



Minutes

The Blue Mountains, Committee of the Whole Meeting

Meeting Date: June 26, 2017
Meeting Time: 1:00 p.m.
Location: Town Hall, Council Chambers
Prepared by: Corrina Giles, Town Clerk

A. Call to Order

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

Also in attendance were CAO Troy Speck, Director of Community Services Shawn Everitt, Director of Infrastructure & Public Works Reg Russwurm, Director of Planning and Development Services Michael Benner, Director of Finance and IT Services Ruth Prince, Deputy Treasurer/Manager of Accounting & Budgets Sam Dinsmore, Manager of Human Resources Jennifer Moreau, Communications & Economic Development Coordinator Elizabeth Cornish, Director of Enforcement Services & Fire Chief Rob Collins, Manager of Development Engineering Brian Worsley, Manager of Water and Wastewater Alison Kershaw, Cindy Weir Library CEO, Facility Manager Aaron McMullen

Committee then paused for a Moment of Reflection

▪ Approval of Agenda

Moved by: Michael Martin Seconded by: John McGee

THAT the Agenda of June 26, 2017 be approved as circulated, including any items added to the Agenda, Carried.

Mayor McKean and Council welcomed Alison Kershaw to the Town as the new Manager of Water and Wastewater Services, and Cindy Weir as Interim CEO of the Library.

▪ Declaration of Pecuniary Interest and general nature thereof

Mayor McKean declared a conflict as it relates to Agenda item B.10.4 "Application for Deeming By-law, Sonia Fabbri", and a family member's employment.

▪ Previous Minutes

Moved by: Michael Martin Seconded by: Joe Halos

THAT the Committee of the Whole minutes of May 15, 2017 and June 5, 2017, 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:

- **B.3.1 2017 Compensation Review, FAF.17.83**
- **B.3.2 Monthly Financial Report – May 2017, FAF.17.85**
- **B.11.1 Planning Applications – Month of May, 2017, PDS.17.52**

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: R. J. Gamble Seconded by: John McGee

THAT the Consent Agenda of June 26, 2017 be adopted as circulated, less any items requested for separate review and discussion, being Agenda item B.3.1 2017 Compensation Review, FAF.17.83, Carried.

B. Staff Reports, Deputations, Correspondence

Finance, Administration, Enforcement and Fire Reports

To be chaired by Councillor John McGee

B.1 Deputations, if any

B.1.1 Deputation – Andrew Siegwart, Blue Mountain Village Association (BMVA) Re: Update from BMVA and Workforce Development Issues

Andrew Siegwart of the Blue Mountain Village Association thanked Council for hearing his deputation. Andrew confirmed he is the President of Blue Mountain Village Association (“BMVA”). Andrew provided an overview of BMVA referencing over 1300 members, including home owners, resort owners, retailers, restaurateurs, land owners & developers and associate members. Andrew noted that this diverse group has a mandate to bring all together for the best experience of our guests.

Andrew noted that the Village has 2.5M visitors per year.

Andrew spoke regarding growth trends from 2012 to 2016, noting that lodging revenue has grown by 43% and Village property values have grown by about \$30 per square foot. Andrew noted that retail and food and beverage has grown by 37%, more than double the industry average.

Andrew spoke regarding the employment impact of Blue Mountain Village Members, noting that 2800 people are employed in the winter months, and that 2200 are employed in the summer, with 40% full time, 30% seasonal, 30% part time seasonal, 25% supervisory/management and 75% being customer/visitor facing. Andrew noted that the disciplines are diverse and that the efforts support secondary economy, including landscapers, finance, engineers, real estate, etc.

Andrew then spoke regarding the labour shortages, noting that currently there are 150 vacancies at the village, 80% are part time, 20% full time, and that currently in the area there are 500 to 700 unfilled positions.

Andrew noted offering private shuttles, tuition reimbursement, staff housing and hiring fairs help with the staffing shortage. Andrew noted that labour shortages continue and that peak seasons have become extremely difficult to service, further noting that last summer and fall saw record visitation and sales.

