

**MINUTES: The Blue Mountains, Committee of the Whole Meeting**



**MEETING DATE:** April 7, 2014  
**MEETING TIME:** 3:00 p.m.  
**LOCATION:** Town Hall, Council Chamber  
**PREPARED BY:** Corrina Giles, Town Clerk

**A. Call to Order**

- Deputy Mayor McKinlay called the meeting to order with all members in attendance, save Mayor Anderson and Councillor McKean absent due to previous commitments.

Also in attendance were Director of Finance & IT Services Robert Cummings, , Manager of Revenue Ruth Prince, Financial Analyst Sam Dinsmore, Financial Accountant Renee Ouellette, Tax Collector Kris Couture, Communications & Economic Development Coordinator Elizabeth Cornish, Director of Engineering & Public Works Reg Russwurm, Manager of Water & Wastewater Services John Caswell, Manager of Roads & Drainage Jim McCannell, Construction Coordinator Mike Campbell, Chief Librarian Terri Pope, Director of Planning & Building David Finbow and Planners Shawn Postma and Bryan Pearce.

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

- Approval of Agenda**

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

THAT the Agenda of April 7, 2014 be approved as circulated, including any items added to the Agenda, Carried.

- No member declared a pecuniary interest with any matter as listed on the Agenda

- Previous Minutes**

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

THAT the Committee of the Whole minutes of March 17, 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 as listed below:

- B.3.1 Property Taxes Receivable Update, FIT.14.21
- B.7.1 Support of Official Plan Review, EPW.14.026
- B.11.1 Building Permit Activity – February 2014, B.14.04
- B.11.2 By-law Enforcement Activity – February 2014, B.14.06
- B.11.3 By-Law Enforcement: Short Term Accommodation Activity – February 2014, BL.14.07

are then approved or received by the Committee of the Whole, as noted. The Consent Agenda content is available to the public when the Agenda is finalized but is not subject to discussion from the floor at this time, however, representations may be made at subsequent meetings on matters of interest.

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

THAT the Consent Agenda of April 7, 2014 be adopted as circulated, less any items requested for separate review and discussion, being agenda item B.3.1, Property Taxes Receivable Update, FIT.14.21, Carried.

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

### **Finance, Administration and Fire Reports To be chaired by Councillor Gail Ardiel**

#### **B.1 Deputations, if any**

None

#### **B.2 Staff Reports**

##### **B.2.1 2013 Unaudited Financial Statements, FIT.14.24**

Moved by: Michael Martin      Seconded by: Joe Halos

THAT Council receive Staff Report FIT.14.24 "2013 Unaudited Financial Statements" for information purposes, Carried.

##### **B.2.2 2013 Year End Cost Savings, FIT.14.23**

Moved by: Duncan R. McKinlay      Seconded by: Michael Martin

THAT Council receive Staff Report FIT.14.23 "2013 Year End Cost Savings" for information purposes; and,

THAT Council approve the allocation of the 2013 year end cost savings to the following:

1. \$74,363 to the Insurance Reserve to ensure adequate risk management coverage into the future;
2. \$300,000 to Winter Control for cost overruns in 2014;
3. \$15,000 for the 3 month extension of the Transit trial period; and

THAT Council approve that any differences in cost savings be transferred to the Insurance Reserve or subtracted from the recommended Insurance Reserve allocation based on the final 2013 Year End cost savings, Carried.

##### **B.2.3 2013 Reconciled Contract Policing Costs, FIT.14.22**

Moved by: Gail Ardiel      Seconded by: Michael Martin

THAT Council of the Town of The Blue Mountains requests information from the Police Services Board regarding the 2,053 unused budgeted or contracted policing hours that attributed to the year-end credit, Carried.

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

THAT Council receive Staff Report FIT.14.22, "2013 Reconciled Contract Policing Costs" for information purposes; and

THAT Council approve the allocation of the 2013 year end credit of \$159,599 to the Police Reserve to reduce the financial impact of future policing costs, Carried.

#### **B.2.4 Grants and Donations Program – Revised Application, FIT.14.19**

Moved by: Duncan R. McKinlay      Seconded by: Michael Martin

THAT Council receive Staff Report FIT.14.19, “Grants and Donations Program – Revised Application” for information purposes; and

THAT Council approve the Draft Grants and Donations Program Application and Criteria, as revised, Carried.

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

##### **B.3.1 Property Taxes Receivable Update, FIT.14.21**

Moved by: Duncan R. McKinlay      Seconded by: Joe Halos

THAT Council receive Staff Report FIT.14.21 “Property Tax Receivable Update” for information purposes.

Bob then noted the Town actually pays 25.8% to the school boards while Grey Highlands pays 19.6%, Kris noting \$17.5 million was billed in March with \$9 million collected to date, Carried.

