



- **B.7.4 2015 Annual Performance Report for the Thornbury Wastewater Treatment Plant, CSPW.16.005**
- **B.7.5 2015 Water Summary Report, CSPW.16.006**
- **B.7.6 Water Section Operations Update – September 2015 to December 2015, CSPW.16.034**
- **B.11.1 Committee of Adjustment 2015 Annual Report, PDS.16.04**
- **B.11.2 Planning Applications - January, 2016, PDS.16.13**

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: John McGee

Seconded by: Michael Seguin

THAT the Consent Agenda of February 24, 2016 be adopted as circulated, less any items requested for separate review and discussion, being, agenda items B.3.2 2016 Draft Budget – Public Comments, FAF.16.24, B.7.1 Northwinds Beach Commercial Operations Criteria, CSPW.16.043, B.7.6 Water Section Operations Update – September 2015 to December 2015, CSPW.16.034, and B.11.2 Planning Applications - January, 2016, PDS.16.13, Carried.

## **B. Staff Reports, Deputations, Correspondence**

### **Finance, Administration and Fire Reports To be chaired by Councillor Michael Seguin**

#### **B.1 Deputations, if any**

None

#### **B.2 Staff Reports**

##### **B.2.1 2016 Community Services Fees and Charges, FAF.16.15**

Moved by: Joe Halos

Seconded by: John McGee

THAT Council receive Staff Report FAF.16.15, entitled “2016 Community Services Fees and Charges”;

AND THAT Council direct Staff to hold a Public Meeting on March 30, 2016 to review the proposed Amendments to By-law 2008-113 as amended, being a By-law for the Imposition and Collection of Fees and Charges for Certain Municipal Services and Activities, Schedule “H” – Community Services Department Services, Schedule “I” – Harbour and Schedule “K” - Ice Rentals, Carried.

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

##### **B.3.1 Council Statement of Remuneration and Expenses, FAF.16.19**

Moved by: John McGee

Seconded by: Joe Halos

THAT Council receive Staff Report FAF.16.19, entitled “Council Statement of Remuneration and Expenses” as required under Section 284 of the Municipal Act, 2001, for information purposes, Carried,

**B.3.2 2016 Draft Budget – Public Comments, FAF.16.24**

Moved by: John McGee

Seconded by: Joe Halos

THAT Council receive Staff Report FAF.16.24, entitled “2016 Draft Budget – Public Comments” for information purposes, Carried.

**B.4 Correspondence, if any**

None

**Community Services and Infrastructure & Public Works Reports  
To be chaired by Councillor Michael Martin**

**B.5 Deputations, if any**

None

**B.6 Staff Reports**

None

**B.7 Community Services and Infrastructure & Public Works Reports  
“Information Reports” and correspondence to be considered in the  
adoption of the Consent Agenda:**

**B.7.1 Northwinds Beach Commercial Operations Criteria, CSPW.16.043**

Moved by: John McGee

Seconded by: Joe Halos

THAT Council receive Staff Report CSPW.16.043 entitled “Northwinds Beach Commercial Operations Criteria” for information purposes, Carried.

**B.7.2 36<sup>th</sup> Sideroad Public Meeting Cancellation, CSPW.16.045**

THAT Council receive Report CSPW.16.045, “36th Sideroad Public Meeting Cancellation” for their information, Carried.

**B.7.3 2015 Annual Performance Report for the Craigleith Wastewater Treatment  
Plant, CSPW.16.004**

THAT Council receives Report CSPW.16.004 entitled “2015 Annual Performance Report for the Craigleith Wastewater Treatment Plant” for their information, Carried.

**B.7.4 2015 Annual Performance Report for the Thornbury Wastewater Treatment  
Plant, CSPW.16.005**

THAT Council receives Report CSPW.16.005 entitled “2015 Annual Performance Report for the Thornbury Wastewater Treatment Plant” for their information, Carried.

