

Mayor Anderson called the meeting to order with all members in attendance.

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

Council then adjourned for the scheduled Public Meeting.

Mayor Anderson then called the first scheduled Public Meeting to order and explained the purpose of this By-law is to satisfy a request by the applicant to permit an unenclosed porch and associated steps that project further from the existing dwelling then the maximum 1.5 metres permitted.

The effect of this By-law is to permit a maximum 6 square metre unenclosed porch and associated steps to project a maximum of 3 metres from the existing dwelling.

The lands affected by this amendment are comprised of Lot 16, Plan 395 (134 Bay Street E) (formerly in the Town of Thornbury).

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

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

Planner Shawn Postma then reviewed the application, noting the general intent of the Official Plan is maintained.

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

Mayor Anderson then called the second scheduled Public Meeting to order and explained the purpose of the meeting is to obtain public input regarding two residential development proposals located to the west of Moreau Park both fronting onto Beaver Street as shown on the attached maps. The concept of development of these lands was approved by Thornbury By-law's 8-1993 and 44-1997 and the applicant has now provided detailed building schematics.

It is the practice of the Town to provide the public an opportunity to view the details of significant site plan submissions and to enable comments in relation to potential impacts on adjacent and surrounding lands.

The Clerk then noted while not required, Notice of the Public Meeting was given to all residents within 120 metres of the subject properties, adding no correspondence had been received in reply.

Mayor Anderson then asked if anyone wished to speak to the proposed Site Plans.

David Morgan, 35 Lansdowne Street, then noted he did not receive a mailing of notice, he being informed of the meeting by a neighbour.

Planner Jim Uram then spoke, noting the lands were designated for development in the Thornbury Official Plan.

Jim continued the Public Meeting was intended to receive comments from the Public.

Development partner Peter Lush then spoke on behalf of the developer group.

Planner Shelley Wells then spoke on behalf of the developer, and reviewed the development proposal.

Councillor Fairweather then noted support for the proposal, including garden apartments, further noting concern with the amount of proposed on-site parking for visitors and guests and provision of on-site snow storage areas.

Shelley noted there are areas on-site where additional parking and winter snow storage can be considered, with the possibility of some on-street parking along Beaver Street.

Councillor Gamble then questioned status of internal roads, Shelley noting the condominium proposal would feature private roads.

Bob then questioned a buffer adjacent to public parkland, Peter Lush noting an unopened road allowance separated the lands, further noting existing tree cover, adding a fence would be considered if requested.

Councillor Ardiel then questioned total on-site parking, Shelley noting 48 underground spaces were proposed, one for each unit with an additional 25 surface spots, Peter adding additional on-site parking would be reviewed.

Councillor Ardiel then questioned sidewalk installation on Beaver Street, Larry Hogarth of C.C. Tatham noting sidewalks on one side of the reconstructed road as per Town Engineering Standards.

Gail then questioned no apparent parking in conjunction with a proposed clubhouse, Shelley noting the draft proposal met parking requirements contained in the Zoning By-law, adding a loading space area could be defined for the clubhouse.

Deputy-Mayor McKinlay then questioned any upgrading of Beaver Street, Jim noting the developer would be responsible for road upgrades.

Duncan then questioned storm sewer consideration, Jim noting that would be subject to further review of the application.

Duncan then questioned phasing, Shelley noting it was not yet determined, adding at this time it is proposed to completely construct the development, pending market demand.

Area resident Gerry McGregor then spoke, noting concern with on-street parking on Beaver Street in it's current state, Larry Hogarth noting Beaver Street would be completely rebuilt to Town Standards.

Gerry then noted the presence of rainbow trout and wood ducks in the adjoining creek habitat, questioning what provisions would be taken to protect the creek habitat.

Jim then noted the proposal had been circulated to the G.S.C.A. and comments were not yet returned, adding existing setbacks were 15 metres from the creek, Shelley noting the existing Hazard zoning was intended to protect the creek.

Gerry then noted he would expect the developer not to impact the creek, Larry adding some spots

of bank stabilization would occur but no creek clean-up or modification was proposed.

Diane McGregor then questioned impact of additional traffic and speed of traffic along Beaver Street, Peter Lush requesting a five way stop at Beaver and Alice Streets.

Jim Uram then noted the development would feature full municipal services.

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

Mayor Anderson then called the Special Council Meeting to order and as Cathy Poulter of Big Brothers / Big Sisters of the Georgian Triangle was in attendance it was Council's pleasure to hear her introduction to the program.

