

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



**MEETING DATE:** April 28, 2014  
**MEETING TIME:** 3:30 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 Councillor Gamble, absent due to a previous commitment.

Also in attendance were Chief Administrative Officer Troy Speck, Director of Finance & IT Services Robert Cummings, Manager of Revenue Ruth Prince, Financial Analyst Sam Dinsmore, Communications & Economic Development Coordinator Elizabeth Cornish, Director of Recreation Shawn Everitt, Director of Engineering & Public Works Reg Russwurm, Manager of Water & Wastewater Services John Caswell, Manager of Roads & Drainage Jim McCannell, Fire Chief Ron Doherty, Deputy Chief A.J. Lake, Community Emergency Management Coordinator Steve Conn and Chief Librarian Terri Pope.

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

CAO Troy Speck then introduced Jim Dymont of MHBC Planning to support Planning Staff in the interim and to ensure development application processes continue to move smoothly.

Chief Building Official Greg Miller then introduced Luc Proulx who will be our new Municipal Licencing Officer.

- **Approval of Agenda**

Moved by: Joe Halos                      Seconded by: Michael Martin

THAT the Agenda of April 28, 2014 be approved as circulated, including any items added to the Agenda, Carried.

- **Declaration of Pecuniary Interest and general nature thereof**

No member declared a pecuniary interest with any matter on the Agenda save Councillor McKean with regard to Item B.6.2, Staff Report EPW.14.031, Tender Award for the 2014 Surface Treatment Program and his place of employment and Item B.7.1, Staff Report EPW.14.029, Capital and Development Status Report and the place of employment of a member of his immediate family, Councillor Ardiel with regard to Item B.6.4, Staff Report EPW.14.036, 33<sup>rd</sup> Sideroad – Reduced Load Periods and a family interest in Blue Water Storage and Councillor Halos with regard to Item B.6.1, Thornbury Bridge Banner and his membership in the Thornbury Business Improvement Area.

- **Previous Minutes**

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

THAT the Committee of the Whole minutes of April 7, 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 The Blue Mountains Fire Department 1<sup>st</sup> Quarter Report January to March 2014, FD.14.2
- B.7.1 Capital and Development Status Report, EPW.14.029
- B.11.1 Planning Application – March 2014, PL.14.43
- B.11.2 Planning & Building Services Department Pending Business List, PL.14.47
- B.11.3 Delegated Authorizations – March 2014, PL.14.48
- B.11.4 Ontario Municipal Board Update – Repeal of By-law No. 2009-30 Lampton Greens Corporation (Lora Bay Heights), Lots 47 & 48, SW King Street, Lots 47 & 48, Part of Lots 49 & 50 NE Arthur Street, PL.14.44

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: Duncan R. McKinlay                      Seconded by: Joe Halos

THAT the Consent Agenda of April 28, 2014 be adopted as circulated, less any items requested for separate review and discussion, Carried.

**NOTE:** Councillor McKean had earlier declared a pecuniary interest with regard to Item B.7.1, Staff Report EPW.14.029, Capital and Development Status Report as contained in the Consent Agenda and did not take part in related discussion or voting.

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

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

**B.1 Deputations, if any**

B.1.1 Matt Code, Free Spirit Tours

Re: Fees applied in 2013 and proposed for 2014 for Northwinds Beach use for Free Spirit Programming

Matt then spoke, noting Free Spirit Tours has a history of operation in the Town of 16 years, with 12 years of operation in Heathcote and 8 years at Northwinds Beach.

Matt then noted he would prefer that it is clear as to who in fact is operating a business at Northwinds. Matt further noted a 2013 Town By-law established a user fee of \$1,695 including taxes which equates to an \$80 per day charge for their programs. Matt then noted he would like to pay a partial charge versus the annual fee.

Deputy Mayor McKinlay then questioned what percentage of the annual fee would Matt consider to be fair, Matt replying 50% would be more reasonable for his type of business.

Councillor Halos then questioned if Matt and Henry Haiduk pay as two separate businesses, Matt replying yes.

Mayor Anderson then noted Free Spirit is a great business that attracts visitors to the area.