Andrew then spoke regarding economic risks, and noted that the lack of ability to properly service growing demand will equal lost revenue. Large traffic drivers may cut back, with a trickle-down impact on smaller businesses.

Andrew spoke regarding the industry action plan to advocate for Regional Task Force, develop attainable housing strategy, invest in regional transit connectivity and cycling, high school outreach, support local post-secondary program development, strengthen regional operator learning networks, best practices and benchmarking, increase flexible childcare options.

Andrew provided recommendations to Council, including the consideration of future investments in regional transit networks and increased service levels and connection points on the current link to Collingwood, attainable housing, safe cycling route between the Village and Collingwood, continue supporting the business community by facilitating networks to share best practices and continue participating and support for South Georgian Bay Labour Supply Task Force.

Councillor Halos spoke thanking Andrew for his presentation, and questioned reference to a staff housing program. Andrew spoke noting there are two different approaches, noting that some employers have employees stay with them in their homes, or purchase second homes for staff. Andrew noted that larger employers source suites for their employees. Andrew noted that there is no staff housing built here, further noting that they are working with real estate, and noted that seasonal housing should be developed for staff.

Mayor McKean spoke noting that with respect to transit and the action plan, that when roads are rebuilt at the County level, that all County roads will now include paved shoulders.

Andrew spoke noting that the Municipality of Meaford has shown a willingness to develop housing, though no transit is available to Meaford. Andrew noted that housing and transit must be linked.

Deputy Mayor Ardiel spoke noting that the County of Simcoe has released the freeze on childcare spots in Simcoe County, and questioned reference to the need for 24-hour childcare. Andrew spoke in response noting that this is an opportunity for economic growth, further noting that if we share entrepreneurial issues, we can grow together.

Councillor Gamble spoke noting there is a lack of available parking at the Village, Andrew spoke noting that the resort has parking also available at the top of the hill, and concurred that parking is a challenge 12 to 15 days of the year when the resort is very busy.

Councillor Seguin questioned the day to day operation of Blue Mountain Village Association. Andrew spoke in response noting that BMVA is responsible for safety, facilities, cleanliness, gardens, underground infrastructure at the Village, and protection of the Village assets to ensure they last. Andrew noted that BMVA is responsible for programming, festivals and events. Andrew noted that BMVA serves the members of BMVA.

Lindsay Ayers, Blue Mountain Resorts, spoke noting there are a lot of optics with parking, further noting Blue Mountain worked with the municipality and the County to develop a parking lot management system last winter.

Councillor Martin thanked Andrew for his report, noting that being responsible for 3000 employees is monumental. Michael questioned if the labour shortage has an economic impact, Andrew spoke in response noting that business owners are exhausted at the end of the winter as they often do not have backup.

Andrew noted that BMVA is committed to sharing more visitor information with Council.

Councillor McGee thanked Andrew for his deputation.

B.2 Staff Reports

B.2.1 2018 Budget, FAF.17.72

Moved by: Michael Seguin Seconded by: Joe Halos

THAT Council receive Staff Report FAF.17.72, entitled "2018 Budget";

AND THAT Council direct staff to prepare a base budget for 2018 that will support the Town's current level of service at a cost of no more than 3% (both operating and capital) over the 2017 Budget, Carried.

B.2.2 Jill Kitchen, 143 Marsh Street - Noise By-law Exemption Request, FAF.17.87

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

THAT Council receive Staff Report FAF.17.87 “Jill Kitchen, 143 Marsh Street – Noise By-law Exemption Request”; and

THAT Council grant the request for relief from the provisions of the Noise By-law for a wedding on July 15, 2017 at 143 Marsh Street, Clarksburg, from 4:00 p.m. to 1:30 a.m. with a DJ playing music inside the event tent, Carried.

