

**AGENDA: The Blue Mountains Council Meeting**



**MEETING DATE:** November 24, 2014  
**MEETING TIME:** 5:15 p.m. Closed Session  
7:00 p.m. Council Meeting  
**LOCATION:** Town Hall, Council Chamber  
**PREPARED BY:** Corrina Giles, Town Clerk

**A. Call to Order**

▪ **Approval of Agenda**

**Recommended** (Move, second)

THAT the Agenda of November 24, 2014 be approved as circulated, including any items added to the Agenda.

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

**B. Closed Session**

**Recommended** (Move, second)

THAT, with regard to subsection 239 of the *Municipal Act, 2001*, this Council does now move into closed session in order to address matters pertaining to labour relations or employee negotiations

AND with regard to personnel matters.

Council moved into closed session at (time) pm.

Council moved into public session at (time) pm.

**C. Call to Order (7:00 pm)**

▪ **Moment of Personal Prayer or Reflection**

▪ **Adoption of Consent Agenda**

With the adoption of the Consent Agenda, all Recommendations found within previous Committee Reports or Minutes are then approved or received by Council, as noted. These Committee meetings are open to the public. 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.

**Recommended** (Move, second)

THAT the Consent Agenda of November 10, 2014 be adopted as circulated, less any items requested for separate review and discussion.

▪ **Previous Minutes**

**Recommended** (Move, second)

THAT the Council minutes of November 3, 2014, and the Special Meeting of Council minutes of November 10, 2014 be adopted as circulated, including any revisions to be made.

**D. Deputations / Presentations / Public Meeting**

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.

**D.1 Georgian Planning Solutions, Peter Tollefsen**

Re: Application for Zoning By-Law Amendment, Thornbury Gas Station (2341040 Ontario Ltd.), NW corner of Arthur Street West and Elma Street North

**D.2 D.C. Slade Consultants, Andrew Pascuzzo**

Re: Sleepy Hollow Developments West

**D.3 Colin Travis, Travis & Associates & Dan Skelton, Blue Mountain Resorts**

Re: Official Plan Amendment No. 11 and Implementation Matters

**E. Correspondence as previously circulated**

**Recommended** (Move, second)

THAT this Council does hereby receive the Correspondence of November 24, 2014 and further does support the Staff Recommendation made with regard to the Correspondence items, including any additional direction given to Staff through discussion, with an appropriate Staff action or response awaited for report back to Committee or Council where indicated.

**Author**

**Recommendation / Action**

E.1 Hannah Woodhouse  
Re: Request for Support to  
Assist with costs to travel to  
Vancouver for Canadian National  
Cross Country event

For Council consideration

- |      |  |                          |
|------|--|--------------------------|
| E.2  | Grey County<br>Re: Request for Collaboration on<br>Historical Community Signage<br>Criteria                                    | Referred to SMT          |
| E.3  | The Hospital Campaign<br>Re: Thank you for your support  | Received for information |
| E.4  | Ministry of Economic, Development,<br>Employment and Infrastructure<br>Re: deputation regarding<br>Town's road needs           | Received for information |
| E.5  | Ministry of Agriculture,<br>Food & Rural Affairs<br>Re: Building Canada Fund – Small<br>Communities Fund                       | Received for information |
| E.6  | Ministry of Agriculture,<br>Food & Rural Affairs<br>Re: Ontario Community Infrastructure<br>Fund – Application-Based Component | Received for information |
| E.7  | Ministry of Finance<br>Re: Ontario Municipal Partnership<br>Fund   | Received for information |
| E.8  | Ministry of Agriculture, Food &<br>Rural Affairs<br>Re: 2014 Premier's Award for<br>Agri-Food Innovation Excellence            | Received for information |
| E.9  | Breaking Down Barriers<br>Re: Milestones Newsletter,<br>September, 2014  | Received for information |
| E.10 | Grey Sauble Conservation<br>Re: Appointment of Director  | Received for information |
| E.11 | Nottawasaga Valley Conservation<br>Re: Appointment of Members  | Received for information |
| E.12 | Barb Edwards<br>Re: Safety concern, trees on Elma<br>and Huron Streets   | Referred to EPW          |

## **F. Motions and Staff Reports**

### **F.1 Sleepy Hollow West Report Back on Open Space Application for: ZBA and Draft Plan of Subdivision, Bradley McMullen, Con 3, Pt Lot 21, RP 16R1109 Part 1, to 2 ROW, Town of The Blue Mountains, PL.14.119**

**Recommended** (Move, second)

THAT Council receive Staff Report PL.14.119 “Sleepy Hollow West Report Back on Open Space, Application for: Draft Plan of Subdivision and Zoning By-law Amendment, Bradley McMullen, CON 3 PT LOT 21 RP 16R1109 PART 1 TO 2 ROW, Town of The Blue Mountains”; and

THAT Council consider the options for Open Space alternatives as presented in Staff Report PL.14.119.

