

B.2.3 Lieu & Overtime Policy, FAF.17.147

Moved by: John McKean

Seconded by: Michael Martin

THAT Council receives the Staff Report FAF.17.147 “Lieu & Overtime Policy” for information;

AND THAT Council approve the new corporate Lieu & Overtime Policy POL.COR.17.xx for non-union staff to take effect January 1, 2018;

AND THAT Council rescinds section 13 of Township of Collingwood By-Law No. 93- 42, being a by-law to consolidate the terms and conditions of employment for employees of the Corporation, Carried.

B.2.4 2018 Holiday’s Observed and Town Hall Closures, FAF.17.148

Moved by: Michael Martin

Seconded by: Joe Halos

THAT Council receive report FAF.17.148 entitled “2018 Holiday’s Observed and Town Hall Closures”;

THAT Council direct staff to close Town Hall to observe Canada Day on Monday July 2nd, 2018 and Holiday closure from Friday December 21, 2018 at 4:30 pm and reopen Wednesday January 2nd, 2019 at 8:30 am., Carried.

B.2.5 Update on Integrity Commissioner Policy Review, FAF.17.146

Moved by: Michael Martin

Seconded by: R.J. Gamble

THAT Council receives the Staff Report FAF.17.146 “Update on Integrity Commissioner Policy Review” for information, Carried.

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

B.3.1 Bids and Tenders Process, FAF.17.139

Moved by: John McKean

Seconded by: Michael Martin

THAT Council receive Staff Report FAF.17.139, entitled “Bids and Tenders Process” for information purposes, Carried.

B.3.2 Monthly Financial Report – October 2017, FAF.17.144

THAT Council receive Staff Report FAF.17.144 entitled “Monthly Financial Report – October 2017” for information purposes, Carried.

B.3.3 Bill 68 – Modernizing Ontario’s Municipal Legislation Act, FAF.17.138

Moved by: R.J. Gamble

Seconded by: John McKean

THAT Council receive Staff Report FAF.17.138 “Bill 68 – Modernizing Ontario’s Municipal Legislation Act” for information, Carried.

B.4 Correspondence, if any

None

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: Proposing Changes to Portions of Scandia Lane and Hamlet Road

Mayor McKean read the Notice of Application for proposing changes to portions of Scandia Lane and Hamlet Road.

John noted the Town would like to consider confirming:

- i) Scandia Lane west of Hamlet Road as a seasonal road; and,
- ii) Stop-up and close Hamlet Road southerly from 22m south of Scandia Lane; and
- iii) Confirm 22m of Hamlet Road south of Scandia Lane as an assumed and maintained municipal road.

John noted council is required under the Town's Provision of Notice and Manner of Giving Notice Policy to hold at least one public meeting to allow the public an opportunity to review and provide comments on the proposed status changes of Hamlet Road and Scandia Lane.

John noted it is important to note that a decision on this Status of Road Allowance, Scandia Lane and Hamlet Road has NOT been made at this point, and will NOT be made at this Public Meeting.

John noted after reviewing the comments from the public, Staff will bring its recommendations to Council at a future Council Meeting.

John noted comments at the Public Meeting aid the Town and Council in their decision making process, so be sure to have your say!

John further noted any person or agency may attend the Public Meeting and/or make verbal or written comments regarding the Status of Road Allowance, Scandia Lane and Hamlet Road.

The Clerk noted that notice of the public meeting was given in accordance with the Town's Provision of Notice and Manner of Giving Notice Policy and confirmed that no comments were received in response.

Reg Russwurm, Director of Infrastructure and Public Works spoke noting that Scandia Lane is a seasonally maintained road. Reg noted that the access for 166 Scandia Lane is on Hamlet Road, but that a construction access was constructed onto Scandia Lane at the time the house was built, and that this access was never changed and the driveway access to Hamlet Road was never constructed. Reg confirmed that Scandia Lane is a seasonal road and that the Fire Department cannot get the fire trucks up Scandia Lane because of the challenging slope. Reg noted that the current seasonal maintenance on Scandia Lane will continue.

