

Mayor Anderson called the meeting to order with all members in attendance, save Deputy Mayor McKinlay, absent due to a previous commitment, and explained the purpose of the Special Meeting was to consider various Development Services matters and outstanding Council business.

No member declared a pecuniary interest with any matter as listed on the agenda.

Council then adjourned for the scheduled Public Meeting.

Mayor Anderson then called the Public Meeting to order and explained the purpose of this consent is to sever a 3,921 square metre residential parcel into two separate parcels. The severed parcel (Part 1) would comprise a 1,966 sq.m. parcel containing an existing residence and the retained parcel (Part 2) being a vacant parcel of 1,955 sq. m.

The land owned by Craigleith Developments Limited are described as Lot 18, Concession 2. The severed parcel has a frontage of 19.40 m and a total area of 1,955 sq. m. The retained parcel has a frontage of 19.29 m. and a total area of 1,966 s. m. The parcels have access on an open and maintained municipal road and are fronted by municipal water and sewer.

The Clerk then noted Notice of Public Meeting had been given in accordance with the Planning Act and read correspondence as received from adjacent landowner Joanne Anderson, Niagara Escarpment Commission, G.S.C.A, County of Grey - Planning and Development Department, and Town Planning Staff.

Deputy Mayor McKinlay then joined the Public Meeting at 7:05 pm.

Mayor Anderson then asked if anyone wished to speak to the proposed Consent.

Town Planner Shawn Postma then reviewed the application together with a history of previous consents on the subject lands. With regard to correspondence from area resident Joanne Anderson, Shawn noted that no greenbelt area had been formally established within the Beaver Valley Official Plan or the Town Official Plan for the subject lands.

Shawn further noted the new lot would have full municipal services and is located on an open and maintained roadway, adding the recommendation from Planning staff is for the Town to grant the consent.

George Weider then spoke on behalf of the applicant, stating he has no knowledge or documentation of the subject land being considered an open space or greenbelt, nor that a house was not to be built on that land.

Deputy Mayor McKinlay then requested the letter from Mrs. Anderson be reread.

Planning consultant Colin Travis then spoke representing Craigleith Development Limited, applicant. Colin then reviewed the history of the surrounding Plan 1065 and the Ontario Municipal Board Hearing decision from June 1987, that outlined a greenbelt or Open Space (OS2) area on lands adjacent to the subject lands, the designated Open Space currently being used as a pedestrian trail.

Joanne Anderson then spoke, noting the sequence of lot numbers in Plan 733 seem to suggest that the land in question was not meant as a residential lot. Mrs. Anderson then stated she had previously viewed a map in the late Jozo Weider's office that showed a greenbelt area on the

subject lands, and that has been her understanding to date.

Councillor Martin then requested Shawn speak to the average lot sizes in the area, Colin then presenting to Council an Area Lot Comparison Exercise which revealed that both proposed new lots would be significantly larger than the average lot size in Plan 733.

Area resident Wally Anderson then presented a drawing that appeared to show a sliver-shaped piece of land identified as a separate parcel, located directly adjacent to lot 6.

Councillor Fairweather then recounted the development history of the subject lands, designated for residential development rather than as open space.

Mr. Anderson then questioned the reason for the parcel of land as shown in the drawing.

Colin then offered the explanation provided to him from Lynn Patten, O.L.S. being that the land shown in the drawing was part of a surveying method used to align the lots in the plan.

George Weider then stated he believed that this land or a greenbelt was never offered to Mr. Anderson by his father.

Deputy Mayor McKinlay moved the matter be Tabled pending a review of Town files by Staff prior to any final decision being made on the matter, Council concurring.

As no-one further wished to speak, Mayor Anderson declared the Public Meeting to be adjourned.

Mayor Anderson then called the Special Meeting to order with all members in attendance, Development Services Chair Wayman Fairweather then assuming the Chair in a Committee of the Whole format.

New Planning staff member Elizabeth Bieniek was then introduced to Council, Elizabeth to fulfill the G.I.S. Mapping/Planning Technician function.

Council then heard from David Finbow, Manager, Building and By-law Services regarding the execution of an Animal Control Agreement between the Town and the Town of Collingwood.

