

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

Council then adjourned for the scheduled Public Meetings.

Mayor Anderson then called the first Scheduled Public Meeting to order and explained the purpose of this By-law is to satisfy a request by the applicant to construct a new residence and shed that would exceed the maximum lot coverage requirement of 15 percent for all structures on the lot in the Village Residential zone.

The effect of this By-law is to permit a new dwelling and accessory shed with a maximum lot coverage of 20 percent on the subject lands.

The lands subject of this By-law are comprised of Part Lots 25 and 26, Plan 110.

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

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

Town Planner Shawn Postma then noted that although the subject lot is smaller than the average lot size in Clarksburg, which is part of the reasoning for increasing the coverage, the new 20% coverage will maintain the general character.

Mr. Wolf then noted that his plan is to use up to 18% of the lot coverage and that the 20% will suffice.

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

Mayor Anderson then called the second Scheduled Public Meeting to order and explained the purpose of the Public Meeting was to consider application for consent, File No. B19-04 owner Doris E. Arthur.

Ellen noted the purpose of this consent is to sever a 1217 square metre vacant parcel while retaining an 1818 square metre parcel containing one residence.

The lands are described as Part Park Lot 3, S.W. Duncan Street.

Ellen noted that the severed parcel would have a frontage of 55.6 metres and area of 1217 square metres while the retained parcel would have a frontage of 42.6 metres and area of 1818 square metres, both having access on an open and maintained municipal road.

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

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

Town Planner Shawn Postma noted the severance will allow general compatibility and adequate room for a house without amendment to the zoning By-law.

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

Mayor Anderson then called the final Scheduled Public Meeting to order and explained the purpose of this By-law is to satisfy a request by the applicant to construct an addition to the existing building that will be located within the minimum 3 metres and 9 metres (abutting a residential zone) sideyard setback requirement. Further, this By-law will permit a reduction in the minimum parking space requirements from 9 spaces to 7 spaces.

It should be noted that the proposed addition will not be located closer to the side lot lines than the current setbacks for the existing building.

The effect of this By-law is to permit a maximum 90 square metre two storey addition to the existing structure with a minimum side yard setback of 2.25 metres from the easterly side lot line, and 1.5 metres from the westerly side lot line, and to establish a new minimum parking requirement of 7.

The lands affected by this Amendment are comprised of Town Plot Pt. Lot 31 Pt. Lot 32 Arthur W/S (formerly in the Town of Thornbury) and shown on the attached map.

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

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

Planner Shawn Postma noted that a change from the original By-law, which was included in the Council package, is before Council and the requirement for spaces has changed from 8 to 7. Further review of the site plan revealed that only 7 spaces would fit, spatially, into the proposed parking area. However, the 7 spaces should be adequate parking as the original site plan only had 5 spaces.

It was also discussed that there will be opportunity to share parking on adjacent lands.

Councillor W. Fairweather noted the new public parking area that is currently being developed directly across the road will allow for much additional parking.

Deputy-Mayor McKinlay asked about cash in lieu for a reduced standard.

Shawn suggested that is the general practice.

Deputy-Mayor McKinley also wished to confirm that a residential component would be included with the commercial component.

Councillor Gamble requested a confirmation of the cash in lieu requirement.

Planner Jim Uram noted that this is a minimum disturbance in the parking matrix and as such should not require a cash in lieu, but the Town should require site plan improvements.

Councillor Gamble noted that the Town has required cash in lieu in other seemingly similar circumstances.

Jim mentioned that those situations involved significant changes in the parking matrix.

Shawn noted that parking surfacing standards will be addressed in the site plan agreement.

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

Mayor Anderson then called the Special Meeting of Council to order, but before handing the meeting over to Councillor Wayman Fairweather Ellen wished to address a couple of new items.

However, in consideration of the By-law and Consent applicants, Council dealt with the following resolutions first:

Resolution No .1

Moved by: G Ardiel
Seconded by: Wayman Fairweather

THAT By-law No. 2004-53, being a By-law to rezone Lots 25 & 26, Plan 110, Hill Street, applicant Helmuth and Otilie Wolf, so as to permit a new dwelling and accessory shed with a maximum lot coverage of 20 percent be hereby enacted as passed this 5th day of July, 2004.

CARRIED...

Resolution No. 2

Moved by: Wayman Fairweather
Seconded by: G. Ardiel

THAT this Council does hereby GRANT Application for Consent B19-2004, applicant Doris E. Arthur, Part Park Lot 3, SW Duncan Street, proposing to sever a 1,217 square metre vacant parcel while retaining an 1818 square metre parcel containing one residence, and further does adopt a Planner's Report dated July 5, 2004 and supports the Recommendations contained therein.

CARRIED...

Resolution No. 3

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

That By-law No. 2004-54, being a By-law to rezone Town Plot Pt. Lot 28, Arthur W/S (23 Arthur St. W.), applicant Charles and Gail Watts, so as to permit a maximum 90 square metre 2 storey addition to the existing structure with a minimum side yard setback of 2,25 metres from the easterly side lot line, and 1.5 metres from the westerly side lot line and to establish a new minimum parking requirement of 7, be hereby enacted as passed this fifth day of July, 2004.

CARRIED...

Mayor Anderson then brought forward on behalf of the Beaver Valley Outreach the idea of asking Grey County to pave the BVO back parking area, as a donation, during the construction and paving of Bruce Street this year.

Councillor G. Ardiel suggested she would take the idea to County Council.

Deputy-Mayor McKinlay suggested that it may not be free but a reduced price based on already

having the equipment in proximity. Also, the parking area base may be an issue and is something to consider.

Mayor Anderson then moved on to a decision made by the Property Committee along with the assistance of the Town Planning Department regarding a Habitat for Humanity project.

