

## Minutes - The Blue Mountains Planning Council Meeting



**MEETING DATE:** February 19, 2007 – 7:00 pm

**LOCATION:** The Blue Mountains Council Chamber

**PREPARED BY:** Serena Wilgress, Deputy Clerk

### A. Call to Order

- Mayor Anderson called the meeting to order with all members in attendance save Councillor McGee, absent due to vacation.
- Moment of Personal Prayer or Reflection
- Approval of Agenda

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

THAT the Agenda of February 19, 2007 be approved as circulated, including any items added to the Agenda, Carried.

- No member declared a Pecuniary Interest with any matter as listed on the agenda.

### B. Deputations/Presentations

None

### C. Staff Reports

1. Regulating / Prohibiting Parking on Private Lands without Owners Consent – SRB.07.08

Director of Building & By-law / CBO David Finbow reviewed the Staff Report, noting concern stemmed from problems with parking in private Condominium Corporation Parking lots.

David noted there would be some cost to the municipality but would save 60 to 80 hours of MLEO time over the course of the year.

Deputy Mayor McKinlay questioned the implementation period, David noting three to four months due the application and approval process.

Duncan then questioned the time of year that causes the most concern, David noting the situation was most problematic in the winter.

Duncan then questioned the impact of the parking study on future parking in the Village area, David noting a new parking standard may address some concerns however there will still be a problem as people choose to park where they want. David added there is also a concern with on street parking and access for emergency vehicles.

Duncan then questioned the sign and print size proposed, David noting the report recommends a standard used across the province, however larger signs and print size are permitted.

As property managers Nancy Kane and Jeff Struewing were in attendance, it was Council's pleasure to hear them regarding the matter.

Mayor Anderson questioned the time of year that caused the most concern, Nancy noting the winter was the worst, but the summer was starting to become a problem.

Councillor Gamble questioned Condo owner parking permits, Nancy noting owners are given permits for their own and guest use, adding that the Condo managers are on call 24 hours a day for problems.

Councillor McKean questioned naming the Town as an insured, David noting there would not be an insurance policy, rather an undertaking to save the Town harmless.

John then questioned enforcement before implementation of the by-law, David noting it would depend upon the availability of staff.

Councillor Kennedy questioned the size of the signs, David noting the number of signs would not be regulated by the Town's Sign By-law but an appropriate size would be required.

Councillor Martin questioned the urgency of the By-law, Jeff Struewing noting he would like to see the By-law in place before next winter, adding that emergency vehicle access is of great concern.

Duncan then questioned giving a warning, ticketing without towing, David noting that could be done, adding the desire is for compliance.

David then noted the fine would not be the deterrent, the inconvenience of having to claim a towed vehicle would be.

Duncan then questioned if the By-law Enforcement would be voluntary for the Condo Corporations, David noting yes.

Councillor Kennedy questioned if the Town enforced Tag & Tow anywhere else in the municipality, David noting currently enforced during the snow removal process and in fire routes.

Council then dealt with the following Recommendation:

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

THAT Council enact By-law No. 2007-12, being a By-law to regulate or prohibit the parking or leaving of motor vehicles on privately owned land without the consent of the owner of the land, and provide for the removal and impounding of the motor vehicle at the vehicle owner's expense, Carried.

2. Award of TBM-2007-01 "Harbour Replacement and Installation of "H" Dock – FS.07.03

Manager of Purchasing Sherri Adams reviewed the Report, noting that all tenders had come in over the proposed budgeted amount.

Councillor Gamble questioned if a summary could be provided regarding a timeline for completion of dock replacement, Director of Recreation Shawn Everitt noting the "E" Dock Tender was returned \$40,000 over the budgeted amount last year.

Shawn noted the “H” Dock Tender came in almost \$18,000 over the budgeted amount, adding that insurance requirements may have contributed to the higher cost.

Shawn noted one option is to have the docks welded up and Staff could be the General Contractor for the application of the wood to the dock forms. Shawn noted the welding portion of the job would need to be completed by March 31<sup>st</sup> to comply with the grant requirements of the Federal Funding.

