

B. Staff Reports, Deputations, Correspondence

Finance, Administration, Enforcement and Fire Reports

To be chaired by Councillor R. J. Gamble

B.1 Deputations, if any

B.1.1 Presentation to Debbie Brown, Budget Analyst, over 30 Years of Dedicated Service

The Committee recognized Debbie Brown, Budget Analyst, and congratulated Debbie on over 30 years of dedicated service to the Town. Council wished Debbie all the best in her upcoming retirement.

B.1.2 Deputation: John White, Citizens Forum Representative Re: Proposed Changes to the Procedural By-law

John White, resident of The Blue Mountains, and Citizens Forum Representative spoke noting this deputation is further to his presentation given at the March 5 Public Meeting regarding the changes to the Procedural By-law and in response to staff report FAF.18.36 included on this Agenda.

John noted that the Citizens Forum seeks to improve the management of the Town, noting they appreciate the continued interactions with Town Staff.

John then provided comments on the proposed changes to the Procedural By-law

B.1.3 Deputation: Rosemary Mesley, Resident Re: Proposed Changes to the Procedural By-law

Rosemary Mesley, full time resident of The Blue Mountains spoke noting she is also speaking on behalf of the Citizens Forum.

Ms. Mesley noted that public participation is important at both the Committee of the Whole and Council meetings, further noting that the public should be encouraged to attend the Committee of the Whole meetings.

Ms. Mesley asked that the Public Comment Period be included on the Agenda immediately following deputations. Ms. Mesley asked that the public be permitted to speak regarding any matter, not just agenda items.

B.2 Staff Reports

B.2.1 Followup to Public Meeting to Receive Comments on the Procedural By-law, FAF.18.36

Moved by: Joe Halos Seconded by: John McGee

THAT with respect to Staff Report FAF.18.36 "Followup to Public Meeting to Receive Comments on the Procedural By-law", Council direct staff to place the Public Comment Period at Council Meetings immediately following the Deputations section of the Agenda, Carried.

Moved by: John McGee Seconded by: Gail Ardiel

THAT with respect to Staff Report FAF.18.36 "Followup to Public Meeting to Receive Comments on the Procedural By-law", Council direct staff to remove the "Accounts and Invoices" summary from the Council Agenda, Carried.

Moved by: Gail Ardiel Seconded by: John McGee

THAT Council receive Staff Report FAF.18.36 “Followup to Public Meeting to Receive Comments on the Procedural By-law”;

AND THAT Council direct staff to bring the new Procedural By-law to a future Council Council for consideration and adoption, Carried.

Moved by: Michael Seguin Seconded by: Michael Martin

THAT with respect to Staff Report FAF.18.36 “Followup to Public Meeting to Receive Comments on the Procedural By-law”, Council direct staff to develop a policy regarding vexatious and disparaging language directed at an individual or individuals and how the correspondence will be considered for inclusion/or not in a Council or Committee of the Whole package, Carried.

B.2.2 Changes to the Economic Development Advisory Committee, FAF.18.46

Moved by: Joe Halos Seconded by: Gail Ardiel

THAT Council receive Staff Report FAF.18.46 ‘Changes to the Economic Development Advisory Committee’;

AND THAT Council appoint Ken Hale as the Georgian Triangle Development Institute’s representative to the Economic Development Advisory Committee;

AND THAT Council approve Steve Simon, the representative for The Blue Mountains Chamber of Commerce, as the new Chair of the Economic Development Advisory Committee, Carried.

B.2.3 Proposed Changes to the Code of Conduct for Members of Council and Local Boards Policy, FAF.18.49

Moved by: Joe Halos Seconded by: John McGee

THAT Council receive Staff Report FAF.18.49 “Proposed Changes to the Code of Conduct for Members of Council and Local Boards Policy”;

AND THAT Council provide direction to staff on the proposed revisions to the Code of Conduct for Members of Council and Local Boards Policy and direct staff to proceed to a Public Meeting to receive comments, as is required by the Provision of Notice and Manner of Giving Notice Policy POL.COR.07.03, Carried.

