



▪ **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 as listed:

- **B.3.1 Council Statement of Remuneration and Expenses, FAF.18.26**
- **B.3.2 2017 Property Tax Update, FAF.18.31**
- **B.7.1 2017 Annual Performance Report for the Craigleith Wastewater Treatment Plant, CSPW.18.020**
- **B.7.2 2017 Annual Performance Report for the Thornbury Wastewater Treatment Plant, CSPW.18.021**
- **B.7.3 March 2018 Construction Status Report, CSPW.18.024**
- **B.11.1 Planning Applications – Month of February, 2018, PDS.18.17**

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: Michael Seguin

Seconded by: Joe Halos

THAT the Consent Agenda of March 12, 2018 be adopted as circulated, less any items requested for separate review and discussion, being Agenda items B.3.2 2017 Property Tax Update, FAF.18.31, and B.11.1 Planning Applications – Month of February, 2018, PDS.18.17, Carried.

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

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**Finance, Administration, Enforcement and Fire Reports**

**To be chaired by Councillor R.J. Gamble**

**B.1 Deputations, if any**

**B.1.1 Deputation: Grey County Warden Stewart Halliday and CAO Kim Wingrove  
Re: 2018 Grey County Update**

Grey County Warden Stewart Halliday and Grey County CAO Kim Wingrove provided the 2018 Grey County Update to Council.

Warden Halliday and CAO Wingrove spoke noting that The Blue Mountains is leading the way in innovation and growth in Grey County. The Warden referenced the Grey County / The Blue Mountains taskforce, noting this is a good group.

Kim provided an overview of the County's operations, and noted the County has started a renovation and addition to the County Building, and that once completed, an open house will be scheduled.

Kim spoke regarding the County finances, and noted that the County provides services to The Blue Mountains. Kim noted that Grey County is the fourth largest County in the Province. Kim noted that County Council approved a modest tax increase in 2018, being .36%. Kim noted that the County experienced significant growth in 2017 and noted it is unknown if this is the long-term trend. Kim noted that the County has a stable five-year capital forecast.

Kim then reviewed the split of the 2018 Grey County tax dollar.

Kim reviewed the three County Strategic Plan Guides Operational Plans, including Goal 1 -Grow the Grey County Economy, Goal 2 – Support Health, Connected Communities and Goal 3 – Delivery Excellence in Governance and Service.

Kim spoke regarding the County's 2018 Economic Development Priorities, and regarding the enhancement of Community Services. Kim spoke regarding long term care, and paramedic services.

Kim spoke regarding Grey County Housing and noted that the County has 888 rent geared to income units in the County, with 60 units being in The Blue Mountains. Kim noted that the County provides \$10,000 in support to the Beaver Valley Outreach.

Kim noted that \$11 million in capital was spent in The Blue Mountains since 2015, and that the County is now marking the edge of roads as well.

Kim noted that the County is working with Grey Sauble Conservation Authority regarding drainage and flood marking, including increased subsurface Geotech and enhanced reporting on road conditions. Kim noted that they are currently looking at ½ load road restrictions.

Kim spoke regarding enhanced administration and services, and recommended that Council review the enhanced GIS system.

Kim spoke regarding the policy initiatives they are watching, including enhanced, stable funding for community paramedicine, new optical commercial and industrial tax subclasses that will only apply to on-farm business improvements, asset management regulations and autonomous vehicles.

Councillor Halos thanked Kim and the Warden for their presentation and work with the County.

Councillor Martin spoke thanking Kim for her presentation. Councillor Martin noted that the County has a surplus of \$1.7million and last year there was a similar surplus, further noting that this is excess tax dollars collected by taxpayers, and questioned if the County could set a threshold that any surplus of over \$500,000 is returned to the local municipality to utilize that money.

Kim spoke in response noting that she appreciates Councillor Martin's comments, and noted that she has spoken with staff, and that one million dollars is a lot of money, but noted it is not a lot based on the entire County budget. Kim noted that some of the surplus was because of uncompleted projects, further noting that she will bring this comment to the County treasurer's attention. Councillor Martin noted that he is pleased that some projects came in under budget.

Mayor McKean spoke noting that the County has the good debt to reserve ratio, further noting that the assessment and growth in Grey County is unprecedented. Mayor McKean noted that some of the roads in The Blue Mountains are deficit, further noting that the Town sends \$13million dollars to Grey County, and that the County should expedite the infrastructure work here in The Blue Mountains. Mayor McKean noted that the better the services are here in The Blue Mountains, the more all of Grey County benefits, further noting that some of the roads are in critical condition.

Councillor Gamble spoke referencing a recent media report that the agricultural properties will now be taxed at 20% versus the previous 25%, and questioned who will pay the lost taxation. Kim spoke in response noting that Grey County received a presentation recently from the Ontario Federation of Agriculture regarding this matter, and that a report will come forward on tax ratios in the future.

Councillor Gamble then questioned the challenge experienced by the County in collecting court costs, Kim spoke in response noting that licence plate denial has been put in place for non-payment of court costs, further noting they are looking at ensuring the court is operating as efficiently as it can be.

