

MINUTES: The Blue Mountains, Committee of the Whole Meeting



MEETING DATE: March 17, 2014
MEETING TIME: 2:00 p.m.
LOCATION: Town Hall, Council Chamber
PREPARED BY: Corrina Giles, Town Clerk

A. Call to Order

- Mayor Anderson called the meeting to order with all members in attendance save Councillors Ardiel, Halos and Martin, all absent due to vacation.

Also in attendance were Chief Administrative Officer Troy Speck, Director of Finance & IT Services Robert Cummings, Manager of Revenue Ruth Prince, Budget Analyst Debbie Brown, Financial Analyst Sam Dinsmore, Financial Accountant Renee Ouellette, Manager of Purchasing & Risk Management Serena Wilgress, Communications & Economic Development Coordinator Elizabeth Cornish, Director of Engineering & Public Works Reg Russwurm, Director of Recreation Shawn Everitt and Planners Shawn Postma and Bryan Pearce.

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

- **Approval of Agenda**

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

THAT the Agenda of March 17, 2014 be approved as circulated, including any items added to the Agenda, Carried.

The Clerk then noted that Agenda Items B.10.6 and B.10.8 were revised and recirculated to Council and posted on the Town website prior to the meeting.

- No member declared a pecuniary interest with any matter as listed on the Agenda, save Councillor McKean with regard to Deputation B.5.2, Camperdown Area Residents Group and the place of employment of a member of his immediate family.

- **Previous Minutes**

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

THAT the Committee of the Whole minutes of February 24, 2014, be adopted as circulated, including any revisions to be made, Carried.

- **Adoption of Consent Agenda**

With the adoption of the Consent Agenda, all Recommendations found within the staff reports at Agenda items B.3, B.7 and B.11 are then approved or received by the Committee of the Whole, as noted. The Consent Agenda content is available to the public when the Agenda is finalized but is not subject to discussion from the floor at this time, however, representations may be made at subsequent meetings on matters of interest.

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

THAT the Consent Agenda of March 17, 2014 be adopted as circulated, less any items requested for separate review and discussion, Carried.

B. Staff Reports, Deputations, Correspondence

Finance, Administration and Fire Reports To be chaired by Mayor Anderson

B.1 Deputations, if any

None

B.2 Staff Reports

B.2.1 2015 Grants and Donations Program – Application Criteria, FIT.14.14

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

THAT Council table Staff Report FIT.14.14, “2015 Grants and Donations Program – Application Criteria”, and that a further staff report be brought to Committee including details of how the Grants and Donations Program Application Criteria can be revised to include reference to the Applicant’s financial standing, and the requirement of execution of the Application by two members of the organization’s Board, Carried.

B.2.2 Recommended 2013 Year-end Transfers, FIT.14.15

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

THAT Council receive Staff Report FIT.14.15 “Recommended 2013 Year-end Transfers” and approve the recommendation contained therein, being the transfer to and from Reserves and Reserve Funds as itemized in Schedules “A”, “B”, “C”, “D” and “E”, attached to this Report, Carried.

B.2.3 Tenders Awarded by the Tender/Proposal Award Committee, FIT.14.16

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

THAT Council receive Staff Report FIT.14.16 “Tenders Awarded by the Tender/Proposal Award Committee” detailing the following award for information purposes:

1. Award of Tender for Contract 2014-08-T-EPW, Supply, Haulage and Application of Liquid Dust Suppressant, awarded to Da-Lee Dust Control at an estimated cost of \$59,700 exclusive of HST, Carried.

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

B.3.1 2013 Statement of Remuneration and Expenses, FIT.14.17

THAT Council receive Staff Report FIT.14.17, “2013 Statement of Remuneration and Expenses”, as required under Section 284 of the *Municipal Act, 2001*, for information purposes, Carried.

B.3.2 2013 Investment Performance, FIT.14.07

THAT Council receive Staff Report FIT.14.07 “2013 Investment Performance” for information purposes, Carried.

B.3.3 Monthly Financial Report – February 2014, FIT.14.12

THAT Council receive Staff Report FIT.14.12 “Monthly Financial Report – February 2014” for information purposes, Carried.

