



Minutes

The Blue Mountains, Committee of the Whole Meeting

Meeting Date: September 11, 2017
Meeting Time: 2:00 p.m.
Location: Town Hall, Council Chambers
Prepared by Corrina Giles, Town Clerk

A. Call to Order

Mayor McKean called the meeting to order with all members in attendance save Councillor Seguin absent due to approved leave of absence.

Also in attendance were Acting Chief Administrative Officer and Director of Community Services Shawn Everitt, Director of Infrastructure & Public Works Reg Russwurm, Director of Finance and IT Services Ruth Prince, Deputy Treasurer/Manager of Accounting & Budgets Sam Dinsmore, Manager of Human Resources Jennifer Moreau, Director of Enforcement Services & Fire Chief Rob Collins, Manager of Roads & Drainage Jim McCannell, Manager of Information Technology Cathy Bailey, Communications & Economic Development Coordinator Elizabeth Cornish, Manager of Solid Waste & Environmental Initiatives Jeff Fletcher, Manager of Water & Wastewater Allison Kershaw, Planner II Denise Whaley and GIS/Planning Technician Aaron Roininen.

- Committee then paused for a Moment of Reflection

- **Approval of Agenda**

Moved by: Michael Martin

Seconded by: R.J. Gamble

THAT the Agenda of September 11, 2017 be approved as circulated, including any items added to the Agenda, Carried.

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

Mayor McKean declared a conflict regarding the June 26, 2017 Committee of the Whole minutes as it relates to Agenda item B.10.4 "Application for Deeming By-law, Sonia Fabbri", and a family member's employment.

- **Previous Minutes**

Mayor McKean, having earlier declared a conflict regarding the June 26, 2017 Committee of the Whole minutes, vacated the Council Chamber and Deputy Mayor Ardiel chaired this portion of the meeting.

Moved by: R.J. Gamble

Seconded by: Michael Martin

THAT the Committee of the Whole minutes of June 26, 2017 and August 21, 2017, be adopted as circulated, including any revisions to be made, Carried.

- **Adoption of Consent Agenda**

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

- **B.7.1 August 2017 Construction Status Report, CSPW.17.091**
- **B.11.1 Planning Applications – Month of August, 2017, PDS.17.81**

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: John McGee

Seconded by: Gail Ardiel

THAT the Consent Agenda of September 11, 2017 be adopted as circulated, less any items requested for separate review and discussion, Carried.

B. Staff Reports, Deputations, Correspondence

Finance, Administration, Enforcement and Fire Reports

To be chaired by Councillor John McGee

B.1 Deputations, if any

None

B.2 Staff Reports

B.2.1 Proposed Affordability Policy – Follow up Staff Report, FAF.17.88

Moved by: John McKean

Seconded by: Gail Ardiel

THAT Council receive Staff Report FAF.17.88, entitled “Proposed Affordability Policy – Follow up Staff Report”, and;

THAT Council adopt the “Affordability Policy for Water and Wastewater Service Extensions” as attached to this report and revised, Carried.

B.2.2 Ontario Community Infrastructure Fund (OCIF) Grant Application, FAF.17.98

Moved by: R.J. Gamble

Seconded by: Michael Martin

THAT Council receive Staff Report FAF.17.98, entitled “Ontario Community Infrastructure Fund (OCIF) Grant Application”,

AND THAT Council direct Staff to apply for funding under the Ontario Community Infrastructure Fund (OCIF) Top-Up Grant for the Elma Street and Alice Street West Reconstruction Project, Carried.

B.2.3 Reserve and Reserve Funds, FAF.17.94

Moved by: R.J. Gamble

Seconded by: Michael Martin

THAT Council receive Staff Report FAF.17.94, entitled “Reserve and Reserve Funds”,

AND THAT Council approve By-Law 2017-XX, being a By-Law to establish the Fire Asset Replacement Reserve Fund, Carried.