Shawn then reported throughout the last month there had been discussions with all three businesses operating at Northwinds Beach and a common issue is the boat launch ramp. Shawn then noted staff had tried to establish agreement between the three businesses but the boat launch is public and anyone can use it.

Shawn then noted in 2013 two businesses were allowed to use the boat launch and they both paid a fee for the use. Shawn then noted he would like to bring forward a Report identifying issues, including the launch ramp which separates two swimming areas.

Shawn then noted no agreements are in place for 2014 as at this time, and that a plan should be in place for 2015, which might include exclusive use or no commercial use at all. Shawn noted that this is a risk, referencing the requirement for Workplace Safety Insurance Board certificates to be in place for any commercial use.

Councillor Ardiel then noted she would look forward to the Report.

Moved by: Michael Martin                      Seconded by: Ellen Anderson

THAT Council of the Town of The Blue Mountains direct the Director of Community Services to provide Council with a staff report regarding the fees and agreements at Northwinds Beach.

Matt then noted leaving 2014 open will muddy the waters this year, as margins are tight at present, adding fees are the only concern for Free Spirit.

Shawn then reported the Parks Use By-law at present states there shall be no commercial operations without a permit, adding people can use the boat launch area but cannot set up a commercial operation. Duncan then questioned if the Report will identify options, Shawn replying yes.

The Committee then voted on the Recommendation, Carried.

## **B.2 Staff Reports**

None

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

### **B.3.1 The Blue Mountains Fire Department 1<sup>st</sup> Quarter Report January to March 2014, FD.14.2**

THAT Council receive Staff Report FD.14.2, “The Blue Mountains Fire Department 1<sup>st</sup> Quarter Report January – March 2014” for information purposes, Carried.

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

None

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

## **B.5 Deputations, if any**

None

## **B.6 Staff Reports**

### **B.6.1 Thornbury Bridge Banner, DOR.14.18**

Moved by: Ellen Anderson      Seconded by: Gail Ardiel

THAT Council receive Report DOR.14.18 entitled "Thornbury Bridge Banner", for information purposes;

AND THAT Council approve in principle the use of the existing Thornbury Bridge Banner Poles for the placement of promotional banners;

AND THAT engineered design of Banner Pole hardware and Banner Pole cable fabrication be funded by the Thornbury BIA and approved by Town Staff and all appropriate agencies;

AND THAT purchase of all Banner pole hardware and Banner Pole cable fabrication - as detailed in the approved design be funded by the Thornbury BIA and consistent with the Towns Purchasing Policy;

AND THAT installation of all hardware and cable system for Banner installation be funded by the Thornbury BIA and consistent with the Town Purchasing Policy and ensuring all legislated Ministry of Labour and Health and Safety requirements are met;

AND THAT Council direct staff to develop an agreement with the Thornbury BIA that reflects the operational and best practice details contained in this report, Carried.

**NOTE:** Councillor Halos had earlier declared a pecuniary interest with regard to this matter and vacated the Council Chamber during discussion and voting.

### **B.6.2 Tender Award for the 2014 Surface Treatment Program, 2014-15-T-EPW, EPW.14.031**

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

THAT Council receive Report EPW.14.031 entitled "Tender Award for the 2014 Surface Treatment Program, 2014-15-T-EPW"; and

THAT Council approve the transfer of \$25,020 from the Operating Budget account 1-308-3030-64050 (Spot Improvements) to the Capital Program Single and Double Surface Treatment for additional contract services costs as outlined in Report EPW.14.031 and,

THAT Council award the 2014 Surface Treatment Program to MSO Construction Limited in the amount of \$375,020.00 exclusive of HST and,

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

**NOTE:** Councillor McKean had earlier declared a pecuniary interest with regard to this matter and vacated the Council Chamber during discussion and voting.