THAT Council accept “Option A” being a cash-in-lieu payment as an appropriate alternative to providing a minimum of 40% open space as required under Sections 6.5.1 and 6.5.2 to the Official Plan.

THAT Council support a recommendation to the County of Grey to grant Draft Plan Approval of Subdivision File 42T-2014-03, subject to the Draft Plan Conditions attached to this report.

THAT Council enact a Zoning By-law to rezone the subject lands from the Development ‘D’ Zone to the Residential ‘R3-h’ Zone.

### **F.2 Proposed Amendment to the Town’s Site Plan Control Area By-Law, PL.14.120**

**Recommended** (Move, second)

THAT Council receive Planning Staff Report PL.14.120 respecting “Proposed Amendment to the Town’s Site Plan Control Area By-law”;

AND THAT Council enact an amendment to the Site Plan Control Area By-law, being By-law 2010-57, as amended; so as to define zoning by-law; and to exclude single detached residential dwelling, duplex dwelling, semi-detached dwelling unit or converted dwelling house whereby short term accommodation is listed as a permitted use under the respective Zoning By-law that applies, as a class of development that is exempt from Site Plan Control under Section 41(4) and (5) of the Planning Act.

**F.3 Application for Removal of the Holding –h- Symbol – Mac’s Convenience (King and Brookeast Inc.) Lot 35 and Part of Lot 36, Northeast of Arthur Street and Part of Lots 35, 36 and 37, Southwest of King Street, Town Plot of Thornbury; Parts 1 and 2, RP 16R-2841, 72 Arthur Street West, Town of The Blue Mountains, PL.14.121**

**Recommended** (Move, second)

THAT Council receive Planning Staff Report PL.14.121 respecting “Application for Removal of Holding –h Symbol – Mac’s Convenience (King and Brookeast Inc); Lot 35 and Part of Lot 36 Northeast of Arthur Street and Part of Lots 35, 36 and 37 Southwest of King Street, Town Plot of Thornbury; Parts 1 and 2, RP 16R-2841; 72 Arthur Street West; Town of The Blue Mountains”;

AND THAT Council enact an amending By-law to remove the Holding –h Symbol for the development of the lands, described as Lot 35 and Part of Lot 36 Northeast of Arthur Street and Part of Lots 35, 36 and 37 Southwest of King Street, Town Plot of Thornbury; Parts 1 and 2, RP 16R-2841; Town of The Blue Mountains.

**G. Consent Agenda**

**G.1 Accounts**

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G.2 Invoices separated for pecuniary interest  
(Miller, MSO, Tatham & South Paw)

**Reports List (Adopt)**

G.3 Committee of the Whole Report, dated November 10, 2014

**Minutes List (Receive)**

None

**H. By-laws**

**H.1 Zoning By-law Amendment – Lampton Greens Corp. Lora Bay Heights**

**Recommended (Move, Second)**

THAT By-law No. 2014 - 78 being a By-law to amend Thornbury Zoning By-law No. 10-77 to rezone the lands lying and being in the Town of The Blue Mountains, and comprised of Lot 47, 48 S/W King Street; Lot 47, 48 and 49 and Part Lots 49 and 50 NE Arthur Street, from the Development ‘D’ Zone and ‘H’ Hazard Zone to the Residential (RM1-51-h) Zone and Hazard (H) Zone, and to amend Section 26 of the By-law to add Exception 51, be passed this 24<sup>th</sup> day of November, 2014.

## **H.2 Zoning By-Law Amendment - Sleepy Hollow West (McMullen)**

### **Recommended (Move, Second)**

THAT By-law No. 2014 - 79 being a By-law to amend Collingwood Township Zoning By-law No. 83-40 to rezone the lands lying and being in the Town of The Blue Mountains, and comprised of Con 3, Pt Lot 21, RP 16R1109 Part 1 to 2 ROW, from the Development 'D' Zone to the Residential 'R3-h' Zone, be passed this 24<sup>th</sup> day of November, 2014.

