

**Minutes: The Blue Mountains Committee of the Whole Meeting**



**MEETING DATE:** June 9, 2014  
**MEETING TIME:** 2:00 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 absent due to previous commitments.

Also in attendance were Director of Finance & IT Services Robert Cummings, Manager of Revenue Ruth Prince, Financial Accountant Renee Ouellette, Financial Analyst Sam Dinsmore, Budget Analyst Debbie Brown, Chief Librarian Terri Pope, Director of Recreation Shawn Everitt, Director of Engineering & Public Works Reg Russwurm, Chief Building Official Greg Miller and Planners Shawn Postma and Bryan Pearce.

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

- **Approval of Agenda**

Moved by: Joe Halos                      Seconded by: Michael Martin

THAT the Agenda of June 9, 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 as listed on the Agenda save Councillor Halos with regard to Item B.2.2, and his membership in the Thornbury Business Improvement Area.

- **Previous Minutes**

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

THAT the Committee of the Whole minutes of June 9, 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 noted below:

- B.7.1 Water Section Operations Update, January to April 2014, EPW.14.035
- B.7.2 Annual Solid Waste Report, 2013, EPW.14.042
- B.11.1 Planning & Building Services Department Pending Business List – May 2014, PL.14.56
- B.11.2 By-Law Enforcement: Short Term Accommodation Activity – April 2014, BL.14.18
- B.11.3 By-law Enforcement Activity – April 2014, BL.14.19
- B.11.4 Building Permit Activity – April 2014, B.14.06

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



## **B.2.2 2014 Thornbury Business Improvement Area Levy, FIT.14.33**

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

THAT Council receive Staff Report FIT.14.33 “2014 Thornbury Business Improvement Area Levy” for information purposes.

AND THAT Council enact a By-law to Levy a Special Charge upon Rateable Property in the Thornbury Business Improvement Area, Carried.

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

None

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

None

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

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

B.5.1 John Slocombe, Branch Manager, Vice-President  
Gamsby and Mannerow, Engineers  
Re: Thunderhill Development Assessment of Public Works

John provided a presentation regarding the Thunderhill Development, engineering assessment of public works. John noted that the Thunderhill works were never assumed by the Town, further noting that the sanitary system is owned and operated by Castle Glen Development Corp. John noted that the works must be improved before the Town will assume.

John then spoke regarding the objectives and purpose of the engineering assessment study. John noted that Gamsby and Mannerow are establishing the baseline conditions and identifying deviations from the design criteria, identifying and assessing various road, drainage and sewer improvement alternatives, developing a cost recovery framework, supporting stakeholders and the Town by providing alternatives to aid in the decision making regarding potential assumption of the Works.

John then spoke regarding the technical assessment and reviewed the summary of deficiencies of the roads in Castle Glen. John noted that a list of alternatives have been identified for the roads and the drainage.

John then spoke regarding the road / drainage combinations and construction cost estimates.

John then spoke regarding street lighting alternatives, and provided a summary of the sewer deficiencies and alternatives.

John noted Council could consider establishing a sewer replacement reserve for the Thunderhill development, further noting the principle is full cost recovery and sustainable funding to be set aside for the future replacement of the sanitary system.

John then provided the preliminary recommendations, being roads to the MTO Standard, improved ditching and road crossings (minimum MTO Standard) for drainage, Town standards for intersection lighting, replace entire sewage collection system to the Town's standards, and an engineering assessment, for a total estimated cost of \$3,080,500.

John then spoke regarding cost recovery objectives and reviewed three scenarios, and spoke regarding next steps.

Councillor Halos then thanked John for his presentation, and questioned if the sewers were replaced, would Castle Glen connect to the Town's sewer system, John replying yes, and that the lagoons would be decommissioned.

## **B.6 Staff Reports**

### **B.6.1 Southern Georgian Bay War of 1812 Bicentennial Committee Request, DOR.14.24**

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

THAT Council receive Report DOR.14.24 entitled "Southern Georgian Bay War of 1812 Bicentennial Committee Request", for information purposes;

AND THAT Council approve the request for Relief to the Noise By Law for Tuesday August 12<sup>th</sup>, 2014 from 4p.m. until 9p.m. for the purposes of re-enactment of a War of 1812 period battle re-enactment at Bayview Park 60 Bay Street, Thornbury;

AND THAT Council approve the request for overnight camping for Tuesday August 12<sup>th</sup> and departing Wednesday August 13<sup>th</sup>, 2014 and that overnight camping be limited to those individuals participating in the 1812 Activities, Carried.

