

Mayor Anderson/Noel called the Special Meeting to order with all members in attendance.

No member declared a pecuniary interest with any matter as listed on the agenda.

Mayor Anderson/Noel then turned the Chair over to Councillor Wayman Fairweather to conduct the meeting as a Development Services Committee of the Whole meeting.

Development Services Manager Peter Tollefsen then reviewed N.E. Development Permit application G/R/2003-2004/9183, applicant John Duras, proposing to locate an attached garage and driveshed on lands at part Lot 19, Concession 6..

Peter noted it is recommended that the driveshed be specified by the N.E.C. as not intended for human habitation.

Applicant John Duras was also in attendance, noting the garage would be constructed following relocation of an existing building on the lands that will be used for residential purposes, adding the existing building has to be relocated within 10 months according to a previously considered N.E. Development Permit.

Mr. Duras noted the existing structure proposed for residential use contained 2 bedrooms with the upper storey of the proposed garage proposed for two bedrooms, for single family use only.

Waste Management Review Coordinator Jeff Fletcher then reviewed a Waste Management Report, "Commercial Recycling Collection".

Jeff noted smaller commercial and industrial units could take advantage of the use of roll-out carts for recycling collection, expected to increase level of diversion for recyclable material.

Jeff noted an appropriate amending By-law would be brought forth to implement the change in policy.

Jeff then updated Council on the Town promotional and education program with regard to recycling and diversion.

Jeff noted Yard Waste Days will be established at the Landfill Site on designated days in the spring from 8:00 am to 12:00 noon, Councillor Fairweather proposing the time be extended until 2:00 pm for greater accessibility, Deputy-Mayor McKinlay noting the Committee be contacted regarding the proposed extension, Councillor Gamble adding perhaps the two proposed dates could feature a week in between rather than held on consecutive weekend dates.

Jeff then noted an application has been made for funding assistance for a composting pad to be installed at the Landfill Site.

Jeff then requested previously circulated Committee minutes be adopted by Council, at present held within the deferred February 16, 2004 Council minutes.

The following verbal Resolution was then presented:

Moved by: D. McKinlay
Seconded by: G. Ardiel

THAT the January 20, 2004 and February 10, 2004 Waste Management Review Committee minutes and recommendations be adopted as circulated.

CARRIED...

Council then adjourned for the scheduled Public Meetings.

Mayor Anderson/Noel then called the first scheduled Public Meeting to order and explained the purpose of this By-law is to address a condition of consent for Application No. B15/2003 which proposes to create a new rural residential parcel having less than the required 20 hectare lot area and 150 metre lot frontage. Further, this By-law will establish a new minimum front yard setback of 30 metres which recognizes the presence of an Earth ANSI, to remove a 150 metre side yard setback restriction from the severed parcel which provides an increased buffer from the Extractive Industrial operation to the south and to update the hazard zoning as provided by the Grey Sauble Conservation Authority.

The effect of this By-law is to rezone the severed parcel from the General Rural A1 Zone to the Rural Residential RUR Zone, and to establish a new minimum front yard setback of 30 metres from the front lot line. By rezoning the severed parcel, the 150 metre setback will no longer apply to the residential lot. Further, this By-law will also rezone a portion of the retained parcel to the Hazard H zone.

The lands subject of this By-law are comprised of part of North Half Lot 7, Concession 4.

The Clerk then noted Notice of Public Meeting had been given in accordance with the Planning Act and read correspondence as received from the Grey Bruce Health Unit, the G.S.C.A., the N.E.C. and the Grey County Planning and Development Department.

Mayor Anderson/Noel then asked if anyone wished to speak to the proposed By-law.

The Clerk then noted that Grey County had appealed related Consent Decision B15/2004 based on an interpretation of the Gibraltar urban boundary and the O.M.B. requires all related matters, including required Zoning By-law Amendments, before it prior to scheduling a Hearing.

Development Services Manager Peter Tollefsen noted County and Town Staff can meet and review the matter for later report to Council

Chair Fairweather asked if the applications were in compliance with Official Plan documentation, Peter replying he interpreted the applications to be in compliance.

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

Mayor Anderson/Noel called the final scheduled Public Meeting to order and explained the purpose of this By-law is to satisfy a request by the applicant to erect a detached private garage that will be located within the minimum 2 metre side yard setback requirement, and closer to the street than the main dwelling.

The effect of this By-law is to permit a maximum 68 square metre detached private garage to be located a minimum distance of 1 metre from the easterly side lot line and a minimum distance of 7.5 metres from the front lot line.

The subject lands are comprised of Part Lot 21, Concession 3, Part 1 of Reference Plan 16R-2612.

The Clerk then noted Notice of Public Meeting had been given in accordance with the Planning Act and read correspondence as received from area residents Allan and Diana White, the G.S.C.A., the N.E.C. and the Grey County Planning and Development Department.

Mayor Anderson/Noel then asked if anyone wished to speak to the proposed By-law.

Development Services Manager Peter Tollefsen then spoke, noting Town Staff would review the matter with the applicant and the Whites for later report back to Council.