#### **B.4 Correspondence, if any**

##### **B.4.1 Grey County Farm Safety Association, Request for donation and new members**

Moved by: Joe Halos      Seconded by: Michael Martin

THAT correspondence from the Grey County Farm Safety Association be received and filed, Carried.

#### **Engineering & Public Works and Recreation Reports To be chaired by Councillor Joe Halos**

#### **B.5 Deputations**

##### **B.5.1 Ron Kerr, MPA, P. Eng. R.J. Burnside & Associates Ltd. Re: Highway 26 / Grey Road 2 Environmental Assessment and Highway 26 / Grey Road 40 Environmental Assessment**

Reg then introduced Mr. Kerr.

Councillor Martin then questioned if this would be the same information to be presented to the public, Reg replying yes.

Ron then reviewed the Highway 26/Grey Road 2/Clark Street intersection, noting issues such as traffic congestion and projected increases in transportation demands, access management and safety issues, sightline deficiencies and turning movement safety.

Ron then reviewed possible improvements at the Highway 26/Grey Road 2 intersection, the Grey Road 2/Clark Street intersection, the Highway 26/Lakeshore Road 2 intersection and the Georgian Trail alignment at Highway 26.

Ron then reviewed other considerations, including a Highway 26 gateway feature entering Thornbury.

Ron then reviewed four alternative solutions, being 1 do nothing, 2 signalization with a realignment of Lakeshore Road, 3 a four leg roundabout with a realignment of Lakeshore Road and Clark Street and the Georgian Trail to the roundabout and 4 a five leg roundabout with a realignment of Clark Street to Grey Road 2 and Lakeshore Road and the Georgian Trail to the roundabout, with consideration of a five leg roundabout not recommended.

Ron then noted options 2 and 3 are the preferred alternatives and will be brought forward at a Public Information Centre to seek input from the public and agencies and next steps were then identified.

Councillor Martin then referenced option 3 noting this option would realign Clark Street to south of the existing firehall and would represent a prejudicial statement . Michael then spoke regarding the rights of landowners and how an Environmental Impact Statement could impact land. Michael then noted material property rights are at stake and the proposals should be reconsidered.

Ron then noted options include signalization at Clark Street at its existing location and a 4 leg roundabout. Ron further noted all options are preliminary preferred options and public participation has started and they are seeking comments.

Councillor Ardiel then questioned if signalization would be coordinated with traffic lights in Thornbury, Ron replying the downtown lights have not been studied and they are quite a distance from this intersection, adding any coordination would not solve downtown issues.

Deputy Mayor McKinlay then spoke regarding options 2 and 3, questioning if there was any information for the public on the ability of the intersections to handle the traffic. Ron replied that modelling is done to simulate traffic at today`s volumes and in 10 to 20 years. The proposed 4 leg roundabout is proposed as a single lane at present and this could go to two lanes in the future. Ron then noted traffic turning onto Grey Road 2 and Clark Street at present is significant, adding traffic engineering examines the "30<sup>th</sup> worst day".

Councillor Gamble then questioned if the Grey Road 2 roundabout would be better engineered than the Collingwood roundabouts which he believes are too tight, adding the Grey Road 19 roundabout is better as it is not as tight. Bob then noted there is Specialty Agricultural land in the area of Grey Road 2 and Clark Street and as well Cedar Run that has potential for development in the future.

Ron then noted the main reason for the relocation of Clark Street is to improve sight lines, Bob noting concern with the realigning of Clark Street and limited benefit.

Ron then noted traffic counts are available and were completed last summer.

Councillor Halos then noted support for option 4, recognizing realigning traffic on Clark Street is significant, Ron replying this is an alternative and they need to go to the public for input.

Gail then questioned if lane numbers in roundabouts are based on traffic counts, Ron replying yes, further noting the roundabout would be single name, then in the future could be two lanes.

Ron then reviewed the Highway 26/Grey Road 40 intersection, noting issues such as traffic congestion, safety issues, sightline deficiencies, turning movement safety and historically high collision rates.

Ron then reviewed alternative solutions and possible improvements, including 6 possible options. Ron then noted option 5 could be implemented quickly through access management. Ron further noted the option 6 roundabout or signalization could be coordinated with some road closures proposed.

Ron then reviewed next steps. Joe then questioned if traffic speeds can be commented on, Ron replying Highway 26 was an 80 km/hr highway.

Joe then noted he looks forward to the PIC.

