

Minutes: The Blue Mountains, Committee of the Whole Meeting



MEETING DATE: October 20, 2014
MEETING TIME: 2:00 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 Planning and Building Michael Benner, Planner Shawn Postma, Fire Prevention Officer Duncan Rydall, Community Emergency Management Coordinator Steve Conn, Acting Fire Chief AJ Lake, Financial Analyst Sam Dinsmore, Budget Analyst Debbie Brown, Manager of Purchasing and Risk Management Serena Wilgress, Director of Community Services Shawn Everitt, Manager of Revenue Ruth Prince, Communications & Economic Development Coordinator Elizabeth Cornish, Manager of Water & Wastewater Services John Caswell, Chief Librarian Terri Pope

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

- **Approval of Agenda**

Moved by: D.R. McKinlay Seconded by: Michael Martin

THAT the Agenda of October 20, 2014 be approved as circulated, including any items added to the Agenda, Carried.

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

- **Previous Minutes**

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

THAT the Committee of the Whole minutes of September 29, 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 listed below:

- B.3.1 Monthly Financial Report – September 2014, FIT.14.59
- B.3.2 The Blue Mountains Fire Department Third Quarter Report July – September 2014, FD.14.5
- B.11.1 Planning Applications – September 2014, PL.14.100
- B.11.2 Development Application Review Process, PL.14.104
- B.11.3 Building Permit Activity – September 2014, B.14.07
- B.11.4 By-Law Enforcement Activity – September 2014, BL.14.31
- B.11.5 STA Licensing Program Activity: September 2014

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: D.R. McKinlay Seconded by: Joe Halos

THAT the Consent Agenda of October 20, 2014 be adopted as circulated, less any items requested for separate review and discussion, being Agenda item B.3.2 The Blue Mountains Fire Department Third Quarter Report July – September 2014 FD.14.5, B.11.2 Development Application Review Process, PL.14.104, B.11.3, Building Permit Activity – September 2014 B.14.07, B.11.5 STA Licensing Program Activity: September 2014 BL.14.31, 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 New OPP Billing Model, CAO.14.11

Moved by: Joe Halos Seconded by: John McKean

THAT Council receive Staff Report CAO.14.11, entitled “New OPP Billing Model” for information purposes;

AND THAT staff return with a report to Council once further information is available regarding the Ontario Provincial Police new contract template and possible available contract lengths, Carried.

B.2.2 Information Report Re: Upcoming Staff Training Opportunities, CAO.14.12

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

THAT Council receive Staff Report CAO.14.12, entitled “Information Report re: Upcoming Staff Training Opportunities, Carried.

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

B.3.1 Monthly Financial Report – September 2014, FIT.14.59

THAT Council receive Staff Report FIT.14.59 “Monthly Financial Report – September 2014” for information purposes, Carried.

B.3.2 The Blue Mountains Fire Department Third Quarter Report July – September 2014, FD.14.5

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

THAT Council receive Staff Report FD.14.5, “The Blue Mountains Fire Department Third Quarter Report July – September, 2014” for information purposes, Carried.

B.4 Correspondence, if any

B.4.1 The Royal Canadian Legion Request for Support for Poppy Fund

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

THAT Council support The Royal Canadian Legion annual Poppy Fund with a donation of \$500, Carried.

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

B.5 Deputations, if any

B.5.1 Michael Cullip, CC Tatham & Associates Re: 33rd Sideroad Engineering Assessment

Michael Cullip spoke noting the purpose of the study and noted the current condition of the road. Michael noted that traffic counts were undertaken noting 430 to 480 vehicles per day, and that truck vehicles were estimated based on the information provided by the apple storage facility.

Michael reviewed the road sections width and surface treatment and speed limit. Michael noted that the ditches are not significant on either side of the road. Michael noted that this is a rural road and that the culverts are partially obstructed, further noting that there should be at least one metre of ditch on both side of the road for drainage.

Michael noted that the road condition evaluation process included visual inspections, borehole investigations, weight deflect metre analysis. Michael noted that the road conditions range from fair to poor.

Michael noted that 15% of the road section should be reconstructed and that the road condition is inadequate. Michael noted that the material in place is of good quality and can be reused. Michael noted that the road is flat and that there is not much drainage, and that the soil is between clay and sand and that it retains the frost.

Michael then spoke regarding improvement options including drainage improvements.

Michael noted that cost is a consideration, and spoke regarding life cycle cost considerations. Michael noted that option C is the suggested option.

