

Minutes: The Blue Mountains Committee of the Whole Meeting



MEETING DATE: February 24, 2014
MEETING TIME: 2:00 p.m.
LOCATION: Town Hall Council Chamber
PREPARED BY: Corrina Giles, Clerk

A. Call to Order

- Mayor Anderson called the meeting to order with all members in attendance save Deputy Mayor McKinlay, absent due to attendance at the Ontario Good Roads Association conference and Councillor Martin, absent due to a medical appointment.

Also in attendance were Director of Finance & IT Services Robert Cummings, Manager of Revenue Ruth Prince, Communications & Economic Development Coordinator Elizabeth Cornish, Manager of Water & Wastewater Services John Caswell, Manager of Roads & Drainage Jim McCannell, Director of Recreation Shawn Everitt, Planner Bryan Pearce, Deputy Chief Building Official Jayme Basterache and Chief Librarian Terri Pope.

- The Committee then paused for a moment of Personal Prayer or Reflection.

- **Approval of Agenda**

Moved by: Gail Ardiel Seconded by: R.J. Gamble

THAT the Agenda of February 24, 2014 be approved as circulated, including any revisions or items added to the Agenda, being that Agenda Item B.6.4, Review of Wayfinding Strategy, be pulled from the Agenda this day, Carried.

- No member declared a pecuniary interest with any matter as listed on the Agenda, save Councillor McKean with regard to Agenda Items B.6.1, Hoover Teskey Wastewater Servicing, B.6.2, Arlberg Crescent Wastewater Servicing and B.7.3, Capital and Development Status Report, Item 10, Hoover Lane/Teskey Drive & Arlberg Crescent Sanitary Servicing and his place of employment.

- **Previous Minutes**

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

THAT the Committee of the Whole minutes of February 3, 2014 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 **B.3, B.7 and B.11** 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: Joe Halos

THAT the Consent Agenda of February 24, 2014 be adopted as circulated, less any items requested for separate review and discussion, being B.7.3, Capital and Development Status Report, Item 8, Napier Street, Carried.

NOTE: Councillor McKean earlier declared a pecuniary interest with regard to B.7.3, Capital and Development Status Report, Item No. 10, Hoover Lane/Teskey Drive & Arlberg Crescent Sanitary Servicing and his place of employment and did not take part in related discussion or voting.

B. Staff Reports, Deputations, Correspondence

Finance, Administration and Fire Reports To be chaired by Councillor Gail Ardiel

B.1 Deputations, if any

None

B.2 Staff Reports

B.2.1 Harbour Mews Inc. – Request for Development Charges Credit Extension, FIT.14.06

Moved by: Ellen Anderson Seconded by: Joe Halos

THAT Council receive Staff Report FIT.14.06 entitled “Harbour Mews Inc. – Request for Development Charges Credit Extension” for information purposes; and,

THAT Council authorize and provide an exception to By-law No. 2010-18 section 22(2) and provide a development charge credit to the applicant Harbour Mews Inc. who is the owner of the lands known as 10-16 Bruce Street North, Thornbury, ON, upon the issuance of a building permit or upon entering into a subdivision agreement with the Town within eight years from the date the demolition permit was issued, Carried.

B.2.2 2014 Draft Budget – Public Comments, FIT.14.09

Moved by: John McKean Seconded by: Ellen Anderson

THAT Council receive Staff Report FIT.14.09 “2014 Draft Budget – Public Comments” for information purposes; and

THAT Council direct Staff to prepare a By-law to adopt the 2014 Budget estimates of \$12,833,000 for tax supported net expenditures, that represents a 4.73% increase in the Town levy over 2013 and a 2.25% increase in the blended levy over 2013; and

THAT Council direct Staff to prepare a By-law to adopt the 2014 Water and Wastewater Budget estimates and related rates that represent a 10% increase in the fixed rate for Water and a 7% increase in the fixed rate for Wastewater with no change to the consumption rates.