Mayor Anderson questioned if the project would be on budget if Staff acted as the General Contractor, Shawn noting yes.

Shawn noted that 8 more docks need to be replaced, adding that Staff would like to replace one dock per year.

Councillor Martin questioned if the dock was sinking, Shawn noting it is currently underwater.

Councillor Kennedy questioned if the additional work would place a strain on staff, Shawn noting the Town would hire out for contract positions to complete the works.

Deputy Mayor McKinlay questioned when Staff would come back with a new Recommendation, Shawn noting could report back within 2 weeks.

Council then dealt with the following Recommendation:

Moved by: Michael Martin      Seconded by: Cameron Kennedy

THAT Council receive Staff Report FS.07.03 “Award of TBM-2007-01 Harbour Replacement and Installation of “H” Dock”, and adopt the recommendations contained there in, being that the contract not be awarded at this time due to bid submissions being above Proposed Capital Budget amount for 2007 and further, that Staff investigate other options for the completion of dock works at Thornbury Harbour for 2007 and future budget years, Carried.

3. Interim Levy By-law

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

THAT By-law No. 2007-13, being a By-law to levy amounts on the assessment of property rateable for local municipality purposes, and to further provide for percentage charge and interest charge in default of payment thereof, be hereby enacted and passed this 19<sup>th</sup> day of February, 2007, Carried.

4. Kolapore Parking Lot Memorandum of Understanding – DOR.07.014

Director of Recreation Shawn Everitt reviewed the Report, noting the MNR offered funding for construction of a small parking area, adding most of the work would be done in house.

Deputy Mayor McKinlay questioned location of the parking area, Shawn noting about 300 feet from the entrance to the University Building.

Duncan then questioned maintenance of the parking area, Shawn noting the Town would be responsible.

Duncan then questioned enforcement of overnight parking By-laws, Director of Building & By-law / CBO David Finbow noting the Town's By-law prohibits overnight parking on Town owned or enforced lands, adding the MNR could appoint the Town as a peace officer for enforcement purposes.

Councillor Kennedy questioned if the OPP could enforce the issue, David noting yes.

Councillor Gamble questioned winter maintenance, Shawn noting it would be done by the Town.

Council then dealt with the following Recommendation:

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

(a) THAT Council authorize the signing of a Memorandum of Understanding for the partnering of a project between the MNR and the Town of The Blue Mountains for the consideration of a parking lot facility in the Kolapore Area on Lot 7, Concession 11 in the Town of The Blue Mountains;

(b) THAT Council authorize the acceptance of \$22,000.00 from the MNR for the completion of a parking facility on Lot 7, Concession 11 in the Town of The Blue Mountains.

Carried.

5. Planning Committee of the Whole

Moved by: Cameron Kennedy      Seconded by: R. J. Gamble

THAT Council do now move into Planning Committee of the Whole with Chair of Planning Michael Martin in the Chair, Carried.

6. Rural Estate Standard Road Cross Section – EPW.07.14

Director of Engineering & Public Works Reg Russwurm distributed a revised drawing for inclusion in the report.

Reg then reviewed the report.

Manager of Development Planning Rob Armstrong noted the original entrance for Peaks Bay would come in through Lot 10, adding that Peaks Bay and Delphi would share an access.

Councillor Kennedy questioned the entrance to the Town Park, Rob noting it would be the same entrance as currently exists for the Peaks pump house.

Councillor Martin noted the Peaks has an easement granted to them over Town owned lands.

Councillor Gamble questioned the drainage ditch, Reg noting some drainage challenges exist, adding tile drainage will be implemented.

CAO Paul Graham noted MTO discussions have led to an easement controlled by the Town.

Councillor McKean questioned potential budget impact with maintaining the ditch, Reg noting the developer would be responsible for the first two years and the Town would then take over maintenance.

John then questioned catch basin maintenance, Reg noting a gravity system is proposed, adding that the system is designed to work with up to a 50% blockage and an overland flow route is also proposed, adding the system will not affect adjacent property owners.

