







**B.5.2 Ron Cowan, Richpark Homes (Thornbury) Ltd.  
Re: Purchase of Town Lands Fronting on Peel Street**

Ron Cowan of Richpark Homes spoke noting that Richpark Homes owns the lands on Peel Street, just north of the entrance to the Trailwoods development. Mr. Cowan noted that Richpark is interested in purchasing the Town lands to the north of their lands, and the neighbouring privately owned lands, being Lots 45 and 46. Mr. Cowan noted that if the lands were secured that they would build up to 65 units and that Richpark would try to preserve the existing tennis courts, and would work with all parties involved.

Mr. Cowan noted that a trail along the river would be developed to enhance the property for the community and that Richpark would cover the costs to develop a trail. Mr. Cowan noted that the development would include units of no more than two storeys high. Mr. Cowan noted that their development would enhance the tax base and would benefit the community, through hiring local trades and suppliers in the community. Mr. Cowan noted that Richpark would be interested in purchasing the King Street road allowance and constructing a condominium road for the development, further noting that the developer would be responsible for the garbage collection.

Councillor Martin spoke noting that 24 units were approved for this site, and the Town has an arrangement for access to Lots 45 and 46 (privately owned), and questioned how would the owner of Lots 45 and 46 be impacted. Mr. Cowan spoke in response noting that Richpark are interested in purchasing Lots 45 and 46, further noting that they are interested in working with this private owner. Mr. Cowan noted that Richpark cannot justify purchasing the Town land if they are unable to purchase Lots 45 and 46.

Director of Community Services/Acting CAO Shawn Everitt spoke noting he met with Mr. Cowan and the owner of Lots 45 and 46. Shawn noted that all are seeking clarity on how they can move forward. Shawn noted that the Town property north of the King Street road allowance would have to be sold to Richpark to make the development work. Shawn confirmed that staff are not recommending selling the land north of the King Street road allowance, further noting that staff are moving forward with the sale of the King Street road allowance to the owner of Lots 45 and 46, as directed by Council.

Councillor Halos spoke questioning the price-point for a unit in this development, and if the units will be affordable. Mr. Cowan noted that they believe their proposal is in line with area market demands, further noting it is not low cost or moderate priced housing.

Deputy Mayor Ardiel spoke noting that the Town needs affordable housing, Mr. Cowan spoke in response noting that the market feedback shows that this type of development is what the market wants.

Councillor Gamble spoke noting that he feels that the arrangement with the owner of Lots 45 and 46 is too mature and that the Town has an obligation to continue.

Councillor McGee spoke noting that at one time, these two parcels were reserved for a water treatment plant as the current site is constrained. Director of Infrastructure and Public Works, Reg Russwurm, spoke noting that technology has changed, and that there are no constraints at the current site, further noting that the Town has decades of expansion available.

## **B.6 Staff Reports**

### **B.6.1 Disposition of Town Land – King Street and Albert Street, CSPW.17.118**

Moved by: Michael Martin

Seconded by: John McGee

THAT Council receive Staff Report CSPW.17.118 entitled “Disposition of Town Land – King Street and Albert Street”;

AND THAT Council direct Staff to proceed with disposing of Town owned lands to the owner of Lots 45 and 46 as outlined in this report;

AND THAT Council authorize the Mayor and Clerk to execute all required documents affecting the sale of the Town owned lands outlined in this report, Carried.

### **B.6.2 Black Bridge Plaque Selection, CSPW.17.106**

Moved by: Gail Ardiel

Seconded by: Michael Martin

THAT Council receive Staff Report CSPW.17.106 entitled “Black Bridge Plaque Selection”;

AND THAT Council direct Staff to proceed with the commissioning of a commemorative plaque for Black Bridge as shown as Option 2, as revised, Carried.

### **B.6.3 Lowering of the Thornbury Dam Water Level – Execution of Agreements, CSPW.17.111**

Moved by: John McGee

Seconded by: Gail Ardiel

THAT Council receive Report CSPW.17.111, “Lowering of Thornbury Dam Water Level – Execution of Agreements”;

AND THAT Council approve the Mayor and Clerk executing an Agreement with Wolf von Teichman regarding compensating for lost income for the winter of 2017/2018 at the Thornbury Dam Generating Station upon the recommendation of the Acting Chief Administrative Officer, Director of Finance and IT Services and the Director of Infrastructure and Public Works, 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 Bill 142 – Construction Lien Amendment Act, 2017, CSPW.17.105**

THAT Council receive Staff Report CSPW.17.105 entitled “Bill 142 – Construction Lien Amendment Act, 2017” for their information, Carried.