Warden Halliday thanked Council for hearing their deputation, and they retired from the meeting.

**B.1.2 Deputation: Stephen Perrin, Rusty's at Blue**  
**Re: Tourism Industry Labour Shortage and Support for Economic Development**  
**Initiatives to support employers, employees and local stakeholders**

Stephen Perrin spoke on behalf of Rusty's at Blue, noting they are an active member of Blue Mountain Village Association, and noted that Rusty's is an award-winning restaurant with 80 full-time and 50 part-time employees.

Stephen noted that Rusty's experiences labour shortages and has had to make more investments for their employees, including securing staff housing units, offering leading pay rates, providing shift flexibility, transportation services, and more. Stephen noted that these measures are not sustainable in the long term.

Stephen encouraged the Committee of the Whole and Council to follow the recommendations of the Economic and Development Committee and the South Georgian Bay Regional Tourism Labour Supply Task Force to develop proactive solutions to support their vibrant business community, including exploring attainable housing solutions, transit expansion, increased childcare capacity and support for regional tourism post-secondary programming.

Councillor McGee spoke regarding the shortage in the labour pool and questioned where transit should be located, Stephen spoke in response suggesting Wasaga Beach, Owen Sound, and Meaford, running twice per day with pickups at 6:00 pm and 11:00 pm.

Councillor Halos spoke questioning reference to staff housing units, Stephen spoke in response noting that he has three restaurants in Toronto that he can access staff from there, further noting they at Christmas time they brought staff up here, rented hotel rooms for the staff at significant cost, had staff work 12-14 hour days, and paid staff well above minimum wage, plus provided three meals per day and overtime. Stephen noted that this is not sustainable.

**B.1.3 Deputation: Karii Lashambe, Copper Blues Bar & Grill**  
**Re: Tourism Industry Labour Shortage and Support for Economic Development**  
**Initiatives to support employers, employees and local stakeholders**

Karii Lashambe spoke noting that local businesses are in the same situation, further noting that they need help filling positions. Karii noted that their businesses are not minimum wage businesses, further noting that employers no longer have an employee pool to draw from.

Karii noted that local employers need transportation and attainable housing in the area as they are losing business. Karii noted that their employees live anywhere between Meaford and New Lowell, further noting that staff need transportation to get to work.

Councillor Halos spoke questioning what is the most important need for businesses, Karii spoke in response noting that transportation in the morning, afternoon, and again between 10:00 pm and midnight, and attainable housing is needed.

Councillor Martin spoke echoing thanking Karii for her deputation to bring their concerns to Council's attention.

**B.1.4 Deputation: Robert Ketchin, Georgian Hills Vineyards Inc.**  
**Re: Tourism Industry Labour Shortage and Support for Economic Development**  
**Initiatives to support employers, employees and local stakeholders**

Robert Ketchin spoke noting that Georgian Hills Vineyards has been operating in The Blue Mountains since 2010, and are an active member of the Apple Pie Trail.

Robert noted that they are a small player compared to some area businesses, further noting that agritourism is here and has much to offer here in The Blue Mountains Robert noted that Georgian Hills employs approximately 5 fulltime and 15 parttime employees in their retail

destination guest experience, wine making and production facilities, and they offer a variety of job opportunities including specialized roles that are required of wine and cider making.

Robert noted that in response to growing labour shortages, they have started to make more investments in their employees including increased payscale, incentives to work events, training courses and advancement opportunities as the company grows.

Robert noted that their business requires local and regional infrastructure to develop and support economic growth, further noting that they face growing shortages in entry level younger staff, as well as college and university graduates , that is mainly because of the local cost of living.

Robert asked that Council follow the recommendations provided by its Economic Development Committee and the South Georgian Bay Regional Tourism Labour Supply Task Force to develop proactive solutions to support our vibrant business community, including attainable housing, transit, increased childcare capacity and support for regional tourism post-secondary programming.

Councillor McGee spoke questioning if Georgian College offers a postsecondary program, Robert spoke in response noting that yes it is offered in Barrie, further noting that he would like to see a program offered here for food and retail.

Mayor McKean spoke thanking Robert for his presentation, then referenced paved shoulders on County Roads and questioned how much cycling traffic they receive at Georgian Hills. Robert spoke in response noting that paved shoulders on Grey Road 2 would be a huge opportunity, further noting that there are so many great cycling opportunities here.

**B.1.5 Deputation: Dan Skelton, Blue Mountain Resorts  
Re: Tourism Industry Labour Shortage and Support for Economic Development  
Initiatives to support employers, employees and local stakeholders**

Dan Skelton spoke providing an overview of the hiring and recruitment at Blue Mountain Resorts (“BMR”), described what a labour shortage looks and feels like from industry and the changing nature of the community.

Dan Skelton spoke noting that BMR fills 1800 positions in the winter, 600 are fulltime positions with employees living anywhere between Owen Sound to Barrie. Dan noted that the fulltime employees have a low turnover, further noting that of the 1800 positions, 1200 are part-time seasonal with 600 regular returning staff. Dan noted that each year, BMR fills 600 positions every winter, with employees from local highschoools, domestic, international travelers, foreign workers.