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

Mayor Anderson/Noel then called the Special Meeting of Council to order and turned the Chair over to Councillor Wayman Fairweather to conduct the meeting as a Development Services Committee of the Whole meeting.

Town Planner Jim Uram then reviewed Planning Report S.R.PL.14.04, Zoning By-law Amendment, Lot 9, Plan 1023, applicant Alexander Hunter.

Jim noted the site presently enjoys Commercial Zoning in Thornbury Zoning By-law No. 10-77, with the current proposal less intensive than what might be proposed.

Jim then noted related issues include front yard setback, rear Hazard slope and parking, adding a prior use on the lot offered no parking, the current proposal featuring two on-site parking spots, one for each proposed residential apartment. Jim noted additional parking requirements would be addressed by cash-in-lieu of parking.

Jim noted other concerns raised at a previous Public Meeting would be reviewed with the G.S.C.A., issues surrounding a commercial building across the street being a separate matter.

Councillor Gamble noted concern with additional parking requirements for residential or commercial use, Jim noting any on-street parking would have to comply with existing parking regulation.

Councillor Gamble then noted concern with the northerly driveway very close to a municipal intersection, adding perhaps an additional parking space could be located on-site, Jim noting it was not desirable to have parking on top of Hazard slope, adding Site Plan Approval can address such matters.

Deputy-Mayor McKinlay noted perhaps it was desirable to maximize the collection of cash-in-lieu of parking so as to assist in establishment of municipal parking areas that would benefit the proposed building.

Planner Colin Travis then spoke in support of the application, noting cash-in-lieu of parking could be negotiated, cautioning it would be a factor in the viability of the project.

Jim proposed certain design elements from the CAUSE Committee could be incorporated through Site Plan Approval, Councillor Fairweather noting he would be desirous of meeting with the developer to encourage design details reflecting the CAUSE Committee initiatives.

Jim then noted a revised By-law with regard to parking consideration could be brought before a subsequent meeting.

Council then received Building Staff Report S.R.B.04.08, "2004 Building Activity - February".

Council then reviewed Building Staff Report S.R.B.04.07, "Time Limit Parking, County By-law, Bruce Street and Marsh Street".

Councillor Fairweather noted it was preferred through CAUSE to defer any signage for time-limit parking at this point until completion of a new municipal parking area.

Deputy-Mayor McKinlay noted he would agree to defer any signage if in fact parking spaces were available for customers on Bruce Street, rather than for day-long parking, Councillor Gamble noting he believed it was a detriment to local businesses if time-limit parking was not implemented.

Council then reviewed a By-law to designate reduced load periods on certain municipal highways.

Council then reviewed future scheduling of Council meetings.

Council then received correspondence from the B.V.C.S. Community Advisory Committee requesting financial assistance for reconstruction of the athletic field.

Councillor Gamble proposed Council defer consideration of the matter for one week pending a report from the Town Manager on possible sites for an expanded soccer program.

Councillor Holden noted some work was done on the B.V.C.S. field which now requires resurfacing at an estimated cost of \$37,800.00, proposed for partnership among various stakeholders, adding soccer is the fastest growing summer sport in the area.

Councillor Ardiel noted the field received extensive remedial works a few years ago and questioned why the proposed works are required after such a short period of time, adding School Board maintenance of the property be part of the requirement for re-working, adding a lack of maintenance may cause similar works to be required again in the future.

Council then concurred to defer the matter pending a report from the Town Manager.

Council then reviewed the Public Works Committee Report of March 2, 2004.

Mayor Anderson/Noel then reviewed correspondence from the G.S.C.A. noting there is Provincial Funding in the amount of a 50% subsidy for a \$30,000 project to address ice management and flooding concerns Beaver River in Clarksburg .

Councillor Fairweather then reported on a recent N.V.C.A. meeting which reviewed a proposed 2004 budget featuring a 14% overall increase with a 40% Town increase, noting he voted against the proposed budget although the budget was in fact approved.

Councillor Gamble noted it appeared the N.V.C.A. carried over a Special Capital Levy from 2003 as part of the regular General Levy for 2004.

Mayor Anderson/Noel then assumed the Chair of the Special Meeting and Council then dealt with the following Resolutions:

Resolution No. 1

Moved by: G. Ardiel
Seconded by: Wayman Fairweather

THAT this Council hereby directs the Manager, Building and By-law Services to request that the County of Grey defer the erection of time limit parking signage for Bruce Street South and Marsh Street until such time as the Municipality has formalized the proposed municipal parking lots in these areas.

CARRIED...

Resolution No. 2

Moved by: G. Ardiel
Seconded by: Wayman Fairweather

THAT this Council does hereby sponsor and endorse the Canadian Big Band Festival & Jazzmania to be held April 30 to May 2, 2004, at various locations including the Beaver Valley Community Centre, as a Community Festival.

CARRIED...