**B.6.3 Tender Award for the 2014 Sidewalk Replacement Program, 2014-09-T-EPW, EPW.14.030**

Moved by: Michael Martin      Seconded by: Ellen Anderson

THAT Council receive Report EPW.14.030 entitled "Tender Award for the 2014 Sidewalk Replacement Program, 2014-09-T-EPW"; and

THAT Council approve the transfer of \$8,926.75 from the Sidewalk Panel Replacement operating budget account to the Sidewalk Replacement Capital Program for additional contract service costs as outlined in report EPW,14.030 and,

THAT Council award the 2014 Sidewalk Replacement Program to Autoform Contracting London Ltd. in the amount of \$158,926.75 exclusive of HST and,

THAT the Mayor and the Clerk be authorized to execute the Contract Documents with Autoform Contracting London Ltd, Carried.

**B.6.4 33<sup>rd</sup> Sideroad – Reduced Load Periods, EPW.14.036**

Moved by: Ellen Anderson      Seconded by: John McKean

THAT Council receive Report EPW.14.036 entitled "33rd Sideroad - Reduced Load Periods",

AND THAT Council maintain the reduced load period on the 33rd Sideroad as currently in place,

AND THAT Council direct Staff to continue to gather background information related to reduced load periods along the 33<sup>rd</sup> Sideroad,

AND THAT Council direct Staff to arrange a meeting with representatives of Binkley Apple Products and Blue Water Storage to explore options available to the Town and the apple storage facilities with respect to the use of the 33<sup>rd</sup> Sideroad during reduced load periods or to upgrade the road to an un-restricted road,

AND THAT pending discussions with the above noted parties, that the capital budget sheet for 2016 be brought forward for 2014 (soil investigation) to be funded from internal debt, Carried.

**NOTE:** Councillor Ardiel had earlier declared a pecuniary interest with regard to this matter and vacated the Council Chamber during discussion and voting.

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

**B.7.1 Capital and Development Status Report, EPW.14.029**

THAT Council receive Staff Report EPW.14.029 entitled "Capital and Development Status Report" for their information, Carried.

**NOTE:** Councillor McKean had earlier declared a pecuniary interest with regard to Item B.7.1, Staff Report EPW.14.029, Capital and Development Status Report as contained in the Consent Agenda and did not take part in related discussion or voting.

## **B.8 Correspondence, if any**

B.8.1 Camperdown Residents Group Refer to EPW  
Re: Hoover Lane/Teskey Drive Sewer Project  
Notice of Objection

Moved by: Ellen Anderson Seconded by: John McKean

THAT correspondence from the Camperdown Residents Group Re: Hoover Lane/Teskey Drive Sewer Project Notice of Objection be referred to Engineering and Public Works Staff for further information and report back to Council, Carried.

## **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 Relay for Life – Noise By-law Relief Request – 189 Bruce Street South, BL.14.08**

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

THAT Council receive Staff Report BL.14.08 “Relay for Life – Noise By-law Relief Request – 189 Bruce Street South” and does approved the relief as requested, being from 7:00 p.m. on Friday July 18, 2014 until 7:00 a.m. Saturday July 19, 2014 to host the Relay For Life event, Carried.

#### **B.10.2 “The Dam Pub”, 53 Bruce Street South – Noise By-law Relief Request, BL.14.10**

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

THAT Council receive Staff Report BL.14.10 with respect to “The Dam Pub”, 53 Bruce Street South – Noise By-law Relief Request” and does approve the relief as requested, being;

Sat May 24th, Greg Wyard – Solo artist- 7-10pm Patio- weather permitting  
Sat June 14th, NUA, acoustic Celtic folk/roots - 7-10pm Patio- weather permitting  
Tues July 1st, Post Air Show Celebration -Sock Hop - DJ - 8-11pm Patio  
Sat July 5th, Jocelyn Pettit Band – Celtic - 7-10pm Patio  
Fri July 18th, Leith Quartet – string quartet- 7-10pm Patio  
Fri July 25th, The McKenzie Blues Band- 4 piece band - 8-11pm Patio  
Sat Aug 9th, Nonie & Eugene –Celtic - 7-10pm Patio  
Sat Aug 23rd, Bobby Dean Blackburn -solo/piano 7-10pm Patio  
Sat Sept 6th, James Clark Jones – Solo artist – 7-10pm Patio,

Carried.

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

#### **B.11.1 Planning Applications – March 2014, PL.14.43**

THAT Council receive Staff Report PL.14.43, “Planning Applications – March, 2014”, Carried.