Moved by: Gail Ardiel

Seconded by: Joe Halos

THAT Council receive Staff Report FAF.17.94, entitled “Reserve and Reserve Funds”,

AND THAT Council approve By-Law 2017-XX, being a By-Law to establish the Information Technology Asset Replacement Reserve Fund, Carried.

Moved by: John McKean

Seconded by: R.J. Gamble

THAT Council receive Staff Report FAF.17.94, entitled "Reserve and Reserve Funds",

AND THAT Council approve By-Law 2017-XX, being a By-Law to establish the Recreation Asset Replacement Reserve Fund, Carried.

Moved by: Michael Martin

Seconded by: Joe Halos

THAT Council receive Staff Report FAF.17.94, entitled "Reserve and Reserve Funds",

AND THAT Council approve By-Law 2017-XX, being a By-Law to establish the Facility Maintenance Asset Replacement Reserve Fund, Carried.

Moved by: Joe Halos

Seconded by: Michael Martin

THAT Council receive Staff Report FAF.17.94, entitled "Reserve and Reserve Funds",

AND THAT Council approve By-Law 2017-XX, being a By-Law to establish the Solid Waste Asset Replacement Reserve Fund, Carried.

Moved by: Joe Halos

Seconded by: Michael Martin

THAT Council receive Staff Report FAF.17.94, entitled "Reserve and Reserve Funds",

AND THAT Council approve the creation of a reserve for the purposes of funding the Landfill Post-Closure costs, Carried.

Moved by: John McKean

Seconded by: Michael Martin

THAT Council receive Staff Report FAF.17.94, entitled "Reserve and Reserve Funds",

AND THAT Council approve By-Law 2017-XX, being a By-Law to establish the Transportation Asset Replacement Reserve Fund, Carried.

Moved by: Joe Halos

Seconded by: Gail Ardiel

THAT Council receive Staff Report FAF.17.94, entitled "Reserve and Reserve Funds",

AND THAT Council approve By-Law 2017-XX, being a By-Law to establish the Bridges and Culverts Asset Replacement Reserve Fund, Carried.

Moved by: R.J. Gamble

Seconded by: Michael Martin

THAT Council receive Staff Report FAF.17.94, entitled "Reserve and Reserve Funds",

AND THAT Council approve By-Law 2017-XX, being a By-Law to establish the Infrastructure and Public Works Asset Replacement Reserve Fund, Carried.

B.2.4 Economic Development Advisory Committee Changes, FAF.17.113

Moved by: Gail Ardiel

Seconded by: Joe Halos

THAT Council receive Staff Report FAF.17.113 'Economic Development Advisory Committee Changes';

AND THAT Council appoint Steve Simon as the The Blue Mountains Chamber of Commerce representative to the Economic Development Advisory Committee;

AND THAT Council suspend the positions of Agricultural Advisory Committee member and Youth member on a temporary basis, Carried.

B.2.5 Negotiated Procurement for Website Redevelopment, FAF.17.111

Moved by: Joe Halos

Seconded by: Michael Martin

THAT Council receive Staff Report FAF.17.111 entitled “Negotiated Procurement for Website Redevelopment”;

AND THAT Council authorize Staff to negotiate for the purchase of services for website redevelopment with the Town’s current website provider Running Tide Inc., Carried.

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

None

B.4 Correspondence, if any

None

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

B.5 Deputations, if any

B.5.1 Presentation: Clarksburg Servicing Master Plan Class EA Update Michael Troop, Manager, Senior Environmental Engineer; J.L. Richards & Associates Limited

Michael Troop spoke reviewing the outline of the Public Information Centre Boards, Public Engagement Plan and Public Liaison Committee. Michael confirmed the Public Information Centres are scheduled for September 14 and September 16, 2017.

Michael identified the Master Plan Municipal Class Environmental Assessment area for the Community of Clarksburg, noting the purpose is to establish a long term solution for the provision of water and wastewater servicing.