B.4 Correspondence, if any

None

Engineering & Public Works and Recreation Reports To be chaired by Deputy Mayor Duncan McKinlay

B.5 Deputations, if any

B.5.1 Dan Green, Consultant Project Manager, MMM Group Limited and Chuck Organ, Senior Project Manager, Ontario Ministry of Transportation Re: To provide Committee members with an overview of the Highway No. 26 rehabilitation project from Thornbury to Collingwood

Dan then spoke, noting the study area extended from Grey Road 21 to Grey Road 2. Dan then noted the Highway has sufficient capacity for the next 10 to 15 years and the majority of collisions are deer-related or rear-end collisions. Dan then noted the Town was completing two Class Environmental Assessments to consider intersection improvements within the study area.

Mayor Anderson then questioned where the majority of deer collisions occur, Dan replying many are at intersections. Ellen then questioned if secured areas around intersections had been considered, Dan replying no, only signage.

Dan then noted planning alternatives include passing lanes, retaining existing land configuration, three lane cross-sections, five lane cross-section and constructing a new highway, but confirmed that retaining the existing lane configuration was recommended at this time.

Dan then noted one in ten collisions could be attributed to the number of entrances, further noting that a third lane for turning to and from entrances could be considered, but after further review, noted that this is not being considered at this time.

Dan then noted five lanes were considered but the capacity does not warrant this over the next 10 to 15 years, with average daily traffic at 110,000 vehicles. Deputy Mayor McKinlay then questioned if existing intersections could function at that rate, Chuck replying the operations of all cross intersections would be reviewed and the intersection at Grey Road 21 is approaching signal warrant numbers. Chuck then noted the current plan is to have a contract package ready for tender next spring, adding when the EA's are complete, MTO will approach the parties involved.

Councillor McKean then noted 10 to 15 years is not a long time and questioned which option would be preferred at that time, Dan replying there are many factors involved and there are two or three steps before completing a road needs study and there will be significant costs incurred before a final decision would be made. Dan then noted traffic will continue to grow and any study would be based on traffic as of today.

Duncan then questioned if there is any differentiation between traffic types, for example wayfinding or tourism, Dan replying traffic is one piece of evidence, collision analysis is considered and commuter traffic is also considered. Dan noted Highway 26 has peak traffic flow periods and is an important link. Dan confirmed that Highway 26 needs to be resurfaced.

Duncan then questioned if MTO has any thoughts on GPS routing to redirect traffic away from Highway 400 for example.

Dan then spoke regarding the pavement surface, noting it would be cost-effective to repair it now, recycling in place plus two lifts of asphalt. Dan then spoke regarding drainage, noting many culverts are full of sediment and drainage needs to be restored. Dan noted some residents are concerned with ponding on the south side of the Highway, further noting that MTO is working with Town staff to address drainage issues.

Dan noted the Highway was last upgraded in the 1980's and four municipal drains were created at that time. Dan noted that there needs to be more drainage to Nottawasaga Bay.

Dan then spoke regarding corridor management, noting it is not part of the Provincial Class EA but MTO has identified areas where landowners have made improvements on Highway property. Dan noted unused entrances have been identified and MTO will try to remove 15 to 20 of these unused entrances.

Dan noted parking areas have also been created by residents on the Highway right-of-way and MTO will work with property owners to determine if this should be permitted or not. Dan noted the landscaping impacts on the right-of-way are also a concern, as 7 to 8 metres of clear area are required and property owners will be contacted to engage them in the process.

Dan then spoke regarding Fish Barrel Beach and the MTO decision to remove beach access from the Highway. Dan noted there was a plan to provide 14 to 15 accessible parking spots at the Beach and it is intended that MTO will operate the parking area and it will be opened seasonally.

Dan then referenced the Public Information Centre scheduled for March 27, 2014.

Councillor Gamble then questioned the parking at Fish Barrel Beach, Chuck replying MTO was in discussions with Provincial Park staff to determine if the parking could be operated through the Craighleith Provincial Park, adding it would be paid parking.

Mayor Anderson thanked Dan and Chuck for their presentation.

B.5.2 Brent Fullard, Camperdown Area Residents Group

Re: A fair and equitable solution to the Town's Hoover Lane and Teskey Drive Sewage Proposal

NOTE: Councillor McKean had earlier declared a pecuniary interest with regard to Deputation B.5.2, Camperdown Area Residents Group and the place of employment of a member of his immediate family, vacated the Council Chamber during the presentation and did not take part in related discussion or voting.

Brent then explained he owns 128 Teskey Drive, and noted that he attended the March 1 Public Information Centre and read correspondence provided by the Town. Brent noted that long-term environmental benefit is mentioned by the Town, but the Town did not complete an assessment of the private septic systems, questioning how the Town would know there is an issue present.