## **B.6 Staff Reports**

### **B.6.1 Tender Award 2011-49-T-EPW Purchase of 5/8" Crushed Gravel" – 2014 Contract Extension, EPW.14.022**

Moved by: Duncan R. McKinlay      Seconded by: Gail Ardiel

THAT Council receive Report EPW.14.022, "Tender Award 2011-49-T-EPW – Purchase of 5/8" Crushed Gravel" – 2014 Contract Extension;

AND THAT Tender Award 2011-49-T-EPW – Purchase of 5/8" Crushed Gravel" – 2014 Contract Extension be awarded to Dalton R. Lowe and Sons Construction Ltd, for the supply, crushing, loading, hauling, and application of approximately 28,500 tonnes of Granular "A" – 5/8" crushed gravel, at a cost of \$8.93 per tonne, in the amount of \$254,505 excluding HST, Carried.

### **B.6.2 Tender Award 2014-04-T-EPW Landfill Reclamation and Re-Engineering, EPW.14.028**

Moved by: Duncan R. McKinlay      Seconded by: Michael Martin

THAT Council receive Report EPW.14.028, "Tender Award 2014-04-T-EPW – Landfill Reclamation and Re-engineering;

AND THAT Tender Award 2014-04-T-EPW –Landfill Reclamation and Re-engineering be awarded to Arnott Construction Limited, for the mining of previously landfilled waste, installation of a landfill liner and leachate collection system and daily landfilling operations, in the total amount of 3,719,950.00 excluding HST;

AND THAT the Mayor and the Clerk be authorized to execute the Contract Documents with Arnott Construction Limited, Carried.

### **B.6.3 Award of Engineering Services for Mill Street Reconstruction Phase 2, RFP 2014-06-P-EPW, EPW-14-023**

Moved by: Michael Martin      Seconded by: Duncan R. McKinlay

THAT Council receive Report EPW.14.023 entitled Award of Engineering Services for Mill Street Reconstruction Phase 2, RFP 2014-06-P-EPW;

AND THAT Council approve increasing the capital budget for the Mill Street Reconstruction Project Phase 2 from \$610,500 by \$62,500 to \$673,000;

AND THAT Council approve the award of the Engineering Services for Mill Street Reconstruction Phase 2, RFP 2014-06-P-EPW to C.C. Tatham and Associates, in the amount of \$97,885 consisting of \$94,885 upset fee estimate plus \$3000 fee contingency, excluding HST;

AND THAT the Director of Engineering and Public Works and Manager of Purchasing be authorized to execute the Engineering Services Agreement Documents for RFP 2014-06-P-EPW, Carried.

**B.6.4 Tender Acceptance for Grey County Road 21 Trunk Sewer, EPW.14.027**

Moved by: Michael Martin      Seconded by: Gail Ardiel

THAT Council receive Report EPW.14.027 entitled "Tender Acceptance for Grey County Road 21 Trunk Sewer";

AND THAT Council accept the Tender for Grey County Road 21 Trunks Sewer (2014-02-T-EPW) from Harold Sutherland Construction Ltd in the amount of \$1,821,992.92 excluding HST;

AND THAT the Mayor and Clerk be authorized to execute the Contract Documents with Harold Sutherland Construction Ltd being the lowest responsive and responsible bidder, Carried.

**B.6.5 Assumption By-law for Registered Plan 16M-4 – Pyatt Avenue and Pyatt Court, EPW.14.005**

Moved by: Duncan R. McKinlay      Seconded by: Michael Martin

THAT Council receive Staff Report EPW.14.005, "Assumption By-law for Registered Plan 16M-4 – Pyatt Avenue and Pyatt Court";

AND THAT Council enact a By-law to approve full acceptance and assumption of the public works constructed and installed within Registered Plan 16M-4, Pyatt Avenue and Pyatt Court, 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 The Sustainable Path Steering Committee Support of Official Plan Review, EPW.14.026**

THAT Council receive Staff Report EPW.14.026, "Support of Official Plan Review" for their information, Carried.

**B.8 Correspondence, if any**

None

**Planning, Building and By-Law Enforcement Reports  
To be chaired by Councillor Michael Martin**

**B.9 Deputations, if any**

None

**B.10 Staff Reports**

**B.10.1 Application for Removal of Holding ‘h’ Symbol, Lendvay Subdivision Lots 1 to 19, Plan 16M-31, PL.14.41**

Moved by: Duncan R. McKinlay                      Seconded by: Gail Ardiel

THAT Council receive Staff Report PL.14.41, “Application for Removal of the Holding ‘-h’ Symbol, Lendvay Subdivision, Lots 1 to 19, Plan 16M-31, Town of The Blue Mountains”; and

THAT Council enact a By-law so as to remove the Holding “-h” Symbol from those lands located at Lots 1 to 19, Plan 16M-31, Carried.

**B.10.2 Application for Removal of Holding ‘h’ Symbol, Breadner Pit, Part Lot 28, Concession 11**

Moved by: Joe Halos                                      Seconded by: Gail Ardiel

THAT Council receive Staff Report PL.14.40, “Application for Removal of the Holding ‘-h’ Symbol, Breadner Pit, Part Lot 28 Concession 11, Town of The Blue Mountains”; and

THAT Council enact a By-law so as to remove the Holding “-h” Symbol from those lands located at Part Lot 28 Concession 11, Carried.