### **B.7.2 November 2017 Construction Status Report, CSPW.17.113**

THAT Council receive Staff Report CSPW.17.113 entitled “November 2017 Construction Status Report” for their information, Carried.

## **B.8 Correspondence, if any**

### **B.8.1 Tracy Allison, Resource Management Supervisor Ministry of Natural Resources and Forestry**

Re: Thornbury Dam and Fishway Power Outage September 30, 2017,  
Thank you for support

Moved by: John McGee

Seconded by: Michael Martin

THAT Council of the Town of The Blue Mountains receives for information, the correspondence from Tracy Allison, Resource Management Supervisor, Ministry of Natural Resources and Forestry thanking Town Staff for their support during the sudden power outage at the Thornbury Dam on September 30, 2017, Carried.

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

## **B.9 Deputations, if any**

### **B.9.1 Krystin Rennie, Georgian Planning Solutions**

**Re: Request for Council consideration to permit an Official Plan Amendment on the lands owned by Scenic Caves**

Krystin Rennie, Georgian Planning Solutions, spoke noting a resolution of Council is required if an official plan amendment is sought before the second anniversary of the first day any part of the official plan comes into effect. Krystin noted that the request will allow Scenic Caves to explore possible expansion of the facility to support the continued growth of one of the area's largest employers and tourist attractions. Krystin noted that the requested official plan amendment would be site specific and would be to allow an additional use on the property owned by Scenic Caves.

Rob Thorburn, spoke noting that he acquired Scenic Caves in 1993 and provided an overview of their expansions and achievements since that time. Rob thanked Council for considering their request.

Councillor Halos spoke congratulating Mr. Thorburn on the successes of Scenic Caves, and questioned the purpose of the two-year prohibition. Michael Benner, Director of Planning and Development Services, spoke noting that the purpose is to generally strengthen and apply weight to the official plan.

Councillor Martin spoke thanking Krystin and Rob for their deputation, further noting that the success of Scenic Caves is phenomenal.

Moved by: Michael Martin

Seconded by: John McGee

THAT Council of the Town of The Blue Mountains direct staff to work with Krystin Rennie, Georgian Planning Solutions, to develop a motion to include on the November 27, 2017 Council Meeting Agenda for Council consideration, to authorize Scenic Caves to submit to the Town of The Blue Mountains, an Official Plan Amendment Application pursuant to Section 22, Subsection 2.2 of the Planning Act, Carried.



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

### **B.12.1 MacPherson Builders Ltd.**

#### **Re: Home Farm MOU**

Moved by: John McGee

Seconded by: Joe Halos

THAT Council of the Town of The Blue Mountains receives for information, the November 14, 2017 correspondence from MacPherson Builders (Blue Mountains) Ltd., regarding "Home Farm MOU", and refers the correspondence to Planning and Development Services, Carried.

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

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Deputy Mayor Gail Ardiel 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 Plan of Subdivision #42T-2016-06 and Zoning By-law Amendment Block 46 RP16M-20 (Peaks Meadows)**

Deputy Mayor Ardiel read the Notice of Application for Plan of Subdivision. Gail noted The County and Town are seeking input on development applications within 120 metres of your property that would consider allowing a 12 lot plan of subdivision and a zoning by-law amendment.

Gail noted the property legal description is Block 46, Registered Plan 16M-20 Town of The Blue Mountains, Geographic Township of Collingwood.

Gail noted any person or agency may attend the Public Meeting and/or make verbal or written comments regarding this proposal

Gail noted the purpose and effect of the plan of subdivision is to create twelve (12) new lots for detached residential dwellings.

Gail noted the purpose of the zoning by-law amendment is rezone the lands to change the housing type allowed on the property from a maximum of 65 townhouses to single detached dwellings. The effect of the proposed zoning would be to change from Residential Sixth Density Exception (R6-172-h) with a holding symbol, to the Residential Third Density (R3) zone.

Gail noted the public meeting is an opportunity for members of the public to learn more about the proposed development. Attendees have the opportunity to hear a brief presentation about the development, ask questions, and/or make statements either in favour of, or in opposition to the development.

Gail noted the public meeting will take place at a Council meeting and the moderator will keep the meeting in order and allow the applicant (and their development team), the public, and members of Council to speak and ask questions. No decisions are made at this meeting, it is simply an opportunity to learn and provide feedback.

Gail noted any persons may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the proposed plan of subdivision or zoning by-law amendment.



