

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



**MEETING DATE:** August 18, 2014  
**MEETING TIME:** 1:30 p.m.  
**LOCATION:** Town Hall, Council Chambers  
**PREPARED BY:** Corrina Giles, Town Clerk

**A. Call to Order**

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

Also in attendance were CAO Troy Speck, Director of Engineering & Public Works Reg Russwurm, Director of Community Services Shawn Everitt, Communications & Economic Development Coordinator Elizabeth Cornish, Manager of Water & Wastewater Services John Caswell, and Chief Librarian Terri Pope, Manager of IT Cathy Bailey, Chief Building Official Greg Miller, Manager of Revenue Ruth Prince, District Chief Steve Conn, Financial Analyst Sam Dinsmore, Planner Shawn Postma, Planner Bryan Pearce, Interim Director of Planning Jim Dymont, Budget Analyst Debbie Brown

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

- **Approval of Agenda**

Moved by: Joe Halos                      Seconded by: John McKean

THAT the Agenda of August 18, 2014 be approved as circulated, including any items added to the Agenda, Carried.

- **Declaration of Pecuniary Interest and general nature thereof**

No member declared a pecuniary interest with any matter as listed on the Agenda, save Councillor McKean regarding Agenda item B.7.1 "EPW.14.063 Capital and Development Status Report" and item #11 Mill Street Reconstruction Phase 2, and a family member's place of employment, and Agenda item C.1.3 Public Meeting: Notice of Application for Consent and Public Meeting, Gibraltar Rock Inc. and his business.

- **Previous Minutes**

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

THAT the Committee of the Whole minutes of June 30, 2014, be adopted as circulated, including any revisions to be made, Carried.

- **Adoption of Consent Agenda**

With the adoption of the Consent Agenda, all Recommendations found within the staff reports at Agenda items **B.3**, **B.7** and **B.11** as noted below:

- B.3.1 Semi-Annual Financial Report – June 30, 2014, FIT.14.46
- B.3.2 Delegated Approvals During Council Vacation, 2014, FIT.14.51
- B.3.3 The Blue Mountains Fire Department Second Quarter Report April – June, 2014, FD.14.3
- B.7.1 Capital and Development Status Report, EPW.14.063
- B.11.1 Planning Applications – June & July, 2014, PL.14.87

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: Joe Halos

THAT the Consent Agenda of August 18, 2014 be adopted as circulated, less any items requested for separate review and discussion, Carried.

Councillor McKean did not participate in related discussion or voting of the consent agenda having earlier declared a pecuniary interest.

## **B. Staff Reports, Deputations, Correspondence**

### **Finance, Administration and Fire Reports To be chaired by Councillor Gail Ardiel**

#### **B.1 Deputations, if any**

##### **B.1.1 Dan Skelton, Blue Mountain Resorts Limited**

Re: Development Charges – Request for reconsideration of development charges paid for Blue Mountain Resort’s Village Conference Centre Phase II

Dan spoke noting that Blue Mountain Resorts (BMR) is a taxpayer, not a developer. Dan noted that BMR believes that development should pay for development. Dan spoke regarding the new Village Conference Centre and noted BMR has issue on how the development charges are now applied in the new development charges by-law. Dan noted that what BMR has constructed is a “like-for-like” replacement of the tennis dome that was replaced. The new Village Conference Centre (VCC) is a tennis facility and a hard building. Dan noted that BMR is prepared to pay development charges for the hard building portion of the VCC, but is not prepared to pay development charges for the replaced tennis dome.

Dan thanked the Committee for hearing his deputation.

Councillor McKean questioned if the new build is similar to what was replaced and if BMR is prepared to pay development charges for the hard portion of the new construction, Dan spoke in response noting that the tennis dome was replaced being a “like-for-like” construction, and that yes, BMR has no problem paying development charges for the hard building portion of the building.

John then questioned if BMR’s development charges was refunded, what effect would this would have on development charges moving forward, Manager of Revenue Ruth Prince spoke in response noting that the funds were paid in 2013 and were included in the development charges balance in the by-law study.

Councillor Halos then spoke thanking Dan for his deputation. Joe noted that the Town needs to take note of the comments.

Councillor Martin then questioned if BMR is satisfied to pay the development charge for the hard portion of the building, Dan replying yes, further noting BMR is seeking a development charge credit on the old square footage. Michael then noted that the Town should support this request.