Resolution No. 3

Moved by: Harold Holden
Seconded by: John McKean

THAT this Council would support N.E. Development Permit Application G/R/2003-2004/9183, applicant John Duras, part Lot 19, Concession 6, proposing to construct a 1 1/2 storey, 134 square metre garage and a 1 storey, 142 square metre accessory driveshed having a maximum height of 8 metres on an existing 24 hectare lot, and further does adopt a Planning Report dated March 15, 2004 and supports the Recommendations contained therein.

CARRIED...

Resolution No. 4

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

THAT the Town of The Blue Mountains agrees to being the benefiting Municipality regarding an application for funding under the 2003-2004 Water and Erosion Control Infrastructure Program relating to a "Beaver River Study".

In speaking to the Motion, Deputy-Mayor McKinlay noted some concern as the need to review this issue was raised during the Thornbury Dam Environmental Assessment exercise and the M.N.R. did not consider it at that time, and now it appears the general taxpayer is funding a review at this time.

Mayor Anderson/Noel noted information collected would be valuable in ongoing discussion with the M.N.R.

Council then voted on the Resolution.

CARRIED...

Resolution No. 5

Moved by: R. J. Gamble
Seconded by: Wayman Fairweather

THAT this Council does hereby authorize the return of the balance in the Security Deposit provided by Silverleaf (property Roll #3-027-00), being \$605.62.

CARRIED...

Resolution No. 6

Moved by: R. J. Gamble
Seconded by: Wayman Fairweather

THAT this Council does hereby authorize a reduction in the cash securities provided by Canadian Development Management Corporation pursuant to an agreement dated August 28, 2002 and held to ensure completion of the works and satisfactory road reinstatement. The securities may be reduced by \$45,000 to \$5,000. The final reduction of \$5,000 may be made pending final inspection.

CARRIED...

Resolution No. 7

Moved by: John McKean
Seconded by: Harold Holden

THAT this Council does receive and adopt Planning Report S.R.PL.14.04, "Zoning By-law Amendment, 35 Bruce Street - Applicant Alexander Hunter" and does support the Recommendations contained therein, being that Council enact the proposed Zoning By-law Amendment amending the provisions of the General Commercial C2-2 Zone of Thornbury Zoning By-law No. 10-77 to permit a new commercial building for retail business and service commercial purposes and ancillary residential uses on Lot 9, Plan 1023 with front yard setbacks of 3.0 metres and a side yard parking setback of 0.3 metres.

CARRIED...

Resolution No. 8

Moved by: Harold Holden
Seconded by: John McKean

THAT this Council does hereby receive and adopt a Waste Management Review Committee Report titled "Commercial Recycling Collection", dated March 9, 2004, and further does support the Recommendations contained therein, being:

1. Waste Management By-law No. 2003-16 be amended to include provisions for the collection of recyclables by way of designated roll-out carts from commercial, industrial and institutional units from a curbside collection depot.
2. Adoption of the New Policy for material sorting and roll-out cart purchase.
3. Make surplus roll-out carts available for purchase by commercial, institutional and industrial (C, I & I) user groups.

CARRIED...

Resolution No. 9

Moved by: John McKean
Seconded by: Harold Holden

THAT this Council does hereby receive Building Staff Report SRB.04.08, "2004 Building Activity Report - February", dated March 15, 2004, for information purposes.

CARRIED...

Resolution No. 10

Moved by: Harold Holden
Seconded by: G. Ardiel

THAT By-law No. 2004-11, being a By-law to rezone part of Lot 7, Concession 4, from the Rural A1 Zone to the Rural Residential RuR and Hazard H Zone as a Condition of Consent B15/2003, be hereby enacted as passed this fifteenth day of March, 2004.

CARRIED...

Resolution No. 11

Moved by: Harold Holden
Seconded by: G. Ardiel

THAT By-law No. 2004-13, being a By-law to designate reduced load periods and the highways or portions thereof to which the designation applies, be hereby enacted as passed this fifteenth day of March, 2004.

CARRIED...

The following verbal Resolution was then presented:

Moved by: Duncan McKinlay
Seconded by: John McKean

THAT the Public Works Committee Report of March 2, 2004 be adopted as circulated.

CARRIED...

Council then dealt with the following Resolution:

Resolution No. 12

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

THAT with regard to subsection 239(2) of the Municipal Act, 2001, this Council do now move In Camera in order to address a matter pertaining to correspondence from Ellen Naylor dated March 11, 2004 regarding the Aggregate Act;

AND litigation or potential litigation, including matters before administrative tribunals, affecting the Town;

AND THAT Development Services Manager Peter Tollefsen, Planner Jim Uram and Town Clerk Stephen Keast be requested to attend.

CARRIED...

Council moved In Camera at 9:00 pm.

Council rose from In Camera to public session at 9:20 pm.

As there was nothing further before the Chair, Council then dealt with the following verbal Resolution:

Moved by: Duncan R. McKinlay
Seconded by: Harold Holden

THAT this meeting do now adjourn.

CARRIED...

.....
Ellen Anderson/Noel, Mayor

.....
Stephen Keast, Clerk