B.2.3 Sisi Thornbury, 27 Bruce St. S – Noise By-law Exemption Request, FAF.17.86

Moved by: Michael Seguin Seconded by: John McKean

THAT Council receive Staff Report FAF.17.86 “Sisi Thornbury, 27 Bruce St. S – Noise By-law Exemption Request”; and

THAT Council grant the request to permit noise until 11:00 p.m. as follows:

- Saturday July 15th and Saturday August 19th, 2017 – noise from a three to four-piece band, and;
- Sunday August 27th, 2017 – noise from a DJ for a wedding reception

The music will be played on the outdoor patio which is enclosed on four sides and accessed through the restaurant, Carried.

B.2.4 Short Term Accommodation (STA) Licensing Committee Appointment – Appeal numbers CEAPP2017-036, CEAPP2017-172 – Hearing date September 8, 2017, FAF.17.77

Moved by: John McKean Seconded by: Gail Ardiel

THAT Council receive Staff Report FAF.17.77 Short Term Accommodation (STA) Licensing Committee Appointment – Appeal numbers CEAPP2017-036, CEAPP2017-106 and CEAPP2017-172 - Hearing date September 8, 2017;

AND THAT Council appoint:

1. Deputy Mayor Ardiel
2. Councillor John McGee
3. Councillor Michael Martin
4. Councillor Joe Halos (alternate)

to act as the STA Licensing Committee for the September 8, 2017 Appeal Hearing, Carried.

B.2.5 Federation of Canadian Municipalities Grant Application, FAF.17.71

Moved by: Gail Ardiel Seconded by: Michael Martin

THAT Council receive Staff Report FAF.17.71, entitled “Federation of Canadian Municipalities Grant Application”;

AND THAT Council approve the Facility Condition Analysis Project Plan for the Municipal Asset Management Program grant application with a budget of \$74,000, Carried.

B.2.6 Ontario Small Urban Municipalities (OSUM) Conference, FAF.17.80

Moved by: John McKean Seconded by: Gail Ardiel

THAT Council receive staff report FAF.17.80, entitled "OSUM Conference";

AND THAT Council direct that the balance of the 2017 OSUM Funds shall be disbursed as follows:

1. Keep Family Foundation \$5000;
2. Marsh Street Centre \$11,500;
3. The Blue Mountains Attainable Housing Corporation \$13,500;
4. Meaford Hospital \$15,000;
5. Collingwood General & Marine Hospital \$15,000, Carried.

B.2.7 Corporate Vehicle Policy Review, FAF.17.82

Moved by: John McKean Seconded by: Michael Martin

THAT Council receive the Staff Report FAF.17.82 "Corporate Vehicle Policy Review" for information;

AND THAT Council approve the staff recommended revisions to the revised policy as to the Attachment to FAF.17.82 Corporate Vehicle Policy Review, Carried.

B.3 Finance, Administration, Enforcement and Fire "Information Reports" and correspondence to be considered in the adoption of the Consent Agenda

B.3.1 2017 Compensation Review, FAF.17.83

Moved by: Michael Martin Seconded by: Joe Halos

THAT Council receive the Staff Report FAF.17.83 "2017 Compensation Review" for information purposes, Carried.

B.3.2 Monthly Financial Report – May 2017, FAF.17.85

THAT Council receive Staff Report FAF.17.85, entitled "Monthly Financial Report – May 2017" for information purposes, Carried.

B.4 Correspondence, if any

None

Community Services and Infrastructure & Public Works Reports To be chaired by Councillor Joe Halos

B.5 Deputations, if any

B.5.1 Deputation – Matt Jackson, Manager of Municipal Affairs, Union Gas Re: Natural Gas Grant Program

Matt Jackson spoke noting that Union Gas is the second largest natural gas utility, further noting that Union Gas would like to expand into additional communities in The Blue Mountains. Matt noted that natural gas is low cost, reliable and clean source of natural gas. Matt noted that Union Gas is regulated by the Ontario Energy Board.

Matt noted the province is helping to expand natural gas access to more communities in Ontario through the Ontario Natural Gas Grant Program, and noted what the expansion will look like. Matt noted that a resolution of Council expressing support is required.