Councillor Gamble then spoke noting that this is a straight forward request, noting that the former tennis facility is using the same infrastructure as the new tennis facility.

Moved by: Joe Halos

Seconded by: John McKean

THAT Council directs staff to provide a staff report detailing development charges paid by Blue Mountain Resorts paid for the Village Conference Centre, Carried.

## **B.2 Staff Reports**

### **B.2.1 Council Information Technology Usage Policy, FIT.14.48**

Moved by: Michael Martin

Seconded by: John McKean

THAT Council receive Staff Report FIT.14.48 “Council Information Technology Usage Policy”; and,

THAT Council approve the Council Information Technology Usage Policy as attached, Carried.

### **B.2.2 Delegation of Authority to Chief Administrative Officer to Hire a Director of Finance & IT Services and Fire Chief, CAO.14.05**

Moved by: R.J. Gamble

Seconded by: John McKean

THAT Council receive Staff Report CAO.14.05 “Delegation of Authority to Chief Administrative Officer to Hire a Director of Finance & IT Services and Fire Chief”;

AND THAT Council delegate authority to the Chief Administrative Officer (CAO) for the 2014 period during which a “lame duck” council is in effect pursuant to Section 275 of the Municipal Act, 2001, S.O. 2001, c25 to address matters within the jurisdiction of the municipality, namely to hire or dismiss any employee of the municipality, and more specifically, to hire for the positions of: 1) Director of Finance & IT Services; and 2) Fire Chief;

AND THAT in the hiring of the Director of Finance & IT Services and the Fire Chief, the CAO may negotiate such terms and conditions of employment as deemed necessary, within the limits of policies approved by Council including, without limiting the foregoing, step placement within the band for Directors on the Town’s salary grid and amount of vacation time;

AND FURTHER THAT the CAO report to Council on any and all actions undertaken under the delegated authority in the subject report, Carried.

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

### **B.3.1 Semi-Annual Financial Report – June 30, 2014, FIT.14.46**

THAT Council receive Staff Report FIT.14.46 “Semi Annual Financial Report – June 30, 2014” for information purposes, Carried.

### **B.3.2 Delegated Approvals During Council Vacation, 2014, FIT.14.51**

THAT Council receive Staff Report FIT.14.51 “Delegated Approvals during Council Vacation 2014” for information purposes, Carried.

### **B.3.3 The Blue Mountains Fire Department Second Quarter Report April – June, 2014, FD.14.3**

THAT Council receive Staff Report FD.14.3 “The Blue Mountains Fire Department Second Quarter Report April – June, 2014” for information purposes, Carried.

### **B.3.4 Monthly Financial Report – June 2014, FIT.14.42**

THAT Council receive Staff Report FIT.14.42 “Monthly Financial Report – June 2014” for information purposes, Carried.

### **B.3.5 Monthly Financial Report – July 2014, FIT.14.44**

THAT Council receive Staff Report FIT.14.44 “Monthly Financial Report – July 2014” for information purposes, Carried.

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

None

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

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

B.5.1 Peter Zahradnik, on behalf of residents on Bay Street and Bayview Drive (Petition with 61 signatures received noting request for speed reduction)  
Re: Speed Reduction on Bay Street and Bayview Drive between Elgin Street and Lakeshore

Peter Zahradnik spoke on behalf of residents on Bay Street and Bayview Drive noting they are requesting a speed reduction on Bay Street and Bayview Drive from Bayview Park. Peter noted that the road width is narrow and noted that users of the Georgian Trail, children and joggers use this road. Peter noted that a speed reduction is requested to 35 km/hour with signage and that the speed limit be enforced for compliance. Peter noted that there are a number of large trucks using Grey Street and that this residential road is not designed for large trucks.

Councillor Gamble spoke noting he appreciates Mr. Zahradnik’s comments, further noting that the road is narrow and dangerous and questioned if the police will enforce a reduction in speed on this road with the current contract. Director of Engineering and Public Works Reg Russwurm spoke noting the police will enforce the speed limit like any other speed limit, further noting enforcement is up to the police. Reg noted that he agrees that 50 km speed in this area is too high, and noted that he recommends 40 km, further noting that a traffic study is required if less than 35 km.