Reg then noted that Hamlet Road was never improved and that the Swiss Meadows Standpipe was built in 2005. Reg noted that the purpose of this evening's public meeting is to stop up and close Hamlet Road southerly from 22 metres south of Scandia Lane and confirm the first 22 metres of Hamlet Road as an assumed and maintained municipal road. Reg noted that this will allow 166 Scandia Lane to develop an access onto Hamlet Road, and allow a parking area for vehicles.

Councillor McGee spoke questioning if a condition of the construction of 166 Scandia Lane was to develop an access from Hamlet Road, Reg spoke in response, noting that yes, there was a condition that Hamlet Road would be used as the access.

Councillor Martin questioned if the Swiss Meadows Standpipe is still required, Reg spoke in response noting that yes the Standpipe is still required, and that the Hamlet Road allowance will allow municipal staff to access the Standpipe.

R.B. Waind, resident at 102 Tyrol Avenue, Swiss Meadows, spoke noting that a building permit was issued for 167 Scandia Lane in the 1970s on an unopened road allowance. Mr. Waind noted that a building permit was issued for Block B, 166 Scandia Lane, in 1994/1995, and that Hamlet Road would provide the frontage for Block B. Mr. Waind noted that 166 Scandia Lane has changed ownership. Mr. Waind questioned if Scandia Lane is confirmed as a seasonal road, if it will preclude the municipality from issuing a Building Permit for Lot 2? Reg spoke in response noting that the Town has, in the past, entered in to Municipal Land Use Agreements for similar properties. Mr. Waind noted that if Hamlet Road is closed, that Block C, Plan 807 is the Parkland Dedication lands and questioned if the Town has the ability to stop up and close access to Parkland Dedicated lands, further noting that people walk on Block C.

Catherine Freer, owner of 166 Scandia Lane, spoke questioning if they are required to enter in to an agreement with the Town for the winter maintenance. Reg spoke in response noting an agreement is only required if the owner of 166 Scandia Lane wishes to do the winter maintenance on Scandia Lane, further noting that if the owner of 166 Scandia Lane wishes to park at the bottom of the hill and walk up, that an agreement is not required.

Nick and Dan Karlos, owners of 167 Scandia Lane, spoke noting that they have no issue with Scandia Lane designated as a seasonal road, and questioned if they could be reimbursed for their capital costs and road maintenance costs moving forward, as these costs are significant.

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

C.1.2a) Public Meeting: Application to Consider the Sale and Disposition of Town Owned Lands, Part Lot 28, Concession 7 Part 3 16R-4649 (Clarksbury Subdivision Proposal

Note, the Public Meetings at Agenda item C.1.2a) and C.1.2b) are considered together, with the public comments included in C.1.2b).

Mayor McKean read Notice of Application to consider the Sale and Disposition of Town Owned Lands. John noted the property location is Part Lot 28, Concession 7, Part 3 16R-4649.

John noted Clarksbury Land Corporation has submitted a request to purchase Town Lands described as Part Lot 28, Concession 7, Part 3 of RP 16R-4649. John noted an application for Plan of Subdivision and Zoning By-law Amendment has been received by Planning Staff proposing 54 single detached residential units on a new public street.

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

C.1.2b) Public Meeting: Application for Zoning Amendment and Draft Plan of Subdivision, 828453 Grey Road 40, Part of Lot 28, Concession 7 (Clarksbury Subdivision Proposal)

Mayor McKean read Notice of Application for Zoning Amendment and Draft Plan of Subdivision. John noted the property location is #828453 Grey Road 40, Part of Lot 28, Concession 7, geographic Township of Collingwood, Town of The Blue Mountains.

