

MINUTES The Blue Mountains Committee of the Whole Meeting



MEETING DATE: June 27, 2016
MEETING TIME: 10:15 a.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 Infrastructure & Public Works Reg Russwurm, Director of Community Services Shawn Everitt, Director of Planning and Development Services Michael Benner, Director of Finance & IT Services Ruth Prince, Manager of Accounting and Budgets Sam Dinsmore, Communications & Economic Development Coordinator Elizabeth Cornish, Manager of Human Resources Jennifer Moreau, Manager of Building and By-law Greg Miller, Manager of Roads and Drainage Jim McCannell, Senior Policy Planner Shawn Postma, Planner Bryan Pearce

Committee then paused for a Moment of Reflection.

▪ Approval of Agenda

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

THAT the Agenda of June 27, 2016 be approved as circulated, including any items added to the Agenda, the Clerk noting that Agenda item "B.6.7 Request to Sell a Portion of the 6th Line Road Allowance, CSPW.16.101" was pulled from the Agenda, Carried.

▪ Declaration of Pecuniary Interest and general nature thereof

Councillor Joe Halos declared a pecuniary interest regarding Agenda item B.10.10 Sign By-law Review Committee with respect to one of the applicants and his business interests.

▪ Previous Minutes

Moved by: Gail Ardiel Seconded by: Michael Martin

THAT the Committee of the Whole minutes of June 6, 2016, 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 Building Department 2015 Year End, FAF.16.63**
- **B.3.2 Monthly Financial Report – May 2016, FAF.16.52**
- **B.7.1 Cross Connection Control Program Update, CSPW.16.081**
- **B.11.1 Thornbury C1 Zone – Commercial Accommodation, PDS.16.89**

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 27, 2016 be adopted as circulated, less any items requested for separate review and discussion, being Agenda item B.11.1 Thornbury C1 Zone – Commercial Accommodation, PDS.16.89, Carried.

B. Staff Reports, Deputations, Correspondence

Finance, Administration and Fire Reports

To be chaired by Councillor Michael Seguin

B.1 Deputations, if any

B.1.1 Moira McIntyre, Slalom Gate Shop Limited

Re: Capital Sewer Charge to Slalom Gate Shop Limited, Lot 26 RP16R6771

Moira McIntyre spoke on behalf of Slalom Gate at 105 Wensley Drive, further noting that she resides at 17 Slalom Gate Road.

Moira noted that on March 30, Slalom Gate received a letter from the Town regarding capital charges that were being assessed against the property in the amount of \$16,077.11 and that a public meeting was being scheduled and that a by-law would be passed. Moira noted that the Slalom Gate had no issue with the \$16,077.11 charge.

Moira noted that in mid-May Slalom Gate received a notice that the Slalom Gate property would be deemed to be three equivalent resident units and the capital charges would be \$48,231.33, three times the amount shown on the March 24 notice.

Moira noted that Craig McIntyre of Slalom Gate had discussions with Manager of Water and Wastewater Services John Caswell regarding the matter. Mr. Caswell noted that he had discussions with former owner Bill Dennis several years ago who had advised that there was potential in the building to have two residential units besides the store unit. Craig confirmed that Mr. Dennis was not an owner, but was an employee at the time. Moira noted that she has worked for Slalom Gate for over 20 years and that the building has always been just one unit. Moira noted that the second floor has side entrance with a small galley kitchen for staff, washroom, office space for accounting staff and two to three rooms for stock. Moira noted that there is another staircase to the third floor where stock is stored, further noting there is no bathroom on the third floor.

Moira noted that Slalom Gate are requesting that Council review this matter and that the request for payment of \$48,231.33 be rescinded and changed to \$16,077.11 as noted on the March 24, 2016 correspondence.

Mayor McKean spoke questioning if the three units are not used, could the charge for the second and third units be deferred until they are used for residential units. Sam Dinsmore spoke in response noting that yes, the two units could be deferred and if the use changes in the future that Slalom Gate could be charged for the units at that time. Director of Finance and IT Ruth Prince noted that since 2012, the Slalom Gate building has been classed as three units, further noting that both Manager of Water and Wastewater Services John Caswell and Development Engineering Technologist Tom Gray both visited the site and deemed the building to be three units. Ruth noted that the owner confirmed this with John and Tom.

Councillor Seguin spoke questioning if MPAC has declared the building to be three units, Ruth spoke in response noting that MPAC has nothing to do with this, further noting that when Infrastructure and Public Works and Consultant, CC Tatham, notified the owners, that this building was always classed as three units.