Dan noted that BMR has fulltime recruiting staff, with three recruiting staff members that do direct recruiting, further noting that BMR manages 170 beds to house international travelers and foreign workers. Dan noted that BMR supports the social needs of international and foreign workers with programming, including hockey and baseball games. Dan noted that tuition assistance is provided of \$500 per season to students. Dan noted that BMR encourages work environment to retain staff.

Dan noted that this past February, 100 positions were not filled, both full time and part time, further noting they are experiencing and managing staff burnout. Dan noted that there are service shortfalls.

Dan noted that BMR have three busy pillars including, winter, summer attractions and spring / fall conferences, further noting that they have a steady stream of people in and out of BMR.

Dan noted the area has three times as many homes, but there are few children in those homes, with many being second homes, further noting that the balance is off. Dan noted that he would



**B.2.4 Tiered Response Agreement with Grey County EMS, FAF.18.24**

Moved by: Michael Martin                          Seconded by: Michael Seguin

THAT Council receive Staff Report FAF.18.24, “Tiered Response Agreement with Grey County EMS”;

AND THAT Council authorize the Mayor and the Clerk to execute an agreement with the County of Grey to allow The Blue Mountains Fire Department to provide emergency response to certain specific emergency calls for assistance to EMS, Carried.

**B.2.5 Follow-up Report on Housing Needs Review, FAF.18.29**

Moved by: John McGee                                  Seconded by: Joe Halos

THAT Council receive Staff Report FAF. 18.29, entitled “Follow-up Report on Housing Needs Review”; and,

THAT Council direct Staff to consult with the appropriate Committees, Agencies, Counties, neighbouring municipalities, Private Sector and other Stakeholders to initiate a workshop(s) to focus on the municipal and regional housing needs as outlined in this report, Carried.

**B.2.6 Funding for Multi-Municipal Long-Term Care Working Group, FAF.18.38**

Moved by: John McKean                                  Seconded by: Joe Halos

THAT Council receive Staff Report FAF.18.38, entitled “Funding for Multi-Municipal Long-Term Care Working Group”; and

THAT Council acknowledge that the funding request for operating costs for the Multi-Municipal Long-Term Care Working Group be shared amongst the three participating municipalities; and

THAT Council approve 1/3 funding in the amount of \$3,000 for operating costs for the Multi-Municipal Long-Term Care Working Group to be funded from the Council Reserve, Carried.

**B.3 Finance, Administration, Enforcement 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.18.26**

THAT Council receive Staff Report FAF.18.26, entitled “Council Statement of Remuneration and Expenses” as required under Section 284 of the Municipal Act, 2001, for information purposes, Carried.

**B.3.2 2017 Property Tax Update, FAF.18.31**

Moved by: Michael Martin                                  Seconded by: John McGee

THAT Council receive Staff Report FAF.18.31, entitled “2017 Property Tax Update” for information purposes, Carried.

**B.4 Correspondence, if any**

None

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

**B.5 Deputations, if any**

None

**B.6 Staff Reports**

**B.6.1 Sole Source Procurement of Water Meters, CSPW.18.005**

Moved by: Joe Halos

Seconded by: Michael Seguin

THAT Council receive Staff Report CSPW.18.005 entitled, "Sole Source Procurement of Water Meters";

AND THAT Council approve the sole source procurement of Neptune Technology Group water meters from Evans Utility and Municipal Products Supply Ltd. until December 31, 2019, Carried.

**B.6.2 Single Source Procurement of SCADA Control Panel Installation, CSPW.18.009**

Moved by: John McKean

Seconded by: R. J. Gamble

THAT Council receive Staff Report CSPW.18.009 entitled, "Single Source Procurement for SCADA Control Panel Installation";

AND THAT Council approve the single source procurement of NLS Engineering at a total of \$75,000 for programming related to Control Panel and related equipment installation at water facilities, Carried.

**B.6.3 Changes to Portions of Scandia Lane and Hamlet Road, CSPW.18.017**

Moved by: Joe Halos

Seconded by: Michael Martin

THAT Council receive Staff Report CSPW.18.017 entitled "Changes to Portions of Scandia Lane and Hamlet Road"

AND THAT Council enact a bylaw in a form approved by the Director of Infrastructure and Public Works and the Town Solicitor to:

- i) Change Scandia Lane west of Hamlet Road as a seasonal road;
- ii) Stop-up and close Hamlet Road southerly from 22m south of Scandia Lane;
- iii) Confirm 22m of Hamlet Road south of Scandia Lane as an assumed and maintained municipal road.

AND THAT Council approve a \$4,800 budget to fund the survey with funding coming from the Infrastructure and Public Works Asset Replacement Reserve Fund, Carried.