Cathy noted recent efforts increased program services in The Blue Mountains and Clearview Township.

Cathy then reviewed the In School Mentoring program in concert with area employers, who may be flexible with employees wishing to contribute.

Cathy noted local service clubs had also been approached as to participation, with links to Beaver Valley Outreach.

Councillor Holden then noted support for the mentoring program.

Mayor Anderson then reviewed a vacant Director's position, Cathy replying a resident from The Blue Mountains would be welcome.

Cathy then thanked Council and retired from the Meeting.

Councillor and Development Services Chair Wayman Fairweather then assumed the Chair in a Committee of the Whole format.

Next as Peter Seligman was in attendance, it was Council's pleasure to hear him regarding a previously considered Zoning By-law Amendment that would permit a detached garage to be located closer to the road than the main dwelling on his property.

Mr. Seligman noted adjacent residents have no objection to the proposed garage and have so indicated in writing, adding the garage would be one storey with no accommodation or major storage planned or proposed and no impact on drainage was expected.

Mr. Seligman noted the existing dwelling did not allow a garage beside or to the rear of the property, adding substantial tree plantings would buffer the property.

Deputy-Mayor McKinlay then questioned history of the application, Planner Rob Armstrong noting a previous Public Meeting led to concern as to justification for front and side yard reduction, Mr. Seligman noting the front yard setback was nearly met, adding the sideyard reduction matched the adjacent property.

Mr. Seligman noted the proposed garage location increased on-site parking on his lot, Deputy-Mayor McKinlay noting the sideyard requirement could be met with the garage moved 1 metre, Peter noting it was aesthetic matter as well as a desire to eliminate wasted space on the lot.

Rob noted the front yard setback was indicated as 7.5 metres from Sleepy Hollow Road, adding a Planning Report could be considered at the next meeting.

Peter then thanked Council and retired from the meeting.

Next, as Henry Haiduk and Mark Kristofic were in attendance it was Council's pleasure to hear them regarding a proposed use of Town Recreational lands, Planner Rob Armstrong further noting a review of the Georgian Peaks proposed pumphouse use on Town lands would also be reviewed.

Council then dealt with the following Resolution:

Resolution No. 1

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

THAT with regard to subsection 239(2) of the *Municipal Act 2001*, this Council does now move into closed session in order to address matters pertaining to possible lease of Town recreational lands;

AND matters pertaining to a proposed Georgian Peaks pumphouse on leased Town lands;

AND a proposed or pending acquisition or disposition of land by the municipality;

AND that Development Services Manager Peter Tollefsen, Planners Rob Armstrong, Jim Uram and Shawn Postma, Chief Building Official David Finbow, Financial Analyst-Capital Projects Jeff Brydges, Environment Services Superintendent John Caswell, Henry Haiduk, Mark Kristofic, and Clerk Stephen Keast be requested to attend.

CARRIED...

Council moved In-camera at 8:05 p.m.

Council rose from In-camera to public session 8:50 p.m.

Mayor Anderson retired from the meeting while in Closed Session to a previous commitment.

Henry and Mark also retired from the meeting while in Closed Session.

Chief Building Official David Finbow then reviewed a proposed Fire Route By-law Amendment.

David then reviewed a proposed Long Grass and Noxious Weed By-law Amendment.

David then further reviewed Commercial Use of Sidewalks for possible regulation by Permit.

David noted the increase in insurance premium costs from 1 to 2 million dollars coverage to 5 million dollars, as required by Grey County, could be excessive, David adding Grey County does not have jurisdiction over the sidewalks on County highways.

Deputy-Mayor McKinlay requested clarification if 3 million dollar coverage was affordable, David confirming research showed it to be so.

David then reviewed allowing licenced establishments on sidewalks, including a previous request from Sisi restaurant on Bruce Street.

David noted a Policy of not permitting licenced sites could be amended from time to time on a site specific basis, recommending a 2 metre unobstructed passage be maintained, adding any delineation could feature temporary fencing, Council concurring licenced sites be removed from the draft By-law and such applications be considered on a site specific basis.

Council further concurred David investigate the appropriateness of 3 million dollars insurance coverage.

Planner Rob Armstrong then reviewed proposed Zoning for the Craigeith Ski Club draft Plan of Subdivision.

Rob then reviewed proposed revisions to the Seasons at Blue condominium application.

Rob then reviewed a Consent Report for Application B11/2004, Blue Mountain Nurseries.

