Part 1 (Skyline Blue Mountain – Monterra Phase 2)

Mayor McKean read Notice of Complete Application and Notice of Public Meeting. John noted Application for Major Redline Revision and Zoning By-law Amendment to take notice that the Town of The Blue Mountains has received an Application for Zoning By-law Amendment and the County of Grey has received a proposed redline revision to an existing draft approved plan of subdivision.

John noted the property location is Collingwood Concession 1 Part Lot 18, RP 16R-8591, Part 1.

John noted the purpose and effect of the application is to amend draft approved subdivision 42T-89009 to allow changes to the lot layout and eliminate a multi-residential block draft approved for 25 townhouse units. These changes are requested to accommodate adjustments to proposed on-site stormwater management facilities. A total of 32 single detached residential lots are proposed.

John noted the application for Zoning By-law Amendment proposes to revise the current configuration of the Open Space 'OS2' and Residential (R3) zones on the property to reflect the proposed redline revisions to the draft plan. The changes will result in additional open space areas to accommodate stormwater management facilities and will remove the multi-residential townhouse block. A Residential Exception (R3-X-h) zone is proposed for the lots abutting the golf course to provide a 15m buffer to future dwellings. The Holding 'h' symbol is being considered to ensure that the development does not proceed until a Subdivision Agreement has been executed and the Plan of Subdivision is registered.

John noted a decision on this proposal has not been made at this point and will not be made at the Public Meeting.

John noted after reviewing the application and any comments received, Town staff and County staff will bring a recommendation on this project to future council meetings.

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 amending zoning by-law is passed, or to the County of Grey in respect of the proposed plan of subdivision before a decision is made on the redline revisions, the person or public body is not entitled to appeal the decision of Council to the Ontario Municipal Board.

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 amending zoning by-law is passed, or to the County of Grey in respect of the proposed plan of subdivision before a decision is made on the redline revisions, 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 Historic Saugeen Metis, Nottawasaga Valley Conservation Authority, Jim Hanna, Denis Martinek (Tyrolean Village Resort), County of Simcoe, Grey Sauble Conservation Authority, Christine Smith, John Kutcy, Blue Mountain Resorts and Hydro One.

Town Planner Travis Sandberg spoke noting the application is for a zoning by-law amendment, further noting that the County of Grey has received a proposal for a redline revision to an existing draft approved plan of subdivision. Travis noted that the proposal is to amend the approved subdivision to allow changes to the lot layout and eliminate a multi-residential block draft approved for 25 townhouse units, further noting that a total of 32 single detached residential lots are proposed.

Travis noted that the application proposes to revise the current configuration of the Open Space and Residential R3 Zones on the property to reflect the proposed redline revisions to the draft plan. Travis noted that the R3X zone proposes to maintain existing 15 metre setback requirements for lots abutting the Golf Course, further noting that the Holding 'h' symbol is to be applied per the Master Development Agreement, until a Plan of Subdivision and associated agreement are registered on title. Travis noted that the changes will result in additional open space areas to accommodate stormwater management facilities and will remove the multi-residential townhouse block.

Travis identified the location of the lands, noting that the lands are currently designated in the Official Plan as Residential Recreation Area, further noting that the lands are currently zoned as Residential Third Density R3 and Private Open Space by the former Collingwood Township Zoning By-law 83-40.

Travis noted that the subject lands are currently vacant and contains hazard land areas associated with a watercourse that runs west-east through the property. Travis noted that this watercourse is regulated by Grey Sauble Conservation Authority, further noting that the property is also within the Camperdown subwatershed area. Travis noted that the surrounding land uses include the Monterra Golf Course (abutting to the west), beyond which is a mature low-density R3 residential neighbourhood (Grand Cypress Lane). The lands north of Monterra Road are zoned "Limited Rural" and currently contain a horse stable and the lands east of the property are within the Town of Collingwood and are generally vacant.

Travis reviewed the lot fabric, noting that Block 33 Multiple Residential Block has been eliminated in favour of single detached dwelling lots and a .29 hectare stormwater facility. Street A has been revised to two cul-de-sacs as opposed to one through street in order to maintain an open space block and necessary setbacks to the existing water course. Travis noted that the proposed changes will result in a total of 32 single detached lots.