Reg Russwurm, Director of Infrastructure and Public Works spoke regarding Swiss Meadows' water system, noting it is mixed with the municipal and private systems. Reg noted that there may be future costs if the natural gas works are installed.

Moved by: Gail Ardiel Seconded by: Michael Martin

WHEREAS access to natural gas infrastructure is limited in parts of the Town of The Blue Mountains and increased access will provided more affordable and reliable energy;

AND WHEREAS expanding access to natural gas within the Town of The Blue Mountains is a key strategic priority supported by Council;

AND WHEREAS access to natural gas for residents, farms and business will provide an economic advantage;

AND WHEREAS natural gas access can provide residents on higher-emitting fuels with a lower carbon energy source that will help reduce greenhouse gas emissions;

THEREFORE BE IT that the Council of the Town of The Blue Mountains formally support an application submitted by a natural gas distributor or supplier to the Government of Ontario, for a grant from the provincial Natural Gas Grant Program, to expand the natural gas system to service unserved areas of the Town of The Blue Mountains; and

THAT Council supports making a financial contribution towards the proposed project in an amount equivalent to the property tax that would be recovered on the new natural gas infrastructure for a period of ten years as per the natural gas grant program requirements;

THAT a copy of this resolution be forwarded along with the application to Ontario's Natural Gas Grant Program, Carried.

B.6 Staff Reports

B.6.1 L.E. Shore Memorial Library Steel Roof Investigation, CSPW.17.060

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

THAT Council receive Staff Report CSPW.17.060 entitled "L.E. Shore Memorial Library Steel Roof Investigation";

AND THAT Council approve the creation of a capital budget for the replacement of the steel roof sections on the L.E. Shore Memorial Library for \$437,500;

AND THAT Council approve funding the capital budget from the Capital Replacement Levy Reserve;

AND THAT Council approve a \$10,000 repair budget to be used as required,

AND THAT Council direct staff to provide Council with a staff report prior to the construction contract being awarded with options, Carried.

B.6.2 Air Quality Testing at 177 Bruce Street Update, CSPW.17.075

Moved by: John McKean Seconded by: R. J. Gamble

THAT Council receive Staff Report CSPW.17.075 entitled "Air Quality Testing at 177 Bruce Street Update";

AND THAT Council approve the creation of a \$50,000 budget for the demolition of 177 Bruce Street, to be funded from the Library Asset Management Reserve Fund, Carried.

B.6.3 Beaver Valley Community Centre Expansion Request, CSPW.17.073

Moved by: John McKean Seconded by: Michael Martin

THAT Council receive Staff Report CSPW.17.073 entitled “Beaver Valley Community Centre Expansion Request” for information purposes only;

AND THAT Council direct staff to correspond with the Thornbury PickleBall Club to confirm that Council declines the request to expand the Beaver Valley Community Centre at this time; Carried.

B.6.4 Bridge Flower Program, CSPW.17.076

Moved by: Michael Martin Seconded by: John McGee

THAT Council receive Staff Report CSPW.17.076 entitled “Bridge Flower Program;

AND THAT Council direct staff to include an operational program sheet with options for consideration for the Bridge Flower Program through the 2018 Budget process, Carried.

B.6.5 Environmental Sustainability Fund, CSPW.17.064

Moved by: John McGee Seconded by: Gail Ardiel

THAT Council direct that Staff Report CSPW.17.064, “Environmental Sustainability Fund” be brought back to a future Committee of the Whole meeting with more detail, Carried.

B.6.6 Leachate Management EA – Notice of Completion, CSPW.17.072

Moved by: Michael Martin Seconded by: John McGee

THAT Council receive Report CSPW.17.072, “Leachate Management EA – Notice of Completion”,

AND THAT Council approve the issuance of the Notice of Completion for the Landfill Leachate Management Environmental Assessment subject to favorable comments and commitments forthcoming from the Saugeen Ojibway Nation as determined by the Director of Infrastructure and Public Works, Carried.