Brent noted waste from 56 homes will now have to be piped using energy and that this will result in a larger carbon footprint. Brent further noted all 56 homes currently have gravity-fed systems and power outages are a concern, as the waste will have to be pumped twice to move through the pipes.

Brent then stated individual cost shares are staggering, not fair and not equitable to residents.

Brent noted the *Municipal Act* gives the Town the right to impose charges if there is a need but he did not believe there was a need here as all affected homes have existing systems that are working.

Deputy Mayor McKinlay then thanked Brent for his presentation, noting many of the questions presented to date have been answered and additional information will be provided.

B.6 Staff Reports

B.6.1 Closing of the 6/7 Sideroad, East of Gibraltar, EPW.14.016

Moved by: Ellen Anderson Seconded by: John McKean

THAT Council receive Staff Report EPW.14.016 entitled, "Closing of the 6/7 Sideroad, East of Gibraltar";

AND THAT Council enact a By-law to close that portion of 6/7 Sideroad East identified as Parts 1 and 2, Reference Plan 16R-10430, to vehicular traffic subject to approval of the By-law by the Town solicitor;

AND THAT following enactment of the By-law, Council entertain land use agreements with parties who express an interest to use the permanently closed portion of the 6/7 Sideroad in Concession 1 for vehicular access under certain terms and conditions, Carried.

B.6.2 Municipal Alcohol Policy, DOR.14.03

Moved by: John McKean Seconded by: Ellen Anderson

THAT Council receive Report DOR.14.03 entitled "Municipal Alcohol Policy", for information purposes;

AND THAT Council approve The Blue Mountains Municipal Alcohol Policy as presented, Carried.

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

B.7.1 2014 Drinking Water Quality Management System Internal Audit Preparation, EPW.14.020

THAT Council receives Report EPW.14.020 entitled "2014 Drinking Water Quality Management System Internal Audit Preparation" for their information, Carried.

B.8 Correspondence, if any

None

Planning, Building and By-Law Enforcement Reports To be chaired by Councillor John McKean

B.9 Deputations, if any

None

B.10 Staff Reports

B.10.1 Building By-Law & Permit Fees, B.14.03

Moved by: Ellen Anderson Seconded by: Duncan R. McKinlay

THAT Council does hereby receive Staff Report B.14.03 entitled "Building By-Law & Permit Fees";

AND THAT Council enact a By-law related to the Building Permit Fees and repeal Bylaw No. 2011-45, Carried.

B.10.2 Care and Control of Animals By-law, BL.14.05

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

THAT Council receive Staff Report BL.14.05 entitled "Care and Control of Animals By-law";

AND THAT Council amend By-law 2006-32 so as to include provisions for care and control of animals and the keeping of "exotic" pets in The Town of The Blue Mountains, Carried.

B.10.3 Planning Fees, PL.14.29

Moved by: Ellen Anderson Seconded by: Duncan R. McKinlay

THAT Council receive Staff Report PL.14.29 respecting Planning Fees and that Council enact an amendment to By-law No. 2010-35, as amended, Carried.

B.10.4 Application for Consent B04-2013, Tynwald Investments Inc., Town Plot Park Lot 17 Alice W/S, Town of The Blue Mountains, PL.14.34

Moved by: Duncan R. McKinlay Seconded by: Ellen Anderson

THAT Council receive Staff Report PL.14.34 "Application for Consent B04-2013, Tynwald Investments Inc., Town Plot Park Lot 17 Alice W/S, Town of The Blue Mountains"; and,

THAT Council refuse Application for Consent B04-2013, Carried.

B.10.5 Application for Consent B08-2013, B09-2013 and B10-2013, Application for Zoning By-law Amendment, Mike and Mary-Lynn Sheridan, Part Lot 25, Concession 11, Town of The Blue Mountains, PL.14.35

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

THAT Council receive Staff Report PL.14.35 "Application for Consent B08-2013, B09-2013 and B10-2013, Application for Zoning By-law Amendment, Mike and Mary-Lynn Sheridan, Part Lot 25, Concession 11, Town of The Blue Mountains"; and,

THAT Council grant Application for Consent B08-2013 subject to the following conditions:

1. That the Applicant meet all requirements, financial and otherwise, of the Town for the Certificate of Consent to be issued.
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 added as a lot addition to the existing non-farm residential lot to the east.
4. That any existing mortgage commitments on the severed lands be extended to cover the whole, newly created parcels.
5. That a Zoning By-law Amendment be enacted to recognize a new minimum lot area requirement and that any lands located within 500 metres of the Town landfill site are placed into a Holding '-h' zone.
6. That the conditions to Consent File B09-2013 and B10-2013 can be fulfilled.
7. That all conditions noted above shall be fulfilled within one year of the decision so that the Town's Clerk is authorized to issue the Certificate of Consent pursuant to Section 53(42) of the Planning Act.