**B.11 Planning and Building “Information Reports” and correspondence to be considered in the adoption of the Consent Agenda:**

**B.11.1 Building Permit Activity – February 2014, B.14.04**

THAT Council receive Staff Report B.14.04 “Building Permit Activity: February 2014” for information purposes, Carried.

**B.11.2 By-law Enforcement Activity – February 2014, B.14.06**

THAT Council receive Staff Report BL.14.06 “By-law Enforcement Activity – February 2014” for information purposes, Carried.

**B.11.3 By-Law Enforcement: Short Term Accommodation Activity – February 2014, BL.14.07**

THAT Council receive Staff Report BL.14.07 “By-law Enforcement: Short Term Accommodation Activity – February 2014” for information purposes, Carried.

**B.12 Correspondence, if any**

None

**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: Judith Skeoch, Robert Barnett, Escarpment Biosphere Conservancy, B01-2014**

Deputy Mayor McKinlay then read the MFIPPA statement and the Notice of Public Meeting, noting the purpose of this consent is to consider a request to sever a 26.72 hectare vacant parcel on the western portion of the property to create a nature preserve with no development proposed. A 26.42 hectare vacant agricultural parcel would be retained.

Duncan then noted that this relates to Niagara Escarpment Commission Development Permit Application G/L/2012-2013/9045 that was given conditional approval on November 27, 2013. It is noted that there is an existing conservation easement agreement over the proposed severed parcel and along the southerly side lot line of the proposed retained parcel, in favour of Ontario Heritage Trust and Bruce Trail Conservancy.

The Clerk then noted comments had been received from the Niagara Escarpment Commission, Grey County Planning & Development, the Grey Sauble Conservation Authority, the Grey Bruce Health Unit, COLLUS and the Bruce Trail Conservancy.

Bryan then reviewed the proposal. Bryan noted a rural residential lot was created in 1999. Bryan then identified the retained parcel and the parcel to transferred to the Bruce Trail Conservancy, noting that no development is proposed on the severed parcel, with access by way of a conservation easement.

Robert Barnett, Escarpment Biosphere Conservancy then spoke, noting the Bruce Trail crosses the property and there is interest in making a trail network. Robert then noted the Conservancy is a charity, one of 34 land trusts in the Province, adding they wished to create a nature preserve linked to the road through a conservation easement.

Robert then noted most of the nature preserve is natural escarpment reserve and a landlocked parcel, adding the Grey County Official Plan recognizes conservation reserves and it has been approved by the NEC. Robert further noted the retained parcel could be built on and the farmland component would remain viable.

Robert then noted the OMB recently approved a nature reserve for Biosphere with access by way of an unopened road allowance and while not precedent-setting, there have been similar consents in other municipalities.

Robert then spoke regarding properties in The Blue Mountains, further noting there are 126 protected reserves in the Blue Mountains totalling 9,500 acres. Robert noted he is interested in speaking with landowners on establishing reserves.

Robert then noted severances such as these are special as they are for nature and not development purposes. Robert then noted a valuation is completed but the actual preserve is tax exempt as it is zoned Niagara Escarpment currently.

Councillor Halos then noted he believed it was a good idea and he would support the consent, questioning where vehicular traffic to the property would park. Robert replied he would have to review the agreement, adding the Bruce Trail has access from the owners from the north to the south. Duncan then requested the access information be provided to staff for consideration in a follow-up report.



Robert then noted he would be happy to work with the Town to address parking. Duncan then questioned if normal agricultural practices would be precluded on the easement lands, Robert replying the easement is to remain natural and he would also provide this information.

Duncan then questioned how the lands would become a nature preserve, Robert replying the Biosphere Conservancy owns 80 properties created under the NEC and there are rules under the Niagara Escarpment Plan for operation, allowing public access on marked trails and that the land be left in a natural state. Robert then noted nature preserves were more protected than active use parks.

Duncan then questioned if ownership of a nature preserve has any effect on neighbours who are farmers, Robert replying he did not see a preserve having any effect on agricultural neighbours.

As no-one else wished to speak Duncan declared the Public Meeting to be adjourned.

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

### **D.1 Notice of Motion**

None

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

None

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

Council Meeting, April 23, 2014  
Town Hall, Council Chamber

Committee of the Whole Meeting, April 28, 2014  
Town Hall, Council Chamber

## **F. Adjournment**

Moved by:                      Seconded by:

THAT this Committee of the Whole meeting does now adjourn at 6:05 p.m. to meet again April 28, 2014, Town Hall, Council Chamber, or at the call of the Chair, Carried.

.....  
Duncan R. McKinlay, Deputy Mayor

.....  
Corrina Giles, Town Clerk