Councillor Martin spoke noting that he understands that the charge is for potential use of property, and that this is the way the by-law is constructed. Moira confirmed that there is no one living in the building, and requested that the charge for two units be deferred.

Deputy Mayor Ardiel spoke noting she has been in the building and confirmed that there are no tenants in the building.

Moved by: Gail Ardiel Seconded by: Michael Martin

THAT Council acknowledge receipt of the deputation of Moira McIntyre on behalf of Slalom Gate regarding the capital sewer charge to Slalom Gate Shop Limited;

AND THAT Council direct staff to provide a report on the request of Slalom Gate to rescind the charge for three commercial units at Conc. 5 PT Lot 26, RP 16R6771, Town of The Blue Mountains in the total amount of \$48,231.33, and replace with a charge for one commercial unit, in the amount of \$16,077.11, Carried.

B.2 Staff Reports

B.2.1 2016 Capital Asset Replacement Levy Allocation, FAF.16.58

Moved by: Joe Halos Seconded by: Michael Martin

THAT Council receive Staff Report FAF.16.58, entitled "2016 Capital Asset Replacement Levy Allocation";

AND THAT Council approve the creation of a Capital Asset Replacement Levy Reserve;

AND THAT Council approve Policy POL.COR.16.XX, entitled "Capital Asset Replacement Levy", Carried.

B.2.2 2017 Budget, FAF.16.54

Moved by: John McKean Seconded by: Gail Ardiel

THAT Council receive Staff Report FAF.16.54, entitled "2017 Budget";

AND THAT Council direct staff to prepare a base budget for 2017 that will support the Town's current level of service at a cost of no more than 2% over the 2016 Budget, Carried.

Moved by: John McKean Seconded by: Gail Ardiel

THAT with respect to Staff Report FAF.16.54, entitled "2017 Budget", Council direct staff on any new services to be included for consideration in the 2017 Budget Review process through the use of the Budget Addition report;

AND THAT any addition or reduction in service shall be recommended to Council at the proposed Budget Review Meetings, separate of the Base Budget with descriptions, estimates, and financial impact for Council's deliberation, Carried

B.2.3 2017 Council and Committee of the Whole Meeting Dates and Vacation Schedule, FAF.16.62

Moved by: Michael Martin Seconded by: John McGee

THAT Council receive Staff Report FAF.16.62 “2017 Council and Committee of the Whole Meeting Dates and Vacation Schedule”; and

THAT Council approve the 2017 Council and Committee of the Whole Meeting Dates and Vacation Schedule as attached to the within staff report, Carried.

B.2.4 Appointment of Youth Representative for the Economic Development Advisory Committee , FAF.16.66

Moved by: John McGee Seconded by: Gail Ardiel

THAT Council receive Staff Report FAF.16.66 ‘Appointment of Youth Representative for the Economic Development Advisory Committee’;

AND THAT Council appoints Tracey Johnston as Youth Representative to the Economic Development Advisory Committee, Carried.

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

B.3.1 Building Department 2015 Year End, FAF.16.63

THAT Council receive Staff Report FAF.16.63, entitled “Building Department 2015 Year End” for information purposes, Carried.

B.3.2 Monthly Financial Report – May 2016, FAF.16.52

THAT Council receive Staff Report FAF.16.52, entitled “Monthly Financial Report – May 2016” for information purposes, Carried.

B.4 Correspondence, if any

None

**Community Services and Infrastructure & Public Works Reports
To be chaired by Councillor Michael Martin**

B.5 Deputations, if any

B.5.1 Patti & Peter Norris

Re: Proposed Uses of Waterfront Properties (Cameron Street)

Patti Norris spoke noting she and her husband wish to address the Committee regarding access to Georgian Bay and the proposed uses of waterfront properties. Patti noted that for several years, they have requested that the rocks be removed in the access points, further noting that they have owned the property at 112 Cameron Street for 21 years and now reside here full time.

Patti then provided a number of photographs of the access point at Cedar Street, further noting that her husband has maintained this access point for many years by cutting the grass, removing fallen trees and poison ivy. Patti noted that the access point has not always been as treacherous to use as it is now, further noting that erosion, time, and new construction in the area has pushed the rocks into the access point. Patti noted that she and her husband are respectful to the waterfront and noted that the neighbouring homes to the access point are 70 metres and over 60 metres away from this waterfront access point.

Patti noted that they believe the rocks have been piled on the waterfront to deter people from using the access point, further noting that they have been trying for over eight years to rectify this.