### **B.6.2 Parks Use By-law Consolidation, DOR.14.16**

Moved by: Gail Ardiel                      Seconded by: R.J. Gamble

THAT Council receive Staff Report DOR.14.16 entitled "Parks Use By-law Consolidation";

AND THAT Council endorse the consolidation of the Thornbury Harbour within the Parks Use By-Law as proposed;

AND THAT Council direct Town staff to proceed to a Public Meeting in accordance with the Town's Provision of Notice Policy so as to receive comments related to amending Town Parks Use By-law No. 2008-44 so as to include provisions for the management, controls, regulations, maintenance and usage of all parklands, trails, open space properties and other public facilities owned, managed or leased by the Town of The Blue Mountains, Carried.

### **B.6.3 Winter Control Equipment Replacement, EPW.14.034**

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

THAT Council receive Staff Report EPW.14.034 entitled "Winter Control Equipment Replacement";

AND THAT Council direct Staff to prepare the Draft 2015 Capital Budget to provide for the replacement of the 2005 International Snowplow and continue with the 6 month contracted Road and Drainage Operator, Lost.

**B.6.4 Assumption By-law for Alta Subdivision Phase 1 Registered Plan 1127, EPW.14.040**

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

THAT Council receive Staff Report EPW.14.040, "Assumption By-law for Alta Subdivision Phase 1 Registered Plan 1127";

AND THAT Council enact a By-law to approve full acceptance and assumption of the public works constructed and installed within Registered Plan 1127, less Blocks 67, 72, 73 which are lands for Alta Subdivision Phase 2, Carried.

**B.6.5 Assumption Bylaw for Alpine Flatlands Subdivision Registered Plan 1126, EPW.14.006**

Moved by: John McKean                      Seconded by: Gail Ardiel

THAT Council receive Staff Report EPW.14.006, "Assumption By-law for Alpine Flatlands Subdivision Registered Plan 1126";

AND THAT Council enact a By-law to approve full acceptance and assumption of the public works constructed and installed within Registered Plan 1126, less Block 25, Carried.

**B.6.6 Hwy 26 / GR2 / Clark St Intersection Environmental Assessment – Re-evaluation of Clark Street Potential Realignment Locations, EPW.14.041**

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

THAT Council receive Staff Report EPW.14.041, Hwy 26 / GR2 / Clark St Intersection Environmental Assessment – Re-evaluation of Clark Street Potential Re-alignment Locations for their information, 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 Water Section Operations Update – January to April 2014, EPW.14.035**

THAT Council receives Report EPW.14.035 entitled "Water Section Operations Update – January to April 2014" for their information, Carried.

**B.7.2 Annual Solid Waste Report 2013, EPW.14.042**

THAT Council receive Staff Report EPW.14.042 entitled "Annual Solid Waste Report 2013" 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**

**B.9.1 Escarpment Biosphere Conservancy**

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

THAT Council recognize Robert Barnett of the Escarpment Biosphere Conservancy, present, to speak regarding agenda item B.10.3 Application for Consent, B01-2014 Judith Skeoch, Carried.

Mr. Barnett spoke noting he is speaking regarding Agenda item B.10.3 "Application for Consent B01-2014-Judith Skeoch, Part Lot 14, Concession 7, Part 1, RP 16R-5947; Parts 1, 2 and 3, RP 16R-7051; 6<sup>th</sup> Line". Mr. Barnett noted that he appreciates the staff recommendation, but noted he has concern with recommendation #4 requiring the Applicant to enter into an agreement with the Town for the financial contributions for the installation of a parking lot, to the satisfaction of the Town. Mr. Barnett noted that land trusts allow conservation severances, and that there is no funding provided from the Province.

Mr. Barnett noted that the Conservancy protects many acres of ecological parcels. Mr. Barnett noted that the subject property will not provide Bruce Trail connectivity, so a parking lot is not necessary. The property will be monitored, but a parking lot is not required. Mr. Barnett noted that the main mission of the conservancy is to protect the land, and that the \$20,000 cost to construct a parking lot would cause a hardship to the Conservancy. Mr. Barnett then noted that the Ms. Skeoch is giving up \$100,000 of land value.