B.6.7 Consideration to Sell Unopened Louisa Street East Road Allowance East of Wellington Street South, CSPW.17.053

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

THAT Council receive Staff Report CSPW.17.053 entitled “Consideration to Sell Unopened Louisa Street East Road Allowance East of Wellington Street South”; and

THAT Council decline the request to consider selling the unopened Louisa Street East road allowance east of Wellington Street South, Carried.

B.6.8 Budget Increase Request – Craigleith Main Sewage Lift Station Valve Replacement, CSPW.17.066

Moved by: Michael Martin Seconded by: John McGee

THAT Council receive Staff Report CSPW.17.066 entitled, “Budget Increase Request – Craigleith Main Sewage Lift Station Valve Replacement”;

AND THAT Council authorize increasing the project budget for the valve replacement by \$26,100 from \$110,000 to \$136,100;

AND THAT Council authorize funding the increase using the Wastewater Asset Replacement Reserve Fund, Carried.

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

None

B.8 Correspondence, if any

None

**Planning & Development Services Reports
To be chaired by Deputy Mayor Gail Ardiel**

B.9 Deputations, if any

**B.9.1 Deputation – Bruce Taylor, Chair, The Blue Mountains Attainable Housing Corporation
Re: Update on The Blue Mountains Housing Corporation, Housing Committee and to Apprise Council of Changing Life Styles in Housing**

Bruce Taylor spoke as Chair of The Blue Mountains Attainable Housing Corporation (“Corporation”). Bruce spoke regarding the business activities of the Corporation and noted the “Secondary Suite Program” has been launched, and that the Corporation is making progress to bring awareness to the Program. Bruce noted that the Corporation is attempting to improve the rental program in The Blue Mountains, further noting that there is a lack of rental housing in the area.

Bruce then spoke regarding the “Down Payment Assistance Program” of the Corporation, further noting that this program is aimed at those individuals that currently rent in The Blue Mountains and those that live beyond our borders, perhaps even as far south as the GTA. Bruce noted that the Program is designed to give those wishing an opportunity to live here, but cannot afford to do so, a “hand up” into home ownership in the Town of The Blue Mountains.

Bruce noted The Blue Mountains Attainable Housing Corporation is a non-profit corporation charged with implementing attainable housing solutions in the Town of The Blue Mountains. Bruce noted that The Housing Committee was and still is a separate Committee charged with brain storming ideas for bringing solutions for housing to The Blue Mountains. Bruce noted that with the lack of committee members, Council has asked the Corporation to take on the tasks of the Housing Committee. Bruce then reviewed the Corporation’s Strategic recommendations to be researched, including 1) reduce development charges for those new construct homes that are deemed to be attainable 2) reduce municipal charges for those new construct homes that are deemed to be attainable 3) a longer term project – study the feasibility of the Town of The Blue Mountains building social or attainable homes 4) reduce municipal costs for providing water and sewer to seniors living in The Blue Mountains using a means test for those in need of help to stay and age in place 5) prepare a partner proposal for Grey County to supply affordable housing in The Blue Mountains 6) collaborate with development partners in the private sector including acquiring lands and developing housing.

Bruce then spoke regarding the changes in housing lifestyles, referencing the trend of co-housing and co-housing neighbourhoods. Bruce noted that co-housing is shared home ownership, renovated to suit the aging owners with a comfortable place to grow old. Bruce noted that each owner has an undivided freehold interest in the home and each co-owner is registered as a Tenant in Common on the title/deed. Co-owners control all aspects of operating the entire home, and each resident contributes to, and is accountable for household decisions.

Bruce spoke regarding Co-housing neighbourhoods, noting that residents own their own individual homes clustered around a “common house” with shared amenities.

Councillor Halos thanked Mr. Taylor for the update from The Blue Mountains Attainable Housing Corporation, noting that it is great to see the successes of the Corporation.