#### **B.6.4 Municipal GhG Challenge Fund Approval – Landfill Leachate, CSPW.18.027**

Moved by: Michael Martin

Seconded by: R. J. Gamble

THAT Council receive Staff Report CSPW.18.027, “Municipal GhG Challenge Fund Approval – Landfill Leachate”;

AND THAT Council accept the \$2,310,750 in funding from the province and authorize Mayor and Clerk to execute the Municipal GhG Challenge Fund Transfer Payment Agreement between Her Majesty the Queen in Right of Ontario as represented by the Minister of the Environment and Climate Change for the Installation of a Landfill Leachate Forcemain upon the recommendation of the Director of Infrastructure and Public Works, Director of Finance and IT Services and Town solicitor;

AND THAT the Director of Finance and IT Services/Treasurer is given delegated authority to verify and attest to the accuracy of claimed costs and all other documents required by the Province and is the Authorized Representative with signing authority on behalf of the municipality of the Town of The Blue Mountains;

AND THAT the Town of The Blue Mountains commits to develop a Community-wide GhG Emissions Inventory, Community-wide GhG Reduction Targets, and a Community-wide GhG Emissions Reduction Plan or review its existing Community-wide GhG Emissions Inventory, Community-wide GhG Reduction Targets, and a Community-wide GhG Emissions Reduction Plan to ensure they meet each of the definitions in Schedule B of the Transfer Payment Agreement within two years of signing the Agreement.

AND THAT Council authorize Staff to make a \$2,560,750 addition to the related 2018 Town Budget to allow for completing the design and construction of the leachate forcemain, Carried.

#### **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 2017 Annual Performance Report for the Craigeith Wastewater Treatment Plant, CSPW.18.020**

THAT Council receive Staff Report CSPW.18.020 entitled “2017 Annual Performance Report for the Craigeith Wastewater Treatment Plant” for their information, Carried.

##### **B.7.2 2017 Annual Performance Report for the Thornbury Wastewater Treatment Plant, CSPW.18.021**

THAT Council receive Staff Report CSPW.18.021 entitled “2017 Annual Performance Report for the Thornbury Wastewater Treatment Plant” for their information, Carried.

##### **B.7.3 March 2018 Construction Status Report, CSPW.18.024**

THAT Council receive Staff Report CSPW.18.024 entitled “March 2018 Construction Status Report” for their information, Carried.

#### **B.8 Correspondence, if any**

##### **B.8.1 Robert Newman, Resident Re Obnoxious Odours from Craigeith Wastewater Pumphouse**

##### **B.8.2 Kim & Cal Willis, Residents Re Obnoxious Odours from Craigeith Wastewater Pumphouse**

**B.8.3 Tim King, Resident  
Re Obnoxious Odours from Craigleith Wastewater Pumphouse**

Moved by: Michael Martin                              Seconded by: John McKean

THAT Council of the Town of The Blue Mountains acknowledges receipt of correspondences from area residents expressing concern regarding odours from the Craigleith Wastewater Lift Station;

AND THAT Council direct Staff to increase the MTE Inc. Engineering budget for the Leachate Pumping Station and Forcemain Project by \$20,000 from \$321,702 to an upset limit of \$341,702;

AND THAT the additional funds be used to investigate and propose odour mitigation solutions and conduct a leachate treatability study related to the Thornbury Wastewater Plant, Carried.

**Planning & Development Services Reports**

**To be chaired by Councillor Joe Halos**

**B.9 Deputations, if any**

None

**B.10 Staff Reports**

**B.10.1 By-law to establish lands as part of a highway in Registered Plan 16M-23 (Peaks Bay East), PDS.18.19**

Moved by: Michael Martin                              Seconded by: Michael Seguin

THAT Council receive Staff Report PDS.18.19, entitled “By-law to establish lands as part of a highway in Registered Plan 16M-23 (Peaks Bay East)”, and

THAT Council enact a by-law to establish Blocks 25, 26, 27 and 28, Plan 16M-23 as parts of the public highway known as Ellis Drive, Carried.

**B.10.2 Consent Application B01-2018 and Zoning By-law Amendment (Bondstone), PDS.18.20**

Moved by: John McKean                              Seconded by: Michael Seguin

THAT Council receive Staff Report PDS.18.20 Consent Application B01-2018 and concurrent Zoning By-law Amendment, for the lands known as Con 8 East, Pt Lt 1, and Conc 7 West ½ Lot 1, Registered Plan 16R-5301;

THAT Council give Provisional Consent to Application No. B01-2018, subject to the conditions in Attachment #2 -Draft Consent Decision of Staff Report PDS.18.20; and

THAT Council pass a zoning by-law amendment to re-zone the severed lands from the General Rural (A1) zone to the Rural Residential (RUR) zone, Carried.

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

**B.11.1 Planning Applications – Month of February, 2018, PDS.18.17**

Moved by: Michael Seguin                      Seconded by: Michael Martin

THAT Council receive Staff Report PDS.18.17 “Planning Applications – Month of February, 2018”, for information purposes, Carried.