Mr. Barnett then requested that Council set aside recommendation #4 regarding the parking lot, further noting that the Conservancy would like to work Council to protect the land.

Deputy Mayor McKinlay then spoke noting that he supports the conservation of land and is a strong advocate for Bruce Trail users, but noted that parking lots are required to get the Bruce Trail users off the roadside, for their safety and protection. Duncan then noted he does not believe it is fair to request the land owner fund the cost for a parking lot. Mr. Barnett responded that the Bruce Trail has had success in the creation of parking lot and is happy to work with Council on the creation of a parking lot.

Councillor McKean then spoke concurring with Deputy Mayor McKinlay and noted that the land being donated is land locked and does not front a road, so Council should not ask the landowner to fund the cost of a parking lot.

**B.10 Staff Reports**

**B.10.1 Application for Site Plan Approval, Orchards parking Lots at Blue Mountain Resorts Consideration of Designating a One-Way Street, PL.14.59**

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

THAT Council receive Staff Report PL.14.59 "Application for Site Plan Approval, Orchards Parking Lots at Blue Mountain Resorts, Consideration of Designating a One-way Street, File Number P1589" and;

THAT Council direct Staff to proceed to a Public Meeting in order to consider a By-law to designate a portion of Claire Glen Road One-way only during the winter ski season, Carried.

**B.10.2 Thornbury Meadows (Formerly Telfer Homes Inc.) Ontario Municipal Board Update and Zoning By-law Number, Town Plot Lot 4, Napier W/S Town of The Blue Mountains, PL.14.60**

Moved by: D.R. McKinlay

Seconded by: R.J. Gamble

THAT Council receive Staff Report PL.14.60 "Thornbury Meadows, (Formerly Telfer Homes Inc.), Ontario Municipal Board Update and Zoning By-law Number, Town Plot Lot 4, Napier W/S, Town of The Blue Mountains"; and,

THAT Council assign By-law Number 2014-37 for administrative and tracking purposes to the Zoning By-law Amendment approved by the Ontario Municipal Board and attached to the February 14, 2014 Ontario Municipal Board Order as Attachment 1, Carried.

**B.10.3 Application for Consent B01-2014- Judith Skeoch, Part Lot 14, Concession 7, Part 1, RP 16R-5947; Parts 1, 2 and 3, RP 16R-7051; 6<sup>th</sup> Line, Town of The Blue Mountains, PL.14.62**

Moved by: John McKean

Seconded by: D. R. McKinlay

THAT Council receive Planning Staff Report PL.14.62 respecting "Application for Consent B01-2014 – Judith Skeoch; Part Lot 14, Concession 7; Part 1, RP 16R-5947; Parts 1, 2 and 3, RP 16R-7051; 6<sup>th</sup> Line; Town of The Blue Mountains";

AND THAT Council authorize Consent No. B01-2014, subject to the following conditions:

1. That the Applicant meet all the requirements, financial and otherwise of the Town.
2. That the Applicant provide a description of the land which can be registered in the Land Registry Office.
3. That the Owner grant a conservation easement pursuant to the *Conservation Land Act*, for access to the severed parcel to the satisfaction of the Town.
4. That the Notice of Conservation Easement Agreement in favour of Bruce Trail Conservancy be referenced in the deed, as per Section 17.1 of said Agreement.
5. That all conditions noted above shall be fulfilled within one year of the decision so that the Town's Clerk is authorized to issue the Certificate of Consent pursuant to Section 53(42) of the *Planning Act*, Carried.

**B.10.4 Thornbury Yacht Club "Sail for Hope" Noise By-law Relief Request, BL.14.21**

Moved by: D.R. McKinlay

Seconded by: R.J. Gamble

THAT Council receive Staff Report BL.14.21 "Thornbury Yacht Club "Sail for Hope" Noise By-law Relief Request";

AND THAT Council grant the request for relief from the provisions of the Noise By-law on Sunday August 24, 2014 from 16:00 hours to 19:30 for a guitar player in the pavilion, a bag piper and a small band under the tent during dinner, Carried.