Councillor McKean then spoke questioning reference to large trucks using this road, Peter replying that BTI trucks use this road.

Mayor Anderson then spoke noting she understands the concerns raised and that she supports 40 km.

Councillor Martin questioned if 40 km would be a reasonable speed in this area, Peter replying yes.

Moved by: Michael Martin                      Seconded by: Ellen Anderson

THAT Council of the Town of The Blue Mountains supports the request of the residents of Bay Street and Bayview Drive to reduce the speed to 40 km from Bayview Park (Elgin Street) to Lakeshore Road, subject to information provided by staff in a future staff report, Carried.

## **B.6 Staff Reports**

### **B.6.1 Historic Snowbridge Entrance Works – 2014 Update, EPW.14.064**

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

THAT Council receive Staff Report EPW.14.064, “Historic Snowbridge Entrance Works – 2014 Update”;

AND THAT Council approve monitoring maintenance operations regarding the remaining portions of the islands located in the entrance portion of Snowbridge Way during the winter of 2014/2015 for further report back to Council in 2015, Carried.

### **B.6.2 Town Winter Minimum Maintenance Standards - Risk Management, EPW.14.015**

Moved by: Ellen Anderson                      Seconded by: R.J. Gamble

THAT Council receive Staff Report EPW.14.015, “Town Winter Minimum Maintenance Standards – Risk Management”;

AND THAT Council endorses continuing with the historical level of service for winter maintenance on roads for the reasons outlined in Report EPW.14.015, Carried.

### **B.6.3 Tender Award 2014-28-T-EPW Supply and Delivery of Winter Road Salt (Sodium Chloride), EPW.14.057**

Moved by: Ellen Anderson                      Seconded by: Michael Martin

THAT Council receive Report EPW.14.057, “Tender Award 2014-28-T-EPW – Tender for the Supply and Delivery of Winter Road Salt”

AND THAT the Tender be awarded to Sifto Canada Corporation, for the supply and delivery of approximately 1,000 tonnes of winter road salt, at a cost of \$76.06 per tonne, in the amount of \$76,060, Carried.

### **B.6.4 Castle Glen Thunder Hill Development Maintenance Program – 2015 and 2016, EPW.14.062**

Moved by: Michael Martin                      Seconded by: John McKean

THAT Council direct staff to include Staff Report EPW.14.062, “Castle Glen Thunder Hill Development Maintenance Program – 2015 and 2016” on the September 3, Council Agenda, Carried.

**B.6.5 Consideration of Sale of Unnamed Town Lane Bisecting the Property Used for Moore's Motel, EPW.14.054**

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

THAT Council receive Staff Report EPW.14.054, "Consideration of Sale of Unnamed Town Lane Bisecting the Property Used for Moore's Motel";

AND THAT Council direct Staff to initiate the public notice procedures related to the consideration of declaring the unopened road allowance block surplus to the Town's needs, Carried.

**B.6.6 2013 Water and Wastewater Capacity Assessment Year End Report, EPW.14.047**

Moved by: John McKean                                      Seconded by: Michael Martin

THAT Council receive Staff Report EPW.14.047 entitled "2013 Water and Wastewater Capacity Assessment Year End Report";

AND THAT Council approve forwarding the 2013 Water and Wastewater Capacity Assessment Year End Report to the Grey County Planning Department, Carried, Carried.

**B.7 Engineering & Public Works and Community Services "Information Reports" and correspondence to be considered in the adoption of the Consent Agenda:**

**B.7.1 Capital and Development Status Report, EPW.14.063**

THAT Council receive Staff Report EPW.14.063 entitled "Capital and Development Status Report" for their information, Carried.

**B.8 Correspondence, if any**

B.8.1 John Bonwick,  
Re: Request to lower speed limit to 60 km/hr on Pretty River Road  
(from Collingwood/Clearview Townline to Grey Road 31)

Moved by: Michael Martin                                      Seconded by: Ellen Anderson

THAT Council of the Town of The Blue Mountains acknowledges receipt of correspondence from John Bonwick requesting a reduction in speed on Pretty River Road from the Collingwood/Clearview Townline to Grey Road 31, in The Blue Mountains from 80 km to 60 km;

AND THAT Council direct staff to prepare a report identifying the appropriate speed on Pretty River Road from the Collingwood/Clearview Townline to Grey Road 31, in The Blue Mountains that includes the details of communications with the Municipality of Grey Highlands regarding the requested reduction, Carried.

