

Minutes: The Blue Mountains, Committee of the Whole Meeting



MEETING DATE: September 8, 2014
MEETING TIME: 3:00 p.m.
LOCATION: Town Hall, Council Chamber
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, Planner I Bryan Pearce, Planner II Shawn Postma, Manager of Revenue Ruth Prince, Financial Analyst Sam Dinsmore, Communications & Economic Development Coordinator Elizabeth Cornish, Manager of Water & Wastewater Services John Caswell, Manager of Purchasing and Risk Management Serena Wilgress, Manager of Roads and Drainage Jim McCannell

- **Approval of Agenda**

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

THAT the Agenda of September 8, 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 regard to any matter as listed on the Agenda.

- **Previous Minutes**

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

THAT the Committee of the Whole minutes of August 18, 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 item B.11, as listed below:

- **B.11.1 Planning Applications, 2014, PL.14.91**

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: Gail Ardiel

THAT the Consent Agenda of September 8, 2014 be adopted as circulated, less any items requested for separate review and discussion, Carried.

B. Staff Reports, Deputations, Correspondence

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

B.1 Deputations, if any

None

B.2 Staff Reports

B.2.1 Tenders Awarded by the Tender Proposal Award Committee, FIT.14.57

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

THAT Council receive Staff Report FIT.14.57, "FIT.14.57, "Tenders awarded by the Tender Proposal Award Committee" detailing the following award for information purposes:

1. Execution of a Four Year Contract with Bell Mobility for Wireless Services at an estimated cost of \$84,360 excluding HST, Carried.

B.2.2 2015 Council and Committee of the Whole Meeting Dates and Vacation Schedule, A.14.07

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

THAT Council receive Staff Report A.14.07 "2015 Council and Committee of the Whole Meeting Dates and Vacation Schedule"; and

THAT Council approve the 2015 Council and Committee of the Whole Meeting Dates and Vacation Schedule as attached to the within staff report, Carried.

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

None

B.4 Correspondence, if any

None

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

B.5 Deputations, if any

B.5.1 Don Moss, M. Eng., P. Eng., Associate Greenland Consulting Engineers Re: Snowmelt and Flooding in Ontario

Director of Engineering and Public Works Reg Russwurm spoke noting Council allotted funding to be able to conduct research to understand snowmelt on steeper slopes so as to protect the municipality into the future.

Don Moss then spoke noting the study mandate included the impacts from climate change on the expected rain events, how snowmelt from the ski slopes and other areas affect the Town's infrastructure and if this could change in the future, and to prepare appropriate engineering standards.

Don spoke regarding the impact of climate change and noted that with increases in precipitation and temperatures and more extreme fluctuations in weather conditions, extended warm periods on snowpack introducing earlier snowmelt conditions present April conditions migrating into March.

Don spoke regarding the 2013 spring floods in late April, noting this was a small rainfall event that caused disproportionately large floods in Central Ontario.

Don referenced two year storms, 25 year storms and 100 year storms.

Don provided recommendations noting that a stormwater system design with snowmelt potential is a necessary preventative measure to reduce the risk for residents and public infrastructure to an acceptable level. Don noted that new methods for evaluation should be integrated into the new Town standards and that these methods can also be applied in the new drainage studies to be considered by the Town.

Don noted that the Ministry of the Environment are interested in the studies performed.

Councillor Halos thanked Don for his presentation, further noting that the Town needs to be aware that manmade snow is a concern as well.

Mayor Anderson thanked Don for his report and noted that climate change is a concern for everyone and referenced concerns of the Great Lakes and St. Lawrence Cities Initiative.

Deputy Mayor McKinlay then spoke questioning if manmade snow and natural snow melt at the same speed, Don replying that the equations do not change, and that both types of snow melt at the same speed, but noted that manmade snow is more compacted with more volume of water so there is more snow to melt.