Moved by: Joe Halos Seconded by: Ellen Anderson

THAT the Motion be amended to read “and a 1.99% increase in the blended levy over 2013”, Carried.

Moved by: John McKean Seconded by: Ellen Anderson

THAT Council receive Staff Report FIT.14.09 “2014 Draft Budget – Public Comments” for information purposes; and

THAT Council direct Staff to prepare a By-law to adopt the 2014 Budget estimates of \$12,747,998 for tax supported net expenditures, that represents a 4.04% increase in the Town levy over 2013 and a 1.99% increase in the blended levy over 2013; and

THAT Council direct Staff to prepare a By-law to adopt the 2014 Water and Wastewater Budget estimates and related rates that represent a 10% increase in the fixed rate for Water and a 7% increase in the fixed rate for Wastewater with no change to the consumption rates, Carried.

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

B.3.1 Monthly Financial Report – January 2014, FIT.14.08

THAT Council receive Staff Report FIT.14.08 “Monthly Financial Report – January 2014” for information purposes, Carried.

B.4 Correspondence, if any

None

**Engineering & Public Works and Recreation Reports
To be chaired by Councillor Joe Halos**

B.5 Deputations, if any

None

B.6 Staff Reports

B.6.1 Hoover/Teskey Wastewater Servicing Project and Cost Allocation, EPW.14.010

Moved by: Gail Ardiel Seconded by: Ellen Anderson

THAT Council receive Report EPW.14.010 entitled “Hoover/Teskey Wastewater Servicing Project and Cost Allocation”;

AND THAT Council authorize a \$9,218 increase in the Engineering Contract with C.C. Tatham and Associates from \$92,183 to \$101,401;

AND THAT Council authorize a budget increase of \$26,854 in the 2014 Hoover/Teskey Stormwater Capital Budget from \$65,000 to \$91,854 to be funded from Town Road Reserve;

AND THAT Council authorize a construction budget increase of \$27,129 in the 2014 Hoover/Teskey Wastewater Capital Budget from \$562,479 to \$589,608 to be recovered from benefitting property owners;

AND THAT Council authorize in principle the recovery of costs related to a portion of the Hoover Lane and Teskey Drive works from benefitting property owners on an equivalent unit basis, and with payment options, as follows:

Total Capital Charge	<u>Wastewater</u>
Local Costs (estimated)	\$10,166
Hwy 26 Trunk Sewer Main	\$ 6,546
Thornbury Wastewater Plant	<u>\$ 5,326</u>
Total Cost per Equivalent Unit	\$22,038
(Based on 58 units)	

, Carried

NOTE: Councillor McKean earlier declared a pecuniary interest with regard to this matter and his place of employment and vacated the Council Chamber during discussion.

B.6.2 Arlberg Crescent Wastewater Servicing Project and Cost Allocation, EPW.14.011

Moved by: Ellen Anderson Seconded by: Gail Ardiel

THAT Council receive Report EPW.14.011 entitled “Arlberg Crescent Wastewater Servicing Project and Cost Allocation”;

AND THAT Council authorize a \$3,096 increase in the Engineering Contract with C.C. Tatham and Associates from \$35,000 to \$38,096 to be recovered from benefitting property owners;

AND THAT Council authorize in principle the recovery of costs related to a portion of the Arlberg Crescent works from benefitting property owners on an equivalent unit basis, and with payment options, as follows:

Total Capital Charge	<u>Wastewater</u>
Local Costs (estimated)	\$ 11,685
Craigleith Wastewater Plant	<u>\$ 2,618</u>
Total Cost per Equivalent Unit	\$ 14,303
(Based on 18 units)	

, Carried.

NOTE: Councillor McKean earlier declared a pecuniary interest with regard to this matter and his place of employment and vacated the Council Chamber during discussion.