B.2.4 Protocol Policy for Complaints Related to Members of Council and Local Boards, FAF.18.50

Moved by: John McGee Seconded by: Joe Halos

THAT Council receive Staff Report FAF.18.50 “Protocol Policy for Complaints Related to Members of Council and Local Boards”;

AND THAT Council provide direction to staff on the proposed new policy, Protocol Policy for Complaints Related to Members of Council and Local Boards and direct staff to proceed to a Public Meeting to receive comments, as is required by the Provision of Notice and Manner of Giving Notice Policy POL.COR.07.03, Carried.

B.2.5 Short Term Accommodation (STA) Licensing Committee Appointment – Appeal number CEAPP2017-634 – Hearing date April 27, 2018, FAF.18.54

This report was pulled from the Agenda.

B.2.6 2019 Council and Committee of the Whole Meeting Dates and Vacation Schedule, FAF.18.39

Moved by: John McGee Seconded by: Joe Halos

THAT Council receive Staff Report FAF.18.39 “2019 Council and Committee of the Whole Meeting Dates and Vacation Schedule”; and

THAT Council approve the 2019 Council and Committee of the Whole Meeting Dates and Vacation Schedule, Option #2, as attached to the within staff report, 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 2017 Investment Report, FAF.18.27

Moved by: Gail Ardiel Seconded by: Joe Halos

THAT Council receive Staff Report FAF.18.27, entitled “2017 Investment Report” 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

**B.5.1 Presentation: Brad Parker and Don Moss - Greenland Consulting Engineers
Re: Prices Subdivision – Drainage Improvements & Wastewater Servicing**

Brad Parker and Don Moss presented the Preliminary Design Report regarding the Prices Subdivision Drainage Improvements and Wastewater Servicing.

Moved by: Michael Seguin Seconded by: Gail Ardiel

THAT Council direct staff to provide Council with a report following the Prices Subdivision – Drainage Improvements & Wastewater Servicing Public Information Centre, Carried.

B.6 Staff Reports

B.6.1 Single Source Procurement for Wireless Communication Programming, CSPW.18.029

Moved by: Michael Seguin Seconded by: Michael Martin

THAT Council receive Staff Report CSPW.18.029 entitled, “Single Source Procurement for Wireless Communication Programming”;

AND THAT Council approve the single source procurement to ARO Technologies at a total of \$26,000 in 2018 for the wireless communication program with the option to renew the single source contract for 2019 and 2020 upon price negotiations with ARO Technologies, Carried.

B.6.2 Proposed Downtown Revitalization Funding Project, CSPW.18.34

Moved by: Gail Ardiel Seconded by: Michael Martin

THAT Council receive Staff Report CSPW.18.34 entitled “Proposed Downtown Revitalization Project”; and,

THAT Council direct staff to utilize the funding received from the Ministry of Agriculture, Food and Rural Affairs in the amount of \$43,860.21 to enhance Bruce Street North; and,

THAT Council with satisfaction of the Town Solicitor, Interim CAO and Director of Finance and IT Services, authorize the Mayor and Clerk to sign an agreement with the Ministry of Agriculture, Food and Rural Affairs to accept funding for the “Ontario’s Main Street Revitalization Initiative”, Carried.

B.6.3 Giant Blue Pumpkin Project, CSPW.18.036

Moved by: R. J. Gamble Seconded by: Joe Halos

THAT Council receive Staff Report CSPW.18.036 entitled “Giant Blue Pumpkin Project”;

AND THAT Council direct staff to proceed with the status quo as outlined in this report regarding the Town’s future involvement in the Giant Blue Pumpkin Project, Carried.