Deputy Mayor Ardiel questioned what guidelines are in place for the Programs, Bruce noted that a housing study has been completed in The Blue Mountains. Bruce noted that the home prices are very high in The Blue Mountains. Bruce noted that the price-point is \$400,000, and that up to \$100,000 annual income is permitted per owner. Bruce confirmed that the homes must be in The Blue Mountains.

Bruce then retired from the meeting.

B.10 Staff Reports

B.10.1 Thornbury Meadows – Street Names, PDS.17.53

Moved by: John McGee Seconded by: Michael Martin

THAT Council receive Staff Report PDS.17.53 “Thornbury Meadows – Street Names” and

THAT Council reserve the following Street names in accordance with the Town’s Street Naming Policy (Appendix “A”) for the Thornbury Meadows Site Plan:

Street A: Warbler Way

Street B: Cardinal Crescent

Street C: Dove Drive, Carried.

B.10.2 Peel Street Sanitary Sewage Pumping Station Upgrades, PDS.17.66

Moved by: John McKean Seconded by: Joe Halos

THAT Council receive Staff Report PDS.17.66 entitled, “Peel Street Sanitary Sewage Pumping Station Upgrades”;

AND THAT Council approve creating budget for upgrades to the Peel Street Sanitary Sewage Pumping Station and the Thornbury Water Treatment Plant in the amount of \$275,000;

AND THAT Council approve funding \$60,000 from the Water Asset Replacement Reserve Fund, \$169,000 from the Wastewater Asset Replacement Reserve Fund, and \$46,000 from the Lora Bay Sewer Development Charge Reserve Fund, Carried.

B.10.3 Second Nature Phase 1, Application to Remove Holding ‘-h’ Symbol, Collingwood Con 1, Pt Lots 17 and 18 RP 16R5057 Part 5 16R7246 Part 3 16R7299 Part 17, PDS.17.63

Moved by: Joe Halos Seconded by: John McGee

THAT Council receive Staff Report PDS.17.60, entitled “Second Nature Phase 1, Application to Remove Holding ‘-h’ Symbol, COLLINGWOOD CON 1 PT LOTS 17 AND 18 RP 16R5057 PART 5 16R7246 PART 3 16R7299 PART 17”; and

THAT Council enact a By-law to remove the Holding ‘-h’ Symbol for the Second Nature Phase 1 lands, Carried.

B.10.4 Application for Deeming By-law, Sonia Fabbri, Lot 17 and Lot 18, Plan 1070 (Liisa’s Lane) Town of The Blue Mountains, PDS.17.65

Mayor McKean, having earlier declared a conflict regarding Agenda item B.10.4, vacated the Council Chamber

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

THAT Council receive Staff Report PDS.17.65, entitled “Application for Deeming By-law, Sonia Fabbri, Lot 17 and Lot 18, Plan 1070 (Liisa’s Lane), Town of The Blue Mountains”; and

THAT Council enact a Deeming By-law pursuant to Section 50(4) of the Planning Act, so as to deem Lot 17 and Lot 18 of Plan 1070 as not being registered lots within a Plan of Subdivision, Carried.

B.10.5 Zoning Amendment for new Commercial Uses (BVO), PDS.17.54

Moved by: John McKean Seconded by: John McGee

THAT Council receive Staff Report PDS.17.54 “Zoning Amendment for new Commercial Uses (BVO)” for the lands known as Plan 99, Lots 3, 9 and Part of Lot 10 (64 Bruce Street South), and

THAT Council enact a Zoning By-law Amendment to change the property’s zone to the Downtown Commercial with Exception 54 with a Holding Symbol (C1-54-h), to permit limited Downtown Commercial Uses on the property, Carried.

B.10.6 Zoning Amendment Application – Bed and Breakfast (Anna Aagaard), PDS.17.55

Moved by: John McGee Seconded by: R. J. Gamble

That Council receive Staff Report PDS.17.55 “Zoning Amendment Application for B&B (Aagaard)” for the lands known as Plan 440 Part of Block C (138 Bayview Avenue), and

That Council enact a Zoning By-law Amendment to permit the use of a Bed and Breakfast Establishment of up to two guest rooms, in the existing dwelling, Carried.

