

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: R. J. Gamble

THAT the Consent Agenda of March 14, 2016 be adopted as circulated, less any items requested for separate review and discussion, being item B.3.1 FAF.16.32 The Blue Mountains Fire Department 2015 Annual Report, 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 Legal Reserve, FAF.16.05

Moved by: R. J. Gamble

Seconded by: Joe Halos

THAT Council receive Staff Report FAF.16.05, entitled "Legal Reserve";
AND THAT Council direct Staff to transfer any remaining 2015 Legal Budget into the Legal Reserve at the end of 2015, Carried.

B.2.2 2015 Year-end Unbudgeted Transfers , FAF.16.12

Moved by: R. J. Gamble

Seconded by: Joe Halos

THAT Council receive Staff Report FAF.16.12, entitled "2015 Year-end Unbudgeted Transfers";

AND THAT Council approve the recommendation contained herein, being the transfer to and from Reserves and Reserve Funds as itemized in Schedules "A", "B", "C", and "D" attached to this report, Carried.

B.2.3 Grey Condominium Corporation 28-Wastewater Servicing, FAF.16.22

Moved by: John McGee

Seconded by: Joe Halos

THAT Council receive Staff Report FAF.16.22 entitled "Grey Condominium Corporation 28- Wastewater Servicing";
AND THAT Council authorize staff to hold a Public Meeting to receive input from the benefitting property owners relating to the recovery of costs for the works constructed in Grey Condominium Corporation 28, Carried.

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

B.3.1 The Blue Mountains Fire Department 2015 Annual Report, FAF.16.32

Moved by: R. J. Gamble

Seconded by: John McGee

THAT Council receive Staff Report FAF.16.32, “The Blue Mountains Fire Department 2015 Annual Report,” 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

B.5.1 Bill Abbotts

Re:10th Line and 33rd Sideroad Road Reconstruction

Bill Abbotts spoke noting that the 33rd Sideroad is a popular cycling route and referenced the Provincial cycling strategy that is all about cycling. Bill noted that the Ontario Traffic Manual standard recommends 1.5 metre wide shoulders, with a minimum paved shoulder of 1.2 metres.

Bill then referenced the Town’s Corporate Strategic Plan, Goal #3 that references active transportation plan, investing in more opportunities for cycling and including cycling lanes in the Town’s road standards.

Bill noted where the cycling routes are in Thornbury, further noting that we need to connect the Georgian Trail with all cycling routes.

Bill referenced sections D.2.1 and D.2.5 of the Town’s Official Plan, that speaks to safe transportation and active transportation. Bill then reminded Council of its Bicycle Friendly Community, silver designation.

Bill then provided photos of the 33rd Sideroad area.

Mayor McKean spoke questioning if the 33rd Sideroad should have paved shoulders west of the storage plants, Bill noted that there is a lot more traffic to the apple storage, than west of the storage plants, but noted that there should be bike lanes to the Townline.

Councillor Halos then spoke questioning what route is used more by cyclists, the 33rd Sideroad or Clarksburg Sideroad, Bill replying that both are used.

Bill then referenced a petition he provided to the Clerk that included 52 signatures requesting fully paved shoulders.

B.6 Staff Reports

B.6.1 Award of Tender 2016-03-T-IPW 10th Line & 33rd Sideroad Road Reconstruction, CSPW.16.052

Moved by: Joe Halos

Seconded by: John McGee

THAT Council receive Report CSPW.16.052 entitled “Award of Tender - 2016-T-03-IPW 10th Line and 33rd Sideroad Road Reconstruction”,

AND THAT Council award the Contract to E.C. King Contracting, a Division of Miller Paving Limited for the reconstruction of the 10th Line and 33rd Sideroad in the amount of \$880,990; which includes \$46,427 for the installation of 1.5 m bicycle lanes on the 10th Line;

AND THAT the Mayor and Clerk be authorized to execute the contract for the 10th Line and 33rd Sideroad Road Reconstruction with E.C. King Contracting, a Division of Miller Paving Limited;

AND THAT Council directs Staff to begin the process to stop up and close the affected sections of the 10th Line and Peel Street, Carried.

B.6.2 2016 Contract Extension of 2011-49-T-EPW – Purchase of 5/8 – Crushed Gravel, CSPW.16.030

Moved by: John McGee

Seconded by: Joe Halos

THAT Council receive Report CSPW.16.030, “2016 Contract Extension of 2011-49-T-EPW – Purchase of 5/8” Crushed Gravel”;

AND THAT Council Extend Contract 2011-49-T-EPW – for the Purchase of 5/8” Crushed Gravel in 2016 to Dalton R. Lowe and Sons Construction Ltd, for the supply, crushing, loading, hauling, and application of approximately 30,000 tonnes of Granular “A” – 5/8” crushed gravel, at a cost of \$9.11 per tonne, in the estimated amount of \$273,000 excluding HST;

AND THAT Council directs Staff to Tender for the purchase of 5/8” crushed gravel in the fall of 2016 in advance of the 2017 budget to allow for the spring placement of maintenance gravel, Carried.

B.6.3 Request to Prohibit Right Hand Turn Movements from Beaver Street South to Victoria Street South, CSPW.16.016

Moved by: Michael Seguin

Seconded by: John McGee

THAT Council receive Staff Report CSPW.16.016 entitled, “Request to Prohibit Right Hand Turn Movements from Beaver Street South to Victoria Street South”;

AND THAT Council enact a By-law to prohibit right hand turning movements from Beaver Street South to Victoria Street South, Carried.