Councillor Martin questioned if the service area includes Mary and Russell Streets, Reg Russwurm, Director of Infrastructure and Public Works confirming yes.

Michael then reviewed the Municipal Class EA process and requirements, noting that the EA is proceeding as a Master Plan EA as per the Ontario Municipal Class EA process. Michael noted that the preliminary preferred solutions will be presented in a second Public Information Centre in late March 2018.

Councillor Halos spoke questioning if the servicing extends to Clark Street at Grey Road 2, Reg spoke in response noting that the conceptual servicing of the former Cedar Run property would be serviced from Highway 26 and Grey Road 2, further noting that wastewater servicing is available there. Reg confirmed that the service area could be expanded if Council directs.

Michael then spoke regarding the Class EA Study Overview, and noted the Town is working with the community to develop a “Problem and Opportunity” statement to help guide this Class EA.

Councillor McGee spoke regarding potential development, and questioned if this is included in the outcomes with the changes to water and wastewater. Michael spoke in response noting that the definition of “environmental” in the Act is broad. Councillor McGee noted that this should be included on the board and that input should be solicited from the public.

Deputy Mayor Ardiel spoke noting that she agrees with development, further noting that there are lands that cannot be developed in Clarksburg because of lack of servicing. Deputy Mayor Ardiel noted that development should be highlighted.

B.6.4 Town of The Blue Mountains/Meaford Boundary Road Maintenance Agreement, CSPW.17.087

Moved by: Gail Ardiel

Seconded by: John McGee

THAT Council receive Staff Report.17.087 entitled, "Town of The Blue Mountains/Meaford Boundary Road Maintenance Agreement";

AND THAT Council authorize the Mayor and Clerk to sign the Boundary Road Maintenance Agreement, upon the recommendation of the Director of Infrastructure and Public Works and the Town's Solicitor, Carried.

B.6.5 Environmental Sustainability Fund Details, CSPW.17.090

Moved by: John McGee

Seconded by: Gail Ardiel

THAT Council receive Staff Report CSPW.17.090, "Environmental Sustainability Fund Details";

AND THAT Council direct an Environmental Sustainability Fund be created and that \$5,000 be allocated annually to benefit local sustainable initiatives and distribute funds through the funding program as outlined in Report CSPW.17.090, 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 August 2017 Construction Status Report, CSPW.17.091

THAT Council receive Staff Report CSPW.17.091 entitled "August 2017 Construction Status Report" for their information, Carried.

B.8 Correspondence, if any

None

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

B.9 Deputations, if any

**B.9.1 Doug Hackbart, West Harbour Concerned Residents Group
Re: Bay/Lakeshore Stop-up and Close Considerations**

Doug Hackbart spoke on behalf of the West Harbour Concerned Residents Group ("Group") noting that the Group is trying to preserve the natural character of the area as it is now. Mr. Hackbart noted that the development proposal on the Abbotts lands is pushing the limits, further noting that the development should match the surrounding area.

Mr. Hackbart noted that the Town is considering stopping up and closing the unopened road allowance portions of Victoria Street North and Bay Street West. Mr. Hackbart noted that the stormwater ditch is not adequately reflected, and that this drainage ditch is essential to the area.

Mr. Hackbart noted that he met with Shawn Everitt, Director of Community Services, who is working on a harbor development area that will maintain greenspace. Mr. Hackbart noted that he also met with the Infrastructure and Public Works Department to understand the drainage in the area.

Mr. Hackbart noted that the proposed development is double-lotted, noting that this is too dense for the area, and will take away from the feel of Thornbury. Mr. Hackbart noted that the Group would like to work with the Town, and they want to be a part of the Harbour Master Plan. Mr. Hackbart referenced the changes to the OMB, the Town's Official Plan and the County Official Plan, and noted that the developer should remain within their lot lines when performing work, and that this should not include the road allowances.