**B.7.5 2015 Water Summary Report, CSPW.16.006**

THAT Council receive Staff Report CSPW.16.006 entitled “2015 Water Summary Report” for their information, Carried.

**B.7.6 Water Section Operations Update – September 2015 to December 2015, CSPW.16.034**

Moved by: Michael Seguin                      Seconded by: John McGee

THAT Council receive Staff Report CSPW.16.034 entitled “Water Section Operations Update – September to December 2015” for their information, Carried.

**B.8 Correspondence, if any**

None

**Planning & Development Services Reports  
To be chaired by Deputy Mayor Gail Ardiel**

**B.9 Deputations, if any**

None

**B.10 Staff Reports**

**B.10.1 Application to Remove the Holding – h Symbol – Oliver Borgers Part Lot 19, Concession 4; Part 3, RP 16R-9568, Town of The Blue Mountains, PDS.16.16**

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

THAT Council receive Planning and Development Services Staff Report PDS.16.16 respecting “Application to Remove the Holding –h Symbol – Oliver Borgers; Part Lot 19, Concession 4; Part 3 RP 16R-9568; 689353 18<sup>th</sup> Sideroad; Town of The Blue Mountains;

AND THAT Council enact an amending By-law to remove the Holding –h Symbol for the development of the lands, described as Part Lot 19, Concession 4; Part 3, RP 16R-9568; Town of The Blue Mountains, Carried.

**B.10.2 Source Water Protection Plan Proposed Amendments to Events Based Area Policies for Intake Protection Zones, PDS.16.17**

Moved by: Michael Martin                      Seconded by: John McGee  
THAT Council receive Staff Report PDS.16.17 “Source Water Protection Plan Proposed Amendments to Events Based Area Policies for Intake Protection Zones”, and

THAT pursuant to Section 34(3) of the Clean Water Act, 2006, the Corporation of The Town of The Blue Mountains endorses the proposed amendments to the Source Protection Plan of the Saugeen, Grey Sauble, North Bruce Peninsula Source Protection Region to address significant drinking water threats for fuel storage near Great Lakes intakes, Carried.

**B.10.3 Application for Consent File: B13-2015 Blue Mountain Resorts GP Inc. Blue Horizon, Sterling Homes (Blue Mountain) Inc., PDS.16.18**

Moved by: Michael Seguin

Seconded by: Joe Halos

THAT Council receive Staff Report PDS.16.18 “Application for Consent File B13-2015, Blue Mountain Resorts GP Inc., Blue Horizon, Sterling Homes (Blue Mountain) Inc., Town of The Blue Mountains”, and

THAT Council authorize Consent B13-2015, subject to the following conditions:

1. That the applicant provide a description of the land which can be registered in the Land Registry Office.
2. That all conditions noted above shall be fulfilled within one year of the Notice of Decision so that the Town’s Clerk is authorized to issue the Certificate of Consent pursuant to Section 53(42) of the *Planning Act*, Carried.

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

**B.11.1 Committee of Adjustment 2015 Annual Report, PDS.16.04**

THAT Council receive Report No. PDS.16.04, “Committee of Adjustment 2015 Annual Report” for information purposes, Carried.

**B.11.2 Planning Applications – January, 2016, PDS.16.13**

Moved by: Michael Martin

Seconded by: Michael Seguin

THAT Council receive Staff Report PDS.16.13, “Planning Applications – January, 2016, Carried.

**B.12 Correspondence, if any**

None

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

Deputy Mayor Ardiel 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:**

**C.1.1 (a) B14-2015 Application for Consent, Meadows/Wessinger, Parts 4 to 6, RP 16R-6499**

Deputy Mayor Ardiel read the Notice of Public Meeting Application for Consent File No. B14-2015. Gail noted the owners are Susan Meadows, Amanda and Mike Wessinger.

Gail noted the property location is 208575 Highway 26.