Councillor Ardiel then spoke questioning how this study will effect development at the base of the mountain, Don replying that stormwater ponds will have a different sized hole for weeping water and that the redesign of structures will handle snow melt. Don noted that this will be looked at in the overall study.

Councillor McKean then spoke noting if the Ministry of Transportation does not change the pipes on Highway #26, that the additional drainage will be an issue when it reaches Highway #26. John then noted the month of March does not have as much heat in the sun as in the month of April. Don noted that much of the melt is from the wind and humidity, and the sun is still there. Don noted that future research will be conducted that will have a four season model to track all conditions.

**B.5.2 Serena Goitanich, Castle Glen Ratepayers' Association
Re: Thunderhill Subdivision, Town of The Blue Mountains Condition
Assessment, Preliminary Draft**

Serena Goitanich spoke on behalf of the Castle Glen Ratepayers' Association. Serena noted she is speaking following the Preliminary Recommendations arising from the Draft Condition Assessment of Thunderhill's road and sewer infrastructure regarding which their Association has three requests of Council, as follows:

1. That Council agrees to take on the servicing and maintenance of Thunderhill's roads within annual taxes and without special charges beginning at the conclusion of the 2014/15 winter maintenance contract;
2. That Council agree that the Preliminary Recommendations arising from the Draft Condition Assessment are unacceptable for Thunderhill;
3. That Council develop a plan for the assumption of Thunderhill's gravel roads and existing sewer infrastructure based on an understanding that the subdivision shall be maintained in its current style and that the servicing and maintenance of our roads shall be funded via property taxes.

In response to the three requests noted, the Committee recommended as follows:

Moved by: John McKean

Seconded by:

Gail Ardiel

THAT Council receive the deputation of the Castle Glen Ratepayers' Association regarding the Thunderhill Subdivision, Town of The Blue Mountains Condition Assessment, Preliminary Draft;

AND THAT Staff be directed to bring back a report detailing the financial and engineering impacts of the requests being made by the Castle Glen Ratepayers' Association deputation, and outlining options available to Council, Carried.

**B.5.3 Kirsti Suutari, Castle Glen Ratepayers' Association
Re: Castle Glen Thunder Hill Development
Maintenance Program 2015 and 2016**

Kirsti Suutari spoke on behalf Castle Glen Ratepayers' Association, noting that the association supports the staff report contained at Agenda item B.6.1 this evening.

B.6 Staff Reports

**B.6.1 Castle Glen Thunder Hill Development Maintenance Program – 2015,
EPW.14.062**

Moved by: D.R. McKinlay

Seconded by:

Ellen Anderson

THAT Council receive Staff Report EPW.14.062, "Castle Glen Thunder Hill Development Maintenance Program – 2015";

AND THAT Council approve the Town undertaking the winter maintenance of the Castle Glen Thunder Hill Development for the 2014/2015 winter seasons on a cost recovery basis;

AND THAT Council instruct Staff to prepare an annual fee and charges bylaw for consideration by Council to recover direct expenses including contracted services, materials and field staff time from the benefiting properties within the Castle Glen Thunder Hill Development upon the completion of the winter maintenance work in 2015, Carried.

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

None

B.8 Correspondence, if any

None

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

B.9 Deputations, if any

None

B.10 Staff Reports

B.10.1 Applewood (Thornbury Gate) Application for Official Plan Amendment and Zoning By-Law Amendment, PL.14.85

Moved by: Ellen Anderson Seconded by: D.R. McKinlay

THAT Council receive Staff Report PL.14.85 “Applewood (Thornbury Gate), Application for Official Plan Amendment and Zoning By-law Amendment, 1136965 Ontario Inc., THORNBURY TOWN PLOT PT LOTS 15 TO 19 PT MCAULY ST RP 16R8184 PARTS 2 AND 4, THORNBURY TOWN PLAN PT LOTS 16 TO 18 NE KING ST RP 16R9726 PART 9, and Part of THORNBURY TOWN PLOT LOT 22 W/S BAY ST PT LOTS 21 23 AND 24 W/S BAY ST PT LOTS 15 TO 24 S/S HURON ST PT HURON ST PT MCAULY ST AND RP 16R5032, Town of The Blue Mountains”; and

THAT Council adopt Official Plan Amendment 18 to re-designate the Subject Lands from the Residential ‘RES-9’ and Commercial ‘COM’ designations within the Thornbury Urban Area to the Residential ‘RES’ designation.