David made note of Clause 6 of the Agreement, stating that the Animal Control Officer will be an employee of the Town when working for the Town and as such will be covered under the Town insurance policy, adding the Agreement is as recommended by the Nottawasaga Bay Municipal Services Board.

Councillor Ardiel questioned pay rate for the Officer, David noting the program as proposed offered the best combination of cost and service provided.

Deputy Mayor McKinlay then noted support for the proposed program.

Mayor Anderson then assumed the Chair and read the following Resolution:

Resolution No. 1

Moved by: G. Ardiel  
Seconded by: W. Fairweather

THAT this Council does hereby receive Building Staff Report SRB.04.38, "Animal Control", dated December 20, 2004, for information purposes;

AND THAT Council does hereby authorize the Mayor and Clerk to execute an Animal Control Agreement between the Town and the Town of Collingwood, detailing the terms and conditions under which the Town of Collingwood would supply canine control services to The Blue Mountains, as recommended by the Nottawasaga Bay Municipal Services Board.

CARRIED...

Planner Jim Uram then reviewed the recommended Committee member appointments to the Ad-Hoc A.T.V. Road Use Committee.

Councillor Ardiel questioned if the Municipality of Meaford had enacted such a By-law, Jim replying not as of yet.

Gail then questioned the proposed timeframe for a review and recommendation, Jim replying it was expected the exercise would be completed in March of 2005.

Jim then reviewed a proposal to complete an Affordable Housing Study through the Ryerson University School of Urban Planning. Jim asked for approval from Council at this time to proceed with arrangements to have a group of students undertake an affordable housing study in The Blue Mountains together with Collingwood, to begin in January, 2005.

Jim outlined that the school would need to recover expenses estimated at between \$2,000.00 and 3,000.00 and that the study would take approximately 12 weeks.

Council then concurred that Jim proceed in discussions with Ryerson University and the Town of Collingwood.

Development Services Manager Peter Tollefsen then reviewed a Planning Staff Memo and attached correspondence addressing the status of a Craigeith Ski Club Storm Water Management (S.W.M.) Study in relation to a Site Plan Agreement addressing S.W.M. requirements prior to occupancy of the newly renovated South Lodge as well as the stand-alone S.W.M. relationship between the proposed residential subdivision and other Club lands.

Deputy Mayor McKinlay then questioned if the residential development lands should in fact have a S.W.M. relationship to other Club lands, adding he questioned the ability of the Town to permit Lodge occupancy before the S.W.M. issues are finalized.

Peter noted the Site Plan Agreement would remain in effect, with the recommended 60 day extension for resolution of outstanding S.W.M. issues between engineering consultants.

Council then concurred an extension for S.W.M. Plan finalization would be considered only to allow for a meeting between the Club and Town engineering consultants to resolve issues of the SWM Plan, and in no way should the granting of occupancy at this time relinquish the Club from completing and executing S.W.M. Plans to the satisfaction of the Town, for both the Lodge and residential development property.

Craigeith Ski Club Manager Jeff Courtemanche then stated the Club is simply requesting a time extension to resolve outstanding issues and fully agrees to a meeting with Town Staff to do so.

Councillor Martin then questioned the separation of the residential development S.W.M. requirements, Jeff replying the residential development is a separate entity and will feature separate S.W.M. planning.

Councillor Ardiel then noted concern with permitting Lodge occupancy prior to finalization of the S.W.M. planning given previous discussion between Council and area residents, Councillor Gamble concurring.

Peter suggested that the report is at a stage where only a few issues remain and that these can be resolved.

The Club's Engineering Consultant then noted the S.W.M. report had been submitted a number of months ago and modifications could have been made before the winter, adding the Town's Engineering Consultant has only just responded to the report.

Deputy Mayor McKinlay then noted Council should consider permitting conditional occupation at this time given the information presented.

Council then dealt with the following Resolution:

Resolution No. 2

Moved by: Michael Martin  
Seconded by: Wayman Fairweather

THAT this Council does hereby grant a SIXTY (60) day extension to Craigleith Ski Club by which time the Club is required to complete a Storm Water Management Study in relation to a Site Plan Agreement detailing the terms and conditions under which the South Lodge was renovated, it being noted work on the Storm Water Management Study is progressing and the Club wishes to occupy the recently renovated Lodge for membership use this winter season;

AND THAT it is hereby confirmed that an Agreement between the Town and Craigleith Ski Club that is required as a Condition of Consent Decision B22/04 shall stipulate that the C.S.C. Storm Water Management Study shall identify to the satisfaction of the Town Engineer that there is no storm water management relationship between the residential development and the remaining Club lands.