B.6.3 Tender Award 2014-01-T-EPW- Haulage of Liquid Bio-Solids, EPW.14.018

Moved by: Ellen Anderson Seconded by: John McKean

THAT Council receive Report EPW.14.018, “Tender Award 2014-01-T-EPW – Haulage of Liquid Bio-Solids”;

AND THAT Council award the haulage of liquid bio-solids to Wessuc Inc., a responsive and responsible bidder in the amount of \$141,960 plus applicable taxes for a term of 5 years;

AND THAT the Mayor and the Clerk be authorized to execute the Contract Documents with Wessuc Inc, Carried.

B.6.4 Review of Wayfinding Strategy, DOR.14.012

Agenda Item B.6.4 was earlier pulled from the February 24, 2014 Committee Agenda.

B.6.5 Town Hall Open Space Concept, DOR.14.09

Moved by: Ellen Anderson Seconded by: John McKean

THAT Council receive Report DOR.14.09 entitled "Town Hall Open Space Concept", for information purposes;

AND THAT Council approve the February 24, 2014 Town Hall Open Space Concept as presented;

AND THAT Council direct staff to initiate the development of specifications for Tender documents for proposed construction for 2015 budget consideration; initiate applications for all appropriate permit approvals; and investigate options with interested parties to provide funding strategies for the construction and development of the Town Hall Open Space, Carried.

B.7 Engineering & Public Works and Recreation "Information Reports" and correspondence to be considered in the adoption of the Consent Agenda:

B.7.1 2013 Annual Performance Report for the Thornbury Wastewater Treatment Plant, EPW.14.014

THAT Council receives Report EPW.14.014 entitled "2013 Annual Performance Report for the Thornbury Wastewater Treatment Plant" for their information, Carried.

B.7.2 2013 Annual Performance Report for the Craigeith Wastewater Treatment Plant, EPW.14.013

THAT Council receives Report EPW.14.013 entitled "2013 Annual Performance Report for the Craigeith Wastewater Treatment Plant" for their information, Carried.

B.7.3 Capital and Development Status Report, EPW.14.017

Councillor Gamble then spoke to Report Item No. 8, Napier Street, questioning if the project was proceeding, Jim replying the project was on hold until the Town has heard from the Ontario Municipal Board on the Telfer Homes Hearing.

Moved by: R.J. Gamble Seconded by: Gail Ardiel

THAT Council receive Staff Report EPW.14.017 entitled "Capital and Development Status Report", Report Item No. 8, Napier Street, for their information, Carried.

B.7.4 2013 Water Summary Report, EPW.14.008

THAT Council receives Report EPW.14.008 entitled "2013 Water Summary Report" for their information, Carried.

B.8 Correspondence, if any

None

**Planning, Building and By-Law Enforcement Reports
To be chaired by Councillor John McKean in Councillor Martin's absence**

B.9 Deputations, if any

None

B.10 Staff Reports

B.10.1 Application for Zoning By-Law Amendment – Thornbury Square (Sobeys); Lots 35, 36, 37, 38 and 39 Southwest of Arthur Street West; and Lots 36, 37, 38 and 39 Northeast of Louisa Street West; Town Plot of Thornbury; Arthur Street West; Town of The Blue Mountains, PL.14.26

Moved by: Gail Ardiel Seconded by: Joe Halos

THAT Council receive Planning Staff Report PL.14.26 respecting "Application for Zoning By-law Amendment – Thornbury Square (Sobeys); Lots 35, 36, 37, 38 and 39 Southwest of Arthur Street West; and Lots 36, 37, 38 and 39 Northeast of Louisa Street West; Town Plot of Thornbury; Arthur Street West; Town of The Blue Mountains";

AND THAT Council enact a Zoning By-law Amendment to rezone the subject lands from the General Commercial C2 Zone to the General Commercial Exception 47 Holding C2-47-h Zone, so as to modify provisions of the zoning by-law related to the proposed development;

AND FURTHER THAT Council authorize the Mayor and Clerk to enter into a Financing and Cost Sharing Agreement with respect to necessary road improvements with such Agreement being in a form satisfactory to the Chief Administrative Officer, Town's Solicitor and Director, Financial and Information Technology Services, Carried.