Gail noted the purpose of this consent is to consider a lot addition to reconfigure three residential lots into two residential lots. Gail noted the details of the request is to sever

a 581 square metre vacant residential parcel in the western portion of the property; and deed it as a lot addition to the existing 1,774 square metre residential parcel to the west, containing an existing dwelling. Gail noted the retained parcel would then be merged on title with the residential parcel to the east, containing an existing dwelling.

Gail noted this Consent Application is submitted together with a Zoning By-law Amendment Application.

Gail further noted the property affect by this application is known legally as Parts 4 to 6, RP 16R-6499; Town of The Blue Mountains.

**C.1.1 (b) Zoning By-law Amendment, Meadows/Wessinger, Lots 6 to 8, Plan 377; Parts 1 to 7, RP 16R-6499**

Deputy Mayor Ardiel read Notice of Public Meeting and Application for Zoning Amendment.

Gail noted the proposal is to address a potential condition of Consent on Application B14-2015 that would reconfigure three residential lots into two residential lots. Gail noted if the Consent is granted, a Zoning By-law Amendment is required to allow for the proposed new lot fabric to obtain access through the existing registered private right-of-way, rather than a street; and recognizing the natural hazards associated with Nottawasaga Bay, amongst other matters.

Gail noted this Zoning By-law Amendment application is submitted together with Consent Application B14-2015.

Gail noted the property affect by this application is known legally as Lots 6 to 8, Plan 377; Parts 1 to 7, RP 16R-6499; Town of The Blue Mountains.

Gail 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, the person or public body is not entitled to appeal the decision of Council to the Ontario Municipal Board.

Gail 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, 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 spoke noting that notice of the Public Meetings, Agenda items C.1.1(a) and (b), was given in accordance with the Planning Act, and in response comments were received from Grey County Planning and Development, Grey Sauble Conservation Authority, Historic Saugeen Metis, Hydro One and Bell Canada.

Planner Bryan Pearce spoke noting that the subject Consent and Zoning Amendment Application is a lot addition proposal, and that Andrew Pascuzzo of D.C. Slade Consultants is the Agent on the file. Bryan noted that Application was received before Christmas and the notices were sent out on February 4, 2016. Bryan then reviewed the next steps, and noted that the Agent will address any outstanding issues. Bryan noted that a follow-up staff report will be included on a future Committee of the Whole Agenda that will include a staff recommendation, and will summarize any comments received.

Andrew Pascuzzo of D.C. Slade Consultants spoke noting that currently there are three lots, and that the two outside property owners have purchased the inside lot that will be split and added to the two outside lots. Andrew confirmed that the properties are on private services. Andrew noted that these Applications represent good planning, further noting that the demolition permit has been applied for and the existing cottage was removed.

Councillor Halos spoke questioning access to the lots, Andrew spoke in response noting that access is through the existing easement.

Councillor McGee then questioned if there are currently three lots, Andrew spoke in response noting that yes, further noting that the middle lot is being divided and added to the two outside lots.

As there were no further comments, the Deputy Mayor declared the meeting to be closed.

### **C.1.2 Public Meetings:**

#### **C.1.2 (a) B12-2015 Application for Consent, Ardiel, Concession 9, Part of Lot 25**

Deputy Mayor Ardiel read the Notice of Public Meeting Application for Consent File No. B12-2015. Gail noted the owner is Douglas Ardiel.

Gail noted the property location is Concession 9, Part of Lot 25.

Gail noted the property owner is requesting permission to sever a portion of the farm property to add to the adjacent residential lot. Gail noted the reason for this request is that part of the septic system for the residential lot is on the farm property.

Gail noted the portion of land to be severed is approximately 214.18m wide by 118.49m deep (0.168 hectares in area), fronting on Grey Road 2. Gail noted if this proposal is approved, the farm parcel would be reduced in size from 11.06 hectares to 10.7 hectares. Gail noted the retained parcel would still have frontage on Grey Road 2 and 24<sup>th</sup> Sideroad. Gail noted the residential lot would increase from 0.36 hectares to 0.528 hectares. No new lots would be created.