Patti noted that former Clerk, Stephen Keast, tried to rectify this problem a few years ago and created an unfettered use of the beach. Patti noted that Mr. Everitt, Director of Community Services has represented the Town well and has witnessed how challenging it is to navigate the water through the rocks on the waterfront. Patti noted that the adjacent land owner demanded a work crew leave the access point when contracted to do work at the waterfront on the access point.

Patti noted that another neighbour on the south side of Cameron Street has forwarded correspondence to Council noting similar concerns, further noting this correspondence is included at Agenda item B.8.1 on this agenda.

Peter Norris then spoke noting that waterfront owners object to others using the waterfront access points. Peter noted that he and his wife are looking for 20' of access to the water so that they don't have to climb over the rocks, further noting he believes the cost would be in the neighbourhood of \$500 to \$750 to move the rocks to the side.

Councillor Seguin questioned if the Norris' have deeded access to the waterfront. Shawn Everitt spoke in response noting that this is Cedar Street and it is a public access point.

Councillor Halos spoke noting it is very important for all to have access to the water and questioned why a private land owner would demand a work crew leave the site. Shawn spoke in response referencing the June 14 Council Workshop that some area residents are pleased with the access points, and some are not happy at all. Shawn noted that adjacent property owners are often concerned that the access point will become a party place with campfires, and that a sign will be erected that identifies the area as a beach. Shawn noted that the Parks Use By-law does not allow campfires on access points, further noting there are other controls in place that will not allow parking or partying on these sites. Shawn noted there are 27 water accesses and that 3 access points are used by the public and local residents. Shawn then referenced the "Friends Of" model that is being used with the Norris' as they are stewards of the property.

Deputy Mayor Ardiel spoke questioning if the neighbouring property owners are new property owners adjacent to this site, Shawn spoke in response that the owners are long time owners, further noting that they are aware that this is a public lane.

Mayor McKean questioned if the property has been surveyed, Shawn spoke in response noting that the property accesses were surveyed two years ago.

Councillor McGee questioned if the shorefront along Cameron Street is private or public, Shawn replying that the land along the shore is private along Cameron Street, but that walking in the water along Cameron Street is ok. Shawn confirmed that Cedar Street is shown as a 20' lane on a plan of subdivision, and is similar to other shorelines.

Councillor Martin thanked Mr. and Mrs. Norris for their deputation

B.5.2 Lucy Richmond

Re: Current Environmental Assessment "Highway 26 Corridor from Grey Road 19 to Grey Road 21"

Lucy Richmond thanked the Committee for hearing her deputation. Lucy noted that an environmental assessment has been completed on Highway 26, specifically referencing the area from Grey Road 19 to Grey Road 21. Lucy noted that she has communicated with the Ministry of Transportation ("MTO") many times on the issue of safety in this area.

Lucy noted the MTO has indicated that the shoulders would be partially paved in this location, but that after reviewing the contractor's drawings, Lucy has determined that there are long stretches of fully paved shoulders along the whole corridor from Osler Bluff Road to Thornbury. Lucy noted that the MTO have advised that this is a simple maintenance change, but that in accordance with the definitions of the Ontario Provincial Standards for Roads and Public Works, that she believes this to be a major change. Lucy is concerned about cars passing on the right with the fully paved shoulders.

Lucy has asked the MTO to reverse the decision to fully pave the shoulders to partially paving them to be in compliance with the Environmental Assessment process and guidelines. The MTO has advised Lucy that the speed would not be reduced from 80 km to 60 km. Lucy then spoke regarding the Automated Speed Limit Guidelines Spreadsheet used by the MTO to determine the appropriate speed for a road, noting that when the specifics of Highway 26 are entered into this spreadsheet, that it identifies an appropriate speed of 70 km for Highway 26.

Lucy noted that she is asking that at the conclusion of the MTO Municipal Class Environmental Assessment that Council and staff be prepared to respond to the report to assure that the overarching principles of the Environmental Act be adhered to, that the Municipal Environmental Assessment practitioners follow all the laws and guidelines set out in the Environmental Assessment documents, that safety be explicitly addressed for roadwork, that any work planned as a result of the Environmental Assessment be monitored for compliance with the recommendations of the Environmental Assessment process during the bidding process, and that the process of preparing final construction documents and drawings be in compliance with the bidding process.