Michael spoke regarding the initial cost considerations, and noted the total initial cost is \$637,000. Michael noted the cost of this option is more costly initially, and that an asphalt surface is suggested. Michael noted that there is less cost over the 20 year period. Michael noted that this option would include full depth localized improvements and ditching.

Deputy Mayor McKinlay spoke noting the assessment of the road was to understand the condition of the road. Duncan questioned what effect drainage works completed now would have on the road. Michael spoke in response noting that the real issue is with the soils, further noting that frost gets into the road. Michael noted that drainage works would not make enough difference on the road to warrant just drainage improvements.

Michael noted that the axle weight loads are appropriate and applicable and should be applied on similar roads, further noting that melting and freezing of the roads is the issue.

Duncan then questioned what the Town can do to better manage the axle weight season, Michael noting that he will report back with an interim solution.

Councillor Gamble then spoke noting that he is concerned for the large commercial enterprise that must use this road to sell its product. Bob questioned if there are any options for the Town to continue with an interim fix until the road requires a complete reconstruction. Bob then questioned how many trucks travel this road during the half load restrictions in the spring.

Councillor McKean spoke questioning if there is sufficient material in the first 150 mm of surface materials without getting into the silty materials. Michael replying yes, further noting that it can be pulverized to 200 to 220 mm.

John then referenced the geo-grid work completed on the 4th Line and questioned if this treatment could be used here as well. Michael spoke in response noting that geo-grid is used where there is poor subsoils in the area, further noting that this is not the situation in this location.

John then noted that 15% of the road needs replaced and questioned what the road would look like if trucks were permitted to continue using the road without restriction. Michael spoke in response noting that the road base would be liable, that the granulars would go to the bottom, and the poor soils would go to the top. Michael noted that if the road is left another year, it will require maintenance and grading to deal with the ups and downs in the road. Michael noted that drivers would be cautioned to travel slowly on the road.

Councillor Ardiel spoke noting apples would be damaged by travelling a road full of potholes.

Duncan then questioned if using the 11th Sideroad is an option. Michael noted that if the 11th Line was used, that it would become damaged as well.

Mayor Anderson then spoke noting that Council needs to remember the economic development in the area and that the Community Services Department needs to work with the Engineering and Public Works Department to integrate cycling in to the area, further noting that this road is highly travelled by trucks and cyclists.

Councillor Halos thanked Michael for his presentation.

B.5.2 Chris Wilson, WSP Canada Inc. Thornbury Water Treatment plant Capacity Increase

Chris Wilson spoke providing an introduction to the Class EA phases, including the Public Information Centre.

Chris spoke regarding Phase 1, Existing System, and spoke regarding the water supply from Collingwood.

Chris spoke regarding the identification of alternatives, and noted that the preferred alternative is Alternative #1, which is to rerate the Thornbury Water Treatment Plant to a Firm Capacity of 15,140 m³/day (increased from 13,536 m³/day) without requiring additional equipment upgrades. Chris then provided an overview of potential impacts and next steps.

Councillor Halos then questioned how high we can rerate the plant, Chris replying to 15,140 m³/day.

B.5.3 Jim Reid

Re: “Public Roadway” Designation of West end of Scandia Lane & South End of Hamlet Road in Swiss Meadows, Adjacent to Block “B” and Lots 1 and 2

Jim Reid spoke noting his home is on an unassumed road in an assumed subdivision in Swiss Meadows. Jim noted the roads have been maintained by the municipality for the last 40 years, but that there has not been any snow removal.

Jim provided a history of the Swiss Meadows development. Jim noted that the owners have to pay for snow removal on Scandia Lane and Hamlet Road which is a significant financial issue for the owners. Jim then noted that the owners cannot optimize their land fully, and referenced the landlocked road allowances. Jim noted that this is a loss for the municipality as well with the loss of revenue from additional taxes and services.

Jim noted that the road maintenance in Swiss Meadows is inconsistent and that the two property owners are required to pay \$4000 per year for snow removal. Jim feels that Hamlet Road and Scandia Lane should be opened and maintained streets, and that the owner of Block “B” should have the option to sever, but cannot as the road is not assumed. Jim then referenced the water supply and the cost of \$24,000 to connect to the municipal water system.

Jim then noted that garbage trucks will not travel their road, and that he must take his garbage to the end of the road for collection.

Jim then asked that Council assume, open and maintain Scandia Lane and Hamlet Road as opened and maintained public roadways.

Councillor Halos then thanked Jim for his presentation.