Deputy Mayor McKinlay questioned if it would be a Condominium Road, Reg noting it would be a public street.

Paul then noted the lots are 80 – 100 feet wide in the Peaks development, adding the urban standard is not a concern. Paul then noted open ditches will encourage infiltration and better quality runoff.

Duncan then questioned access to the stormwater clean outs in the middle of the road, Reg noting man holes.

Duncan then questioned if standing water would be an issue, Reg noting due to the topographical nature of the lands, it might be.

Michael then questioned how the Town could control which road standard to use, Rob noting it would be dealt with in the Approval Process.

Reg noted he has been working with the Planning Department to establish usage by delineating areas.

Michael questioned if this was related to an Ontario Municipal Board Order, Rob noting no.

Duncan then questioned the zoning, Rob noting the lands are designated R3.

Reg then noted the Report speaks to the creation of a Rural Estate Standard and not the adoption of this specific standard across the Town, adding this standard was proposed for just this development.

Council then dealt with the following Recommendation:

Moved by: Ellen Anderson      Seconded by: Cameron Kennedy

THAT the Recommendation in Staff Report EPW.07.14 be amended to include the following:

“as an exception to the Town’s proposed standard based upon this site’s drainage constraints and Ontario Municipal Board Order pertaining to fill placement and removal.”, Carried.

Duncan then questioned if there is room for further intensification, Rob noting no.

## 7. File questions and update

Rob then reviewed the Project Update list.

Councillor Kennedy questioned the Riverwalk Minor Variance, Rob reviewing the proposed variance.

8. Planning Committee of the Whole to Rise

Moved by: D. R. McKinlay      Seconded by: R. J. Gamble

THAT the Planning Committee of the Whole do now rise, Carried.

**D. Planning Council – Motions and By-laws**

1. Call to Order – Planning Council

Councillor Martin reported that all Reports were reviewed in Committee of the Whole and recommended passing the Recommendations as presented with the addition of one clause for Staff Report EPW.07.14.

Deputy Mayor McKinlay assumed the Chair and Council then dealt with the following Recommendation:

2. Rural Estate Standard Road Cross Section – EPW.07.14

Moved by: Ellen Anderson      Seconded by: Cameron Kennedy

THAT Council approve the creation of a Rural Estate Standard Road Cross Section as a typical standard within the Town's Engineering Standards; and,

THAT Council approve the use of the Modified Rural Estate Standard Road Cross Sections within the development known as The Residences of Peaks Bay as conceptually presented in Report EPW.07.14, as an exception to the Town's proposed standard based upon this site's drainage constraints and Ontario Municipal Board Order pertaining to fill placement and removal, Carried.

As an Addition to the Agenda, Council then dealt with the following Recommendations:

Moved by: D. R. McKinlay      Seconded by: Cameron Kennedy

THAT Councillor Gamble attend the Human Waste Management Meeting to be held on February 22, 2007 in the West Grey Council Chamber with mileage and per diems to be paid in the usual manner, Carried.

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

THAT Council does hereby appoint Christine Morrad to The Blue Mountains Public Library Board, Carried.

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

THAT Council does hereby appoint John McGee to the Collingwood General and Marine Hospital Board to represent the Town of The Blue Mountains, Carried.

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

THAT Council does hereby appoint Douglas Bumstead to the Beaver River Ice Management Committee, as recommended by the Engineering & Public Works Committee, Carried.

**E. Reports and Minutes LIST Receive**

None

**F. New & Unfinished Business**

None

**G. Next Meeting Date(s)**

Planning Council – March 05, 2007

**H. Confirmation By-law and Adjournment**

Moved by: Cameron Kennedy    Seconded by: R. J. Gamble

THAT By-law No. 2007-14, being a By-law to confirm proceedings of the Council of the Corporation of the Town of The Blue Mountains on February 19, 2007 be hereby enacted as passed this 19<sup>th</sup> day of February, 2007, Carried.

Moved by: Cameron Kennedy    Seconded by: Michael Martin

THAT this Council does now adjourn, Carried.

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Ellen Anderson, Mayor

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Serena Wilgress, Deputy Clerk