Councillor Gamble spoke questioning if there has been a request to stop up and close the road allowances in this area, Town Planner Denise Whaley spoke noting that a public meeting was held to consider the proposal stop up and close, and that a staff report is being drafted that will include the public and agency comments. Denise noted that this report has not been brought to Council yet. Councillor Gamble noted that this site is a small area, and that the Town should retain the unopened road allowances in this location.

Councillor Martin spoke noting that he agrees with Councillor Gamble, that the Town should continue ownership of the road allowances and allow the developer to continue development on their lands, if it wishes. Councillor Martin noted that this is a sensitive area that adds to greenspaces, further noting that the road allowances could be used as internal trails.

Councillor McGee spoke, concurring with Councillors Gamble and Martin that the Town should retain the road allowances, further noting that the development property is responsible for the stormwater management of its property. Councillor McGee noted that he supports stopping up and closing the road allowances, then maintaining as greenspace.

Councillor Halos spoke noting he supports greenspace, and that he would like to see the residents work with the developer.

Deputy Mayor Ardiel spoke noting that she too would like to maintain greenspace, further noting that the development should be in conformity to the area.

Mr. Hackbart thanked the Committee for hearing his deputation.

B.10 Staff Reports

B.10.1 Windfall Medium Density – Street Names, PDS.17.82

Moved by: John McGee

Seconded by: Michael Martin

THAT Council receive Staff Report PDS.17.82 "Windfall Medium Density – Street Names" and

THAT Council reserve the following Street names in accordance with the Town's Street Naming Policy (Appendix "A") for the Windfall Medium Density Site Plan:

Street A: Beckwith Lane

Street B: Beausoleil Lane, Carried.

B.10.2 Zoning By-law Amendment – Revisions to C2-9 Zone Provisions (Janet Samson – CCE Promotions), PDS.17.83

Moved by: John McKean

Seconded by: John McGee

THAT Council receive Staff Report PDS.17.83, entitled “Zoning By-law Amendment – Revisions to C2-9 Zone Provisions (Janet Samson – CCE Promotions)” for the lands known as Part of Lot 12, South West King Street, Town Plot of Thornbury (135 King Street East); and

THAT Council enact a Zoning By-law Amendment to revise the site-specific provisions of the General Commercial Exception 9 (C2-9) zone in order to remove restrictions on building expansion, to increase the maximum allowable size of an accessory structure, and to impose a minimum 3m side and rear yard setback requirement for all accessory structures abutting a residential zone. All other provisions of the C2-9 zone and the requirements of Section 6 and Section 15 of Zoning By-law 10-77 shall apply, as outlined in the attached draft by-law, Carried.

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

B.11.1 Planning Applications – Month of August, 2017, PDS.17.81

THAT Council receive Staff Report PDS.17.81 “Planning Applications – Month of August, 2017” for information purposes, Carried.

B.12 Correspondence, if any

B.12.1 Committee of Adjustment Notice of Public Hearing - A12-2017 2nd Hearing – Cornfield

B.12.2 Committee of Adjustment Notice of Public Hearing A13-2017 – Johnson

Moved by: Michael Martin

Seconded by: John McGee

THAT Council receive Committee of Adjustment Notice of Public Hearing regarding A12-2017 2nd Hearing – Cornfield and A13-2017 – Johnson for information purposes, Carried.

C. 5:00 PM Public Meetings / Deputations

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.

C.1 Statutory Public Meetings

C.1.1 Public Meeting: Application for Zoning Amendment, 131 King Street West, Thornbury, Blue Mountains Animal Shelter (Gilas)

Mayor McKean read the Notice of Application for Zoning Amendment.

John noted the property is located at 131 King Street West, Thornbury.

John noted the Blue Mountains Animal Shelter is proposing a temporary use of the property at 131 King Street West, as shelter for cats, for a period of up to three (3) years.