## **H.3 Zoning By-Law Amendment - King & Brookeast**

### **Recommended (Move, Second)**

THAT By-Law No. 2014-80 being a By-law to amend Thornbury Zoning By-Law No. 10-77 to rezone the lands lying and being in the Town of The Blue Mountains comprised of Lot 35 and Part of Lot 36, Northeast of Arthur Street and Part of Lots 35, 36 and 37 Southwest of King Street, Town Plot of Thornbury; Parts 1 and 2, RP 16R-2841 to remove the Holding (-h) symbol, be passed this 24<sup>th</sup> day of November, 2014.

## **H.4 By-Law to Amend By-law No. 2008-92, as amended, being a By-law to appoint Municipal Law Enforcements Officers**

### **Recommended (Move, Second)**

THAT By-Law No. 2014-81 being a by-law to amend By-Law No. 2008-92, as amended, being a By-law to appoint Municipal Law Enforcement Officers be passed this 24<sup>th</sup> day of November, 2014.

## **H.5 By-Law to Permanently Close a Portion of an Unnamed Public Lane and Authorize the Sale of the Closed Lane**

### **Recommended (Move, Second)**

THAT By-Law No. 2014-82 being a by-law to permanently close a portion of an unnamed public lane described as an unnamed lane between Lots 125 and 126, Registered Plan 529, and authorize the sale of the closed lane, be passed this 24<sup>th</sup> day of November, 2014.

## **H.6 Site Plan Control Area By-Law**

### **Recommended (Move, Second)**

THAT By-Law No. 2014-83 being a by-law to amend By-law No. 2010-57 being the Site Plan Control Area By-law, be passed this 24<sup>th</sup> day of November, 2014.

## **I. New and Unfinished Business**

### **I.1 Grey County Council Update**

EA, DMcK

### **I.2 Notice of Motion**

Council

NOTE: In accordance with The Blue Mountains Procedural By-law, a motion to reconsider a resolution entered upon the minutes shall not be received or put unless agreed upon by two thirds of the full membership of Council (being five members) prior to the question being considered. The notice of motion will be treated as any other motion, requiring a mover and a seconder for the motion to be put before Council.

At the November 10, 2014 Committee of the Whole Meeting, Mayor Anderson provided a Notice of Motion to reconsider the November 3, 2014 motion made by Council regarding Staff Report PL.14.107 “Application for Zoning By-Law Amendment – Thornbury Gas Station (2341040 Ontario Limited) Part of Lot 30, Northeast of Arthur Street, Town Plot of Thornbury, Town of The Blue Mountains” as noted below:

THAT Council receive Planning Staff Report PL.14.107 respecting “Application for Zoning By-law Amendment – Thornbury Gas Station (2341040 Ontario Limited; Part of Lot 30, Northeast of Arthur Street, Town Plot of Thornbury; Town of The Blue Mountains”;

AND THAT Council confirm that a further public meeting is not required for the subject proposal;

AND FURTHER THAT Council enact a Zoning By-law Amendment to rezone the subject lands from the General Commercial C2 Zone to the General Commercial Exception 49 C2-49 Zone, with Exception 49 stating that notwithstanding the regulations in the General Commercial C2 Zone of this By-law to the contrary, within the General Commercial Exception 49 C2-49 Zone, the following shall apply for these lands:

- a) The main wall of the retail building opposite Arthur Street West shall be located no greater than 39.0 metres from the front lot line.
- b) The Minimum Rear Yard Setback for Retail Store Building shall be 3.0 metres.
- c) The parking space(s) shall be permitted within the front yard of the Retail Store Building, abutting Arthur Street, with a minimum setback of 30.4 metres.
- d) The Minimum lot frontage for an automobile service station shall be 41.3 metres.
- e) The Minimum Front Yard Setback for Automobile Service Station (Arthur Street) shall be 11.0 metres.
- f) The Minimum Side Yard Setback abutting a public street for Automobile Service Station (Elma Street) shall be 4.3 metres, Lost.

**I.3 Additions to Agenda**

Staff

**I.4 Staff Discussion**

**J. Notice of Meeting Dates**

Inaugural Meeting of Council, December 1, 2014 11:00 am  
Town Hall, Council Chamber

Committee of the Whole, December 8, 2014  
Town Hall, Council Chamber

Council Meeting, December 15, 2014  
Town Hall, Council Chamber

**K. Confirmation By-law and Adjournment**

**Recommended** (Move, second)

THAT By-law No. 2014 - 84, being a By-law to confirm proceedings of the Council of The Corporation of the Town of The Blue Mountains on November 24, 2014, be hereby enacted as passed this 24<sup>th</sup> day of November, 2014.

**Recommended** (Move, second)

THAT this Council does now adjourn at (time) p.m. to meet again December 15, 2014, 7:00 pm, Town Hall, Council Chamber, or at the call of the Chair.

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**Meeting Notes**

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