B.7 Community Services and Infrastructure & Public Works Reports “Information Reports” and correspondence to be considered in the adoption of the Consent Agenda:

None

B.8 Correspondence, if any

None

**Planning & Development Services Reports
To be chaired by Councillor Joe Halos**

B.9 Deputations, if any

**B.9.1 Deputation: Ian Sinclair, Friends of the Pretty River Valley
Re: Pretty River Valley Provincial Park Not to Change the Official Plan for Aggregate Extraction**

Ian Sinclair, representative of the Friends of the Pretty River Valley, spoke noting he is reaching out to Council to reject the application to change the official plan with respect to the application for aggregate extraction. Mr. Sinclair noted that the Pretty River Valley Park is a jewel that appeals to all residents.

Mr. Sinclair noted that the application takes in a portion of the Park, and that the land mass application is massive. Mr. Sinclair noted that this area is the gateway to the Provincial Park, and that this application will cause devastation, increased noise and an armada of huge gravel trucks. Mr. Sinclair noted that over 1000 people have signed the petition asking Council not to approve the requested official plan amendment.

Mr. Sinclair asked Council to review the pictures of the Duntroon Walker Aggregates pit, further noting that this will happen at this location if this application is not stopped. Mr. Sinclair noted that tourism, recreation and residential areas will be impacted, and that the Pretty River Park should be preserved.

Mr. Sinclair spoke regarding the tax revenue generation, secondary businesses in tourism in the area, further noting that the life of this pit would be 60 years, and that gravel trucks will operate six days per week. Mr. Sinclair noted that the focus should be on preservation, not devastation.

Mr. Sinclair referred to the Corporate Strategic Plan and Council's goals, and asked that Council not approve the requested zoning by-law amendment and to leave site zoned as agriculture.

**B.9.2 Deputation: Donald Avery, Independent Researcher and Author
Re: Comments on the Proposed Gibraltar Pit Expansion**

Don Avery spoke noting he has submitted a brief opposing the proposed amendments, because of his extensive research associated with his forthcoming book on the Niagara Escarpment and Environmental Politics in Ontario over the past five decades, and in part because of his involvement with current environmental controversies including the application to expand the aggregate mining zone bordering on the Pretty River Provincial Park.

Mr. Avery noted that it is important to appreciate that back to the 1960s there was an overwhelming majority of Ontario residents that believed that the Niagara Escarpment was an essential part of this Province's natural heritage. Mr. Avery noted that residents are calling for sustainable ecologically based development in the Pretty River Valley.

Mr. Avery noted that concerns over aggregate operations in the Niagara Escarpment or lands in its vicinity have prevailed since the 1960s, and recently there has been considerable public pressure for important changes to set provisions that would terminate aggregate license when there are extended interruptions in production, demanding strict adherence to progressive rehabilitation on licensed sites at an earlier stage of the operation, preventing aggregate extraction below the waterline unless there is sufficient scientific and engineering justification and protective measures, and adopting measures that would prevent the unhealthy concentration of aggregate activities in a particular region.

Mr. Avery noted that the staff report references reasons why Council should approve the requested amendments, but noted that while many are convincing, others are either misleading or poorly explained. Mr. Avery questioned if trying to preserve the scenic beauty and recreational opportunities of the Pretty River Valley and avoiding the mistakes of the past has no merit.

**B.9.3 Deputation: Brian Zeman, MHBC
Re: Proposed Gibraltar Sand and Gravel Pit Expansion**

Brian Zeman spoke noting he is the agent for the Applicant, and noted that the Applicant supports staff report PDS.18.18. Brian thanked staff for the review of the application.

Brian identified the location of the property, noting the proposed extraction area is 10.3 hectares. Brian noted that the application is for the expansion of the existing pit, further noting that the existing licensed pit area is 15.4 hectares, and the existing extraction area is 12.1 hectares. Brian noted that the proposed expansion is similar to the existing operation, and extraction is proposed below the water table. Brian confirmed that there will be no increase in permitted truck traffic/maximum tonnage.

Brian spoke regarding the on-site environmental features noting that the extraction area contains 3.2 hectares of a 1000 hectare woodland (.4% of total woodland). Brian noted that an Ecological Study was completed and the woodland can be removed without negative impact to the woodland.