**B.12 Correspondence, if any**

**B.12.1 Committee of Adjustment – Notice of Public Hearing, March 28, 2018**

Re: A08/2018, Application for a Minor Variance to the Township of Collingwood Zoning By-law #83-40 – 151 Carmichael Crescent

**B.12.2 Committee of Adjustment – Notice of Public Hearing, March 28, 2018**

Re: A05/2018, Application for a Minor Variance to the Township of Collingwood Zoning By-law #83-40 – 136 Sunset Boulevard

**B.12.3 Committee of Adjustment – Notice of Public Hearing, March 28, 2018**

Re: A04/2018, Application for a Minor Variance to the Township of Collingwood Zoning By-law #83-40 – 516520 7<sup>th</sup> Line

**B.12.4 Committee of Adjustment – Notice of Public Hearing, March 28, 2018**

Re: A06/2018, Application for a Minor Variance to the Township of Collingwood Zoning By-law #83-40 – 166 Sunset Boulevard

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

THAT Council of the Town of The Blue Mountains receives for information, the Committee of Adjustment, Notices of Public Hearings, for Application No. A08/2018, A05/2018, A04/2018, and A06/2018, Carried.

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

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Mayor John 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.

**C.1 Statutory Public Meetings**

**C.1.1 Public Meeting: Notice of Complete Application and Public Meeting**

**Re: Consideration of 23 Townhouse Units – Part of Park Lot 10, RP 16R-1213 (Louisa Street)**

Mayor McKean read notice of Complete Application and Public Meeting.

John noted the Plan of Subdivision Application proposes to create a total of 6 blocks of land that will contain a total of 23 townhouse units.

John noted a proposed zoning by-law amendment application requests to rezone the lands from the Development (D) zone to the Residential Multiple (RM1) zone, or other appropriate zoning category, to facilitate the development of the 23 townhouse units, with site specific provisions to permit reduced setbacks.

John noted the public meeting is an opportunity for members of the public to learn more about the proposed development. Attendees have the opportunity to hear a brief presentation about the development, ask questions, and/or make statements either in favour of, or in opposition to the development.

John further noted within Ontario the planning and development process is an open and transparent process, where opinions from all individuals and groups are welcomed. By law a municipality must hold a public meeting, and this meeting is just one of your chances to learn about the development proposal and offer your opinions. Under the legislation governing this development process, which is sections 34 and 51 of the *Planning Act*, you have the following rights:

1. Any persons may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the proposed Zoning By-law Amendment or Plan of Subdivision.
2. If a person or public body does not make oral submissions at a public meeting or make written submissions to the Town of The Blue Mountains before the zoning by-law is approved or refused, or to the County of Grey before the Plan of Subdivision is approved or refused, the person or public body is not entitled to appeal the decisions of the Town of The Blue Mountains or the County of Grey to the Ontario Municipal Board.
3. If a person or public body does not make oral submissions at a public meeting or make written submissions to the Town of The Blue Mountains before the zoning by-law is approved or refused, or to the County of Grey before the Plan of Subdivision is approved or refused, 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.
4. If you wish to be notified of the decision by the Town of The Blue Mountains in respect to the approval or refusal of the Zoning By-law Amendment, or the County of Grey in respect to the approval or refusal of the Plan of Subdivision, you must make a written request to the Town or the County, at the addresses noted on the previous page. Please note application file#P2600 (for the Zoning By-law Amendment) when directing correspondence to the Town and Plan of Subdivision Application 42T-2018-03 when directing comments to the County.

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, Grey Sauble Conservation Authority, Hydro One, Canada Post, Union Gas, Robert Mitchell, Kristopher DeCoste, Michael Richter, Janet Reekie, Cameron & Joanne Kennedy, Les Peterdy, Frank Ritcher, Melissa Hutton and Luke Sauder.

Planner Denise Whaley spoke noting that the application is for a 23 unit townhouse development. Denise noted that the engineering submissions have been posted to the County and Town websites. Denise noted that there is no landscape plan at this time, further noting that this will be provided in the future. Denise referenced the comments regarding traffic and entrance, further noting that the Infrastructure and Public Works Department will work through that review.

Randy Scherzer, Director of Planning, County of Grey spoke noting that no decision has been made regarding the condominium plan at this time, further noting that comments will be received from the public, and considered. Randy noted that a future report will be provided to Council with recommendations.

Roman Tsap, Junior Planner of KFA Architects & Planners Inc., spoke as agent for the owner, noting that the site is bounded by Louisa, Lansdowne and Beaver Streets. Roman noted that the site is 1.4 acres in size, and that Louisa is the longest street frontage. Roman noted that the land is currently vacant and the land use in the official plan is primary settlement area.

Roman identified the site location and proposed entrance location. Roman noted that the highest point of the site is near the proposed entrance, and that there are a number of recreational facilities in close proximity to the site.

Roman noted that the development is influenced by the Provincial Policy Statement, County Official Plan, The Blue Mountains Official Plan, and Thornbury Zoning By-law 10-77.

Roman reviewed the Grey County Official Plan, noting the site is identified as primary settlement area. Roman noted The Blue Mountains Official Plan designates the site as community living area, just outside of the downtown designation and permits a range of housing, including semis to apartments, with one permitted use being townhouse units.

Roman noted that The Blue Mountains zoning designates the site as development 'd' zone.

Roman reviewed the conceptual site plan and proposed three blocks of units, with parking proposed in garages, on driveways and visitor parking at grade on the private road.