**Planning, Building and By-Law Enforcement Reports  
To be chaired by Councillor Michael Martin**

**B.9 Deputations, if any**

None

## B.10 Staff Reports

### B.10.1 The Private Residences of the Georgian Bay Club Application for OPA and Zoning By-law Amendment, Georgian Bay Estates Limited, Block 42, Plan 16M-6, Block 2 Plan 1157, West part Lot 27, Concession 7, Part of part 2 RP 16R-2670, Part 1 RP 16R-8944, and Part Block 1, Plan 1157, PL.14.82

Moved by: John McKean                                  Seconded by:                          Ellen Anderson

THAT the Committee of the Whole receive Staff Report PL.14.82 “The Private Residences of the Georgian Bay Club, Application for Official Plan Amendment and Zoning By-law Amendment, Georgian Bay Estates Limited, Block 42 Plan 16M-6, Block 2 Plan 1157, West Part Lot 27 Concession 7, Part of Part 2 RP 16R-2670, Part 1 RP 16R-8944, and Part Block 1 Plan 1157, Town of The Blue Mountains”; and

THAT Council adopt Official Plan Amendment 29 to re-designate a portion of the Subject Lands from the Recreational Commercial ‘REC-20’ designation and Hazard ‘H’ designation to the Estate Residential ‘ER-19’ and Hazard ‘H’ designation so as to permit a maximum 56 unit semi-detached residential development.

THAT Council enact a Zoning By-law to rezone the subject lands from the Special Recreation ‘SR-151’ zone, Rural Estate Residential ‘RERa’ Zone and Hazard ‘H’ zone to the Residential ‘R6-161-h’ zone and Hazard ‘H’ zone, to modify Exception 161 to permit a maximum of 56 residential dwelling units, and to require the registration of a Plan of Subdivision and/or Plan of Condominium, and/or the granting of Site Plan Approval, and the execution of a Development Agreement prior to removing the Holding ‘-h’ symbol, Carried.

### B.10.2 Application for Consent B02-2014 Don Gallinger, Part Lot 13, Concession 2, Town of The Blue Mountains, PL.14.83

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

THAT Council receive Staff Report PL.14.83 “Application for Consent B02-2014, Don Gallinger, Part Lot 13 Concession 2, Town of The Blue Mountains”, and

THAT Council grant Application for Consent B03-2013 subject to the following conditions:

1. That the Applicant meet all the requirements, financial and otherwise of the Town.
2. That the Applicant provide a description of the land which can be registered in the Land Registry Office.
3. That the severed parcel of Part Lot 13 Concession 2 be deeded as a lot addition to the lands to the North.
4. That any existing mortgage commitment on the severed parcel of Part Lot 13 Concession 2 be extended to cover the whole, newly created parcel.
5. That all conditions noted above shall be fulfilled within one year of the decision so that the Town’s Clerk is authorized to issue the Certificate of Consent pursuant to Section 53(42) of the *Planning Act*, Carried.

**B.10.3 Application for Zoning By-law Amendment, Susan and Robert McDonald, Plan 104, Lot 24, Part Lot 23, RP 16R-2661, Part 2, 129 Leming Street, Town of The Blue Mountains, PL.14.84**

Moved by: Ellen Anderson                      Seconded by: John McKean

THAT Council receive Staff Report PL.14.84 "Application for Zoning By-law Amendment, Susan and Robert McDonald, Plan 104 Lot 24 Part Lot 23 RP 16R-2661 Part 2, 129 Leming Street, Town of The Blue Mountains", and

THAT Council enact a Zoning By-law Amendment so as to permit a secondary suite within the existing single detached residential dwelling on the subject lands, Carried.

**B.10.4 Short Term Accommodation Licensing Program Update, BL.14.26**

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

THAT Council receive Staff Report BL.14.26 entitled "Short Term Accommodation Licensing Program Update"

THAT Council endorse the By-Law Services Division enforcement protocol relating to Short Term Accommodation Licensing contained in this report;

AND THAT Council direct Staff to report back to Council with an implementation plan for Phase 2 of the STA Licensing Program, Carried.