B.11 Planning and Building "Information Reports" and correspondence to be considered in the adoption of the Consent Agenda:

B.11.1 Building Permit Activity – December 2013 and January 2014, B.14.02

THAT Council receive Staff Report B.14.02 "Building Permit Activity: December 2013 & January 2014" for information purposes, Carried.

B.11.2 By-law Enforcement Activity: December 2013 and January 2014, BL.14.03

THAT Council receive Staff Report BL.14.03 "By-law Enforcement Activity: December 2013 and January 2014" for information purposes, Carried.

B.11.3 By-law Enforcement: Short Term Accommodation Activity – December 2013 & January 2014, BL.14.04

THAT Council receive Staff Report BL.14.04 "By-law Enforcement: Short Term Accommodation Activity – December 2013 & January 2014" for information purposes, Carried.

B.11.4 Planning & Building Services Pending Business List, PL.14.24

THAT Council receive Staff Report PL.14.24 respecting "Planning & Building Services Pending Business List" for information purposes, Carried.

B.11.5 Delegated Authorizations – December 2013 and January 2014, PL.14.25

THAT Council receive Staff Report PL.14.25 “Delegated Authorizations – December 2013 and January 2014” for information purposes, Carried.

B.12 Correspondence, if any

None

C. 5:00 PM Public Meetings / Deputations

Mayor Anderson noted that 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: Re: Tynwald Investments Inc., File No. B04-2013, Application for Consent and Public Meeting

Mayor Anderson then read the Notice of Public Meeting and the Clerk confirmed Notice of the Public Meeting had been properly given and read correspondence as received from the Grey County Planning and Development Department and Hydro One.

Planner Shawn Postma then reviewed the application, noting no decision would be made at this meeting.

Peter Lush, resident at RR 2 Thornbury and adjacent landowner then spoke in support of the application, noting the driveway on the proposed easement had been in use for many years by the owners to access an existing barn.

As no-one else wished to speak Mayor Anderson declared the Public Meeting to be adjourned.

C.1.2 Public Meeting: Re: Proposed revision to the Schedule of Fees related to planning matters

Mayor Anderson then read the Notice of Public Meeting and the Clerk confirmed Notice of the Public Meeting had been properly given and that no correspondence had been received.

Director of Planning and Building David Finbow then reviewed the proposed changes to the Schedule of Fees.

As no-one else wished to speak Mayor Anderson declared the Public Meeting to be adjourned.

C.1.3 Public Meeting: Re: Proposed Amendment to the Property Standards By-Law No. 2002-18

Mayor Anderson then read the Notice of Public Meeting and the Clerk confirmed Notice of the Public Meeting had been properly given and read correspondence as received from Stu Frith, Denis Martinek, Sheldon Rosen, Mark Faiz and Jason Rubinoff & Israel Ellis.

David then reviewed the Notice and reasons to amend the By-law at this time, adding 50% of the municipality is currently addressed by Property Standards By-law. David further noted there will be expectation that Short Term Accommodation Units meet certain standards and the proposed amendments are consistent with the Ontario Association of Property Standards Officers model by-law.

David then noted the level of service will be on a complaint basis only through the Town's STA licencing program.

As no-one else wished to speak Mayor Anderson declared the Public Meeting to be adjourned.

C.1.4 Public Meeting: Re: Proposed Fee Schedule related to short term accommodation licensing

Mayor Anderson then read the Notice of Public Meeting and the Clerk confirmed Notice of the Public Meeting had been properly given and read correspondence as received from Stu Frith, Denis Martinek, Sheldon Rosen, Mark Faiz and Jason Rubinoff & Israel Ellis.

David then reviewed the Notice and noted assumptions have evolved over time. David noted that variables such as term of licence, projected costs, proposed fees and options explored, adding the fee schedule is consistent with Council's direction of cost recovery.