### **B.11.2 Planning & Building Services Department Pending Business List, PL.14.47**

THAT Council receive Staff Report PL.14.47 respecting "Planning & Building Services Pending Business List" for information purposes, Carried.

### **B.11.3 Delegated Authorizations – March 2014, PL.14.48**

THAT Council receive Staff Report PL.14.48 "Delegated Authorizations – March 2014" for information purposes, Carried.

### **B.11.4 Ontario Municipal Board Update – Repeal of By-law No. 2009-30 Lampton Greens Corporation (Lora Bay Heights), Lots 47 & 48, SW King Street, Lots 47 & 48, Part of Lots 49 & 50 NE Arthur Street, PL.14.44**

THAT Council receive Staff Report PL.14.44, "Ontario Municipal Board Update Repeal of By-law No. 2009-30, Lampton Greens Corporation, (Lora Bay Heights), Lots 47 & 48, SW King Street Lots 47 & 48, Part of Lots 49 & 50 NE Arthur Street, Town of The Blue Mountains" for information purposes, Carried.

## **B.12 Correspondence, if any**

### **B.12.1 Blue Mountain Watershed Trust Foundation**

Re: Peer Reviews

Received for information

Moved by: Gail Ardiel

Seconded by:

Ellen Anderson

THAT correspondence from the Blue Mountain Watershed Trust Foundation Re: Peer Reviews be received for information, 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.1.1 Notice of Application and Notice of Public Meeting to Consider an Official Plan Amendment and Zoning By-Law Amendment**

**Re: Private Residences at Georgian Bay Club, Block 42, Plan 16M-6, Block 2, Plan 1157, West Part Lot 27, Concession 7, Part of Part 2 RP16R-2670, Part 1 RP 16R-8944 and Part Block 1 Plan 1157**

Mayor Anderson called the Public Meeting to order and then noted the purpose of these applications is to consider a proposal for a 56 unit residential development known as the Private Residences at the Georgian Bay Club. The proposed development consists entirely of semi-detached residential units serviced by an internal street system which accesses the existing internal street to the Georgian Bay Golf Club off of the 7<sup>th</sup> Line.

Ellen then noted the effect of the Official Plan Amendment is to re-designate a portion of the subject lands from the Recreational Commercial 'REC-20' designation to the Estate Residential 'ER-19' designation and to increase the maximum permitted unit yield on the lands from 54 units to 56 units.

The effect of the Zoning By-law Amendment is to re-zone a portion of the subject lands from the Special Recreation 'SR-151' zone and Rural Estate Residential 'RERa' Zone to the Residential 'R6-161-h' zone, and to modify Exception 161 to permit a maximum of 56 residential dwelling units

Ellen then noted in support of these applications, the Town has received the following: an Application for Site Plan Approval, Planning Justification Report, Servicing and Stormwater Management Reports, Geotechnical Investigation, Stage 1-2 Archaeological Assessment, Environmental Impact Study, Engineering Submission (14 drawings), Site Plan, General Site Servicing Plan and Landscape Plan.

Ellen then noted the lands affected by these applications are owned by Georgian Bay Estates Ltd. and are legally described as Block 42 Plan 16M-6, Block 2 Plan 1157, West Part Lot 27 Concession 7, Part of Part 2 RP 16R-2670, Part 1 RP 16R-8944, and Part Block 1 Plan 1157.

The Clerk then noted notice of the public meeting had been given in accordance with the provisions of the Planning Act and read correspondence as received from Grey County Planning and Development, the Grey Sauble Conservation Authority and area resident Rob Nella.

Town Planner Shawn Postma then reviewed the Applications and area development and the internal road system, connecting to the golf course clubhouse and the 7<sup>th</sup> Line. Shawn then reviewed landscaping intended to buffer the development from the 7<sup>th</sup> Line.

Shawn then noted staff will review the applications with the 2014 Provincial Policy Statement, the County of Grey Official Plan and The Blue Mountains Official Plan, density proposals, a 10 metre buffer requirement along the 7<sup>th</sup> Line and added trail linkages along the 7<sup>th</sup> Line. Shawn then noted the technical review has begun for matters such as stormwater management, traffic impact, grading, drainage and site servicing.