John noted the applicants are proposing to create fifty four (54) new single detached residential lots, along with associated blocks for stormwater management and open space through Plan of Subdivision Application 42T-2017-01. A zoning by-law amendment application has also been submitted the effect of which is to re-zone a portion of the subject lands from the 'R6-176-h' zone to the 'R3-175-h' zone to change the permitted uses to allow the proposed single detached residential units. The zones would also be subject to a Holding -h symbol that would restrict development until the Holding symbol is removed, which will require the registration of the Plan of Subdivision and the execution of a Development Agreement.

John noted the development is referred to as the Clarksbury Development – former Georgian Glen. A previous draft plan of subdivision (42T-2002-06 - Georgian Glen) was draft approved in 2005 for the subject lands however draft approval has expired. The previous draft approved plan consisted of a total 60 residential units (44 single detached and 16 townhouses). The proposed subdivision plan replaces the former 16 townhouses with single detached dwellings. The proposed development includes the existing Street 'A' identified on the proposed plan and the completion of Street 'B' which was partially constructed in 2008. The County makes the decision on the Plan of Subdivision and the Town makes the decision on the Zoning By-law Amendment.

John noted additional information regarding this application can be found on the County of Grey website: www.grey.ca.

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. Information from the public will help Councils in their decision-making process.

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 and will not be made at the Public Meeting. John noted after reviewing the application and any comments received, Town staff and County staff will bring a report on this project to future council meetings.

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 or the County of Grey before decisions are made on the applications, the person or public body is not entitled to appeal the decision of Council to the Ontario Municipal Board (OMB).

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 or the County of Grey before decisions are made on the applications, the person or public body may not be added as a party to the hearing of an appeal before the OMB unless, in the opinion of the OMB, there are reasonable grounds to do so.

The Clerk noted that notice of the public meetings at Agenda item C.1.2a) and C.1.2b) were given in accordance with the Planning Act with comments being received from the Ministry of Transportation, Bluewater District School Board, Ministry of Tourism Culture and Sport, Hydro One, Historic Saugeen Metis, Grey County Transportation Services, area resident Claudia Sturm.

Senior Policy Planner Shawn Postma spoke reviewing the application, noting that 54 new single detached residential lots are proposed, serviced by a new municipal road. Shawn confirmed that the comments received will be compiled and reviewed, and that a future staff report will include a staff recommendation.

Shawn noted that the property is at the corner of Woodland Park Road and County Road 40, opposite Indian Circle. Shawn confirmed that the stormwater management area is roughed in and that the roads are in. Shawn noted that this public meeting covers two items, the Application for Zoning Amendment and Draft Plan of Subdivision, and the Consideration of the Sale and Disposition of Town Owned Land. Shawn confirmed that the Town lands being considered for disposition was formerly used as a septic field for the owners of Lakewood Drive, further noting this septic field is no longer required as the properties are now on municipal services.

Mr. Vella, applicant, spoke noting the purpose of the public meeting is to hear comments from Council and the public on the application. Mr. Vella spoke regarding the official plan designation, noting that the lands are Residential-Recreational area with hazard lands on the site. Mr. Vella confirmed they do not require an official plan amendment. Mr. Vella then reviewed the zoning and noted there are a number of exceptions on the site, further noting that the zoning will remove the exceptions and that the zoning will be modified from the current 16 townhouses to single family residential lots. Mr. Vella noted that one phase for the entire development is proposed. Mr. Vella noted that the new draft plan depicts the proposed development with single detached residential units, with access onto Grey Road 40. Mr. Vella noted that the frontages are 18 metres to 23.75 metres, and the density is 6.7 units per hectare of overall density for the site. Mr. Vella noted that the stormwater management pond will be maintained at the existing location, and that the public space area will have new trails that will connect to existing trails. Mr. Vella noted that he is pleased the Town is considering the sale of the site owned by the Town, further noting that the appraisal submitted to the Town was accepted by the municipality, and that an environmental assessment was completed on the site by Azimuth Environmental with no contamination found. Mr. Vella noted that a tank must be removed from the septic field site. Mr. Vella noted that the appraised value was \$105,000 for the Town owned land, and that the previous draft plan approval considered the swap of Lot 6 to the Town for the lands, to allow access to Woodland Park Road. Mr. Vella noted that the applicant is willing to pay cash for the Town land, or can contribute funds for another community benefit.