Brian noted that the site is not considered a prime agricultural area, and agricultural rehabilitation is not required. Brian noted that there are no cultural heritage features on-site, and that there are gravel pits to the north and west of the site, and that the Pretty River Park is to the east of the site.

Brian noted that the site has been designed to minimize impacts on surrounding sensitive receptors and meets all provincial standards for air and noise. Brian noted that the site will utilize the existing entrance/exit and haul route, and there will be no impacts to residential wells. Brian noted that the proposed pit includes comprehensive well monitoring, including monitoring of private wells.

Brian noted this application included two years of agency review and provided a summary of the process to date. Brian noted that this site is not in the Niagara Escarpment Plan and is not in the Pretty River Park, further noting it is a small pit, that is very different than a below water quarry. Brian noted that Ontario Parks has reviewed the application and have no concerns. Brian noted that this area is an appropriate location for aggregate extraction, further noting that this use will continue into the foreseeable future. Brian then referenced the deputation request of Karen Ng and Ian Randall and the request for well monitoring, confirming they will be in touch with Ms. Ng and Mr. Randall.

Councillor McGee spoke questioning the life left in the existing pit, noting reference that the expansion of the pit will provide an additional 60 years of life, Brian replying that there is 10 – 15 years left in the existing pit, and that the expansion will provide a total of approximately 27 years. Councillor McGee questioned if the aggregate from the pit is used locally, Brian replying yes, that the aggregate is used locally, and is not destined for Toronto. Councillor McGee questioned if there is an obligation of the pit owner to mediate CO2 production and other contaminants from truck traffic. Brian spoke in response that locating the aggregate close to the consumer reduces CO2.

Deputy Mayor Ardiel spoke questioning if the pit is open in the winter months, Brian replying that the pit is operating under the load restriction limits, further noting that May to November is the busy time of year, and that it is reduced in the winter.

Councillor Martin spoke noting that the approved list of agencies should not include Town staff, further noting that it is Council that provides approval for the Town.

Councillor Gamble questioned how much aggregate is permitted to be extracted per pit, Brian replying 150,000 ton per year for each pit. Brian noted that there will be no more traffic with the expansion. Councillor Gamble questioned the distance between the property line and the expanded pit, Brian noting that it will be 30 metres.

Margaret Baker of the Nature League spoke questioning the hours of operation, Brian replying 6:00 a.m. to 7:00 p.m. Monday to Friday, with processing 7:00 a.m. to 7:00 p.m. and Saturday 7:00 a.m. to noon, further noting there is little activity for this pit on Saturdays. Ms. Baker noted that she is a resident of Castle Glen and that the truck traffic is at its maximum, and that convoys of trucks are dangerous.

Michael Storey, Gibraltar resident, noted that this is the first year that he has witnessed gravel trucks travelling through the winter.

Chuck Solly, resident of Gibraltar spoke noting that his well is important, and valued. Brian spoke in response noting that the pit expansion will not lower the water table, further noting that this is a scientific basis.

B.9.4 Deputation: Dave Loopstra Re: Quarry Beside Pretty River Provincial Park

Dave Loopstra spoke noting he is a resident in The Blue Mountains, and referenced the comment that the commenting agencies and Ontario Parks are satisfied with the proposed Gibraltar Pit expansion. Mr. Loopstra noted that the commenting agencies are looking at this application based on a set of criteria. Mr. Loopstra noted that the voice that matters are the local residents that will be impacted by the Official Plan Amendment. Mr. Loopstra noted that Council represents the local residents who will be impacted by this expansion.

Mr. Loopstra noted that he owns a mountain bike company that runs through the Pretty River Park, and that the mountain bikers are concerned by this application. Mr. Loopstra noted that the Pretty River Park is recognized as a mountain bike destination, further noting that this is a benefit to the area that will outlive the gravel pit. Mr. Loopstra asked that ecotourism be expanded into the future, further noting that Pretty River Park is a world class park.