Travis spoke regarding setbacks, swales and stormwater management, noting that the required additional setbacks from golf course lands, being 15 metres generally, will remain. Travis noted that visually, and in terms of lot fabric, there is not a major change, just minor adjustments.

Travis spoke regarding the comments received, noting that many comments express concerns regarding stormwater management and flooding. Travis noted that Grey Sauble Conservation Authority have been following the flooding concerns on this property for a decade or so. Travis noted that there are also concerns regarding the habitat and species at risk in the area. Travis noted that a Scoped Environmental Impact Study will be completed and that the County of Simcoe is requiring that a D4 Study be completed due to the former landfill site being located across the road in the Town of Collingwood.

Travis reviewed the process, and where we are now. No decision being made this evening, and a followup staff report will be submitted to a future Committee of the Whole meeting.

Councillor Martin spoke questioning if the Town has a copy of the original approved plan. Travis replying yes, the Town has a copy of the original approved plan in the file, and the redline revision from 2000. Travis noted that the original approval was identified as a future residential block, then in 1999 the redline revision was completed.

Councillor McGee questioned reference to the inclusion of cul-de-sacs and a preference for two entrances into a subdivision. Travis spoke in response noting that the two cul-de-sacs accommodates the hazard lands, further noting that a predevelopment meeting was held with the applicant and the Agent, with the Infrastructure and Public Works Department in attendance, and confirmed that no concerns were received at that time regarding the proposed two cul-de-sacs. Travis noted that one comment received was that a servicing easement will be required to get services from Grand Cypress Lane to connect by a service easement. Councillor McGee questioned if both cul-de-sacs would be municipal roads, Travis replying that yes, both would be municipal roads, and that the Town would be looking for an urban cross-section for these roads.

Deputy Mayor Ardiel spoke questioning if fire trucks could navigate the roads, and noted that snowplowing cul-de-sacs are concerns of the Infrastructure and Public Works Department. Travis spoke in response noting that these concerns will be explored further, but noted that formal turnarounds are not required for emergency services for any roads that are 90 metres or less in length, but confirmed he will check on this.

Councillor Halos spoke noting that stormwater management is very important for this whole area of the municipality, further noting that water coming down the mountain will flow this way to Georgian Bay.

Councillor Martin spoke noting that this plan proposes the channelization of the water and noted that this increases the velocity of the water, further questioning where the water will go after it crosses the County Road. Travis spoke in response noting that the applicant will respond to this question, further noting that the engineering consultant is also present.

Krystin Rennie, Georgian Planning Solutions, agent for the Applicant spoke reviewing the application. Krystin noted that this application eliminates the multi-residential block, and proposes minor changes to the lot line, and some adjustments to accommodate the stormwater management on the site. Krystin noted that the applicant is requesting a zoning by-law amendment to recognize the changes made to the draft plan design process.

Krystin noted that the County Official Plan designates the property as recreational resort area and the Town of The Blue Mountains Official Plan designates the property as residential recreation area which anticipates this type of development on this property. Township of Collingwood zoning by-law zones this property as residential third density, further noting these zones are not changing, we are just changing where they are on the property.

Krystin reiterated that the road across the hazard land is being eliminated, and that the multi-residential block is also being eliminated, with a similar lot layout, just a few changes proposed.

Krystin noted that the applicant is aware of the drainage and stormwater management conditions in the area, and have submitted engineering documents including a stormwater management report with the intent that the post-development stormwater is managed and will not exceed current conditions.

Mayor McKean spoke noting that Randy Scherzer, Director of Planning, County of Grey is present. Randy spoke noting that he has no comments at this time regarding the proposed application, noting that the County will consider comments and feedback received.

Councillor McGee asked if this subdivision has a sunset clause, Randy spoke in response noting that there is no sunset clause on this development, further noting that it was revised in 1999, with no lapse date in place, but noted a lapse date will be included in the future

Christine Smith, resident of Monterra Road, spoke noting that the water goes around her house and to Monterra Road, noting that this started about four or five years ago. Ms. Smith noted that she believes that this started when Grey Road 21 was reconstructed. Ms. Smith noted that the Town always repairs the damage from the water, but noted that this is concerning as it is flooding her lands.