Mr. Vella spoke noting the current proposal is for 54 single detached residential lots, and that the Town's Engineering Standards state that a single access is required for developments up to 85 units. Mr. Vella noted that the hazard areas will remain intact, and that the townhouse zoning will be removed. Mr. Vella listed the technical reports submitted.

Mr. Vella reviewed the comments received, noting that the Woodland Park Road owners do not want a road connection from this development to Woodland over the Georgian Trail, expressing safety concerns with crossing the Georgian Trail.

Mr. Vella noted that they are proposing a development that is consistent with the lot fabric in the area, and would like to see the project built out and assumed by the municipality. Mr. Vella noted that the MTO, County and Municipality have concerns with the road improvements, but noted that the developer is willing to cooperate and does not want this to stop the development from proceeding.

Councillor McGee questioned the location of Lot 6, and questioned if the 54 units includes the Town land, Mr. Vella spoke in response noting that yes, this includes the Town Lands.

Deputy Mayor Ardiel questioned the size of Lot 6, Mr. Vella spoke in response noting that Lot 6 has 26.3 metres frontage. Gail then questioned if Grey County Council supported the Woodland Park group, Grey County Director of Planning, Randy Scherzer spoke noting that County Council reversed the recommendation on the Environmental Assessment, and that further discussions with the County, the Town, the MTO and the developer are required regarding access, including the Woodland Park Road access.

Mayor McKean spoke noting that an Environmental Assessment takes two years to complete, and questioned how long an Addendum to the Environmental Assessment would take, Reg spoke in response noting that an Addendum takes months, further noting that a Public Information Centre is required with input from Council and the public.

Glenn Bier, Woodland Park Road resident, spoke noting that he and the residents of Woodland Park Road endorse the development as proposed. Mr. Bier noted that this is a residential area, but that it is a remote area too. Mr. Bier noted that with respect to the disposition of Town land, this area was a dump previously, and that he supports the developer purchasing this land to put the land to better use. Mr. Bier noted that he does not support an access onto Woodland Park Road from this development or restructuring the access to Highway 26.

Marina Bennett, resident of Redwing, spoke questioning who completed the land appraisal of the Town land and when it was completed. Mr. Vella spoke in response noting that the land appraisal was completed by a professional appraiser and that the land value was based on the fact that the land is a landlocked parcel, and is not improved for anything. Ms. Bennett noted that the development lands were previously approved for townhouses, and the application seeks to change the development to 54 single family dwellings. Ms. Bennett noted that she would support moving forward with affordable housing and reduce the number of single family dwellings. Mr. Vella spoke in response noting that from a planning perspective, that affordable housing should be in proximity to services, ie. transit.

Ms. Bennett spoke referencing the Environmental Study and that trees should not be cut between May and the end of July, further noting that this is a key time for development. Ms. Bennett questioned how birds are protected. Mr. Vella spoke in response noting that the tree cutting window is standard for development in the area, and is regulated by the Ministry of Environment.

Ms. Bennett then referenced the hazard/wetlands and questioned how these lands are protected during construction. Mr. Vella spoke noting that the roads are already in place and that the land does not have to be disturbed as the infrastructure is there. Mr. Vella noted that the environmentally protected areas will be surveyed and the lands will be protected by a buffer separation.

Steve Bennett, resident of Redwing, spoke referencing the appraisal of the land and questioned if the Town is receiving fair value for the land, further noting that this land should be appraised with a premium as it is a benefit to the developer. Mayor McKean noted that the Senior Management Team and Planning Staff will consider the comments and report back to Council.