**B.10.5 Licensing Committee Terms of Reference, BL.14.27**

Moved by: Ellen Anderson                      Seconded by: John McKean

THAT Council receive Staff Report BL.14.27 entitled "Licensing Committee Terms of Reference";

AND THAT Council endorse the Licensing Committee Terms of Reference attached to this report, Carried.

**B.10.6 Licensing Officer Vehicle: Request to Add to Corporate Fleet, BL.14.28**

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

THAT Council receive Staff Report BL.14.28 entitled "Licensing Officer Vehicle: Request to Add to Corporate Fleet";

AND THAT Council direct Town Staff to maintain the By-law Services Vehicle, a 2007 Chevrolet Colorado and add to the corporate fleet, Carried.

**B.10.7 Private MLEO Appointment Request: Blue Mountain Village Association, BL.14.29**

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

THAT Council receive Staff Report BL.14.29 entitled "Private MLEO Appointment Request: Blue Mountain Village Association";

AND THAT Council direct Town Staff to proceed to review this request further and report back to Council, Carried.



### **B.10.8 Official Plan Five Year Review, PL.14.86**

Moved by: Joe Halos

Seconded by: R.J. Gamble

THAT Council receive Staff Report PL.14.86 “Official Plan Five Year Review” and recommend Council approve the Official Plan as presented, Carried.

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

#### **B.11.1 Planning Applications – June & July, 2014, PL.14.87**

THAT Council receive Staff Report PL.14.87, “Planning Applications – June & July, 2014, Carried.

### **B.12 Correspondence, if any**

B.12.1 Linda Wykes, Property Owner and Kathy DeCoste, President, Clarksburg Cat Shelter Re: Request a reduction or waiving of rezoning fees for Clarksburg Cat Shelter at 178 Marsh Street

Moved by: R.J. Gamble

Seconded by: Ellen Anderson

THAT Council of the Town of The Blue Mountains receives the request of Linda Wykes and Kathy Decoste, President of Clarksburg Cat Shelter, requesting that the temporary zoning by-law amendment application fee be waived for the property at 178 Marsh Street, Clarksburg;

AND THAT Council waives the temporary zoning by-law amendment application as requested, Carried.

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

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

### **C.1 Statutory Public Meetings**

#### **C.1.1 Public Meeting: Amendments to By-law 2008-113 for the Imposition and Collection of Fees and Charges for Certain Municipal Services and Activities**

Mayor Anderson read the Notice of Public Meeting regarding Amendments to By-law 2008-113 for the Imposition and Collection of Fees and Charges for Certain Municipal Services and Activities.

Ellen noted that on Monday August 18, 2014, the Council of the Corporation of the Town of The Blue Mountains will hold a public meeting pursuant to the Municipal Act, to receive and consider comments regarding a proposed by-law to amend By-Law 2008-113, as amended, being a by-law regarding the “Imposition and Collection of Fees and Charges to include those fees and charges related to a Municipal Land Use Permit for the installation of works on Town Lands.”

Ellen noted the proposed by-law amendment will establish a process to issue Land Use Permits, so as to regulate Works on Municipal Land where such Works might interfere with operations, maintenance and construction activities and to ensure any damage to Municipal Land and Works is remediated. The proposed by-law amendment will establish a tariff of fees for certain Municipal Services and Activities, as authorized under the Municipal Act.

Ellen noted that it is proposed that enactment of a by-law amendment by Council would occur on a date subsequent to the public meeting.

Ellen noted that Council is required under the Provision of Notice and Manner of Giving Notice to the Public Policy to hold at least one public meeting to allow the public the opportunity to review and provide comments on the proposed amendment to the proposed fees and charges.

Ellen noted that any person may attend the public meeting and make written or verbal representation either in support of or in opposition to the by-law.

The Clerk noted that notice was given in accordance with the Town's Notice Policy and that in response no comments were received.

Director of Engineering and Public Works Reg Russwurm spoke noting the municipal land use permit system will enable the Town to collect frontage deposits from property owners.

As no one wished to speak Mayor Anderson declared the public meeting to be closed.