John noted The Blue Mountains Animal Shelter has applied for a temporary zoning by-law amendment to allow the use in the existing house on the lot. Note that the cat shelter was previously approved in this location through Minor Variance application A11-2015 and the cat shelter has been operating on the site since October 2015. If this application is approved, after three years the temporary zoning amendment expires and the property will return to the Development (D) zone, with permission for a single detached dwelling and accessory uses. No changes to the property are proposed. Future extensions may be considered of up to one (1) year after the first expiry (each extension would be considered separately and is not automatic).

John noted the land affected by this application is described as Part of Lots 40 to 44, Southwest of King St., Town Plot of Thornbury.

John noted the public meeting is your chance to hear more about the proposal and make your views about it known. You may also speak at the meeting or submit written comments.

John noted information from the public will help Council in their decision-making process, so make sure to have your say.

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

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

John noted after reviewing the application and any comments received, Town staff will bring a recommendation on this project to a future council meeting.

John noted if a person or public body does not make oral submissions at a public meeting or make written submissions to Town of The Blue Mountains before the by-law is passed, the person or public body is not entitled to appeal the decision of Council to the Ontario Municipal Board.

John further noted if a person or public body does not make oral submissions at a public meeting, or make written submissions to Town of The Blue Mountains before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

The Clerk noted that notice of the public meeting was given in accordance with the Planning Act and that in response comments were received from Grey County Planning and Development and the Historic Saugeen Metis (HSM) Lands, Resources and Consultation Department.

Planner Denise Whaley reviewed the application for zoning amendment, noting that the previous approval was done through the Committee of Adjustment. Denise noted that the Blue Mountain Animal Shelter is proposing a temporary use of the property at 131 King Street West, as a shelter for cats, further noting that the site will remain largely unchanged from what it is currently. Denise noted that the temporary use is for up to three years, and can be renewed in one year extensions after that time.

Denise identified the location of the lands, further noting that the owner of the property is not currently using the house. Denise noted that the owner may tear the house down in the future, and that this is a good option for the Blue Mountain Animal Shelter. Denise noted that the area is quiet and will be developed in time, further noting that the lands are zoned residential with a large hazard area. Denise confirmed the site is next to a former landfill site. Denise confirmed that under the Thornbury mapping, the site is in the "D" development zone and that it is a transitional area.

Denise confirmed that Council are receiving comments this evening and that a future staff report will be provided to Council for consideration that will incorporate all comments received.

Shawn Everitt, Director of Community Services, spoke noting that the Peace Park in this area is not owned by the Town, that it is owned by Collus.

Anna Aagaard, resident of The Blue Mountains and volunteer at the Animal Shelter, spoke noting that the Animal Shelter is a registered charity that provides service to the Town. Anna noted that cats are vet-checked, receive vaccinations and are cared for until they can find homes for them. Anna noted that the Animal Shelter is very grateful to Mr. Gilas for the use of his property, further noting the site is ideal being down a dead-end street. Anna noted that the Animal Shelter continues to look for an affordable property that they could purchase.

Deputy Mayor Ardiel spoke questioning how the Animal Shelter is funded, Anna replying through fundraisers.

Councillor Halos spoke thanking the Blue Mountain Animal Shelter for the work they do, and thanked Mr. Gilas for his contribution to the Shelter.

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

C.2 Deputation

None

D. New and Unfinished Business

D.1 Notice of Motion (Council)

None

D.2 Additions to the Agenda

None

E. Notice of Meeting Dates

Special Meeting of Council, September 21, 2017, Town Hall, Council Chambers

Council Meeting, September 25, 2017, Town Hall, Council Chambers

Committee of the Whole Meeting, October 2, 2017
Town Hall, Council Chambers

F. Adjournment

Moved by: Michael Martin

Seconded by: Joe Halos

THAT this Committee of the Whole does now adjourn at 5:36 p.m. to meet again on September 11, 2017, Town Hall, Council Chambers, or at the call of the Chair, Carried.

John McKean, Mayor

Corrina Giles, Town Clerk