Roman spoke regarding the development, noting that 23 units are proposed, further noting that the permitted density is less than what is permitted. Roman noted that three and four bedroom units are proposed, and that 81 parking spaces are provided.

Roman reviewed the rendering of the site, elevation drawings and unit layouts. Roman then listed the submitted applications, including draft plan of subdivision applications submitted to both the County of Grey and the Town of The Blue Mountains, noting that all documents are available on the Town's website.

Roman reviewed the draft plan of subdivision and topographic map of the property.

Councillor Seguin questioned if the open space land next to the parking is parkland or open space, Roman spoke in response noting that there is no parkland, that they will pay cash-in-lieu.

Councillor Seguin questioned the size of the units, Roman spoke in response noting the units range from 1650 square feet to just under 1900 square feet. Councillor Seguin questioned if the units are three storeys, Roman replying yes, there is a third storey.

Councillor McGee spoke questioning if setbacks and variances are requested, referencing a recent area development that did not achieve the streetscape Council would like to see, with the units inward facing, and the back of the units facing the street. Roman spoke in response referencing the grading the site and the contour lines along Louisa Street frontage is very steep so the front of the buildings will face inward rather than to Louisa Street. Roman noted that the Lansdowne frontage requires a variance as a result of the area required for stormwater management to direct water to the holding tanks.

Councillor Seguin questioned if a marketing study has been completed, Roman spoke in response noting that yes a study has been completed and that the units will sell for \$500,000 - \$525,000 price range.

Councillor Halos spoke noting that the submissions referenced affordability and questioned how the landscape compares to other developments. Denise Whaley spoke in response noting that this development is similar to other developments, further noting that a thorough review will be completed, including how it compares to other developments.

Councillor Halos spoke noting that there is a need for housing for working people in the area, and noted that he would like to see a development in that price range for working people.

Councillor Martin spoke referencing the rendering of the front entrances, noting that the back of the building faces Louisa Street, further noting there appears to be a retaining wall in this location. Councillor Martin noted that he would like to know the height of the retaining wall

and would like to see a traffic impact study, further noting that the site is quite high already. Roman spoke in response noting that the site slopes toward Beaver and Louisa Street. Councillor Martin noted that he would like to see a height study completed on other developments in the area, further noting that this is important to the community.

Cameron Kennedy, resident of 140 Alice Street West, spoke noting that he is concerned with the Lansdowne entrance noting that this is a dangerous street, with a deep ditch, on a narrow road, further noting that this will become more dangerous with additional traffic. Cameron noted that the retaining wall on Louisa Street is overbearing, further noting that the units will be as tall as the Far Hills condominiums.

Frank Richter, Thornbury resident, spoke noting that he is concerned with the view from Highway 26 and the proposed height elevation of the development, noting that this development will look too high. Frank noted that it will look like a big wall of units, and is not nice aesthetically for the area. Frank noted that the other side of the street has also been cleared and noted when that site develops it will make the road very busy. Frank noted that this will change the look and feel of Thornbury.

John Corrigan, resident of Rankins, spoke questioning the number of cars that can be parked on this site, expressing concern that there will not be sufficient parking.

Brian Fifield, Far Hills resident, spoke expressing concern with the traffic in the area, especially since the Foodland and LCBO were relocated to this area. Mr. Fifield noted that this development will increase the traffic in the area, and expressed concern for safety. Brian noted that the site is zoned "development" and questioned what this means, further noting that he agrees with the concerns raised by others.

Denise Whaley spoke noting that the "development "D" zone is a holding zone that prevents anything other than single family dwellings.

Brian Fifield noted that 23 units are proposed, but the allowable number of units is 21. Denise spoke in response noting that the rezoning proposes to allow 23 units residential multi-zone. Denise noted that as part of the review, the official plan allows between 25 and 40 units per hectare.

Cameron Kennedy questioned if the driveway is included in the calculation, Denise noted that the net and gross is looked at differently, further noting they are looking at the overall site.

Andrew Siegwart, President of Blue Mountain Village Association, spoke noting that he echoes Councillor Halos' comments that he would like to see a development that supports attainable housing. Andrew noted that he appreciates the traffic concerns raised, further noting that this site is close to all services, and that he believes it to be smart planning. Andrew noted that road improvements will be required, further noting that walkability is important. Andrew noted that the landscaping plan could make a significant difference. Andrew noted that 3.5 storeys is based on design form and that the roofline should be reduced to reduce the height.

Cameron Kennedy spoke with respect to density and questioned if this development is approved, will this have an impact on the development to the west of this site. Denise Whaley spoke in response noting that the official plan sets out a range of densities permitted, further noting that single family dwellings are 25 units per hectare, townhouses 25-40 units per hectare, smaller complexes allow up to 60 units per hectare.

Brenda Richter, resident of Thornbury spoke noting that if approved, the residents in the area will have huge three storey units beside them, further noting that this will take the joy from people in that area. Brenda noted that the lives of area residents will change when this development is built.