Randy asked that short term accommodation uses be permitted in the upstairs units of the downtown commercial core. Randy noted that short term accommodation in the downtown core is permitted in most towns, and requested that this be permitted in The Blue Mountains. Randy noted that the walkable location is appealing to visitors, further noting that short term accommodation units bring commerce to the downtown. Randy noted that patrons come from all over the world to this area. Randy spoke regarding "Airbnb" noting this is a widely used short term accommodation management system.

Casey Thomson spoke noting she met with Director of Planning and Development Services Michael Benner regarding short term accommodation in the downtown core. Casey referenced the Thornbury BIA mandate, including beautifying the town and bringing people to the Town. Casey noted that Thornbury does not offer short term accommodation in the downtown Thornbury core currently, further noting that visitors are looking for this. Casey noted that the Thornbury BIA will be sending a letter to the Town in support of this.

Councillor Seguin spoke questioning if short term accommodation is permitted in the commercial zone, Michael Benner spoke in response noting currently short term accommodation is not permitted in the commercial zone, and that an applicant would have to proceed through a zoning by-law amendment application, including a public process, to be considered for a zoning by-law amendment for short term accommodation use on the second floor of a downtown commercial building. Michael Benner noted that property owners would also have to apply for a short term accommodation licence.

Randy then questioned why short term accommodation is not permitted in the C1 zone now, Michael Benner spoke in response noting that there are two commercial zones in the old Thornbury zoning by-law, one is the commercial C1 zone which includes Bruce Street to Louisa Street. The other commercial zone is the C2 commercial zone that includes the area Bruce Street beyond Louisa Street and along Arthur Street. Michael Benner confirmed that the C2 zone allows short term accommodation.

Councillor Seguin spoke noting short term accommodation was not permitted in the residential areas either before the OMB hearings.

Randy then questioned what is not permitted in the C1 zone, Michael Benner spoke in response noting that C1 is more prescriptive, and describes the type of business permitted.

Councillor McGee spoke questioning if part of the zoning by-law amendment for short term accommodation in the C1 zone can have a different standard or occupant load, or is it under the short term accommodation umbrella. Michael Benner spoke in response noting that things like property standards, noise and parking will be considered.

Councillor Halos spoke thanking Casey and Randy for their deputation, further noting that bringing visitors to the downtown core is good for business.

B.9.2 Deborah Alexander, Weston Consulting Re: Thornbury Ultramar Sign Variance Request

Deborah Alexander spoke regarding the revised Ultramar sign, noting that the sign is proposed to be closer to the road than is permitted and requires a variance. Deborah noted that the sign is now 5.5 metres high, and that a second variance is required for one additional canopy graphic on the Victoria Street frontage of the existing canopy.

B.10 Staff Reports

B.10.1 Ultramar Signage, PDS.16.29

Moved by: R. J. Gamble

Seconded by: Michael Seguin

THAT Council receive Staff Report PDS.16.29 "Ultramar Signage"

AND THAT Council approve the King and Brookeast Sign Bylaw variance request PRSV2015-878, noting the February 22, 2016 revised ground design with a height of 3.5 metres, as follows:

To permit the proposed ground sign setback from the property line of 1.5 metres, contrary to the property line setback of 3.0 metres as required by Section 4.04(2)(a) of Sign By-law No. 2001-57, as amended;

AND To permit one additional canopy graphic on the Victoria Street frontage of the existing canopy as per Section 3.09(5) of Sign By-law No. 2001-57, as amended, Carried.

B.10.2 Application for Consent B14-2015 and Application for Zoning By-law Amendment – Susan Meadows, Amanda and Mike Wessinger Lots 6 to 8, Plan 377; Parts 1 to 7, RP 16R-6499; 208567, 208575 and 208581 Highway 26, PDS.16.24

Moved by: Michael Seguin

Seconded by: Joe Halos

THAT Council receive Planning and Development Services Staff Report PDS.16.24 respecting "Application for Consent B14-2015 and Application for Zoning By-law Amendment – Susan Meadows, Amanda and Mike Wessinger; Lots 6 to 8, Plan 377; Parts 1 to 7, RP 16R-6499; 208567, 208575 and 208581 Highway 26; Town of The Blue Mountains;

AND THAT Council authorize Consent B14-2015, subject to the following conditions:

1. That the Applicant meet all the requirements, financial and otherwise of the Town.
2. That the Applicant provide a description of the land which can be registered in the Land Registry Office.
3. That the severed parcel be deeded as a lot addition to the property abutting to the west in accordance with Section 50(3) of the *Planning Act, R.S.O. 1990*.
4. That the existing mortgage commitment on the severed parcel be extended to cover the whole, newly created parcel.
5. That the proponent shall complete a transfer of lands so as to merge the retained parcel with the property abutting to the east.
6. That the Applicant's Solicitor provide evidence that the private access easement is satisfactory with the proposed new lot fabric, to the satisfaction of the Town.
7. 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*.

AND FURTHER THAT Council enact a Zoning By-law Amendment to rezone the subject lands from the Residential Third Density (R3) Zone and the Private Open Space (OS2) Zone to the Residential Third Density Exception 267 (R3-267) Zone and the Private Open Space (OS2) Zone, noting the following:

D. New and Unfinished Business

D.1 Notice of Motion

Council

None

D.2 Additions to the Agenda

None

E. Notice of Meeting Dates

Committee of the Whole Meeting, April 4, 2016
Town Hall, Council Chamber

Special Meeting of Council, April 11, 2016, 1:00 pm
Town Hall, Council Chamber

Council Meeting, March 30, 2016
Town Hall, Council Chamber

F. Adjournment

Moved by: Michael Seguin

Seconded by: John McGee

THAT this Committee of the Whole does now adjourn at 4:34 p.m. to meet again April 4, 2016, Town Hall, Council Chambers, or at the call of the Chair, Carried.

John McKean, Mayor

Corrina Giles, Town Clerk