Councillor Halos questioned reference to a replacement licence, David replying the licence would be posted in the interior of the unit and there would be a \$50 charge to replace the licence if it is lost or misplaced.

Councillor Ardiel then questioned if consideration has been given to owners that own multiple premises, David replying the fee is on a per premises basis, further noting this could be explored if Council provides such direction.

As no-one else wished to speak Mayor Anderson declared the Public Meeting to be adjourned.

C.1.5 Public Meeting: Re: Proposed revisions to the building permits by-law and the related schedule of fees

Mayor Anderson then read the Notice of Public Meeting and the Clerk confirmed Notice of the Public Meeting had been properly given and that no correspondence had been received.

Jayme then reviewed the building permit and by-law related fees.

As no-one else wished to speak Mayor Anderson declared the Public Meeting to be adjourned.

C.1.6 Public Meeting: Re: Parking and Loading space requirements pursuant to the Town's Zoning By-laws

Mayor Anderson then read the Notice of Public Meeting and the Clerk confirmed Notice of the Public Meeting had been properly given and read correspondence as received from Blue Mountain Resort, Loft Land Use Planning on behalf of Osler Bluff Ski Club and Skyline Blue Mountain Inc.

David then reviewed the proposed parking and loading changes, noting the current Zoning By-laws date from the 1970's.

David further noted there are differences in regulations between the former Town and Township By-laws in terms of space size, surface treatment, etc.

David then reviewed development of standards and noted staff have been tracking issues, including variable parking space sizes, known excessive or deficient parking space requirements, deficient loading space sizes, no prohibition regarding vehicles backing into or out of sites, surface treatments, residential/commercial conversions, lack of flexibility related to changes of use in Thornbury/Clarksburg, potential oversupply.

David noted that a parking study was completed in 2009 that recommended regulations. David then reviewed study comparisons.

As no-one else wished to speak Mayor Anderson declared the Public Meeting to be adjourned.

C.1.7 Public Meeting: Re: Proposed amendments to By-Law 2006-32 respecting the control and care of dogs so as to address certain fees, the care of animals and to prohibit the keeping of certain animals

Mayor Anderson then read the Notice of Public Meeting and the Clerk confirmed Notice of the Public Meeting had been properly given and read correspondence as received from Pat Bennett.

David then reviewed the proposed amendments, noting Council direction had been received and this was prompted by the Ontario Society for the Prevention of Cruelty to Animals pulling their services out of Grey and Bruce Counties. David reviewed the proposed changes.

Diane Walker, 86 Lakeshore Drive then spoke, noting she was affiliated with a rescue organization known as "Kittens First". Diane noted a problem is that shelters are full but two local vets work with local organizations, adding she understands a limit of 6 cats per household.

Diane further noted she works to rescue kittens and they are put into foster care until they are ready for adoption. Diane then noted she hopes the Town will consider concessions for kittens, adding the Catsnip program is working for adult cats but kittens are very different and need to be confined to a regulated area and looked after.

Mayor Anderson then then thanked Municipal Law Enforcement Officer Brenda Doyle for her good work with animals.

As no-one else wished to speak Mayor Anderson declared the Public Meeting to be adjourned.

C.2 Deputation

None

D. New and Unfinished Business

D.1 Notice of Motion

None

D.2 Additions to Agenda

None

E. Notice of Meeting Dates

Special Meeting of Council, March 3, 2014 7:00 pm
Town Hall, Council Chamber

Committee of the Whole Meeting, March 17, 2014
Town Hall, Council Chamber

F. Adjournment

Moved by: Joe Halos Seconded by: Gail Ardiel

THAT this Committee of the Whole meeting does now adjourn at 6:24 p.m. to meet again March 17, 2014, 1:00 pm, Town Hall Council Chamber, or at the call of the Chair, Carried.

.....
Ellen Anderson, Mayor

.....
Corrina Giles, Town Clerk