Deputy Mayor McKinlay spoke noting this matter will require research from Town staff. Duncan then questioned if Jim owns Block B, Jim replying, yes.

Councillor Martin then thanked Jim for his presentation and asked what his expectation is of Council, Jim replying that he would like the municipality to assume the roads and provide snowploughing of Hamlet Road and Scandia Lane.

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

THAT Council direct staff to review the deputation information of Mr. James Reid regarding his request for official reinstatement of original designation of West End of Scandia Lane and South End of Hamlet Road in Swiss Meadows, and report back to Council, Carried.

B.6 Staff Reports

B.6.1 Thornbury Water Treatment Plant – Wellington Construction Request for Balance Owing, EPW.14.069

Moved by: D.R. McKinlay Seconded by: John McKean

THAT Council receive Staff Report EPW.14.069 entitled “Thornbury Water Treatment Plant – Wellington Construction Request for Balance Owing”;

THAT Council approves payment to Wellington Construction Ltd. in the amount of \$28,915.92,

AND FURTHER THAT the payment of \$28,915.92 be allocated between development charges and user fees in the same ratio as the original project, Carried.

B.6.2 Landfill Expansion Update, EPW.14.076

Moved by: D.R. McKinlay Seconded by: Gail Ardiel

THAT Council receive Staff Report EPW.14.076, "Landfill Expansion Update" for their information, 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 Lora Bay Heights Lampton Greens Corporation Application for 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 of Arthur Street, The Blue Mountains, PL.14.105

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

THAT Council receive Staff Report PL.14.105 "Lora Bay Heights, Lampton Greens Corporation, Application for 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"; and

THAT Council enact a Zoning By-law 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, to establish a maximum unit count of 22 semi-detached dwellings, 2 single detached dwellings, to establish a minimum 7.5 metre front, side and rear yard setback requirement, to use the Holding '-h' symbol requiring the registration of a plan of subdivision or condominium or the granting of site plan approval, the execution of a development agreement, that the watercourse realignment works are completed to the satisfaction of the Department of Fisheries and Oceans and the Grey Sauble Conservation Authority, and that a Stormwater Management Plan is completed to the satisfaction of the Grey Sauble Conservation Authority, Carried.

B.10.2 Sign By-Law Review, B.14.33

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

THAT Council receive Staff Report B.14.33 respecting Sign By-law Review;

THAT Council direct Staff to proceed to develop and implement a communication and corresponding needs assessment plan so as to seek stakeholder feedback for the purposes of assessing the need to update the current Sign By-law No. 2001-57 and report back to Council in 2015 for Council's consideration and further direction;

AND THAT the Economic Development Advisory Committee submission dated October 20, 2014 be referred to this process;

AND FURTHER that Council direct Staff to review all Town by-laws administered and enforced by the By-Law Services Division for the purposes of implementing an annual periodic review of Town by-laws for Council's review and report back to Council in 2015, 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 – September 2014, PL.14.100

THAT Council receive Staff Report PL.14.100, "Planning Applications – September, 2014", Carried.

B.11.2 Development Application Review Process, PL.14.104

Moved by: D. R. McKinlay Seconded by: Gail Ardiel

THAT Council receive Staff Report PL.14.104 "Development Application Review Process" for information purposes, Carried.

B.11.3 Building Permit Activity – September 2014, B.14.07

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

THAT Council receive Staff Report B.14.07 "Building Permit Activity: September 2014" for information purposes, Carried.

B.11.4 By-Law Enforcement Activity – September 2014, BL.14.31

THAT Council receive Staff Report BL.14.31 "By-law Enforcement Activity – September 2014" for information purposes, Carried.

B.11.5 STA Licensing Program Activity: September 2014

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

THAT Council receive Staff Report BL.14.32 "STA Licensing Program Activity: September 2014" for information purposes, Carried.

B.12 Correspondence, if any

None

C. 5:00 PM Public Meetings / Deputations

Mayor Anderson 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

None

C.2 Deputation

None

D. New and Unfinished Business

D.1 Notice of Motion Council

D.2 Additions to Agenda Staff

E. Notice of Meeting Dates

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

Committee of the Whole Meeting, November 10, 2014
Town Hall, Council Chamber

F. Adjournment

Moved by: Michael Martin Seconded by: Gail Ardiel

THAT this Committee of the Whole meeting does now adjourn at 5:07 p.m. to meet again November 10, 2014, Town Hall, Council Chamber, or at the call of the Chair, Carried.

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Ellen Anderson, Mayor

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Corrina Giles, Town Clerk