Bill Mayne, resident at 93 Bruce Street spoke questioning if the road will be a condominium road, Nick Sapon, owner of the property, spoke noting that the development will be a condominium corporation, and that the homeowners will own their own driveway and rear yard, and that regulations will be in place that no outside storage will be permitted. Nick noted that the wall façade will be the same material and will not be a block wall, further noting that the rear yards will be sloped facing the LCBO and Foodland. Nick noted that landscape plans will be submitted, with additional landscaping and trees.

Bill Mayne questioned the number of spaces on the site, Nick replying 81.

Roman spoke noting that the majority of the bedrooms are on the top floor.

Cameron Kennedy, spoke referencing the 4' to 5' retaining wall and questioned if the site will be fenced. Michael Benner, Director of Planning and Development Services, spoke noting that there are height restrictions for retaining walls after 1.2 metres of height.

Michael Richter, resident living next door, spoke questioning if short term accommodation uses will be permitted in this development. Michael Benner spoke in response noting that this is not an area that permits short term accommodation uses. Michael Richter spoke noting that the setbacks are concerning.

Jamie Pyatt, resident at 209 Alice Street, spoke noting that pedestrian safety is a concern, noting that there are many safety concerns with the intersection of Beaver, Alice and Lansdowne. Jamie noted that the interrelationship with pedestrians and vehicles is concerning, further noting there are no sidewalks in this area to Peel Street. Jamie noted that a long term plan for sidewalks in this area should be developed to improve pedestrian safety.

Brian Fifield spoke questioning if the units will have basements, and questioned if the corner unit will have setbacks. Denise Whaley spoke in response noting that yes, exterior sideyard setbacks will apply, further noting that this will be discussed in the thorough review of the application.

Councillor Martin spoke questioning snow storage, Roman spoke in response noting that the snow will be collected at the end of the private road and directed to stormwater management.

Councillor Seguin spoke questioning if the developer will contribute to the Lansdown Street improvements and if a daylight triangle is required at Louisa Street. Michael Benner spoke in response noting that staff will look into development charge contribution to roads to determine if Lansdowne Street is a development charge road and if the developer should contribute to the improvements. Michael Benner noted that daylight triangle, and active transportation will be considered in this area.

Councillor McGee spoke noting that the streetscape is an important feature of what defines the Town, further noting that the developer should build into the slope rather than on top of it.

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

### **C.1.2 Public Meeting: Applications for Consent for Lot Addition and Zoning Amendment, Re: East Part of Lot 16, Concession 9 (McLaren)**

Mayor McKean read Notice of Application for Consent for Lot Addition and Zoning Amendment.

John noted the property location is East Part of Lot 16, Concession 9.

John noted this application proposes to sever a portion of the residential lot to add to farm property. This proposal is being considered in conjunction with a previous file # B10-2017, which requested to sever a portion of the adjacent farm lot to add to the residential lot. The current application works together with B10-2017 to function as a "land swap".

John noted this application proposes to sever a 0.34 hectare parcel of land with 30.4 metres frontage on Grey Road 119 to add to the farm lot. The retained residential parcel, along with the addition of the lands from file # B10-2017 would then be approximately 1.01 hectares. The Farm parcel would be approximately 38.9 hectares.

John noted the Zoning Amendment application has also been revised to implement both of the Consent applications. The zoning will ensure the newly reconfigured residential lot is all within the same residential zoning category, as well as ensure the farm property is all within an appropriate agricultural zone. Any changes to the Hazard Zone would be subject to recommendations by the Grey Sauble Conservation Authority.

John noted the legal description of both properties is East Part of Lot 16, Concession 9 (formerly the Township of Collingwood).

John noted if a person or public body that files an appeal of a decision of Town of The Blue Mountains in respect of the proposed consent does not make written submissions to Town of The Blue Mountains before it gives or refuses to give a provisional consent, the Ontario Municipal 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, the person or public body is not entitled to appeal the decision of Council to the Ontario Municipal Board, and 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, Grey Sauble Conservation Authority and Grey County Planning and Development.

Planner Denise Whaley reviewed the application, noting that this application addresses concerns The Blue Mountains and Grey County had with the previous application. Denise noted that this application works with the original application B07-2017 to act as a land swap, further noting that the area proposed to be severed from the farmland from the first application has been reduced.

Denise reviewed the zoning schedule and noted that the consolidated lands will have one residential zone and the farm parcel will be one agricultural parcel, further noting there will be a hazard area to buffer the watercourse as requested by Conservation Authority.

Denise noted that no decision being made this evening, and that a followup report will be brought forward to a future Committee meeting.

Gord Russell, Professional Planner, spoke noting that he is the planning consultant for McLaren and Weir, noting that Weir owns the farm parcel, and McLaren owns the non-farm lot.

Gord noted that this application includes three applications, two consents and one zoning by-law amendment application. Gord noted that the farm surrounds the non-farm property that was developed in 1971. Gord identified the location of the existing lot, driveway location, driveway, well-house, ditch and the regulated area.