Shawn then noted the public meeting is intended to receive comments on the proposed development and no decision would be made tonight.

Councillor Martin then questioned if the proposed units were identified in the golf course plan or a Master Plan, Shawn replying through Official Plan review a unit yield was identified, adding the original golf course plan identified a smaller parcel.

Ken Hale, Manager for the applicant then spoke, noting the 56 unit development would have a view over the golf course and would be buffered from the 7<sup>th</sup> Line. Ken then noted all the studies completed in support of the application and reviewed streetscapes and high quality features.

Deputy Mayor McKinlay then questioned if the core area is where the old farmstead was, Ken replying yes.

Councillor Halos then questioned the square footage of the units, Ken replying there are four sizes with the largest being 3,400 square feet.

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



### **C.1.2 Notice of Application and Public Meeting to Consider a Zoning By-Law Amendment Re: Georgian Woodlands Phase III, Stage 2, Phase 1 Lots 22 and 24, Concession 3**

Mayor Anderson called the Public Meeting to order and noted the purpose and effect of this Application is to rezone certain lands from the Public Open Space Zone (OS1) to the Residential Third Density Zone Holding (R3-h) and rezone certain lands from the Residential Third Density Zone Holding (R3-h) to a Public Open Space Zone (OS1) so as to facilitate the relocation of a proposed public walkway.

Ellen then noted that these lands are located within a Draft Plan of Subdivision approved by the Ontario Municipal Board Order (Case No. PL030216); that the revision affects 6 Draft Lots and 1 Public Open Space Block within the Draft Plan; that the revision to the lot pattern is to better recognize the topography and to protect certain trees; and, would reduce the number of proposed Lots within the Draft Plan by 1.

Ellen then note the subject lands of these Planning Applications are owned by Condo Developments Limited and G.H. Fleming & Associates Limited, with David Slade of D.C. Slade Consultants Inc. being the authorized Agent. The Agent has submitted information in support of this Planning Application, along with a Draft M Plan. The subject lands are legally described as Lots 22 and 24, Concession 3, Town of The Blue Mountains, County of Grey and are bounded by Sleepy Hollow Road to the south, Arrowhead Road to the west, Nipissing Lake ridge shore cliff to the north and Registered Plans 1124 and Grey Common Element Condominium Plan No. 85 to the East (both within Nipissing Ridge). The lands specifically subject to this application are centrally located within the Draft Plan of Subdivision.

The Clerk then noted notice of the public meeting had been given in accordance with the provisions of the Planning Act and read correspondence received from Grey County Planning and Development and the Grey Sauble Conservation Authority.

Town Planner Bryan Pearce then reviewed the proposed Phase 3 development, noting it would facilitate the relocation of a public walkway and the draft plan would be reduced by one lot for walkway purposes.

Bryan then noted the public meeting is intended to receive comments on the proposed development and that no decision would be made tonight.

Planner David Slade then spoke on behalf of the applicant, noting the purpose of the Phase 3 redesign is to protect significant tree growth and as well recognize a ravine that traverses the lots and the redesign removes one lot from the original design. David then noted tree preservation is important and a drainage issue in a small portion of the subdivision is now addressed.

Councillor Halos then questioned if one block in the subdivision connects to a block across the road, David replying yes, with 30% of the development dedicated to the Town to protect existing tree cover.

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

### **C.2 Deputation**

None

**D. New and Unfinished Business**

**D.1 Notice of Motion**

Council

None

**D.2 Additions to Agenda**

Staff

None

**E. Notice of Meeting Dates**

Council Meeting, May 12, 2014 7:00 pm  
Town Hall, Council Chamber

Committee of the Whole Meeting, May 21, 2014 1:00 pm  
Town Hall, Council Chamber

**F. Adjournment**

Moved by:                      Seconded by:

THAT this Committee of the Whole meeting does now adjourn at 5:40 p.m. to meet again May 21, 2014, 1:00 pm, Town Hall, Council Chamber, or at the call of the Chair.

.....  
Ellen Anderson, Mayor

.....  
Corrina Giles, Town Clerk