THAT Council grant Application for Consent B09-2013 subject to the following conditions:

1. That the Applicant meet all requirements, financial and otherwise, of the Town for the Certificate of Consent to be issued.
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 added as a lot addition to the existing farm parcel to the west.
4. That any existing mortgage commitments on the severed lands be extended to cover the whole, newly created parcels.
5. That a Zoning By-law Amendment be enacted to recognize a new minimum lot area requirement and that any lands located within 500 metres of the Town landfill site are placed into a Holding '-h' zone.
6. That the conditions to Consent File B08-2013 and B10-2013 can be fulfilled.
7. That all conditions noted above shall be fulfilled within one year of the decision so that the Town's Clerk is authorized to issue the Certificate of Consent pursuant to Section 53(42) of the Planning Act.

THAT Council grant Application for Consent B10-2013 subject to the following conditions:

1. That the Applicant meet all requirements, financial and otherwise, of the Town for the Certificate of Consent to be issued.
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 added as a lot addition to the new farm parcel to the west.
4. That any existing mortgage commitments on the severed lands be extended to cover the whole, newly created parcels.
5. That a Zoning By-law Amendment be enacted to recognize a new minimum lot area requirement and that any lands located within 500 metres of the Town landfill site are placed into a Holding '-h' zone.
6. That the conditions to Consent File B08-2013 and B09-2013 can be fulfilled.
7. That all conditions noted above shall be fulfilled within one year of the decision so that the Town's Clerk is authorized to issue the Certificate of Consent pursuant to Section 53(42) of the Planning Act.

THAT Council enact a Zoning By-law Amendment to recognize a new minimum lot area for the proposed three farm parcels, and to place the Holding '-h' symbol on a portion of the subject lands located within 500 metres of the Town landfill site,
Carried.

B.11.1 Planning Applications – January and February, 2014, PL.14.18

THAT Council receive Staff Report PL.14.18, “Planning Applications – January and February, 2014”, Carried.

B.11.2 Planning & Building Services Pending Business List, PL.14.37

THAT Council receive Staff Report PL.14.37 respecting “Planning & Building Services Pending Business List” for information purposes, Carried.

B.11.3 Delegated Authorizations – February 2014, PL.14.36

THAT Council receive Staff Report PL.14.36 “Delegated Authorizations – February 2014” for information purposes, Carried.

B.12 Correspondence, if any

B.12.1 Notice of Complete Application – Sleepy Hollow Developments Inc.

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

THAT Council receive the Notice of Complete Application – Sleepy Hollow Developments Inc. correspondence for information purposes, Carried.

C. 5:00 PM Public Meetings / Deputations

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.1.2 Public Meeting: Applewood (Thornbury Gate) 1136965 Ontario Inc.

Re: Application for Official Plan Amendment and Zoning By-Law Amendment, Town Plot Pt Lots 15 to 19 Pt McAuly St RP 16R8184 Parts 2 and 4, Thornbury Town plan Pt Lots 16 to 18 NE King Street RP 16R9726 Part 9, and Part of Thornbury Town Plot Lot 22 W/S Bay Street Pt Lots 21, 23 and 24 W/S Bay St Pt Lots 15 to 24 S/S Huron St Pt Huron St Pt McAuly St and RP 16R5032, Town of The Blue Mountains.

Mayor Anderson then read the Notice of Public Meeting, noting the original development proposal was submitted in 2009 and proposed a 169 unit seniors assisted living housing project. Two apartment buildings at a height of 3 storeys and 5 storeys were proposed as well as parking improvements. A Public Meeting was held in 2010 and Council ‘granted a delay in the application’, effectively deferring a decision on the applications so that the applicant may review the issues raised through the application process, and to reconsider development options for the property.

Ellen then noted the applicant has now revised their development proposal and has made a formal resubmission to the Town. The revised development proposes a total of 45 townhouse units with a maximum height of 3 storeys. A total of 8 townhouse blocks are proposed consisting of 4, 5 or 6 units per block. Access is provided to each unit by an internal private road connecting to Elgin Street and to King Street.