The Clerk noted that Director of Infrastructure and Public Works Reg Russwurm had a previous commitment and was unable to be present for the depositions of Ms. Richmond and Mr. Hayward. Reg provided the following statement "that the deputation material has been forwarded to R.J. Burnside who is undertaking the Municipal Class Environmental Assessment in the Craigeith Area and to the Ministry of Transportation for their information and response as appropriate. Several of the concerns have been identified by the project team already and are being addressed. Interested residents will have opportunity to comment on the material presented at the Public Information Centre expected this fall. Even after that, there will still be opportunities to comment on the study findings as the EA process unfolds to completion.

Lucy spoke in response noting that she is hopeful that Council will be prepared to report on the interests of the constituents to the Environmental Assessment report.

B.5.3 Joseph Hayward

Re: Craigeith Highway 26 Traffic Uses

Mr. Hayward spoke noting that he lives in Craigeith and noted that he wishes to address the Highway 26 traffic issues. Mr. Hayward noted that Highway 26 has been under reconstruction since the spring of 2015 by the Ministry of Transportation.

Mr. Hayward noted that because of the construction, the speed has been reduced to 60 km on Highway 26 between the intersections of Grey Road 21 through to Grey Road 40 and there has been double solid yellow lines.

Mr. Hayward questioned why a signalled intersection was installed at the intersection of Georgian Peaks and Highway 26, why a traffic signal was not installed at Highway 26 and Mac's Milk and why the new road construction does not include real bike lanes.

Mr. Hayward noted that residents need action, and asked that the speed limit along Highway 26 between County Roads 21 and 40, be reduced to 60 km.

Mayor McKean spoke noting that the reason traffic lights are installed at Georgian Peaks is because a portion of the costs was paid for by the development. Mayor McKean noted that he spoke with the consultant and that turning lanes will be installed on Highway 26 and that the completion date will be the end of August.

Councillor Halos spoke noting that there have been issues with the crossing of the Georgian Trail over Highway 26, and that the Town has commented on the Environmental Assessment. Mr. Hayward noted that he would like the Mayor to write a letter to the MTO to reduce the speed on Highway 26.

Deputy Mayor Ardiel spoke noting that the Province does not always act on all comments received, and that we can hope for the best.

B.6 Staff Reports

B.6.1 Youth Friendly Designation, CSPW.16.097

Moved by: Gail Ardiel Seconded by: Joe Halos

THAT Council receive Staff Report CSPW.16.097 entitled "Youth Friendly Designation";

AND THAT Council direct Staff to consider the application process needs for designation as a Youth Friendly Community in the 2017 proposed budget, Carried.

B.6.2 Delphi Point (Lower Whitby FM) ANSI Parks Management Plan, CSPW.16.098

Moved by: Joe Halos Seconded by: Michael Seguin

THAT Council receive Staff Report CSPW.16.098 entitled "Delphi Point (Lower Whitby FM) ANSI Parks Management Plan";

AND THAT Council direct Staff to include the development of a comprehensive Parks Management Plan for all public lands contained in the Delphi Point (Lower Whitby FM) ANSI area including all public lands adjacent to the ANSI designated area for consideration in the Town's proposed 2017 budget, Carried.

B.6.3 Dissolution of Georgian Trail Board of Management, CSPW.16.099

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

THAT Council receive Staff Report CSPW.16.099 entitled "Dissolution of Georgian Trail Board of Management";

AND THAT Council support the dissolution of the Georgian Trail Board of Management and assume direct operation and management of the apportioned section of the Georgian Trail under direct ownership of the Town of The Blue Mountains, Carried.

B.6.4 Authorization to Execute the 2016 Centurion Agreement with The Blue Mountain Village Association, CSPW.16.102

Moved by: Michael Seguin Seconded by: John McGee

THAT Council receive Report CSPW.16.102 entitled "Authorization to Execute the 2016 Centurion Agreement with the Blue Mountain Village Association";

AND THAT Council authorize the Mayor and Clerk to execute a Centurion Agreement with the Blue Mountain Village Association, Carried.

B.6.5 Maintenance Gravel Budget Requirements, CSPW.16.096

Moved by: Joe Halos Seconded by: John McKean

THAT Council receive Staff Report CSPW.16.096 entitled Maintenance Gravel Budget Requirements;

AND THAT Council grant pre-approval of the 2017 Roads and Drainage Operations Budget for the purchase of maintenance gravel at a total budgeted amount of \$300,000;

AND THAT Council directs Staff to tender in the fall of 2016 for the purchase of maintenance gravel to allow for spring 2017 placement of gravel.

AND THAT Council direct Staff to include \$25,000 increases in the 2018 and 2019 Operating Budget for Council's consideration, Carried.