**B.10.5 Blue Mountain Village Association – Noise By-law Exemption Request, BL.14.20**

Moved by: R.J. Gamble                      Seconded by: D. R. McKinlay

THAT Council receive Staff Report B.13.20 “Blue Mountain Village Association – Noise By-law Exemption Request”;

AND THAT Council grant the request for relief from the provisions of the Noise By-law on July 4 and 5, 2014 for the Jazz Event for a two to four piece jazz band to play at Copper Blues, C&A Steak Co., Tholos and Firehall Pizza, until 1:00 a.m. each night, Carried.

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

**B.11.1 Planning & Building Services Department Pending Business List – May 2014, PL.14.56**

THAT Council receive Staff Report PL.14.56 respecting “Planning & Building Services Pending Business List – May 2014” for information purposes, Carried.

**B.11.2 By-law Enforcement: Short Term Accommodation Activity – April 2014, BL.14.18**

THAT Council receive Staff Report BL.14.18 “By-law Enforcement: Short Term Accommodation Activity – April 2014” for information purposes, Carried.

**B.11.3 By-law Enforcement Activity – April 2014, BL.14.19**

THAT Council receive Staff Report BL.14.19 “By-law Enforcement Activity – April 2014” for information purposes, Carried.

**B.11.4 Building Permit Activity – April 2014, B.14.06**

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

THAT Council receive Staff Report B.14.06 “Building Permit Activity: April 2014” for information purposes, Carried.

**B.12 Correspondence, if any**

None

**C. 5:00 PM Public Meetings / Deputations**

**C.1 Statutory Public Meetings**

**C.1.1 Public Meeting: Proposed Draft Plan of Subdivision, Draft Plan of Condominium, Official Plan Amendment and Zoning By-Law Amendment  
Re: Sleepy Hollow Developments Inc. East**

Duncan noted that 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.



Deputy Mayor McKinlay read the Notice of Public Meeting for a proposed Draft Plan of Subdivision, Draft Plan of Subdivision, Draft Plan of Condominium, Official Plan Amendment and Zoning By-law Amendment.

Duncan noted this is further to the Notice of Complete application dated March 4, 2014;

Duncan noted that the Corporation of the County of Grey has delegated the holding of the Public Meeting for the Draft Plan of Subdivision and Draft Plan of Condominium to the Corporation of the Town of The Blue Mountains;

Duncan noted that the Committee of the Whole of Council of the Corporation of the Town of The Blue Mountains will hold a PUBLIC MEETING in the TOWN HALL COUNCIL CHAMBERS, 32 MILL STREET, THORNBURY, ONTARIO, COMMENCING 5:00 P.M. ON THE 9<sup>th</sup> DAY OF JUNE, 2014, for the purpose of considering an Application for Draft Plan of Subdivision, Draft Plan of Condominium, Official Plan Amendment and Zoning By-law Amendment.

Duncan noted that the purpose of these applications is to consider a development proposal for an eight lot Plan of Subdivision on the subject lands. Six new residential lots are proposed along a Common Elements Condominium Road extending east from Salzburg Place, one residential lot is proposed off of Sleepy Hollow Road, and one large lot is proposed to be retained for open space and future development purposes.

Duncan noted that the effect of the proposed Official Plan Amendment is to re-designate the subject lands from the Residential Infilling 'RI' designation to the Recreational Residential 'RR' Designation.

Duncan noted that the effect of the proposed Zoning By-law Amendment is to re-zone the subject lands from the Development 'D' zone to the Residential 'R3' zone, Private Open Space 'OS2' zone and Development 'D' zone (with an exception to permit the continued use of an existing tennis court).

Duncan noted that in support of these applications, the County of Grey and the Town of The Blue Mountains have received the following: a Site Plan, Future Development Plan, Draft Plan of Subdivision, Environmental Impact Study, Archaeological Study, Functional Servicing and Stormwater Management Report, Hydraulic Modelling Report, and a Planning Justification Report.

Duncan noted that the lands affected by these applications are owned by Sleepy Hollow Developments Inc. The subject lands are legally described as CON 3 PT LOT 21 RP 16R3337 PART 4; Town of The Blue Mountains.