Council dealt with the following Resolution:

Resolution No. 4

Moved by: R.J. Gamble
Seconded by: Harold Holden

THAT this Council does hereby support in principle the use of the unopened road allowance within Orchard Park Subdivision (Plan 954) for use for a Habitat for Humanity dwelling, with the understanding that the dwelling will be constructed so as to meet the character of other dwellings within the subdivision; and further,

THAT staff proceed with the required "stop up and close" procedures regarding said road allowance and the required public notification, as well as consideration for required servicing easement.

CARRIED...

Representatives from Habitat for Humanity then thanked the Town.

Councillor Fairweather noted the positive step that this project was taking.

Councillor Gamble expressed the importance that public and neighborhood notification will have in the acceptance and success of the project.

Town Planner Jim Uram then spoke to the issue of All Terrain Vehicle (ATV) use, and that it is being accepted County wide as a tourist principle.

Discussion was had regarding the By-law before Council.

Jim requested that a review of the By-law should be carried out in the form of a meeting on July 24th, 2004, 9:30 - 11:30 AM at Town of The Blue Mountains Council Chambers.

Jim further noted that this is a use By-law as a trial run for the special event.

Council then dealt with the following Resolution:

Resolution No. 5

Moved by: Wayman Fairweather
Seconded by: G. Ardiel

That this Council does hereby approve the control By-law to regulate and control the time and movement of All Terrain Vehicles (ATV) in the Town of The Blue Mountains

CARRIED...

Councillor Gamble expressed his concerns, to the member of the Georgian Trail Riders, regarding the Georgian Trail name being a Trademark of the local walking trail and that this name should be exclusive to the walking trails to avoid confusion. The Georgian Trail does not allow and is not compatible with ATV use.

Mayor Anderson wished to bring out one last point regarding new drinking water regulations for camp grounds and bed & breakfasts, new testing will be required, which may in turn result in financial difficulties for B&B's and addition financial expenditures and economic loss for the municipality. Ellen noted that Environment Services Superintendent John Caswell and herself would be attending a meeting with the Ministry to discuss the situation.

Mayor Anderson then left the meeting and the Special Meeting Chair was assumed by Councillor Wayman Fairweather in a Development Services Committee of the Whole format.

Environment Services Superintendent John Caswell then brought a last minute item before Council. A request for the use of septic holding tanks by home owners that have residences currently under construct on Hoover Lane (Teskey Drive). The home owner requested that the Town permit the use of holding tanks until Camperdown services have been installed. The homeowner would produce a letter confirming that Larry Dunn of C.D.M.C. would have his lawyer hold in trust a \$1.8 million cheque for security.

Deputy-Mayor McKinlay asked what does the Council need to vote on in light of this request.

John Caswell suggested that the Ministry of Transportation has held up the tender release due to changes in engineering design.

Councillor Fairweather noted that these and related matters will be discussed In-camera this evening and that John Caswell can contact the home owner tomorrow with further information.

The individual representing the home owner on Hoover Lane suggested that she needed an answer sooner as she has contractors ready to start holding tank installation tomorrow.

Councillor Fairweather requested that John Caswell contact the home owner tonight after the In-camera session.

Councillor McKinlay requested that a condition of any proposed letter related to this matter is that it must be an uncomplicated promise.

Environment Services Superintendent John Caswell then moved to the next item regarding the acceptance of a date and time for a Public Meeting for the purpose of informing the affected property owners prior to the passing of the By-law for the construction of a sewer extension for Sheldon Rosen's Tyrolean Lane.

After some discussion it was decided that the Statutory Public Meeting will be held on August 9th, 2004, 6 PM at Town of The Blue Mountains Council Chambers.

Planner Jim Uram then brought before Council three separate memorandums regarding Draft Provincial Policy Paper "Growing Strong Rural Communities", Gibraltar Springs Hearing and Municipality of Grey Highlands Interim Control By-law (with a draft By-law to control wind power generation), for information purposes.

Council then dealt with the following Resolution:

Resolution No. 6

Moved by: G. Ardiel

Seconded by: Wayman Fairweather

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

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

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

AND that Development Services Manager Peter Tollefsen, Chief Building Official David Finbow, Environment Services Superintendent John Caswell, solicitors Roger Beaman and John Metras, Rob Davis of Ainley and Associates, and Acting Deputy-Clerk Jeff Fletcher be requested to attend.

CARRIED...

Council moved In-camera at 8:10 PM.

Council rose from In-camera to public session at 9:20 PM.

Councillor G. Ardiel then presented a motion to accept the decision of the Public Works Committee to hire a consulting/engineering firm to carry out solid waste management services.

Council then dealt with the following Resolution:

Resolution No. 7

Moved by: G. Ardiel

Seconded by: John McKean

THAT the consultant 2cg Incorporated - Waste Management Consulting Services be awarded a contract in the form of an agreement (to be developed), to provide the Design of a Fruit, Leaf and Yard Waste Composting Operation as per the proposal submitted at a cost to the Town of \$15,750 +GST.

AND that this proposal has been selected as a result of a competitive Request for Proposal quote process.

CARRIED...

Councillor Ardiel then raised a question regarding rear ditch cutting on private land.

Some discussion was had and further information is being sought.

The following verbal Resolution was then presented:

Moved by: G. Ardiel
Seconded by: John McKean

THAT the Camperdown Parkland Planning Sub-Committee Meeting Notes of June 23, 2004 and June 30, 2004 are received as circulated.

CARRIED...

Council then dealt with the following verbal resolution:

Moved by: G. Ardiel
Seconded by: John McKean

That this Council does now adjourn at 9:30 PM.

CARRIED...

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Ellen Anderson, Mayor

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Jeffery Fletcher, Acting Deputy Clerk