B.6.6 Award of Tender 2016-15-T-IPW for the Supply and Delivery of One (1) new Tandem Snowplow Truck, CSPW.16.095

Moved by: John McGee Seconded by: Gail Ardiel

THAT Council receive Report CSPW.16.095 entitled "Award of Tender 2016-15-T-IPW for the Supply and Delivery of One (1) new Tandem Snowplow Truck";

AND THAT Council authorize the purchase of a 2017 Freightliner Tandem Axle Snowplow from Currie Truck Center for the tendered price of \$269,877.16 excluding HST with a contingency of \$4,000 for a total purchase cost of \$273,877.16, Carried.

B.6.7 Request to Sell a Portion of the 6th Line Road Allowance, CSPW.16.101

Agenda item B.6.7 was pulled from the Agenda at the request of the solicitor for Mr. Mantella

B.6.8 Camperdown Road – Consideration to Assume Winter Maintenance on Seasonal Portion of the Road, CSPW.16.085

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

THAT Council receive Staff Report CSPW.16.085 entitled "Camperdown Road – Consideration to Assume Winter Maintenance on the Seasonal Portion of the Road";

AND THAT Council refuse to undertake winter maintenance on the deviation portion of Camperdown Road in Lot 25, Concession 7 as shown on registered plan 16R-3803.

AND THAT Council direct Staff to prepare an extension to the by-law to restrict the common law right of passage by non-resident motor vehicles on the deviation portion of Camperdown Road in Lot 25, Concession 7 as shown on registered plan 16R-3803 from November 30, 2016 until May 15, 2021 during the winter season, Carried.

B.6.9 Preparing Clarksburg Servicing for Funding, CSPW.16.086

Moved by: Joe Halos Seconded by: John McGee

THAT Council receive Staff Report CSPW.16.086 entitled “Preparing Clarksburg Servicing for Funding”;

AND THAT Council direct Staff to include Clarksburg Servicing Needs Assessment within the draft 2017 Capital Plan in an amount of \$50,000 for consideration during the development of the 2017 Capital Budget, Carried.

B.6.10 Hidden Lake Road Area Environmental Assessment – Engineering Services, CSPW.16.092

Moved by: John McKean Seconded by: John McGee

THAT Council receive Staff Report CSPW.16.092 entitled “Hidden Lake Road Area Environmental Assessment – Engineering Services”;

AND THAT Council approve the award of the Environmental Assessment and Preliminary Design for the Hidden Lake Road Area (2016-12-P-IPW) to C.C. Tatham and Associates Ltd. in the amount of \$163,715 excluding HST, consisting of \$155,715 upset cost estimate plus \$8,000 fee contingency,

AND THAT the Mayor and Clerk be authorized to execute the Contract Documents for the Environmental Assessment and Preliminary Design for the Hidden Lake Road Area (2016-12-P-IPW) with C.C. Tatham and Associates Ltd., Carried.

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

B.7.1 Cross Connection Control Program Update, CSPW.16.081

THAT Council receive Staff Report CSPW.16.081 entitled, “Cross Connection Control Program Update” for their information, Carried.

B.8 Correspondence, if any

B.8.1 Liz Falconer Re: Deeded Access on Cameron Street

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

THAT Council of the Town of The Blue Mountains acknowledges receipt of the correspondence from Liz Falconer regarding deeded access on Cameron Street, Carried.

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

B.9 Deputations, if any

B.9.1 Kristine Loft, Loft Planning

Re: Request for the Sale of an Unopened Road Allowance – Bay Street West and Victoria Street South, Town of the Blue Mountains

Kristine Loft spoke noting she is the consultant for Ms. Abbotts, the owner of Lots 35 to 39 and abuts the unopened road allowances at Bay Street West and Victoria Street South. Kristine noted that Ms. Abbotts is investigating options for development on the lands.

Kristine noted these lands directly abut the unopened road allowances of Bay Street West and Victoria Street South. Kristine noted that Ms. Abbotts is interested in developing the land holding and at this time are investigating the options for development on the lands.

Kristine noted that the lands are designated and zoned for residential development and that there are options for the development of the lands. Kristine noted that the lands could be developed as they exist today, either with or without additional zoning permissions, the lands could be developed in conjunction with the opening of the unopened road allowances being Bay Street West and Victoria Street South, or the lands could be developed and include the unopened road allowance which is the preferred option of Ms. Abbotts.