Gord noted that the Rural Residential parcel experienced a mishap in 1998 with an oil tank fill, further noting that the house was condemned at that time. Gord noted that the McLaren's do not want to build on the area where the former house was located, but would like to build to the north of that location. Gord noted that the driveway west of the non-farm lot is still in place and is elevated from the farm area. Gord noted that the applicants have applied for a driveway permit from Grey County to move the agricultural driveway to the west.



Gord noted that a portion of the non-farm lot is being severed and added to the farm parcel to compensate for the portion of the agricultural lands added to the non-farm parcel. Gord spoke regarding zoning noting that the lands will be rezoned in accordance with the current land designations.

Gord noted that he believes the applications to be good planning and asked Council to support the applications.

Councillor Seguin spoke with regard to the easterly boundary of the new lot and questioned if the hazard land will be on both parcels of land, and if so, will this impact either parcel. Gord spoke in response noting that this will not impact either parcel, further noting that this is in accordance with the Grey Sauble Conservation Authority comments.

Councillor Halos questioned what initiatives ensures that the oil is cleaned up, Gord spoke in response noting that the cleanup was done through the insurance company in 1998, and the house was demolished in 2006. Gord noted that there is no record of site conditions of the property and that the McLarens would like to locate the building to another area of the lot.

Councillor Halos spoke noting that moving the property boundaries is cumbersome, further noting that he has no concerns with the application. Councillor Halos noted that the McLarens need to ensure the oil is cleaned up to their satisfaction. Gord spoke in response noting that the McLarens will complete soil tests prior to construction.

Councillor Martin questioned the location of entrances to the parcels of land. Gord spoke in response noting that the current residential entrance will be decommissioned, the current farm entrance will become the residential entrance and a new agricultural entrance will be located to the west of the residential parcel through the County permit process.

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

**C.1.3 Public Meeting: Application for Consent for New Lot  
Re: Lot 2, Concession 1 – 795108 Blue Mountain-Clearview Townline (Wilson)**

Mayor McKean read notice of Application for Consent for New Lot.

John noted the property location is 795108 Blue Mountain-Clearview Townline.

John noted the applicant has applied to sever their property into two lots. John noted that this property was previously two lots which recently merged on title. John noted the proposal is to re-establish the previous lot boundaries.

John noted if this application is approved, the severed lot would be approximately 41 hectares, with 313 metres of frontage on Blue Mountain-Clearview Townline. The retained would then be approximately 40.5 hectares, with 298 metres of frontage on the same road. John noted the property is in an area with no municipal water and sewer services.

John noted the property is designated Rural and Escarpment in the Town of The Blue Mountains Official Plan.

John noted that this property is in the Niagara Escarpment Plan Development Control area and a Niagara Escarpment Development Permit for this proposal has been received.

John noted the legal description of the property is Lot 2, Concession 1 (formerly the Township of Collingwood), Town of The Blue Mountains.

John noted if you wish to be notified of the decision of the Council of the Town of The Blue Mountains in respect of the proposed consent, you must make a written request to Town of The Blue Mountains at the address provided above.

John further noted if a person or public body that files an appeal of a decision of Town of The Blue Mountains in respect of the proposed consent does not make written submissions to Town of The Blue Mountains before it gives or refuses to give a provisional consent, the Ontario Municipal Board may dismiss the appeal.

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 Nottawasaga Valley Conservation Authority, Niagara Escarpment Commission, Grey County Planning and Development and Historic Saugeen Metis.

Planner Denise Whaley spoke providing an overview of the application, noting that the properties recently merged on title, further noting that the owners wish to separate the parcels back into two parcels. Denise noted that each parcel is a farm sized parcel of land.

Krystin Rennie, of Georgian Planning Solutions, spoke noting she is the consultant for the Applicant. Krystin noted that the Applicant wishes to reestablish the lot boundaries that have merged on title. Krystin noted that the County Official Plan designates the property as Niagara Escarpment Plan, The Blue Mountains Official Plan designates the property as Rural and Escarpment, and the Niagara Escarpment Commission Plan designates the land as Escarpment Rural Area and Escarpment Natural Area.

Krystin noted that the severed parcel is 103 acres and the retained parcel is 100 acres.

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

## **C.2 Deputation**

None

## **D. New and Unfinished Business**

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### **D.1 Notice of Motion (Council)**

None

### **D.2 Additions to the Agenda**

Councillor McGee spoke noting that the Collingwood Hospital Board is moving away from municipal representative on the Collingwood Hospital Board to a municipal forum. The Municipal Representative will be replaced by individuals from across the region selected on the basis of the skills and experience they bring to the Board. Councillor McGee noted that this will take effect mid-July.

## **E. Notice of Meeting Dates**

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Council Meeting, March 26, 2018  
Town Hall, Council Chambers

Committee of the Whole Meeting, April 4, 2018  
Town Hall, Council Chambers

## **F. Adjournment**

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Moved by: Michael Martin

Seconded by: Michael Seguin

THAT this Committee of the Whole does now adjourn at 6:46 p.m. to meet again, April 4, 2018, Town Hall, Council Chambers, or at the call of the Chair, Carried.

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John McKean, Mayor

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Corrina Giles, Town Clerk