**C.1.2 Public Meeting: Lora Bay Heights, To consider a Proposed Zoning By-Law Amendment, Lot 47 and 48 S/W King Street; and Lot 47, 48 and 49 and Part Lots 49 and 50 NE Arthur Street; Town of The Blue Mountains, being 188 Peel Street, Thornbury**

Mayor Anderson noted that the Committee of the Whole of Council of the Corporation of the Town of The Blue Mountains will hold a PUBLIC MEETING in the TOWN HALL COUNCIL CHAMBERS, 32 MILL STREET, THORNBURY, ONTARIO, COMMENCING 5:00 P.M. ON THE 18<sup>TH</sup> DAY OF AUGUST, 2014, for the purpose of considering an Application for Zoning By-law Amendment.

Ellen noted that the purpose of this Public Meeting is to provide the Public and the Committee of the Whole with information on a revised development proposal for the subject lands. Comments are requested to be provided either in writing or verbally at or prior to the Public Meeting.

Ellen noted that the purpose of this By-law is to consider a revised request by Lora Bay Heights to rezone the subject lands from the Development (D) Zone to the Residential Multiple (RM1-51-h) Zone in order to permit a proposed development of 22 semi-detached and 2 single detached residential dwellings. A number of exceptions to the RM1 zone are also proposed in order to meet the intended density and design of the overall development. The exceptions include the addition of single detached residential dwellings as a permitted use on the lands, and a decrease to the minimum rear yard setback requirements. It should also be noted that the revised concept plan for the development proposes a lower building height from 3 storeys to 2 storeys and provisions for additional on-site parking.

Ellen noted that the effect of this By-law is to rezone the subject lands from the Development (D) Zone and Hazard (H) Zone to the Residential Multiple (RM1-51-h) Zone and Hazard (H) Zone. Exception 51 to the RM1 Zoning provisions proposes a new rear yard setback (from 10m to 7.5m), minimum distance between buildings and driving lanes and parking lanes (from 3m to 1.5m), the lowering of the overall height of the buildings (from 3 storeys to 2 storeys), and to increase the on-site parking requirement from 1.5 spaces per unit to 2.0 spaces per unit, plus approximately 8

additional visitor parking spaces.

Ellen noted that the Holding '-h' symbol will be used with conditions for Site Plan Approval and the execution of a Development Agreement and the relocation of the existing watercourse in accordance with the necessary permits from the Federal Department of Fisheries and Oceans and the Grey Sauble Conservation Authority.

Ellen noted that the lands subject to this By-law are owned by Lampton Greens Corporation; and are legally described as Lot 47 and 48 S/W King Street; and Lot 47, 48 and 49 and Part Lots 49 and 50 NE Arthur Street; Town of The Blue Mountains. These lands are locally described as 188 Peel Street, Thornbury.

Ellen noted that in support of these applications, the Town has received an addendum Planning Justification Report, Site Plan Concept, Site Cross Section Concept and updated Preliminary Servicing Report.

Ellen noted that an Application for Site Plan or Draft Plan Approval has not been submitted at this time.

Ellen noted that any person or agency may attend the Public Meeting and/or make written or verbal representation either in support of or in opposition to the proposed Amendment.

Ellen noted that if a person or public body does not make oral or written submissions at a public meeting to the Town of The Blue Mountains in respect of the proposed Zoning By-law Amendment, the person or public body is not entitled to appeal the decision of Town Council to the Ontario Municipal Board; and may not be added as a party to the Hearing of an appeal before the Ontario Municipal Board.

The Clerk noted that Notice was given in accordance with the Planning Act and the Notice Policy, and that in response correspondence was received from Wm. Dolan, Grey County Planning and Development, Ministry of Transportation.

Planner Shawn Postma spoke noting the application is a new submission, further noting that the by-law was appealed to the Ontario Municipal Board and the by-law was repealed. Shawn noted that the property has 53 metres of frontage on Peel Street and that municipal water and sewer are available. Shawn noted that the Trailwoods development is in the area, and that there is a mix of future commercial on Highway 26. Shawn noted that the former landfill is in the area and that the land is currently designated residential. Shawn noted that a wide range of densities is permitted on the site, further noting that the Official Plan provides policy direction on what type and densities permitted. Shawn noted that the Official Plan will be reviewed through a future staff report, at a later date. Shawn then spoke regarding the hazard lands on the property.

Shawn then reviewed the concept plan, being 24 units with 22 semi-detached and 2 single detached, further noting the entrance has been moved to be opposite High Bluff Lane. Shawn noted this is a concept site plan at this time.