Duncan noted that any person may attend the future public meeting and/or make written or verbal representation either in support of or in opposition to the proposed Plan of Subdivision, Plan of Condominium, Official Plan Amendment and/or Zoning By-law Amendment.

Duncan noted that if a person or public body does not make oral submissions at a public meeting or make written submissions to the County of Grey in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body is not entitled to appeal the decision of Grey County to the Ontario Municipal Board.

Duncan noted that if a person or public body does not make oral submissions at a public meeting or make written submissions to the County of Grey in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there is reasonable grounds to do so.

Duncan noted if a person or public body does not make oral submissions at a public meeting or make written submissions to the Town of The Blue Mountains in respect of the proposed Official Plan Amendment and/or Zoning By-law Amendment before Council gives or refuses to give approval to the Official Plan Amendment and/or Zoning By-law Amendment, the person or public body is not entitled to appeal the decision of the Town of The Blue Mountains to the Ontario Municipal Board.

Duncan noted if a person or public body does not make oral submissions at a public meeting or make written submissions to the Town of The Blue Mountains in respect of the proposed Official Plan Amendment and/or Zoning By-law Amendment before Council gives or refuses to give approval to the Official Plan Amendment and/or Zoning By-law Amendment, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there is reasonable grounds to do so.

Duncan noted additional information relating to the proposed Plan of Subdivision application may be obtained by contacting the County of Grey at 595 9<sup>th</sup> Avenue East, Owen Sound, Ontario, N4K 3E3 or by phone at 519-376-2205 or 1-800-567-4739 or by visiting the County website at <http://www.grey.ca/services/planning-development/new-planning-applications/sleepy-hollow--developments/>

Duncan noted if you wish to be notified of the decision of the County of Grey in respect to the proposed Plan of Subdivision, you must make a written request to the County of Grey at the address listed above.

Duncan noted additional information relating to any of the proposed applications may also be obtained by contacting the Town of The Blue Mountains Planning and Building Services Department located at 32 Mill Street, Thornbury, Ontario N0H 2P0 or by phone at 519-599-3131 Ext.248 or by visiting the Town of The Blue Mountains Website at <http://www.thebluemountains.ca/planning-development-proje.cfm>.

The Clerk noted that Notice of the Public Meeting was made in accordance with the provisions of the Planning Act and in response, comments were received from Grey Sauble Conservation Authority, area residents, Karen McGhee and Tim Jones.

Planner Shawn Postma reviewed the Application and identified the location of the property. Shawn noted Council are receiving comments this evening and that no decision will be made by Council tonight. Shawn noted that Council will review the conformity to the County Official Plan, Town Official Plan, Provincial Policy Statement, density and open space requirements and will report back to Council at a later date.

Andrew Pascuzzo, consultant, spoke noting he is representing Sleepy Hollow Developments Inc. Andrew noted that the pond is a man-made pond, and that the surrounding uses are mainly residential. Andrew noted that the client wishes to retain the pond.

Andrew noted that the lands are currently designated R1 and that one new lot is being requested, and that the application for a condominium road has been removed from the application. Andrew noted the road will be designed to a municipal standard and that the guidelines will be met. Andrew confirmed that stormwater management will not be directed to the pond.

Andrew then spoke noting this is good planning, referencing infill development and buffering.

Councillor McKean questioned the depth of the pond and where it outlets, Andrew replying 30 feet deep and that there is an outlet to the north and one to Grey Road 19.

Deputy Mayor McKinlay questioned if there are surface springs to the pond, Andrew replying it is a groundwater pond.

Councillor Ardiel questioned if there are deer yards in this area, Andrew replying that deer pass through this area. Gail then questioned if significant tree cutting is proposed, Andrew replying that there are no trees where the units are proposed, further noting there are very few trees being removed.

Gail then questioned if walking trails are proposed, Andrew replying no, that the lots will be privately owned.

Gail then questioned when this application was originally made, Andrew replying that this is a new development.

Councillor McKean then referenced the west boundary of the property and questioned if there is a reserve between the lots, Director of Engineering and Public Works, Reg Russwurm replying that there is some history on drainage of this ditch, further noting this will be looked at and included in a subsequent report.

Councillor Halos then questioned if the Salzburg cul-de-sac boundaries will be adjusted because of the relocation of the cul-de-sac, Reg replying that yes there will be reconstruction of the curb.