Gail noted this application is being considered together with a zoning by-law amendment.

Gail noted the property is designated Special Agriculture in the Grey County and Town of The Blue Mountains Official Plans.

Gail further noted the Lands are legally described as Concession 9, Part of Lot 25.

#### **C.1.2 (b) Zoning By-law Amendment, Ardiel, Concession 9, Part of Lot 25**

Deputy Mayor Ardiel read the Notice of Public Meeting and Application for Zoning Amendment. Gail noted the property owner is requesting permission to sever a portion of the farm property to add to the adjacent residential lot. Gail noted the reason for this request is that part of the septic system for the residential lot is on the farm property.

Gail noted this proposal would require a zoning by-law amendment as a condition of provisional consent to sever land for a lot addition.

Gail noted the portion of land to be severed and merged with the adjacent residential lot would need to be rezoned from General Rural (A1) to the Rural Residential (RUR) zone and the retained farm parcel would need to be rezoned from General Rural (A1) zone to a suitable zone to recognize a new minimum lot area for the property. Any change to Hazard (H) zone boundary is subject to information provided by the Grey Sauble Conservation Authority.

Gail noted this application is being considered together with an application for Consent for Severance (Lot Addition).

Gail noted the lands are legally described as Concession 9, Part of Lot 25

Gail 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, the person or public body is not entitled to appeal the decision of Council to the Ontario Municipal Board.

Gail 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, 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 spoke noting that notice of the Public Meetings, Agenda items C.1.2(a) and (b), was given in accordance with the Planning Act, and in response comments were received from Grey County Planning and Development, Grey Sauble Conservation Authority, Historic Saugeen Metis, Bell Canada and Doug and Denyse Ardiel.

Planner Denise Whaley reviewed the application and noted that the Application for Consent is to sever approximately half an acre from the farm property to add to the residential lot as the septic weeping tile is on the farm property. Denise noted that the acreage to be added to the residential lot includes only what is required. Denise noted that the farm parcel will be reduced from 11.06 hectares to 10.7 hectares, and noted that the residential lot is less than one acre. Denise noted that the well is at the front of the house, and that because of the well's location, that the weeping tile cannot be relocated.

Denise noted that no decision is being made this evening, and that we are just receiving comments this evening. Denise noted that no concerns have been identified from the agencies. Denise noted that the followup report will be included on the March 14 Committee of the Whole Agenda.

Councillor Gamble spoke noting that the Notice for Consent indicates that the portion of land to be severed is 214.18 metres, and questioned if this is correct, Denise spoke in response noting that this is an error, that it should be 46 feet.

Councillor Halos spoke questioning the hydro easements noted on the sketch, Denise spoke in response noting that the hydro easements run all along Grey Road #2.

As no one wished to speak, Deputy Mayor Ardiel declared the Public Meeting to be closed.

### **C.1.3 Public Meeting: Zoning By-law Amendment, The Osler Bluff Ski Club Ltd., Concession 1, Part of Lot 7, Lot 8, and Lot 9**

Deputy Mayor Ardiel read the Notice of Public Meeting and Zoning By-law Amendment Application. Gail noted the owner is The Osler Bluff Ski Club Ltd.

Gail noted the property location is 795534 The Blue Mountains-Clearview Townline

Gail noted the proposal is for an expansion of the Osler Bluff Ski Facility. Gail noted the proposed expansion includes an addition to the clubhouse building, construction of a new athletic facility to replace the structure at the existing outdoor pool and tennis courts, and expansion of the parking area on the site. Gail noted the application for zoning by-law amendment has been requested to permit the proposed expansion, as well as modify the mapping of the zoned boundaries on the property to better reflect the existing uses of the site. Gail noted the proposal is only for expansion of the existing uses on the property. Gail noted no new uses are proposed.



Gail noted the proposed zoning amendment would modify the boundaries of the Ski Facility (SF) and Residential (R3-216) zones and ensure the expansion has appropriate parking requirements.