Rob then reviewed a Zoning By-law Amendment Application for Muriel Grieve, 153 Wensley Drive, so as to permit a Bed and Breakfast operation.

Planner Shawn Postma then reviewed N.E. Development Control Permit G/R/03-04/9210, applicants Bryan Vermander and Catherine Daw.

Council then moved into Special Meeting of Council session, Deputy-Mayor McKinlay assuming the Chair.

Council then dealt with the following Resolution:

Resolution No. 2

Moved by: G. Ardiel
Seconded by: Wayman Fairweather

THAT with regard to subsection 239(2) of the *Municipal Act 2001*, this Council does now move into closed session in order to address matters pertaining to discussion of Ontario Municipal Board Minutes of Settlement between C.D.M.C. and the Town with regard to appeals of development applications made by C.D.M.C and related development matters;

AND to address matters pertaining to discussion of an Ontario Municipal Board Hearing with regard to appeals of development applications made by Castle Glen Development Corporation;

AND to address matters pertaining to Town Support for the Habitat for Humanity program;

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

AND the receiving of advice that is subject to solicitor/client privilege, including communications necessary for that purpose;

AND a proposed disposition of land for Town or local Board purposes;

AND that Development Services Manager Peter Tollefsen, Planners Rob Armstrong, Jim Uram and Shawn Postma, Financial Analyst-Capital Projects Jeff Brydges, Environment Services Superintendent John Caswell, Town solicitor Roger Beaman and Clerk Stephen Keast be requested to attend.

CARRIED...

Council moved In-camera at 9:42 p.m.
Council rose from In-camera to public session 10:40 p.m.

Roger Beaman and Peter Tollefsen retired from the meeting while in Closed Session.

The Special Meeting of Council was then adjourned with Councillor Fairweather assuming the Chair in a Development Services Committee of the Whole format.

Planner Jim Uram then reviewed a Planning Staff Report proposing establishment of a Town Committee of Adjustment.

Councillor Ardiel moved the matter be tabled at this time pending further review, Councillor McKean seconding.

Rob then reviewed a Planning Memo on Errinrung Nursing Home landscaping requirements, Deputy-Mayor McKinlay declaring a potential pecuniary interest with regard to employment of a family member, vacating the table and not taking part in related discussion or voting.

Rob then reviewed a Planning Report addressing Site Plan Approval for the Thornbury Car Wash.

Rob then reviewed a Planning Staff Report addressing Site Plan Approval for Scenic Caves.

Deputy-Mayor McKinlay noted concern that a Mountain Bike trail would not be provided by the applicant, Rob noting the applicant would provide a mountain bike trail in another location.

Deputy-Mayor McKinlay then called the Special Meeting of Council to order and Council dealt with following Resolutions:

Resolution No. 3

Moved by: Harold Holden
Seconded by: John McKean

THAT Building Staff Report SRB.04.15, "Fire Route By-law Amendment", dated May 3, 2004 is hereby received and adopted and further that Council does support the Recommendations contained therein, being that an amending Fire Route By-law be adopted.

CARRIED...

Resolution No. 4

Moved by: John McKean
Seconded by: Harold Holden

THAT By-law No. 2004-26, being a By-law to amend By-law No. 2001-88 with respect to the establishment of certain Fire Routes within the Town of The Blue Mountains, be hereby enacted as passed this third day of May, 2004.

CARRIED...

Resolution No. 5

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

THAT Building Staff Report SRB.04.12, "A By-law to Regulate Long Grass and Noxious Weeds", dated May 3, 2004 is hereby received and adopted and further that Council does support the Recommendations contained therein, being that a By-law to amend By-law No. 2003-25 be adopted.

CARRIED...

Resolution No. 6

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

THAT By-law No. 2004-27, being a By-law to amend By-law No. 2003-25 being a By-law to regulate and prohibit long grass and noxious weeds within the Town of The Blue Mountains, be hereby enacted as passed this third day of May, 2004.

CARRIED...

Resolution No. 7

Moved by: Wayman Fairweather
Seconded by: G. Ardiel

THAT this Council has no objection to the proposed revisions to the Seasons at Blue Draft Plan of Condominium .

CARRIED...

Resolution No. 8

Moved by: G. Ardiel
Seconded by: Wayman Fairweather

THAT this Council does hereby GRANT Application for Consent B11-2004, applicant Blue Mountain Nurseries Limited, part Lot 28, Concession 11, for the purposes of lot enlargement, and further does adopt a Planner's Report dated May 3, 2004, as amended, and supports the Recommendations contained therein.

CARRIED...