In speaking to the Motion, Deputy Mayor McKinlay questioned if the Agreement was the only outstanding issue in relationship to the Consent Decision, Jeff replying yes, excluding required sewer servicing payments that were currently being reviewed with Town Treasury Staff.

Councillor Ardiel then requested Council receive a status report from the Town Engineer once the S.W.M. issues have been resolved.

Council then voted on the Motion.

CARRIED...

Peter then proposed consideration of an Agreement with Bates Sand and Gravel Ltd. addressing reconstruction of a portion of the 6<sup>th</sup> Sideroad be Tabled pending finalization of the Agreement.

Peter then reviewed Planning Staff Report S.R.PL.47.04, C.D.M.C. Common Elements

Condominium.

Council then dealt with the following Resolution:

Resolution No. 3

Moved by: Wayman Fairweather  
Seconded by: G. Ardiel

THAT this Council does hereby receive and adopt Planning Staff Report S.R.PL.47.04, dated December 20, 2004, "Application for Common Elements Condominium, File No. 42-CDM-2004-07, Georgian Bay Estates Limited" part Lot 26 and 27, Concession 7, Town of The Blue Mountains, and further does support and endorse the Recommendations contained therein

Mayor Anderson then asked if anyone would like to speak to the Motion. Colin Travis representing C.D.M.C. noted this application was a condition of the Minutes of Settlement and allowed the County to complete the review and approval process.

Council then voted on the Motion.

CARRIED...

Peter then reviewed the status of Bill 135, Greenbelt Plan, noting the plan has the potential to significantly increase development applications for the Town and area, as the Georgian Triangle is excluded from the Greenbelt Plan area, the result being potential for making the Town an area for new development.

Peter then reviewed Town of Collingwood Applications for Consent located adjacent to The Blue Mountains, adding the subject lands are within an ongoing Combined Environmental Assessment study area, recommending the Town of Collingwood Committee of Adjustment be addressed regarding this issue, Council concurring.

Council then dealt with the following Resolutions:

Resolution No. 4

Moved by: R. J. Gamble  
Seconded by: Wayman Fairweather

THAT the accounts in the amount of \$906,017.39 be submitted to the Treasurer for payment. (Less any accounts authorized by separate Resolution.)

CARRIED...

Resolution No. 5

Moved by: R. J. Gamble  
Seconded by: Wayman Fairweather

THAT the following Councillors' Expenses and per diems be submitted to the Treasurer for payment:

Ellen Anderson	\$1,030.00 per diem	\$546.08 Expenses
Gail Ardiel	\$525.00 per diem	\$333.16 Expenses
Bob Gamble	\$675.00 per diem	\$197.20 Expenses
Michael Martin	\$150.00 per diem	\$50.37 Expenses

CARRIED...

Resolution No. 6

Moved by: Wayman Fairweather  
Seconded by: R. J. Gamble

THAT this Council does hereby authorize the reduction in securities provided by Intrust Corporation (property Roll #3-151, 3-162, 3-160-50, Block 17, Rolling Green Court, Plan 1065) pursuant to a registered site plan agreement, and held to ensure completion of the works. Securities are currently in the amount of \$757,632.50 and may be reduced by \$652,999.60 to continue in the amount of \$104,632.90, it being noted the reduction is as recommended by The Ainley Group, municipal engineering consultants, it being further noted the developer has provided a Statutory Declaration of Accounts paid. The Securities will be reduced upon receipt of the stamped structural drawings as requested by The Ainley Group.

CARRIED...

Resolution No. 7

Moved by: Wayman Fairweather  
Seconded by: R. J. Gamble

THAT this Council does hereby authorize a reduction in the Letter of Credit provided by Craighleith Meadows Inc. (Property Roll #6-018) pursuant to a registered subdivision agreement and held to ensure construction of the works. The Letter of Credit currently in the amount of \$203,273.31, may be reduced by \$55,597.15 to continue in the amount of \$147,676.16. The reduction of securities has been recommended by The Ainley Group, municipal engineering consultants, it being further noted the developer has provided a Statutory Declaration of Accounts Paid.