Gail noted the property affected by this application is known legally as Concession 1, Part of Lot 7, Lot 8 and Lot 9, Town of The Blue Mountains.

Gail 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, the person or public body is not entitled to appeal the decision of Council to the Ontario Municipal Board.

Gail 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, 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 spoke noting that notice of the Public Meeting was given in accordance with the Planning Act, and that in response, comments were received from Grey County Planning and Development, Nottawasaga Valley Conservation Authority and Historic Saugeen Metis.

Planner Denise Whaley spoke noting that the ski facility zone will allow for the expansion of the buildings at Osler Bluff Ski Club, further noting that the zoning by-law amendment recognizes the parking requirements on site based on 1 space for every 4 users. Denise noted that a followup staff report will be provided at the March 14 Committee of the Whole meeting, and that the by-law would be forwarded to the March 30 Council Meeting for Council consideration.

Kristine Loft, Consultant, spoke noting that the proposed zoning by-law amendment permits the expansion of the Osler Clubhouse and recognizes the uses on site. Kristine noted that a zoning by-law amendment is required to recognize the parking requirements on site for any further development or redevelopment.

Kristine then provided information on the Osler Bluff Ski Facility, noting that it was founded in 1949, covers 162 hectares, and has 1200 metres of frontage. Kristine noted that the site includes residential units, and that no municipal water or sewers are available. Kristine noted that overflow parking is available across the road. Kristine noted that Osler owns leasehold cabins on the site as well, and that no changes to the pool or tennis courts are planned.

Kristine noted that the club completed a Master Plan that incorporates other uses that the existing users can use. Kristine noted that the main focus is on the improvement to the existing clubhouse facility.

Kristine spoke regarding the findings of the parking study that 1 parking space for every four users is appropriate for the site, and that the 460 spaces existing is sufficient for use. Kristine noted that there are 460 spaces on the Osler site and that there are 180 spaces in Clearview, for a total of 640 spaces.

Kristine noted that the enactment of the zoning by-law amendment will provide options to the club, and that it represents good planning.

As no one wished to speak, Deputy Mayor Ardiel declared the Public Meeting to be closed.

## C.2 Deputation

None

## D. New and Unfinished Business

### D.1 Notice of Motion

Council

None

### D.2 Additions to the Agenda

#### D.2.1 Engineering Standards – Delegated Authority, PDS.16.21

Moved by: Joe Halos    Seconded by: John McGee

THAT Council receive Staff Report PDS.16.21 “Engineering Standards – Delegated Authority”

AND THAT Council enact an amending By-law to By-law 2008-47, substantially in the form included as “Attachment 1” to this report, updating the Town’s Engineering Standards – Delegated Approval Authority, Carried.

#### D.2.2 Approval of Low Impact Development Stormwater Management for Plateau East, PDS.16.22

Moved by: Joe Halos    Seconded by: Michael Seguin

THAT Council receive Staff Report PDS.16.22 entitled “Approval of Low Impact Development Stormwater Management for Plateau East”, for their information.

AND THAT Council accept, in principle, the use of Low Impact Development (LID) engineering techniques for the Plateau East Plan of Subdivision subject to the final review and approval on the related engineering drawings and studies by the Director of Planning and Development Services in consultation with the Manager of Development Engineering, Carried.

## E. Notice of Meeting Dates

Special Meeting of Council, February 29, 2016, 2:30 pm  
Town Hall, Council Chambers

Committee of the Whole Meeting, March 14, 2016, 1:00 pm  
Town Hall, Council Chambers

Council Meeting, March 7, 2016, 7:00 pm  
Town Hall, Council Chambers

**F. Adjournment**

Moved by: John McGee

Seconded by: Joe Halos

THAT this Committee of the Whole does now adjourn at 5:50 p.m. to meet again March 14, 2016, 1:00 pm, Town Hall, Council Chambers, or at the call of the Chair, Carried.

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Gail Ardiel, Deputy Mayor

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Corrina Giles, Town Clerk