B.10.7 Cottages at Lora Bay (Blevins) Phase 3 and 4 – Red-Lined Revisions and Zoning By-law Amendment, PDS.17.62

Moved by: Michael Martin Seconded by: Joe Halos

THAT Council postpone Staff Report PDS.17.62 “Cottages at Lora Bay (Blevins) Phase 3 and 4 – Red-Lined Revisions and Zoning Bylaw Amendment” to the August 21, 2017 Committee of the Whole meeting, Carried.

B.10.8 Application for Removal of Holding ‘-h’ Symbol Trailwoods Phase 3, PDS.17.60

Moved by: John McKean Seconded by: R. J. Gamble

THAT Council receive Staff Report PDS.17.60 “Application for Removal of Holding ‘-h’ Symbol, Trailwoods Phase 3” and;

THAT Council enact a By-law so as to remove the Holding ‘-h’ symbol from those lands described as Part of Lots 35 and 36, Concession 10, former Township of Collingwood, Town of The Blue Mountains, Carried.

B.10.9 Building Division Additional Vehicle, PDS.17.61

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

THAT Council receive Staff Report PDS.17.61, entitled “Building Division Additional Vehicle”; and

THAT Council authorize the creation of a budget item of \$25,000 for the purchase of a vehicle for the Building Division, with the budget item to be funded from the Building Rate Stabilization Reserve Fund, Carried.

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

B.11.1 Planning Applications – Month of May, 2017, PDS.17.52

THAT Council receive Staff Report PDS.17.52 “Planning Applications – Month of May, 2017” for information purposes, Carried.

B.12 Correspondence, if any

None

C. 5:00 PM Public Meetings / Deputations

Mayo McKean noted under the authority of the *Municipal Act, 2001* and in accordance with Ontario’s *Municipal Freedom of Information and Protection of Privacy Act* (MFIPPA), The Corporation of the Town of The Blue Mountains wishes to inform the public that all information including opinions, presentations, reports and documentation provided for or at a Public Meeting, Public Consultation, or other Public Process are considered part of the public record. This information may be posted on the Town’s website and or/ made available to the public upon request.

C.1 Statutory Public Meetings

C.1.1 Public Meeting: Application for Zoning Amendment and Red-lined Revision to Draft Plan – Second Nature Phase 2

Mayor McKean read the Notice of Public Meeting, Application for Zoning Amendment and Red-Lined revision to Draft Plan, property location: Part of Lot 17, Concession 1 (former Township of Collingwood) 42T-94004.

Mayor McKean noted that the applicants are proposing a major plan revision to amend the approved Draft Plan for subdivision 42T-94004, known as Second Nature Phase 2. This revision proposes a revised road pattern and lot layout, referred to as a red-lined revision. In order to achieve these revisions an amendment to the existing zoning by-law is required. Approval for the Red-lined Revision rests with the County of Grey. Approval of the Zoning Bylaw Amendment rests with the Town of The Blue Mountains. The purpose of the revision is to increase the number of units from 154 to 179 single family homes.

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

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

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

After reviewing the application and any comments received, Town staff will bring a recommendation on this project to a future Council meeting.

If a person or public body does not make oral submissions at a public meeting or make written submissions to Town of The Blue Mountains before the by-law is passed or before the County of Grey makes a decision on the revisions to the draft plan, the person or public body is not entitled to appeal the decision of Council's to the Ontario Municipal Board.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to Town of The Blue Mountains before the by-law is passed or to the County of Grey before a decision on the revisions to the draft plan, 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 are reasonable grounds to do so

The Clerk noted that notice of the public meeting was given in accordance with the Planning Act, and that in response, comments were received from Grey County Planning Department, Grey County Transportation Services, Community Services, Historic Saugeen Metis, John Casey & Wilda Alford, Bluewater District School Board, Hydro Onwe

Michael Benner, Director of Planning and Development Services spoke noting what is being proposed for Phase 2 of Second Nature Development. Michael noted that the revision proposes a revised road pattern and lot layout, referred to as a red-lined revision. In order to achieve these revisions, an amendment to the existing zoning bylaw is required.