Shawn then spoke regarding the planning review process and how notice was given, and noted that the purpose of the public meeting is to provide additional information and receive comments from Council and the public. Shawn noted that no decision is made today and that a future staff report will be provided to Council for consideration.

Colin Travis, consultant spoke noting he is the planning consultant for the applicant and that Gary Walker is present representing the owner.

Colin noted that this application started in 2007, and that by-law 2009-30 was approved by the municipality. Colin noted that the bylaw was appealed to the OMB and the by-law was repealed by the OMB.

Colin noted that in April 2010 he met with staff and that a site plan concept was then filed in 2010, and the application was deemed complete in 2012.

Colin reviewed the revised entrance location, noting that it is opposite High Bluff Lane, and that this was reviewed by staff and was agreeable. Colin noted that additional parking was suggested and that the height of the homes has been reduced to two storeys from three storeys.

Colin spoke regarding the Department of Fisheries and Oceans (“DFO”) permit to alter and improve the creek and noted that Grey Sauble Conservation Authority and DFO concerns can be addressed through site plan control.

Councillor Martin then questioned the unit density for the site, and questioned if the density excludes the hazard areas, Colin spoke in response noting 28 units per hectare not including the hazard lands, and confirmed the total number of units proposed is 22 semi-detached and 2 single family dwellings.

Michael Seguin, resident at 209 Peel Street spoke noting he lives within 300 metres of the proposed development. Michael noted that size and mix of density is a concern. Michael expressed concern for the sensitive Nipissing Ridge, and the relocation of the watercourse and traffic issues. Michael noted that many residents would like to see a single family residential development in this location. Michael then referenced the Peel Street ponding issue. Michael noted that he prefers the entrance at High Bluff Lane, further noting that Council would have to approve use of the Town land for this purpose.

Bill Dolan, resident at 213 Cameron Street, spoke noting he has been a land use planner for 45 years. Bill noted that he has completed an analysis of the site and that he met with Planner Shawn Postma when the zoning by-law amendment was put forward. Bill noted that the development must conform to the official plan and referenced the County’s official plan. Bill noted that the physical features of the site are identified in the official plan and that the Nipissing Ridge is noted as a natural heritage. Bill noted that he opposes what Colin Travis has stated about the density not including hazard lands, and believes the notice to be incorrect. Bill then spoke regarding parking requirements and the requirements under the R1, R2 and R3 zone. Bill suggested that the committee not proceed without the site plan in place and the site plan approval. Bill noted that visitor parking is not on land that is owned by the developer.

Councillor Martin then spoke questioning if this type of development is compatible with Trailwoods, Bill Dolan replying in his opinion, no.

Councillor Halos then spoke requesting information about the Nipissing Ridge, Shawn spoke in response noting that the Nipissing Ridge is a predominant natural heritage, and that there is a swath of hazard land at the Nipissing Ridge.

Councillor McKean then questioned the distance in elevation between each line on the concept plan noting that a significant amount of fill will be required for the lots at unit 4 to unit 11.

Michael then questioned if the road is proposed to be a condominium road, Colin noted that the intent is that it would be a condominium project with common condominium elements. Colin noted that the applicant is proposing works on the unopened road allowance in exchange for lands for the Georgian Trail to allow a staging area at the Georgian Trail.

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

**C.1.3 Public Meeting: Notice of Application for Consent & Public Meeting, Gibraltar Rock Inc. (c/o Robert Yanowski), B03-2014, South Part Lot 3, Concession 4, town of the Blue Mountains**

Councillor McKean declared a pecuniary interest and vacated the Council chamber.

Mayor Anderson read the Notice of Application for Consent and Public Meeting noting that the owner / applicant is Gibraltar Rock Inc (c/o Robert Yanowski), and that the agent is Chris Matson, Matson, McConnell Ltd.

Ellen noted that the purpose of this consent is to consider a request to sever a 39.03 hectare vacant agricultural and forested parcel; and deed it as a lot addition to the existing 0.4 hectare vacant rural residential parcel to the southwest. A 0.63 hectare rural residential parcel would be retained, containing an existing dwelling and three accessory use buildings.

Ellen noted that this relates to Niagara Escarpment Commission (NEC) Development Permit Application G/R/2013-2014/9101. NEC issued a Notice of Decision on June 30, 2014 and confirmed that no appeals were received on July 15, 2014.