THAT Council enact a Zoning By-law to rezone the subject lands from the Residential Multiple ‘RM1’ zone and General Commercial ‘C2-h’ zone to the Residential Multiple ‘RM1-52-h’ zone and reduce the minimum required front, exterior side and rear yard setbacks in order to permit the development of a maximum of 45 townhouse units on the lands.

THAT Council repeal Zoning By-law 2000-11 and Zoning By-law 2004-05,
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, 2014, PL.14.91

THAT Council receive Staff Report PL.14.91, “Planning Applications – August, 2014, Carried.

B.12 Correspondence, if any

None

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: Proposed Draft Plan of Subdivision and Zoning By-law Amendment, (File: 42T-2014-03), Con. 3, Pt. Lot 21, RP 16R-1109, Part 1 to 2 ROW

Mayor Anderson read the Notice of Complete Application and Notice of Public Meeting for a proposed draft plan of subdivision and zoning by-law amendment.

Ellen noted that that the Corporation of the County of Grey has received a Complete Application for a Draft Plan of Subdivision (File: 42T-2014-03) under Section 51 of the *Planning Act*, R.S.O.1990, as amended.

Ellen noted that the Corporation of the Town of The Blue Mountains has received a Complete Application for Zoning By-law Amendment under Section 34 and 34(10.1) of the *Planning Act*, R.S.O.1990, c. P. 13, as amended.

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

Ellen 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 8th DAY OF SEPTEMBER, 2014, for the purpose of considering an Application for Draft Plan of Subdivision and Zoning By-law Amendment.

Ellen noted the purpose of these applications is to consider the proposed development of a ten lot Plan of Subdivision on the subject lands.

Ellen noted the effect of the proposed Zoning By-law Amendment is to re-zone the subject lands from the Development 'D' zone to the Residential 'R3' zone.

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

Ellen noted that the lands affected by these applications are owned by Bradley McMullen. The subject lands are legally described as CON 3 PT LOT 21 RP 16R1109 PART 1 TO 2 ROW; Town of The Blue Mountains.

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

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

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

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

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

The Clerk spoke noting that Notice was given in accordance with the Planning Act and that in response, comments were received from Grey Sauble Conservation Authority, Elaine Casavant and Roy Firth, Michele McCarthy, Diana Paeglis and Allan White, Charlie Regan, Katherine and Chuck Gyles.

Planner Shawn Postma spoke reviewing the Application noting this is a joint public meeting with the County of Grey to receive comments on the application. Shawn identified the location of the property and noted frontage is on Sleepy Hollow Road. Shawn noted the lands are mainly wooded and vacant. Shawn noted that the lots in the area are similar in size.

Shawn then referenced the Sleepy Hollow Development East application, and noted that these are two separate applications.

Shawn then spoke regarding the connectivity to each lot, identified the documents received in support of the application and noted how notice of the public meeting was given.

Shawn confirmed that no decision is being made tonight and that the purpose of the public meeting is to receive comments.

Andrew Pascuzzo, Planning Consultant with DC Slade spoke noting they represent the applicant. Andrew identified their project team and confirmed that no archeological finds were located on the property, and spoke regarding connectivity and the surrounding land uses.

Andrew noted that Block 29 has been identified as the bulb of the cul-de-sac.

Andrew then spoke regarding the site characteristics, being five acres, with one residence, otherwise the lands are a vacant infill lot. Andrew noted that the property fronts Sleepy Hollow Road and has three additional access points.