Mr. Loopstra noted that there are several gravel pits in the area and that there is no shortage of gravel in this area. Mr. Loopstra noted that a portion of the trees will be cut, noting that some of the trees are 60 – 100 year old trees, and that saplings will be planted in their place that will take years to replace what is there now. Mr. Loopstra noted that over half of the mountain bike trails are beside where this gravel pit expansion is proposed. Mr. Loopstra noted that The Blue Mountains is at risk of losing a treasure, referencing environmental devastation, further noting that this happens, one small change at a time, and is precedent setting. Mr. Loopstra asked that Council not permit the application, and that this Council be seen as having the vision for generations to come.

Deputy Mayor Ardiel vacated the meeting at 6:05 pm for a previous appointment.

**B.9.5 Deputation: Karen Ng
Re: Gibraltar Pit Expansion**

Karen Ng spoke noting that her family is moving to the 6th Sideroad, just 375 metres from the Gibraltar pit site. Ms. Ng noted that she echoes the statements of Mr. Loopstra and asked Council to defer its decision, further noting that she feels that Council should consider the overall vision of the Town, and try to mitigate the impact. Ms. Ng asked that Council not permit mining at the pit or trucking from the pit on Saturday mornings, and that the trees on the site be preserved. Ms. Ng noted that this would benefit the residents in the area.

Ms. Ng asked that the aggregate levy provided to the Town be directed to remediate the roads resulting from gravel truck usage, and questioned if the cumulated impact has been considered.

Ms. Ng asked again that Council defer its decision.

Councillor Halos questioned the value of the aggregate levy, Ms. Ng replying .12 cents per tonne goes to the municipality to the general levy. Brian Zeman spoke noting that the rate is now 19.8 cents per tonne.

B.10 Staff Reports

B.10.1 OPA and Zoning By-law Amendment (Gibraltar Pit Expansion), PDS.18.18

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

THAT Council receive Staff Report PDS.18.18 Official Plan and Zoning By-law Amendments (Gibraltar Pit Expansion) for the lands known as North Part of Lot 6, Concession 4, RP 16R9097 Part 1, Town of The Blue Mountains;

THAT Council **REFUSE** the application for Official Plan Amendment to re-designate a portion of the subject lands from Rural to Mineral Resource Extraction Area; and

THAT Council **REFUSE** the application for Zoning By-law Amendment to rezone a portion of the Subject Lands from General Rural Exception 209 (A1-209) to Extractive Industrial (M4), to permit expansion of the Gibraltar Pit, Carried.

B.10.2 Application for Draft Plan of Subdivision File 42T-2017-01 and Zoning By-law Amendment Clarksbury Lands Corporation, PDS.18.26

This staff report was pulled from the Agenda.

B.10.3 Windfall Phase 2C Application for Part Lot Control By-law Lots 15, 16, 17, 18, 19, 20, 23, 24, 25, 26, 27, 30, 31, 32, 33, 39 and 40 Registered Plan 16M-57, PDS.18.25

Moved by: Michael Martin Seconded by: John McGee

THAT Council receive Staff Report PDS.18.25, entitled “Windfall Phase 2C, Application for Part Lot Control By-law, Lots 15, 16, 17, 18, 19, 20, 23, 24, 25, 26, 27, 30, 31, 32, 33, 39 and 40 Registered Plan 16M-57,”; and

THAT Council enact a By-law so as to remove Lots 15, 16, 17, 18, 19, 20, 23, 24, 25, 26, 27, 30, 31, 32, 33, 39 and 40 of Registered Plan 16M-57 from Part-Lot Control for a temporary period of time, Carried.