CARRIED...

Resolution No. 8

Moved by: R. J. Gamble  
Seconded by: G. Ardiel

THAT this Council does hereby authorize the reduction in securities provided by 1367518 Ontario Limited (property roll #6.256) pursuant to a registered subdivision agreement and held to ensure completion of the works. Securities are currently in the amount of \$402,314.49 and may be reduced by \$149,923.49 to continue in the amount of \$252,391.00. The reduction is as recommended by The Ainley Group, municipal engineering consultants, and a Statutory Declaration of Accounts Paid has been received.

CARRIED...

Resolution No. 9

Moved by: R. J. Gamble  
Seconded by: G. Ardiel

THAT this Council does hereby authorize a reduction in the Letter of Credit provided by 1367518 Ontario Limited (property roll #6.256) pursuant to a registered subdivision agreement and held to ensure construction of works. Securities are currently in the amount of \$162,265.36, may be reduced by \$62,295.98 to continue in the amount of \$99,969.38. The reduction in securities has been recommended by Ainley & Associates Limited, municipal engineering consultants, it being further noted the developer has provided a Statutory Declaration of Accounts Paid.

CARRIED...

Resolution No. 10

Moved by: R. J. Gamble  
Seconded by: G. Ardiel

THAT this Council does hereby authorize the reduction in the Letter of Credit provided by Helco Management Services Inc. (Property Roll #18.13700) pursuant to a registered subdivision agreement and held to ensure completion of the works. The Letter of Credit is currently in the amount of \$85,861.53 and may be reduced by \$19,133.91 to continue in the amount of \$66,727.62, it being noted the reduction is as recommended by The Ainley Group, municipal engineering consultants, it being further noted the Securities will be reduced upon receipt of a Statutory Declaration of Accounts Paid.

CARRIED...

Resolution No. 11

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

WHEREAS Council, by Resolution No. 4 of October 4, 2004, authorized the establishment of an Ad-hoc Committee to review the merits of All Terrain Vehicle use on municipal highways in the municipality;

AND WHEREAS Councillors Gamble and McKean were previously appointed to the Committee;

AND WHEREAS the recommended makeup of the Committee is now finalized with the concurrence of the public to two representatives;

NOW THEREFORE this Council does hereby appoint the following members to the Ad-hoc Committee to review A.T.V. Road Use:

Phil Gignac, Ministry of Transportation  
Lynn Richardson, Niagara Escarpment Commission

Harley Greenfield, County of Grey  
Byron Wesson, N.V.C.A.  
Chris Hachey, G.S.C.A.  
S.Sergeant Charles Watts, O.P.P.  
Ken Lloyd, Central Ontario A.T.V. Club  
Kevin Vail, Central Ontario A.T.V. Club  
Alex Murray, public at large  
David Storey, public at large

CARRIED...

The following verbal Resolution was then presented:

Moved by: Wayman Fairweather  
Seconded by: Michael Martin

THAT the Senior Management Team minutes of December 1, 2004 and the Development Review Committee minutes of November 25 and December 9, 2004 be received as circulated.

CARRIED...

Resolution No. 12

Moved by: G. Ardiel  
Seconded by: Wayman Fairweather

THAT with regard to subsection 239(2) of the *Municipal Act 2001*, this Council does now move into closed session in order to address matters pertaining to discussion of appeals made to Grey County with regard to the recently adopted Town of The Blue Mountains Official Plan;

AND ongoing Ontario Municipal Board mediation related to Official Plan matters;

AND litigation or potential litigation, including matters before administrative tribunals, affecting the Town;

AND the receiving of advice that is subject to solicitor/client privilege, including communications necessary for that purpose;

AND that Development Services Manager Peter Tollefsen and Acting Deputy Clerk Jeff Fletcher be requested to attend.

CARRIED...

Council moved to closed session at 9:07 p.m.  
Council rose from closed to public session 9:34 p.m.

As there was nothing further before the Chair, the following verbal Resolution was then presented:

Moved by: Wayman Fairweather  
Seconded by: G. Ardiel

THAT this meeting do now adjourn.

CARRIED...

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Ellen Anderson, Mayor

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Jeffery R. Fletcher, Acting Deputy  
Clerk