The applications propose to amend the Town of The Blue Mountains Official Plan to the Residential 'RES' designation within the Thornbury Urban Area, and to amend the Zoning By-law (10-77) to the Residential Multiple 'RM1' zone. A number of modifications have also been proposed to the RM1 zone to reduce the minimum interior side, exterior side and rear yard setback requirements.

In support of these applications, the Town has received an addendum Planning Justification Report, Concept Site Plan, Concept Elevation Drawings, Stage 1 Archaeological Assessment, Functional Servicing and Stormwater Management Report, Traffic Impact Study, Environmental Noise Feasibility Study, and a Community Design Guidelines Commentary.

An Application for Site Plan or Draft Plan Approval has not been submitted at this time.

The lands affected by these applications are owned by 1136965 Ontario Inc. The subject lands are legally described as THORNBURY TOWN PLOT PT LOTS 15 TO 19 PT MCAULY ST RP 16R8184 PARTS 2 AND 4, THORNBURY TOWN PLAN PT LOTS 16 TO 18 NE KING ST RP 16R9726 PART 9, and Part of THORNBURY TOWN PLOT LOT 22 W/S BAY ST PT LOTS 21 23 AND 24 W/S BAY ST PT LOTS 15 TO 24 S/S HURON ST PT HURON ST PT MCAULY ST AND RP 16R5032; Town of The Blue Mountains.

The Clerk noted comments had been received from Grey County, Grey Sauble Conservation Authority, Breaker Technologies and area resident Susan Hall.

Planner Shawn Postma then provided a review and history of the application, noting the number of units proposed has been reduced from 169 to 45. Shawn then reviewed the subject lands, noting a total of 8 townhouse blocks are proposed containing 4, 5 or 6 units per block.

Shawn then reviewed setbacks from Elgin Street and park and open space lands.

Shawn then noted the zoning amendment will convert the lands to straight residential and reviewed sideyard setbacks on Huron Street, as well as rear yard and interior side yard setbacks.

Colin Travis, planning consultant for Applewood then spoke, noting the proposal has been on file since 2006. Colin then provided background on a Public Meeting earlier held where concerns with parking, height and density were identified. Colin noted Council had requested the developer reconsider the development concept plan and a 2008 staff report resulted in the transfer of lands required for a new Town medical health centre.

Colin noted the current proposal reduces the height to 3 storeys, increases parking to 2.1 spaces per unit and is accompanied by several additional studies. Colin noted the current proposal includes open space adjacent to Elgin Street because of the proximity to the BTI manufacturing plant and landscaping features could be added to enhance the property.

Colin then spoke regarding the comparisons between the 2011 and 2013 proposals, density has been reduced, height has been reduced from 5 storeys to 3, traffic patterns have been revised so the proposal will not materially affect King Street, sound exposure to the site from BTI and highway sources is well below MOE guideline limits and an air quality assessment is sufficient to minimize potential impacts from existing industry.

Colin then noted none of the units would feature basements and reviewed drainage and grading and drain outlets to Nottawasaga Bay.

Colin then noted the resubmission had been revised based on Council's comments, further noting that eleven points were looked at and many issues have been addressed. Colin noted that the proponent is concerned with the public comments and he believes the revised plan meets the intent of policy direction.

Councillor Gamble then questioned the proposed access from Elgin Street and questioned if it would cross directly in line with the Georgian Trail, Colin replying the access would cross the Trail in its current location, adding the Trail could be re-routed slightly to better line up with the Trail on the east side of Elgin Street.

Brad Forrest of BTI then spoke, reiterating concerns noted in correspondence previously submitted. Brad noted BTI has been in its present location for 50 years with 130 staff at present but have in the past had as high as 180 staff and at times has operated 24 hours per day. Brad then stated BTI is a heavy industrial facility and they rarely receive complaints and when they do they deal directly with their neighbours.

Brad then noted with 45 new units with heights of 3 storeys in the area, environmental concerns will be likely. Brad confirmed that BTI is currently in compliance with MOE requirements, but that any complaint must be responded to, adding there is also concern with safety at the Highway 26 and Elgin Street intersection.

Brad then stated BTI is opposed to the Applewood project and requested to be made aware of any decision on the matter.