Kristine noted that the Bay Street and Victoria Street unopened road allowances are vacant lands that are generally located in the westerly quadrant of the municipality and are an "L" shape, with the Bay Street road allowance traversing general west and east, and the Victoria Street road allowance travels generally north and south.

Kristine noted that these properties are considered as one contiguous parcel of land identified as having a lot area of .639 hectares (1.58 acres). The lands abut or are adjacent to residential lands to the north, west and east, and to the Abbotts lands to the south that are vacant residential lands.

Kristine noted that the lands to the north and west are single detached residential, the lands to the east are multiple residential (condo development) and the lands to the south are vacant residential.

Kristine noted that in her opinion, the highest and best use of the unopened road allowance would be to develop the lands with the unopened road allowance and the Abbotts lands, as one residential development. Kristine noted that both the Abbotts lands and the unopened road allowance are designated as Residential and are zoned Residential R1. Kristine noted that R1 zoned lands permit only single detached units in addition to accessory structures, further noting that any future development beyond R1 would require a public process through a zoning by-law amendment and a subdivision application.

Kristine noted that the current Abbotts land holding would permit a residential subdivision, however the additional lands provide a number of benefits to a future development including allowing the increase in width of the lots to more similarly match adjacent existing development, permits double-lotting of one internal road network versus single-lotting a new road, avoids single lotting a new road that would then potentially create a road abutting existing residential. Kristine noted that the additional road allowance lands would eliminate the potential for the unopened road allowance to be opened as a maintained municipal public road that could create double lot frontage for the existing residential homes along Lakeshore Road, creates a more viable development with proper site planning, including the ability to double lot a newly proposed road that would not create nuisance situations (like creating a road in the backyard of existing development), new residential lots both similar to existing development and an infill situation whereby the lot is surrounded by residential uses. Kristine noted that this would create a situation of back yards on backyards with no street lights in the backyards of the existing Lakeshore Road homes and no double road frontages for those same neighbours.

Kristine noted that the additional lands would benefit the future development of the Abbotts lands by increasing the overall lot area of the development thereby permitting greater flexibility in lot sizes and dimensions, daylighting triangles, road standards, stormwater management and parkland.

Kristine noted that increasing the overall width of the Abbots land holding, therefore providing the ability to increase the depth of proposed lots while providing a required road width, allowing lot depths to be compatible with the visual character of the community, allow sufficient buffering or distance separation via backyards with adjacent uses.

Kristine requested that Council authorize staff to proceed in the review of their request to consider the sale and disposition of the unopened road allowances, further noting it is their opinion that if they work in conjunction with staff, that a development concept can be determined that would facilitate the development of a new residential infill site that is both sensitive to the concerns of the Lakeshore residents, while meeting the Official Plan policies which support residential infill projects in Thornbury.

B.9.2 Doug Hackbart

Re: Potential Development of Vacant Land / Green Space, Including Unopened Road Allowance

Doug Hackbart spoke noting he represents a large group of residents from Lansdowne Street North, Huron Street West and Lakeshore. Doug noted that the residents include full time residents and seasonal residents. Doug noted that the subject property has been in its current state for a long time, further noting that residents want to maintain the character of the area. Doug noted that he has provided the Clerk's office with a petition including 69 signatures asking that road allowances not be sold, further noting that the back of many of the houses are very close to the unopened road allowances.

Doug noted that Lakeshore is like a cottage lane, is heavily treed with no sidewalks. Doug noted that if the land is sold that the area will lose its appeal with its eclectic mix of homes. Doug noted that the unopened road allowance acts as a noise buffer from the Highway and questioned where the parkland would be on this site. Doug noted there are deer and wild turkeys living in this area that will be impacted by this development. Doug noted that the buffer between the existing homes and the new homes will be impacted if the trees are cut. Doug noted that the proposed development would a compact development and questioned if appropriate parking would be available. Doug noted that the residents would like to see a development that is similar to that on Huron Street to be in keeping with the area.

Councillor Halos spoke thanking Doug for his deputation and questioned why the residents believe the consultant's information is misleading, Doug spoke in response noting that the proposed lots are smaller than that in the area, further noting that maintaining the existing buffering will be difficult and that a buffer between the new and the current homes may not be possible.

Doug then noted that the area is a "sink" for the water travelling to the Bay and that losing the trees in the development area may have an effect on the water, further noting that it may cause flooding.

Mayor McKean questioned if the sale of the referenced unopened road allowances has gone through the template for the sale of road allowances. Director of Infrastructure and Public Works Reg Russwurm spoke noting that no, this request has not gone through the template, further noting that a formal review of the request has not been completed. Director of Development Services Michael Benner spoke noting that staff are seeking direction on the requests.