Melanie MacLachlan, spoke noting that she leases the barn on Grey Road 21 and expressed concern regarding the flooding in the area. Ms. MacLachlan noted that her horses are standing in three feet of water, and that this flooding started five years ago. Ms. MacLachlan noted that the water runs through the paddock and to the barn. Ms. MacLachlan noted that her driveway is a raging river, and that trees are dying from wet-rot, and that she is losing animals because of bacterial infections. Ms. MacLachlan noted that she has veterinary information regarding bacterial infections, and noted the drainage is affecting wild animals too.

Denis Martinek, owner of the stable property on Grey Road 21 spoke noting that he leases the land to Ms. MacLachlan, and expressed concern with the flooding on his property, further noting this needs to be dealt with. Mr. Martinek expressed concern for the proposal to hold the water back and to release it slowly as it would have the effect of dealing with more water for a longer period of time. Mr. Martinek noted that he does not object to development, but is concerned for the increased water and drainage in the area, further noting that something has to be done to get the water to Georgian Bay without damaging lands.

Mayor McKean spoke noting that Grey Road 21 reconstruction four or five years ago seems to have caused increased flooding in the area.

Katherine Ney, spoke noting that she boards her horse at the stable on Grey Road 21 and noted that she believes that the Windfall development caused this increased flooding issue as the Windfall development was a natural filter for water in the area. Ms. Ney noted that her horse has had issue with bacteria, noting this is concerning.

Lindsay Ayers, Blue Mountain Resort, spoke noting that Blue Mountain Resort owns Monterra Golf Course lands, further noting that the 8th hole is immediately west of the subject lands. Lindsay noted that a 15 metre rear yard setback from the golf course is being applied to the lots adjacent to the golf course lands, but noted that other developments along the golf course lands have greater rear yard setbacks than 15 metres, ranging from 24 metres to 27 metres. Lindsay noted that the 15 metre setback should be increased, similar to other residential properties in the area, and noted that a golf ball spray analysis should be completed. Lindsay noted that the area drainage is problematic, and that the area of the 8th hole is very wet. Lindsay noted that Blue Mountain Resort is concerned about what might happen following the increased elevation of the development, and on into the future. Lindsay asked if basements will be proposed for the homes in the new development, and asked that the drainage in the area be comprehensively studied.

Dan Hurley, Engineer, C.C. Tatham and Associates, spoke noting that the drainage in the area has been studied for some time. Mr. Hurley noted that a stormwater management report that addressed the site development and provided wider buffers for the stream corridors and stormwater management where there was none before for the development was completed. Mr. Hurley noted that they have completed a flood study as to consider what is happening right now with flooding in this area, noting that water measurements have been monitored. Mr. Hurley noted that the Conservation Authority and Town have given some rules and ideas to use to study the drainage issues.

Christine Smith spoke questioning why this is now occurring, noting that she did not experience this flooding five years ago. Dan Hurley spoke in response noting that he does not know, though noted that water is not getting to Grey Road 21, referencing channel maintenance/improvements could assist. Christine Smith noted that she has dead fish on her property from the flooding.

Deputy Mayor Ardiel questioned if the back side of the lots on Grand Cypress Land are flooded, residents responding yes.

Jan Damon, resident 165 Grand Cypress, spoke noting that Blue Mountain Resort is responsible for cleaning the drains on the golf course, further noting that water is disbursing everywhere.

Councillor Martin questioned if the Planning Department and the County has consulted the Board of Health, Travis replying yes, and that no comments have been received to date.

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

D.2 Deputation

None

E. New and Unfinished Business

E.1 Notice of Motion (Council)

Councillor McGee provided the following Notice of Motion. In accordance with the Town's Procedural By-law, the notice of motion will be included on the next Council Agenda, being March 5, 2018.

THAT Council direct staff to bring a report forward to recommend changes to the Council remuneration, including a public consultation process, with any increase to be implemented December 3, 2018

E.2 Additions to the Agenda

None

F. Notice of Meeting Dates

Council Meeting, March 5, 2018
Town Hall, Council Chambers

Committee of the Whole Meeting, March 12, 2018
Town Hall, Council Chambers

G. Adjournment

Moved by: Michael Martin Seconded by: John McGee

THAT this Committee of the Whole does now adjourn at 6:20 p.m. to meet again, March 12, 2018 , Town Hall, Council Chambers, or at the call of the Chair, Carried.

John McKean, Mayor

Corrina Giles, Town Clerk