Bruce Taylor, resident of Bay Street East, then spoke noting concern with the internal road, height and foundation depth, noting he assumes from the grades there will not be full basements, adding he would like to see a reduced elevation from what is shown in the plans.

Bruce noted that the site plan is not the same as what was included in the Notice. Shawn noted that the lands are designated as Park or Open Space and that there would be some transfer to the Georgian Trail.

George Baker, resident of 105 Bay Street, then spoke questioning if the Georgian Trail would be relocated, Shawn replying the Trail would remain in its current location but will be moved off Elgin Street.

George Baker then noted support for the BTI position and their concerns, adding neighbours support BTI. George then questioned how much greater the density is than what the property is zoned for now, Director of Planning and Building David Finbow spoke noting currently, the property is zoned for 20 units, and that this goes back to 2002 when the Official Plan was adopted. David spoke regarding the location of the Georgian Trail on the municipal right-of-way and that it is being considered to take land from the developer to shift the trail off the road allowance.

George then noted he would like the Town to approve 20 units for the site, questioning the height, Shawn replying 10 metres maximum for 3 storeys.

David then noted there was concern with the interface and changing grade, adding the 10 metre height was to the mid-point between the ridge and eaves and staff are looking at how the height can be minimized.

Holly Osbourne, 107 Applevale Court then spoke, noting she has lived in Thornbury all her life and her husband works at BTI. Holly noted that the Applewood project is a concern. Holly referenced the Town's Official Plan and questioned why developers can ask for changes to the Official Plan when the requested changes are not in compliance with the Official Plan.

Holly then questioned the Memorandum of Understanding entered into by the Town, David replying there were three MOU's entered into on this project and confirmed that the MOU's do not restrict the Council decision making process. David then spoke in response to Mrs. Osbourne's question regarding requests for Official Plan amendments and noted many municipalities are in the same situation and that often the amendments are made for the betterment of the community, further noting that Council are required under the provisions of the *Planning Act*, to accept applications and to consider applications received.

Holly then spoke regarding the discussion regarding noise, noting that the MOE did not consider large trucks turning at the front door of the BTI facility. Holly then noted the OP considers berms to alleviate conflicts, adding she did not support the development and Council should consider the jobs at BTI.

Gail Rotundo, 96 Huron Street East, then spoke, noting this is the third time the applicant has proposed to develop the property and changes to by-laws are required and questioned if this development will set a precedent within the urban area of Thornbury. Shawn then noted no precedent will be set as each application is reviewed individually.

Gail then noted studies had been completed on the surrounding area, but noted that studies should consider how 45 new townhouses will impact the surrounding neighbourhood. Gail questioned how garbage would be addressed, Shawn replying the development is not at that stage yet and that garbage would be addressed during site plan review.

Gail then noted concern with the noise of garbage trucks and the turnaround of trucks, David noting garbage trucks will go to a central garbage collection area on the site which could include dumpsters. David noted that the Town does not enter onto condominium lands to collect garbage.

Gail then noted concern with noise from snow removal and lawn maintenance and questioned if there would be recreation facilities on-site, Ellen replying no recreation facilities are proposed at this time.

Gail then noted density, noise from traffic and concern for traffic entering and exiting Elgin Street in terms of safety, as well as the height of the units are all concerns. Gail questioned if the development will be fenced, Colin replying that details of buffering would be addressed through site plan review.

David noted that this is a Public Meeting to receive comments and that he encourages the public to provide written comments, further noting that details are through site plan development, further noting that fencing between Georgian Trail and the development will be considered.

Gail then noted lighting is also a concern.

George Baker then noted concern with water draining to Nottawasaga Bay and fire truck access.

Ed Beatty, 127 Bay Street East then questioned the number of bedrooms in each unit, Colin replying three. Ed then questioned if development of the green space areas would have to come to the Town for approval, Ellen replying yes.

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

C.2 Deputations

None

D. New and Unfinished Business

D.1 Notice of Motion

None

D.2 Additions to Agenda

None

E. Notice of Meeting Dates

Council Meeting, March 31, 2014 7:00 pm
Town Hall, Council Chamber

Committee of the Whole Meeting, April 7, 2014
Town Hall, Council Chamber

F. Adjournment

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

THAT this Committee of the Whole meeting does now adjourn at 6:29 p.m. to meet again April 7, 2014, Town Hall, Council Chamber, or at the call of the Chair, Carried.

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Ellen Anderson, Mayor

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Corrina Giles, Town Clerk