Michael noted that this is the start of the process, and that all comments will be received, staff will review all reports, and that a further staff report will be included on a future Committee of the Whole agenda.

Councillor Martin spoke referencing the lot fabric and questioned if the density is permitted through bonus density. Michael Benner spoke noting that yes, a portion was through bonus density, further noting that bonus density is no longer permitted.

Councillor Halos spoke questioning if the increase in lot numbers is as a result of bonusing, Michael Benner noting that in 2012 density numbers are less than what was originally approved.

Krystin Rennie, Consultant with Georgian Planning Solutions, spoke noting she is the agent for the developer, and noted that the purpose of the public meeting is to receive comments from the public. Krystin noted that a zoning by-law amendment is required to implement the zoning amendments. Krystin noted that the developer is proposing to swap open space lands for increased lot layout and road pattern.

Councillor McGee questioned if the density of 212 units is inclusive of all phases, Krystin spoke in response noting that the density is for this phase only, further noting that Plateau East is all part of the original draft application, and that the number of units is well below the number of units approved for the entire block.

Robert Phillips, 124 Crestview Court spoke noting that the density is very high and questioned if a traffic analysis has been completed. Mr. Phillips noted that he does not have access to the golf course as a resident, though it is open space. Krystin spoke in response noting that the original plan had a traffic impact study completed, further noting that the open space will not be developed as it is considered green space.

Robert Phillips then questioned emergency services access, noting that there is one entrance/exit for this development. Krystin noted that there will be two entrances/exits for this development as it will connect to the Windfall development.

James Warrener, 215 Snowbridge Way, spoke noting he has no comments, but would like clarity regarding the entrances, and if it will be at the north end. Krystin spoke in response noting that there will be a connection to sanitary sewer, and that there will be a walkway to Snowbridge.

Councillor Seguin spoke questioning if the County requires turning lanes at the intersections. Randy Scherzer, Grey County, Director of Planning, spoke noting that yes there is consideration for turning lanes, and that this development was originally approved by the province in the 1990s. Randy noted that there have been significant improvements at Jozo Weider including intersection improvements. Michael Benner noted that the red-line revisions will accommodate lanes.

Councillor Seguin questioned if the road connection to Jozo Weider will be four lanes, Michael Benner spoke in response noting that it is not proposed to be four lanes, further noting that the road will look like Jozo Weider with landscaping improvements and pedestrian paths.

Councillor Seguin questioned if the Second Nature entrance will have a boulevard, Michael Benner replying that there is a centre lane. Deputy Mayor Ardiel spoke noting boulevards are a challenge for snowplows.

Councillor Martin spoke referencing the increase in units from 154 to 179, being 10 units per hectare, and questioned if there is an increase in land? Michael Benner spoke in response noting that this will be addressed in the followup report.

Councillor Halos spoke referencing the Blue Mountain Village Association deputation earlier this evening, noting that the Village Association supports increased density for employment opportunities.

James Warrener spoke regarding the link to Snowbridge, noting significant pedestrian problem as the trail is a dead-end at Jozo Weider, and asked that this be reviewed at this location. Michael Benner spoke in response noting that staff are looking into the existing Jozo Weider pedestrian path.

As no one further wished to speak, Mayor McKean declared this public meeting to be closed.

C.2 Deputation

None

D. New and Unfinished Business

D.1 Notice of Motion (Council)

None

D.2 Additions to the Agenda

None

E. Notice of Meeting Dates

Council Meeting, July 10, 2017, Town Hall, Council Chambers

Committee of the Whole Meeting, August 21, 2017
Town Hall, Council Chambers

F. Adjournment

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

THAT this Committee of the Whole does now adjourn at 6:04 p.m. to meet again on August 21, 2017, Town Hall, Council Chambers, or at the call of the Chair, Carried.

John McKean, Mayor

Corrina Giles, Town Clerk