Councillor Martin spoke complimenting Mr. Hackbart and the area residents for bringing their concerns forward to the Committee. Councillor Martin noted that the character of a neighbourhood is important to keep in mind, further noting that the request should be put through the template to determine if the road allowance should be declared surplus. Councillor Martin referenced the statement that the community is not against development.

B.10.3 Kim Magee and Chris Tait, Application for Removal of Holding ‘-h’ Symbol, Concession 5, Part Lot 20 RP 16R9280 Part 1, Town of The Blue Mountains, PDS.16.81

Moved by: Michael Martin Seconded by: John McGee

THAT Council receive Planning Staff Report PDS.16.81, “Kim Magee and Chris Tait, Application for Removal of Holding ‘-h’ Symbol, Concession 5 Part Lot 20 RP 16R9280 Part 1, Town of the Blue Mountains”; and

THAT Council enact a Zoning By-law Amendment to remove the Holding ‘-h’ symbol from By-law 2007-32 for Concession 5 Part Lot 20 RP 16R9280 Part 1, Carried.

B.10.4 Plateau East Application for Removal of Holding ‘-h’ Symbol Part Lots 17 & 18, Concession 1, Town of The Blue Mountains, PDS.16.83

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

THAT Council receive Staff Report PDS.16.83, “Application for Removal of Holding ‘-h’ Symbol, Part Lots 17 & 18 Concession 1, Town of The Blue Mountains”; and

THAT Council enact a By-law so as to remove the Holding ‘-h’ symbol from Plateau East located on Part Lots 17 & 18 Concession 1, and further that this By-law shall come into force and take effect upon the date of registration of the Plan of Subdivision and Subdivision Agreement, Carried.

B.10.5 Timberwolf Application for Removal of Holding ‘-h’ Symbol Lots 1 to 5, Plan 1134, Town of The Blue Mountains, PDS.16.77

Moved by: Joe Halos Seconded by: Michael Seguin

THAT Council receive Staff Report PDS.16.77, “Application for Removal of Holding ‘-h’ Symbol, Lots 1 to 5, Plan 1134, Town of The Blue Mountains”; and

THAT Council enact a By-law so as to remove the Holding ‘-h’ symbol from those lands located on Lots 1 to 5, Plan 1134, and further that this By-law shall come into force and take effect upon the date of registration of the Site Plan Agreement on Lots 1 to 5, Plan 1134, Carried.

B.10.6 Recommendation for a Council Decision on the Application to Demolish a Cultural Heritage Designated Barn – Ian Lind East part Lot 31, Concession 11; Part 2, RP 16R-623; 417014 10th Line, Town of The Blue Mountains, PDS.16.84

Moved by: Michael Martin Seconded by: John McGee

THAT Council receive Planning and Development Services Staff Report PDS.16.84 respecting “Recommendations for a Council Decision on the Application to Demolish a Cultural Heritage Designated Barn – Ian Lind; East Part Lot 31, Concession 11; Part 2, RP 16R-623; 417014 10th Line; Town of The Blue Mountains”;

AND THAT Council provisionally consent to the demolition of the heritage designated barn, pursuant to Section 34(2) of the *Ontario Heritage Act*, subject to the following conditions:

1. That the Owner shall have a Photographic Record completed, to the satisfaction and clearance of Town, at the Owner’s sole cost, prior to the demolition and removal of the barn.

2. That the Owner, in consultation with the Town's Community Services Department, shall have an Interpretive Sign for the Mitchell Family designed and installed in Lion's Park in Clarksburg, all to the satisfaction and clearance of the Town, at the Owner's sole cost, prior to the demolition and removal of the barn.
3. That the existing farmhouse will remain designated on the property in accordance with Part IV the *Ontario Heritage Act*.
4. That the Owner fulfill the above noted conditions within one year of Council's Decision and demolish and remove the said barn, otherwise the approvals will have deemed to have lapsed under Section 34 of the *Ontario Heritage Act*,

AND FURTHER THAT Council direct Planning Staff to prepare a partial repeal of By-law 90-33 from the former Township of Collingwood, so as to remove the barn from the Statement of Cultural Heritage Value and Heritage Attributes, amongst other matters, once the barn has been demolished and removed from the property in accordance with the terms and conditions noted in this report, Carried.