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

C.1.3 Public Meeting: Application for Proposed Telecommunication Tower (Rogers Communication c/o Summit Telecom) #209896/#209898 Highway 26 W

Mayor McKean read Notice of Application to a proposed Telecommunication Tower. John noted the property location is #209896/#209898 Highway 26.

John noted Rogers Telecommunications is proposing to construct a new telecommunication tower on the subject lands. The proposed tower is planned to be 25m in height and will be a mono-pole design, wherein all antennae and operational hardware is stored internal to the structure.

John noted that the establishment of new telecommunication facilities is under the exclusive jurisdiction of the Federal Government. Industry Canada is the approval authority for telecommunication towers and requires all proponents of new facilities to consult local planning authorities to ensure local protocols and surroundings are considered during the mandated site selection process. The Town of The Blue Mountains Municipal Telecommunication Protocol requires public consultation for any proposal for new telecommunication facilities.

John noted after reviewing comments from the public, Staff will prepare a report to Council stating whether the protocol has been satisfied and Council will make the final determination of the comments to be forwarded to Industry Canada. Should site location considerations not be satisfactorily addressed, Council may require the applicant to reassess their site selection and provide additional supporting information, or select a new site.

John further noted comments at the Public Meeting and Council in their decision making process, so be sure to have your say. John noted any person or agency may attend the Public Meeting and/or make verbal or written comments regarding the proposed telecommunication tower.

The Clerk noted that notice of the public meeting was given in accordance with the Town Provision of Notice and Manner of Giving Notice Policy, and noted that comments were received from the Grey County Planning and Development Services, The Blue Mountains Infrastructure and Public Works Department, area resident John Jeffs, and area resident Jane Moysey.

Town Planner, Travis Sandberg, spoke noting that this application is not mandated by the Planning Act, but is mandated by Industry Canada. The applicant is proposing to establish a new telecommunication tower on the subject lands in order to address gaps in existing service areas of the municipality. The proposed installation consists of a 25m tall shrouded mono-pole tower structure and a ground-level compound. All transmitting and receiving equipment will be stored internal to the tower structure, with future colocation opportunities available to additional licenced carriers.

Travis noted that this public meeting is being held in accordance with the Protocol for Establishing Telecommunication Facilities and is intended to provide information to Council and the Public regarding the details of the proposal, provide information about the municipality's role in the approval process, and provides a forum for conflict resolution for any concerns of the public. Travis noted that all comments received or heard with respect to this application will become part of the public record to be considered for inclusion in Council's comments to be forwarded to Industry Canada at the conclusion of the Municipal Protocol process.

Travis noted that the subject lands are municipally known as 209896/98 Highway 26W and consists of two parcels under the same ownership. The property is currently developed for retail commercial uses with a two story retail building and associated parking and drive areas. Travis noted that the surrounding land uses include vacant hazard lands to the east and south, mature low-density residential neighbourhood to the west, and undeveloped commercial lands to the north across the Highway 26W ROW.

Travis noted that the tower is proposed within the existing asphalted area and a 15m environmental buffer is provided, further noting that the tower will be behind the existing building and nestled into the existing mature tree line. Travis noted that an access and servicing easement will provide hydro and access to the Tower.

Travis noted that telecommunication facilities are federally regulated by ISED Canada and are not subject to the Ontario Planning Act. Through the ISED approval process, local land-use authorities are required to be consulted during the site selection stage to identify local planning issues that may affect the proposed installation. Travis noted that ISED provides general guidelines for public consultation, and encourages municipalities to develop local protocols and specific criteria to be considered when reviewing proposals for telecommunication facilities. Travis noted that through this process, the municipality becomes an active participant in the site selection process by identifying priority service corridors, environmental constraints and sensitive land uses that may be impacted by the proposed installation.

Travis noted that once the site is selected, the final submission is made and notice is given to property owners within 500 metres of the subject lands, with the notice posted to the Town website, and advertised in the newspaper. Travis confirmed that a sign was placed on the site on November 14, 2017.