Gail noted 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 before the zoning by-law amendment is approved or refused, or to the County of Grey before the plan of subdivision is approved or refused, the person or public body is not entitled to appeal the decisions of the Town of The Blue Mountains or the County of Grey to the Ontario Municipal Board.

Gail noted 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 before the zoning by-law amendment is approved or refused, or to the County of Grey before the plan of subdivision is approved or refused, 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.

Gail further noted if you wish to be notified of the decision by the Town of The Blue Mountains in respect to the approval or refusal of the zoning by-law amendment, or the County of Grey in respect to the approval or refusal of the plan of subdivision, you must make a written request to the Town or the County, at the addresses noted on the previous page. Please note the project name "Peaks Meadows" for the zoning by-law amendment when directing correspondence to the Town, and/or the County plan of subdivision file # 42T-2016-06.

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 Union Gas Limited, the Historic Saugeen Metis (HSM) Lands, Resources and Consultation Department and Caroline Bacher, resident of The Blue Mountains.

Denise Whaley, Planner II, spoke noting that the property is in a block on a plan of subdivision which is permitted up to 65 townhouses on the site. Denise noted that the applicant has made application to reduce the density to 12 single family detached units.

Denise noted that the purpose of this evening's public meeting is to receive comments on the application, and that the comments received will be compiled into a future staff report for Council consideration. Denise noted that the east side of Camperdown Road, Barton Boulevard and Dorothy Drive, is starting to see more development activity.

Denise noted that this application is in the early stages, and that the application was accompanied by studies that will be reviewed.

Keith McKinnon, KLM Partners Inc. noted that they have filed a draft plan of subdivision and zoning by-law amendment application to reduce the number of units from 65 townhouses to 12 single family detached dwellings. Mr. McKinnon noted that the supporting studies have been submitted. Mr. McKinnon noted that KLM Partners have worked on the east and west sides of Camperdown Road, and that there is more than sufficient stormwater management for the area as a fewer number of units are proposed. Mr. McKinnon spoke regarding the sanitary sewer on Dorothy Drive, suggesting that the two connections be removed and new services to each unit be installed. Mr. McKinnon noted that there are no traffic concerns as fewer units are being sought. Mr. McKinnon noted that the environmental impact study was completed, with multiple infield reviews, noting that no environmental features or species at risk were found, and that there are no archaeological issues.

Mr. McKinnon identified the location of the lands, noting that this area is seeing increased construction. Mr. McKinnon reviewed the existing zoning, noting that the application seeks to take the existing zoning and reduce it to 12 single detached units, and identified the proposed lot frontages, minimum lot area, further noting the density would be 5.2 units per hectare. Mr. McKinnon noted that density in the area is 6 units per hectare, and that in his opinion, the density proposed is appropriate and in keeping with this community.

Councillor Martin spoke noting this application is a 78% reduction in density, further noting that he supports the application.

Councillor Halos spoke noting that intensification provides for a better use of services, and noted that this application is what Council should not support. Councillor Halos noted that all policies are written to support the better use of municipal services.

Councillor McGee spoke questioning why the original zoning permits 65 units, Planner Denise Whaley spoke in response noting that at the time this application was originally approved, that servicing capacity was not available so this multiblock was deferred until now.

Dave and Beverly Matthews, area residents on Barton Blvd. spoke noting that they support the application, further noting that the application is more in keeping with the area. Mr. Matthews noted that they appreciate the concerns regarding density and the environment.

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

### **C.1.2 Public Meeting: Application for Lot Addition, Vacant Lands on Sunset Blvd (Lora Bay), Plan 442, Lot 34, Part of Lot 35, RP16R6786 Part 1 (D'Arcy-McNevin)**

Deputy Mayor Ardiel read the Notice of Application for Consent for Lot Addition.

Gail noted the property locations is vacant lands on Sunset Boulevard (Lora Bay).

Gail noted the purpose of this consent application is to enlarge a residential lot at 361 Sunset Blvd., by adding a portion of land from the adjacent vacant lot.

Gail noted the lands proposed to be severed are approximately 367 square metres in area, with 4 metres of frontage on Sunset Blvd. The retained vacant parcel would then be approximately 1,638 square metres, with 24.18 metres of frontage on Sunset Blvd.

Gail noted the legal description of the subject land is Plan 442, Lot 34, Part of Lot 35, RP16R6786 Part 1 (formerly the Township of Collingwood).

Gail 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. Information from the public will help Council in their decision-making process, so make sure to have your say!

Gail 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.

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

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

Gail noted 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 request to Town of The Blue Mountains at the address provided above.

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

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 Union Gas Limited, the Historic Saugeen