B.10.4 Richpark Homes Request to Purchase Unopened Portion of Minto Street, PDS.18.28

Moved by: Michael Martin Seconded by: Michael Seguin

THAT Council receive Staff Report PDS.18.28 “Richpark Homes Request to Purchase an Unopened Portion of Minto Street”; and

THAT Council direct staff to initiate the process to stop up and close the unused portion of Minto Street for future consideration of declaring the lands surplus;

THAT Council direct staff to further evaluate the option of land exchange and the resulting cash value of the unopened portion of the Minto Street lands;

THAT Council exercise their authority under clause 2 of the Town’s Disposition of Land Policy to allow Staff to negotiate solely with Richpark Homes, the owner of 188 Peel Street South;

AND THAT Council authorize Staff to negotiate with Richpark Homes pending the successful completion of the ‘stopping up and closing’ of the portion of the Minto Street unopened road allowance as outlined in this report, Carried

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

None

B.12 Correspondence, if any

B.12.1 Margaret A. Baker, President and Clare Capon, Past-President, Nature League
Re: Stop the Pretty River Valley Provincial Park Gravel Pit

C. 5:00 PM Public Meetings / Deputations

Deputy Mayor Gail Ardiel 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

Councillor Martin vacated the meeting at 5:05 pm because of a previously scheduled appointment.

C.1.1 Public Meeting: Application for Consent for Boundary Adjustment Re: 209741/209743 Highway 26 (Gignac)

Deputy Mayor Gail Ardiel read notice of Consent for Boundary Adjustment and Public Meeting.

Gail noted the property location is 209741 and 209743 Highway 26.

Gail noted the applicant has applied to adjust the existing irregular boundary line between two parcels.

Gail noted the application B04-2018 proposes to sever a 80.9m² portion of land from 209473 Highway 26 and transfer it to 209741 Highway 26.

Gail noted the application B07-2018 proposes to sever a 101.2m² portion of land from 209741 Highway 26 and transfer it to 209743 Highway 26.

Gail noted the land transfers will result in an adjusted boundary line between the two properties. 209741 Highway 26 will be approximately 885.7m², while 209743 Highway 26 will be approximately 1,651.5m². The frontages of the parcels will generally be maintained.

Gail noted the legal description of the properties are PLAN 529 PT LOT 36 RP, 16R1618 PARTS 3 TO 7 AND 9, RP 16R7225 PARTS 1 AND 2, and PLAN 529 PT LOT 36 RP, 16R1618 PARTS 10 AND 11 RP, 16R7225 PART 3.

Gail noted the public meeting is your chance to hear more about the proposal and make your views about it known. You may also speak at the meeting or submit written comments. Gail noted information from the public will help Council in their decision-making process, so make sure to have your say.

Gail noted any person or agency may attend the Public Meeting and/or make verbal or written comments either in support or in opposition to the proposed amendment.

Gail 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.

Gail 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 Bell Canada, Grey County Planning and Development, The Blue Mountains Infrastructure & Public Works, Historic Saugeen Metis, Union Gas and Grey Sauble Conservation Authority.

Town Planner, Travis Sandberg spoke noting that the purpose of this application is to adjust the existing mutual lot boundary between the subject lands. Travis noted that the properties have access onto the Georgian Bay shoreline, and that both properties have access onto Highway 26. Travis noted that recently a new house was built on one of the lots, and that adjusting the boundary line will allow both parcels to comply with the zoning by-law and provide appropriate building envelopes. Travis noted that the properties are within the urban designation, Residential Recreation area, R3, with full services available to both sites.

Travis then reviewed the comments received to date, noting that no concerns have been raised by any of the agencies to date. Travis noted that he awaits the comments from the Ministry of Transportation.

Travis then reviewed the planning application process to date, and that a followup staff report will be forthcoming to a future Committee of the Whole meeting.

Councillor Seguin questioned if this application could trigger a Ministry of Transportation road widening, Travis replying yes it could.

Councillor Halos spoke noting that it appears from the parcel fabric that one of the houses is encroaching on the other lot, Travis replying that this is not correct, further noting that there is a problem with the overlay, and confirmed there is no encroachment.

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

**C.1.2 Public Meeting: Application Lot Addition
Re: Block 2, Plan 16M-8 (Lora Bay)**

Deputy Mayor Gail Ardiel read Notice of Public Meeting for Lot Addition.