Katherine Gyles, resident at Salzburg Place, spoke questioning the implication of a condominium road. Andrew spoke in response noting that at the time of application the applicant went through the condominium plan application, but is now removing this from the application. Andrew noted that the cul-de-sac will be a municipal street. Ms. Gyles expressed concern for the safety of small children and for the deer that live in the area, the fish and turtles in the pond. Ms. Gyles noted that the management of the water is a concern and noted the health and safety of the community should be a priority.

Dave Castell, resident at 110 Salzburg Place, spoke questioning if a sign should be erected on the subject lands when a Planning Act application has been received. Shawn spoke in response noting the notice of application was circulated to landowners within 120 metres of the subject lands and was advertised in the newspaper in accordance with the terms of the Planning Act. Mr. Castell noted that the notice referenced site plan and zoning, further noting there is some confusion with the open space design of Lot 7. Shawn noted this will be clarified in the followup staff report. Mr. Castell then noted he has concerns with compliance with the official plan and the open space.

Damian Bassett, resident at 102 Dolomite Court, spoke noting he supports Ms. Jones comments. Mr. Bassett then questioned if the applicant considered using Lot 8 for access rather than the proposed configuration, Andrew spoke in response noting that yes, this was considered, but that it would have been difficult because of the grade, pond and environmental issues of traffic near the pond. Andrew then noted that the client is building custom homes over the next ten to twenty years. Damian noted that he has a concern with the condominium road proposal, Andrew spoke in response noting that the condominium road is not being considered now, and that the applicant can meet the Town's municipal road standards.

Michelle McCarthy, 117 Innsbruk Lane, spoke noting this street was a dead end street, and the subject land was a natural property. Ms. McCarthy noted that the property values are anywhere from \$800,000 to \$2,000,000 on this street. Ms. McCarthy noted that deer water and feed at the pond on the property, and that the Dolomite lot has water issues. Ms. McCarthy noted that the topography on lots 1, 2 and 3 is steep and that a natural landscape should be maintained. Ms. McCarthy noted that the pond is 40% open space and is for the exclusive use of the owner, further noting that this cannot satisfy the open space requirements. Ms. McCarthy noted that the archaeological impact is a concern, further noting that fossils have been found on this property. Ms. McCarthy then noted that market saturation is a concern, and noted that this area is overdeveloped with many undeveloped lots in the area.

Ms. McCarthy noted that less expensive homes would have a negative effect on current property values in the area. Ms. McCarthy expressed concern for the safety of children in the area and that construction trucks are a concern. Ms. McCarthy requested that the applicant consider using the Sleepy Hollow lot for access to the proposed development.

John O'Brien, resident at 124 Sleepy Hollow, questioned what will happen to Lot 8, Andrew replying that this lot is vacant and is an access point through to the subject lands, and will be sold as a lot.

Pat Reiner, resident at 117 Salzburg Place, spoke noting there are at least a dozen deer in that area, and noted there is concern as to how long it will take to construct the streets in the area. Reg Russwurm, Director of Engineering and Public Works, spoke noting removal of the cul-de-sac could be completed within two months of the start date. Pat then questioned what will happen to the berm on the subject lands, Reg replying that part will have to be leveled for road works. Pat then questioned if the properties will be short term accommodation or fractional ownership properties, Shawn replying that short term accommodation units are not permitted in this area.

Ron Jube, resident on Grey Road 119, spoke noting he backs onto the proposed Lot 4, and noted there are deer on the subject lands, and that there is much runoff from the stormwater management natural/flow.

As no one further wished to speak, Deputy Mayor McKinlay 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 Agenda**

Staff

None

**E. Notice of Meeting Dates**

Council Meeting, June 23, 2014 7:00 pm  
Town Hall, Council Chamber

Committee of the Whole Meeting, June 30, 2014 1:00 pm  
Town Hall, Council Chamber

**F. Adjournment**

Moved by: R.J. Gamble                      Seconded by: Gail Ardiel

THAT this Committee of the Whole meeting does now adjourn at 6:17 p.m. to meet again June 30, 2014, 1:00 pm, Town Hall, Council Chamber, or at the call of the Chair, Carried.

.....  
D.R. McKinlay, Deputy Mayor

.....  
Corrina Giles, Town Clerk