Resolution No. 9

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

THAT Planning Staff Report SRPL. 21.04, "Zoning By-law Amendment - Lot 14, Plan 903", dated May 3, 2004 is hereby received and adopted and further that Council does support the Recommendations contained therein, being that a By-law to rezone the subject lands from the Residential R3 Zone to the Residential -136 Zone so as to allow a Bed and Breakfast Operation be adopted.

CARRIED...

Resolution No. 10

Moved by: Wayman Fairweather
Seconded by: G. Ardiel

THAT By-law No. 2004-28, being a By-law to rezone Lot 14, Plan 903, Wensley Drive from the Residential R3 Zone to the Residential -136 Zone so as to allow a Bed and Breakfast Operation, be hereby enacted as passed this third day of May, 2004.

CARRIED...

Resolution No. 11

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

THAT this Council has no objection to N.E. Development Permit Application G/R/03-04/9210, applicants Bryan Vermander and Catherine Daw, part Lot 4, Concession 1, proposing to construct a 2 storey, 223 square metre dwelling and install a septic system and driveway on an existing 9 hectare lot, and further does adopt a Planning Report dated May 3, 2004 and supports the Recommendations contained therein.

CARRIED...

Resolution No. 12

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

THAT Planning Staff Report SRPL. 20.04, "Site Plan Approval - Thornbury Car Wash", dated May 3, 2004 is hereby received and adopted and further that Council does support the Recommendations contained therein, being that Council does hereby grant Site Plan Approval for a proposed 4.5 square metre addition to the existing car wash based on the drawing attached to the aforementioned Report.

CARRIED...

Resolution No. 13

Moved by: G. Ardiel
Seconded by: Wayman Fairweather

THAT Planning Staff Report SRPL. 22.04, "Site Plan Approval - Scenic Caves", dated May 3, 2004 is hereby received and adopted and further that Council does support the Recommendations contained therein, being that Council does hereby grant conditional Site Plan Approval for a proposed 95 square metre administration building together with associated trails and other facilities based on plans prepared by Martin W. Kinsley, Ontario Land Surveyor;

AND THAT the Mayor and Clerk are hereby authorized to execute a Site Plan Agreement with Scenic Caves for the proposed development and associated parking.

CARRIED...

Resolution No. 14

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

THAT By-law No. 2004-29, being a By-law to rezone part Lot 20, Concession 3, so as to apply appropriate zoning on Draft Plan of Subdivision 42T-86007, Craigeith Ski Club as a condition of Draft Plan Approval, be hereby enacted as passed this third day of May, 2004.

CARRIED...

Resolution No. 15

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

THAT By-law No. 2004-25, being a By-law to rezone Lot 16, Plan 395, Bay Street, so as to permit a maximum 6 square metre unenclosed porch and associated steps to project a maximum distance of 3 metres into the front yard, be hereby enacted as passed this third day of May, 2004.

CARRIED...

Resolution No. 16

Moved by: John McKean
Seconded by: Harold Holden

THAT this Council does hereby confirm receipt of the 2003 Summary Report made under the *Safe Water Drinking Act*, Regulation 170, Schedule 22, on March 26, 2004.

CARRIED...

Resolution No. 17

Moved by: G. Ardiel
Seconded by: Wayman Fairweather

THAT By-law No. 2004-30, being a By-law to rezone part Lot 28, Concession 11, from the General Rural A1 Zone to the Rural Residential RuR Zone as a condition of Consent Decision B11/04, Blue Mountain Nurseries, be hereby enacted as passed this third day of May, 2004.

CARRIED...

Resolution No. 18

Moved by: John McKean
Seconded by: Harold Holden

THAT Planning Staff Memo, "Errinrung Nursing Home", dated May 3, 2004 is hereby received and adopted and further that Council does support the Recommendations contained therein, being that a Landscape Architect be retained at the expense of Errinrung Nursing Home so as to confirm whether previously directed landscape plantings can now be placed on the Nursing Home property and if not to recommend a suitable alternative.

Note: Deputy-Mayor McKinlay declared a potential pecuniary interest with regard to employment of a family member, vacated the table and did not take part in related discussion or voting, Councillor Holden assuming the Chair during such discussion and voting.

CARRIED...

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

Resolution No. 19

Moved by: Harold Holden
Seconded by: John McKean

THAT this meeting do hereby adjourn at 11:20 pm to meet again on May 10, 2004 at 7:00 pm or at the call of the Chair.

CARRIED...

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

.....
Stephen Keast, Clerk