Gail noted the property location is Block 2, Plan 16M-8.

Gail noted this application requests consent to sever a vacant portion of land to add to an adjacent development block. The proposed lot addition will sever a 0.75ha portion of vacant land from Block 2, Plan 16M-8, and add it to a future residential development block, Block 1, Plan 16M-8.

Gail noted Block 2 will have an area of approximately 10.25ha and will continue to be used as a commercial golf course. Block 1 will have an area of approximately 32.75ha and will be developed for residential uses under a future application for draft plan approval.

Gail noted the legal description of the property is Block 2, Plan 16M-8, Town of The Blue Mountains.

Gail noted the public meeting is your chance to hear more about the proposal and make your views about it known. You may also speak at the meeting or submit written comments. Information from the public will help Council in their decision-making process, so make sure to have your say.

Gail noted any person or agency may attend the Public Meeting and/or make verbal or written comments either in support or in opposition to the proposed amendment.

Gail 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.

Gail 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 Hydro One, Grey County Planning and Development, The Blue Mountains Infrastructure & Public Works and Historic Saugeen Metis.

Town Planner, Travis Sandberg, spoke noting that the purpose of this lot addition is to sever a vacant portion of land to add to an adjacent development block. Travis noted that the severed lands are approximately .75 hectares and will be removed from Block 2 (golf course block) and added to Block 1 (future development block). Travis noted that the retained lands will continue as an active golf course, and the resulting area will be approximately 10.25 hectares. Travis reviewed the comments received, noting that no major concerns have been identified. Travis noted that a followup staff report will be provided to a future Committee of the Whole meeting.

Councillor Halos questioned the setbacks from the golf course for golf course spray. Travis noted that he will review this, further noting that this will be considered through the plan of subdivision. Travis confirmed that at this time, no development is proposed.

Councillor Seguin spoke questioning if the lands to be added will require rezoning. Travis spoke in response noting that, this will be a condition of consent to the satisfaction of the Town. Travis noted that the subdivision plan will have to be submitted within the year, as conditions of consent will have to be cleared within one year.

Stewart Elkins, resident at 142 Dory Row, spoke noting that he is a resident of Lora Bay, and that with the amount of development in the area, that West Ridge Drive and Sunset Drive are almost full. Mr. Elkins noted that now there is construction on Sunset. Mr. Elkins noted that the 39th Sideroad is an unimproved gravel road and that traffic on the 39th Sideroad will get busier, further noting it is dusty, with steep ditches. Mr. Blevins asked if the Town has any plans to improve the 39th Sideroad. Reg Russwurm, Director of Infrastructure and Public Works spoke noting that the 39th Sideroad is in the Development Charge study for improvements, further noting that the Town will want the housing industry to complete construction before the road is improved. Reg noted that the 39th Sideroad is in the 5 – 10 year capital plan. Mr. Elkins noted that Lora Bay will be developed in the next 20 years or so, and questioned if the improvement could be reviewed or moved forward.

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

C.1.3 Public Meeting: Application for Consent for New Lot Re: 187 Arlberg Crescent (Lackner)

Deputy Mayor Gail Ardiel read Notice of Public Meeting for Consent for a New Lot.

Gail noted the property location is 187 Arlberg Crescent.

Gail noted the applicant has applied to sever the property into two lots. If approved, this application will result in the creation of a new lot approximately 1,102m² in area, with approximately 19.8m of frontage onto Arlberg Crescent. The retained lands would be approximately 1,364m² in area, with approximately 44m of frontage onto Arlberg Crescent. Full municipal services are available along Arlberg Crescent.

Gail noted the property is designated as Residential Recreational Area and Hazard in the Town of The Blue Mountains Official Plan.

Gail noted the legal description of the property is Lot 14, Plan 824, Town of The Blue Mountains.

Gail noted the public meeting is your chance to hear more about the proposal and make your views about it known. You may also speak at the meeting or submit written comments. Information from the public will help Council in their decision-making process, so make sure to have your say.