Ellen noted that the property is in the Town of The Blue Mountains, and is South Part Lot 3, Concession 4.

Ellen noted the severed parcel has a frontage of 117.00 metres, a depth of 1341.00 metres, an area of 39.03 hectares, and the retained parcel has a frontage of 80.00 metres and a depth of 80.0 metres and an area of .63 hectares. Ellen noted the property is on an open and maintained municipal road (4<sup>th</sup> Line), and does not have municipal water or sewer.

Ellen noted that all property owners within 120 metres (legislation requires 60 metres) of the subject land are hereby notified of the above application for consent.

Ellen noted that if a person or public body that files an appeal of a decision of the Council of the Town of The Blue Mountains in respect of the proposed consent does not make written submissions to the Council of the Town of The Blue Mountains before it gives or refuses to give a provisional consent, the Ontario Municipal Board may dismiss the appeal.

Ellen noted that if you wish to be notified of the decision of the Council of the Town of The Blue Mountains in respect of the proposed consent, you MUST make a written submission to: Office of the Clerk, P.O. Box 310, Thornbury, Ontario N0H 2P0.

Ellen noted that it is not a requirement of the *Planning Act* however it is the policy of the Council of the Town of The Blue Mountains to hold a public meeting on consent applications.

TAKE NOTICE that the Committee of the Whole of Council of the Town of The Blue Mountains has appointed Monday, August 18, 2014 at 5:00 p.m. for the purpose of a public meeting into this matter.

Ellen noted that at this public meeting, the Town seeks to receive comments to aid in our decision making process. It should be noted that a decision on this Application will not be made at this public meeting. The Planning Division will bring recommendations forward to a Council Meeting at a future date following this public meeting.

The Clerk noted that Notice was given in accordance with the Planning Act and that in response comments were received from the Niagara Escarpment Commission, Grey County Planning and Development, and Grey Sauble Conservation Authority.

Planner Bryan Pearce then reviewed the application, noting this application is for the purposes of a land exchange. Bryan reviewed the chronology of events, and noted that no appeals have been received and the application was deemed complete on July 17, 2014. Bryan reviewed the Niagara Escarpment Plan, County Official Plan and Official Plan, and noted the constraints on the property.

Bryan noted that Deputy Mayor McKinlay provided comments to him prior to the meeting regarding minimum distance separation and noted this is a lot addition, not a lot creation, so this is not a consideration, further noting that the Niagara Escarpment Commission has addressed this and analyzed the area for barns and odour.

Bryan noted that Duncan also referenced normal farming practices and noted that farmers are protected from issues as noise, odour and dust. Bryan then referenced the next steps.

Councillor Halos spoke referencing the barn to the north with cows and heifers, and the minimum distance separation, Bryan spoke in response noting that this was barn was considered.

Chris Matson, Planning Consultant spoke noting that the Niagara Escarpment Commission has identified 220 metres as the separation distance from the barn, but that the house being built is proposed to be a greater distance away.

As no one wished to speak, the public meeting was closed.

## **C.2 Deputations**

### **C.2.1 John Leckie, Blue Mountain Ratepayers Association Re: Official Plan Process**

John Leckie spoke regarding the official plan and noted he does not understand the official plan. John noted that he would like to receive input from Council as to the “big picture” items before the public are asked to comments. John spoke regarding density and noted that 2.5 units to 20 units per hectare is significant. John noted that other ratepayer groups have concerns as well.

Councillor Halos spoke regarding density and noted that one acre lots are too large.

## **D. New and Unfinished Business**

### **D.1 Notice of Motion** Council

None

### **D.2 Additions to Agenda** Staff

None

## **E. Notice of Meeting Dates**

Council Meeting, September 3, 2014  
Town Hall, Council Chamber

Committee of the Whole Meeting, September 8, 2014  
Town Hall, Council Chamber

**F. Adjournment**

Moved by: R.J. Gamble

Seconded by: John McKean

THAT this Committee of the Whole meeting does now adjourn at 7:13 p.m. to meet again September 8, 2014, Town Hall, Council Chamber, or at the call of the Chair, Carried.

.....  
Ellen Anderson, Mayor

.....  
Corrina Giles, Town Clerk