Andrew then spoke regarding The Blue Mountains Official Plan, and Recreational Residential uses, that permits single detached dwellings.

Councillor Martin then vacated the meeting.

Andrew noted that the lands are proposed to be a 10 lot plan of subdivision and noted the proposed lots are larger than those in the area. Andrew then spoke regarding the bonusing provisions of the Official Plan.

Andrew noted that there is a parkette in the area and that cash-in-lieu will be paid to the municipality for parkland.

Andrew then spoke regarding water servicing, sanitary servicing and stormwater.

Andrew then noted that this development is good planning as this is an infill development and is consistent with the area. Andrew noted the proposed lots are similar in size, if not larger than lots in the area. Andrew spoke regarding the new Official Plan noting it proposes to maintain the Recreational Residential zone.

Andrew then spoke regarding the comments received to date.

Deputy Mayor McKinlay then questioned if there is access from the site to Sleepy Hollow, Andrew replying yes, in two separate locations.

Greg Patterson, resident at 116 Innsbruck Lane, spoke noting he is speaking on his behalf and on behalf of other residents in the area. Mr. Patterson noted that the land is currently designated RR and that according to the Official Plan there should be 40% recreational open space, 60% residential space and that the density shall not exceed 2.5 units per hectare. Mr. Patterson expressed concern that this development is proposing 10 units on five hectares. Planner Shawn Postma spoke in response noting 40%/60% is correct, but noted that there are additional policies in the plan that need to be considered. Shawn noted that bonusing can allow five units per hectare and referenced the provision of shoreland or cash-in-lieu, to the satisfaction of Council. Mr. Patterson noted that the open space is being eroded by development and that the area does not need more development, but does need more trails and open space.

Diana Donnelly, resident at 114 Innsbruck Lane, and representing the owner of 109 Salzburg Place spoke noting she agrees with the correspondences read and with Mr. Patterson's comments. Ms. Donnelly questioned the location of the parkette, Shawn replying the parkette is at Block 25, further noting this land was dedicated to the Town and that the land is still in its natural state. Ms. Donnelly expressed concern about the proposed building plans for lot 5 as this lot backs her yard and questioned what the setbacks will be. Shawn spoke in response noting the development is in its early stages and that the next step is to compile the comments received to determine if modifications are required, and then provide a staff report to the committee for consideration. Shawn noted that additional comments can be sent to the Planning Department until the end of next week. Ms. Donnelly then questioned if the developer would consider severing some of the land to sell to existing property owners to provide larger buffers for the existing lots. Andrew Pascuzzo spoke noting there has not been any request or discussion about this with the developer.

Dave Castell, resident at 110 Salzburg Place, spoke noting intensification is a concern, further noting that the new official plan reiterates open space provisions and the density of the Recreational Residential is a concern. Mr. Castell questioned if further division of a registered plan of subdivision is permitted, Shawn replying that the subject lands are not in a plan of subdivision.

Mayor Anderson thanked everyone for their comments and as no one further wished to speak, declared the public meeting to be closed.

D. New and Unfinished Business

D.1 Notice of Motion

Council

Mayor Anderson provided the following two notices of motion to be included on the September 22 Council Agenda:

1. Bluewater District School Board, Long Term Accommodation Strategy and possible school closures in Meaford and the region
2. Microbead Pollution in the Great Lakes and St. Lawrence River

D.2 Additions to Agenda

Staff

None

E. Notice of Meeting Dates

Council Meeting, September 22, 2014
Town Hall, Council Chamber

Committee of the Whole Meeting, September 29
Town Hall, Council Chamber

F. Adjournment

Moved by: John McKean

Seconded by:

Gail Ardiel

THAT this Committee of the Whole meeting does now adjourn at 6:02 p.m. to meet again September 29, 2014, Town Hall, Council Chamber, or at the call of the Chair, Carried.

.....
Ellen Anderson, Mayor

.....
Corrina Giles, Town Clerk