Gail noted any person or agency may attend the Public Meeting and/or make verbal or written comments either in support or in opposition to the proposed amendment.

Gail noted a decision on this proposal has NOT been made at this point and will NOT be made at the Public Meeting.

Gail noted after reviewing the application and any comments received, Town staff will bring a recommendation on this project to a future council meeting.

Gail 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.

Gail 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, Grey County Planning and Development, Grey Sauble Conservation Authority, Niagara Escarpment Commission, Hydro One, Union Gas, The Blue Mountains Infrastructure & Public Works and Paul Martinek, Tyrolean Village Resorts.

Town Planner, Travis Sandberg, spoke noting that the purpose of this application is to create an additional lot, and identified the size of the proposed retained lot and proposed severed lot. Travis noted that the severed lot complies with R2 zone provisions, and the retained lands complies with the R2 zone provisions and will require a technical variance to permit a reduced rear yard setback. Travis confirmed that both parcels will be serviced by full municipal services.

Travis identified the location of the lands, and confirmed that the applicant consulted with Grey Sauble Conservation Authority ("GSCA") last year. Travis noted that GSCA provided the applicant with a proposed building envelope and parcel fabric. Travis noted that a proposed construction plan has been identified and that setbacks to the on-site water course is required. Travis noted that access for the severed parcel will be off Birchview, and that this will be negotiated with the Infrastructure and Public Works Department. Travis confirmed that no major concerns have been expressed.

Councillor Martin returned to the meeting at 5:40 pm

Councillor Seguin spoke noting that this area is a well-known short term accommodation use area, and questioned if the existing house is a short term accommodation unit. Travis spoke in response noting that the owners of the house live in the house. Travis confirmed that this area is within the STA permitted area, and that STA units are exempt from the 120 metre separation in this area, but that all other requirements of the STA by-law must be satisfied, including the requirement for a STA licence.

Councillor Martin spoke questioning if in an STA zoned area, that the 120 metre separation setback is not required, Travis replying, yes, that this is correct.

Interim CAO Shawn Everitt, spoke noting that the STA by-law is being reviewed with Council.

Michael Benner, Director of Planning and Development Services spoke noting that the exemption areas are limited and only within those areas is the 120 metre separation requirement exempt.

Councillor Seguin spoke noting that the exemption area applies to the existing lot, but questioned if it applies to the severed parcel. Michael Benner spoke noting that the exemption area is included in the by-law and is geographically defined, further noting that he would have to review the by-law to determine if the lot fabric of the day is included, or if the exemption applies to future development as well.

Councillor Martin spoke noting that the exemption areas should be reviewed again to determine if Council still supports this interpretation.

Blanka Guyatt, resident across the street from 1214 Birchview would like to ask about access onto Birchview, questioning if a townhouse could be constructed on this site.

Travis spoke noting that currently the site is R3 density and confirmed that no change is proposed and that currently a single detached dwelling is permitted on this lot. Travis noted that there is no expectation for higher density dwelling on this site without prior consultation.

Terry Martino, Agent for the Applicant, spoke noting that his client retired to 187 Arlberg Crescent and now resides there with his spouse. Terry noted that the Applicant is not proposing to develop the severed lot at this time, further noting that the severed parcel is residual to their needs right now. Terry noted that the Applicant would like to create the new lot, further noting that STA use is not proposed at this time.

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

C.2 Deputation

None

D. New and Unfinished Business

D.1 Notice of Motion (Council)

None

D.2 Additions to the Agenda

None

E. Notice of Meeting Dates

Council Meeting, April 16, 2018
Town Hall, Council Chambers

Committee of the Whole Meeting, April 23, 2018
Town Hall, Council Chambers

F. Adjournment

Moved by: Michael Martin Seconded by: John McGee

THAT this Committee of the Whole does now adjourn at 7:08 p.m. to meet again, April 23, 2018 , Town Hall, Council Chambers, or at the call of the Chair, Carried.

Gail Ardiel, Deputy Mayor

Corrina Giles, Town Clerk