Shawn Ogilvie, representative for Rogers, spoke noting additional towers are required, noting that as demand increases, that availability shrinks. Shawn spoke regarding network function and purpose.

Shawn noted that as more people use the network, there are gaps in service, further noting that new infrastructure will provide continual coverage service. Shawn noted that Highway 26 and Long Point Road area is the location of the new site, that will provide connection between two existing Rogers connection sites. Shawn then provided detail as to how the location was selected and proposed.

Shawn noted that the equipment will be inside the pole, noting that this is less intrusive, and provided a rendering of what the pole will look like in the location. Shawn noted that a cedar wood fence will surround the pole, and that the location is not too intrusive, being covered by the building and trees.

Councillor Halos spoke noting he is disappointed that the site is not a co-location, and questioned where additional space would be on the pole. Shawn spoke in response noting that additional space is available on the site, and could be available inside the pole. Shawn noted that co-location capacity is limited, further noting that the preference would be co-location inside the pole. Shawn noted that Council could include conditions on co-location.

Councillor Halos then questioned if Rogers is leasing from Squire Johns, Shawn replying yes.

Deputy Mayor Ardiel spoke noting there is a communications tower at Blue Mountain Inn, and questioned the height of that tower. Shawn spoke in response noting it is 34 metres in height. Shawn noted that Rogers is careful with the design and height of towers in residential areas.

Deputy Mayor Ardiel questioned the height of the tower at the OPP Station, Shawn replying that he does not have this information.

Vesna Neihis, resident at 204 Timmons Street, spoke noting that she moved from the city to get away from the city. Ms. Niehis noted that her Rogers reception is great in this area, and questioned the health hazards with communication towers. Shawn spoke in response noting that Rogers follows Health Canada guidelines for power densities and how strong the signal can be. Shawn noted that there is ongoing research, and the recommended limits have been peer reviewed. Shawn noted that a condition of the licence is to comply with the Guidelines.

Ms. Niehis then questioned if other sites are proposed, Shawn spoke in response noting that this site was identified and Rogers are seeking approval of this site for a communication tower.

Ms. Niehis then questioned what adjustments can be made to the tower once it is in place, Shawn spoke in response noting that the tower can be made 25% taller without requiring approval, further noting that the height would only be increased if Rogers wanted to increase coverage.

Steve Bennett, resident of Redwing, spoke noting erecting another tower is inefficient, further noting there should be a broader plan. Mr. Bennett noted that he supports the application. Shawn spoke in response noting that plans change, and that users change, and that Rogers adapts with demand.

Mayor McKean questioned if the Town provides telecommunication companies with the growth projections for the municipality, Director of Planning and Development Services Michael Benner spoke noting that when the municipality completes its growth projections, that often they are reviewed by various agencies, though he is unsure if telecommunication companies review or rely on this information.

Councillor Halos spoke noting he likes the look of the mono-pole, rather than the fake trees.

Steve Bennett, resident of Redwing, spoke noting the Town should be encouraged to erect communication towers on municipal property to generate revenue for the Town. Mayor McKean spoke in response, noting that if possible, he would support this. Reg Russwurm, Director of Infrastructure and Public Works spoke noting that there are telecommunication towers on the water tower that generate revenue for the Town.

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 Committee of the Whole Meeting, December 5, 2017,
Town Hall, Council Chamber

Special Committee of the Whole Meetings (Budget),
December 11, 12 and 13 (if required), 2017, Town Hall, Council Chamber

Council Meeting, December 18, 2017, Town Hall, Council Chamber

Committee of the Whole Meeting, January 8, 2018 Town Hall, Council Chamber

F. Adjournment

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

THAT this Committee of the Whole does now adjourn at 6:41 p.m. to meet again on
January 8, 2018, Town Hall, Council Chambers, or at the call of the Chair, Carried.

John McKean, Mayor

Corrina Giles, Town Clerk