B.10.7 Application to Remove Holding – h Symbol – Cottages at Lora Bay (Keepers Cove) – Phase 1B Lot 1 and Part of Lot 3, Plan 1032; Part 2, RP 16R-9166; Units 44 to 56, Draft Plan of Condominium 42-CDM-2006-11; Town of The Blue Mountains, PDS.16.86

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

THAT Council receive Planning and Development Staff Report PDS.16.86 respecting "Application to Remove the Holding –h Symbol – Cottages at Lora Bay (Keepers Cove) – Phase 1B; Lot 1 and Part of Lot 3, Plan 1032; Part 2, RP 16R-9166; Units 44 to 56, Draft Plan of Condominium 42-CDM-2006-11; Town of The Blue Mountains";

AND THAT Council enact an amending By-law to remove the Holding –h Symbol for the development of the lands, described as Lot 1 and Part of Lot 3, Plan 1032; Part 2, RP 16R-9166; Units 44 to 56, Draft Plan of Condominium 42-CDM-2006-11; Town of The Blue Mountains, Carried.

B.10.8 Establishment of a Public Highway known as Delphi Lane; Part Lot 26, Concession 5; Part 2, RP 16R-9453; Town of The Blue Mountains, PDS.16.85

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

THAT Council receive Planning and Development Services Staff Report PDS.16.85, respecting "Establishment of a Public Highway known as Delphi Lane; Part Lot 26, Concession 5; Part 2, RP 16R-9453; Town of The Blue Mountains";

AND THAT Council enact a By-law for the Establishment of a Public Highway known as Delphi Lane, described as Part Lot 26, Concession 5; Part 2, RP 16R-9453; Town of The Blue Mountains, Carried.

B.10.9 Crestview Court (Skyline Blue Mountain Development Inc. – Plateau East) street name, PDS.16.71

Moved by: John McGee Seconded by: John McKean

THAT Council receive Staff Report PDS.16.71 respecting “Crestview Court (Skyline Blue Mountain Development Inc. – Plateau East) street name”; and

THAT Council reserve the following Street name in accordance with the Town’s Street Naming Policy (Appendix “A”) for Skyline Blue Mountain Development Inc. – Plateau East:

Street A: Crestview Court, Carried.

B.10.10 Sign By-law Review Committee, June 2, 2016 Meeting

Councillor Halos vacated the Council table having earlier declared a pecuniary interest regarding agenda item B.10.10.

Moved by: Michael Martin Seconded by: Michael Seguin

THAT Council receive Staff Report PDS.16.70 “Bruce Wine Bar Sign By-law Relief Requests” to allow for:

1. Billboard sign on the building at 34 Bruce Street North; and
2. Billboard sign on the side of the building facing the TD Bank; and

THAT Council approve the Bruce Wine Bar Bylaw variance requests, PRSV2016-211 and PRSV2106-312, as follows:

To permit two (2) billboard signs to remain at their existing locations until December 31, 2018, whereas Section 2.01 of the Sign By-law does not permit billboard signs, Carried.

B.10.11 Short Term Accommodation (STA) Licensing Committee Appointment – Appeal number CEAPP2016-264 – Hearing Date September 9, 2016, PDS.16.88

Moved by: John McKean Seconded by: John McGee

THAT Council receive Staff Report PDS.16.88 “Short Term Accommodation (STA) Licensing Committee Appointment – Appeal number CEAPP2016-264 – Hearing date September 9, 2016”; and

THAT Council appoint:

1. Deputy Mayor Ardiel
2. Councillor Gamble
3. Councillor Halos
4. Councillor Martin (alternate)

to act as the STA Licensing Committee for the September 9, 2016 Appeal Hearing, Carried.

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

B.11.1 Thornbury C1 Zone – Commercial Accommodation, PDS.16.89

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

THAT Council receive Staff Report “PDS.16.89 Thornbury C1 Zone – Commercial Accommodation for information purposes, Carried.

B.12 Correspondence, if any

None

C. 5:00 PM Public Meetings / Deputations

C.1 Statutory Public Meetings

C.2 Deputation

Mayor 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.

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

Committee of the Whole Meeting, August 22, 2016
Town Hall, Council Chambers

Council Meeting, July 11, 2016, 7:00 pm
Town Hall, Council Chambers

F. Adjournment

Moved by: Michael Martin Seconded by: John McGee

THAT this Committee of the Whole does now adjourn at 4:09 p.m. to meet again August 22, 2016, Town Hall, Council Chambers, or at the call of the Chair, Carried.

John McKean, Mayor

Corrina Giles, Town Clerk