



# Agenda

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## The Blue Mountains, Committee of the Whole Meeting

**Meeting Date:** June 26, 2017  
**Meeting Time:** 1:00 p.m.  
**Location:** Town Hall, Council Chambers  
**Prepared by:** Corrina Giles, Town Clerk

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### A. Call to Order

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- **Moment of Reflection**
- **Approval of Agenda**

**Recommended** (Move, second)

THAT the Agenda of June 26, 2017 be approved as circulated, including any items added to the Agenda.

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

**Recommended** (Move, second)

THAT the Committee of the Whole minutes of May 15, 2017 and June 5, 2017, be adopted as circulated, including any revisions to be made.

- **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:

- **B.3.1 2017 Compensation Review, FAF.17.83**
- **B.3.2 Monthly Financial Report – May 2017, FAF.17.85**
- **B.11.1 Planning Applications – Month of May, 2017, PDS.17.52**

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.

**Recommended** (Move, second)

THAT the Consent Agenda of June 26, 2017 be adopted as circulated, less any items requested for separate review and discussion.

## **B. Staff Reports, Deputations, Correspondence**

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### **Finance, Administration, Enforcement and Fire Reports**

**To be chaired by Councillor John McGee**

#### **B.1 Deputations, if any**

##### **B.1.1 Deputation – Andrew Siegart, Blue Mountain Village Association (BMVA) Re: Update from BMVA and Workforce Development Issues**

#### **B.2 Staff Reports**

##### **B.2.1 2018 Budget, FAF.17.72**

**Recommended** (Move, second)

THAT Council receive Staff Report FAF.17.72, entitled “2018 Budget”;

AND THAT Council direct staff to prepare a base budget for 2018 that will support the Town’s current level of service at a cost of no more than \_\_\_% over the 2017 Budget.

##### **B.2.2 Jill Kitchen, 143 Marsh Street - Noise By-law Exemption Request, FAF.17.87**

**Recommended** (Move, second)

THAT Council receive Staff Report FAF.17.87 “Jill Kitchen, 143 Marsh Street – Noise By-law Exemption Request”; and

THAT Council provide direction to staff in response to a request for relief from the provisions of the Noise By-law for a wedding on July 15, 2017 at 143 Marsh Street, Clarksburg, from 4:00 p.m. to 1:30 a.m. with a DJ playing music inside the event tent.

##### **B.2.3 Sisi Thornbury, 27 Bruce St. S – Noise By-law Exemption Request, FAF.17.86**

**Recommended** (Move, second)

THAT Council receive Staff Report FAF.17.86 “Sisi Thornbury, 27 Bruce St. S – Noise By-law Exemption Request”; and

THAT Council provide direction to staff with respect to their request to permit noise until 11:00 p.m. as follows:

- Saturday July 15<sup>th</sup> and Saturday August 19<sup>th</sup>, 2017 – noise from a three to four-piece band, and;
- Sunday August 27<sup>th</sup>, 2017 – noise from a DJ for a wedding reception

The music will be played on the outdoor patio which is enclosed on four sides and accessed through the restaurant.

**B.2.4 Short Term Accommodation (STA) Licensing Committee Appointment – Appeal numbers CEAPP2017-036, CEAPP2017-172 – Hearing date September 8, 2017, FAF.17.77**

**Recommended** (Move, second)

THAT Council receive Staff Report FAF.17.77 Short Term Accommodation (STA) Licensing Committee Appointment – Appeal numbers CEAPP2017-036, CEAPP2017-106 and CEAPP2017-172 - Hearing date September 8, 2017.

THAT Council appoint three (3) members of Council plus one alternate, to act as the STA Licensing Committee for the September 8, 2017 Appeal Hearing.

**B.2.5 Federation of Canadian Municipalities Grant Application, FAF.17.71**

**Recommended** (Move, second)

THAT Council receive Staff Report FAF.17.71, entitled “Federation of Canadian Municipalities Grant Application”;

AND THAT Council approve the Facility Condition Analysis Project Plan for the Municipal Asset Management Program grant application with a budget of \$74,000.

**B.2.6 Ontario Small Urban Municipalities (OSUM) Conference, FAF.17.80**

**Recommended** (Move, second)

THAT Council receive staff report FAF.17.80, entitled “OSUM Conference”;

AND THAT Council provide direction on the disbursement of the balance of the 2017 OSUM Funds.

**B.2.7 Corporate Vehicle Policy Review, FAF.17.82**

**Recommended** (Move, second)

THAT Council receive the Staff Report FAF.17.82 “Corporate Vehicle Policy Review” for information;

AND THAT Council approve the staff recommended revisions to the revised policy as to the Attachment to FAF.17.82 Corporate Vehicle Policy Review.

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

**B.3.1 2017 Compensation Review, FAF.17.83**

**Recommended** (Move, second)

THAT Council receive the Staff Report FAF.17.83 “2017 Compensation Review” for information purposes.

**B.3.2 Monthly Financial Report – May 2017, FAF.17.85**

**Recommended** (Move, second)

THAT Council receive Staff Report FAF.17.85, entitled “Monthly Financial Report – May 2017” for information purposes.

**B.4 Correspondence, if any**

None

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

**B.5 Deputations, if any**

**B.5.1 Deputation – Matt Jackson, Manager of Municipal Affairs, Union Gas  
Re: Natural Gas Grant Program**

**B.6 Staff Reports**

**B.6.1 L.E. Shore Memorial Library Steel Roof Investigation, CSPW.17.060**

**Recommended** (Move, second)

THAT Council receive Staff Report CSPW.17.060 entitled “L.E. Shore Memorial Library Steel Roof Investigation”;

AND THAT Council approve the creation of a capital budget for the replacement of the steel roof sections on the L.E. Shore Memorial Library for \$437,500;

AND THAT Council approve funding the capital budget from the Capital Replacement Levy Reserve;

AND THAT Council approve a \$10,000 repair budget to be used as required.

**B.6.2 Air Quality Testing at 177 Bruce Street Update, CSPW.17.075**

**Recommended** (Move, second)

THAT Council receive Staff Report CSPW.17.075 entitled “Air Quality Testing at 177 Bruce Street Update”;

AND THAT Council approve the creation of a \$50,000 budget for the demolition of 177 Bruce Street, to be funded from the Library Asset Management Reserve Fund.

**B.6.3 Beaver Valley Community Centre Expansion Request, CSPW.17.073**

**Recommended** (Move, second)

THAT Council receive Staff Report CSPW.17.073 entitled “Beaver Valley Community Centre Expansion Request;

AND THAT Council provide direction to staff to create a Capital Project sheet for consideration in the 2018 budget process; or

AND THAT Council receive the report for information purposes only.

**B.6.4 Bridge Flower Program, CSPW.17.076**

**Recommended** (Move, second)

THAT Council receive Staff Report CSPW.17.076 entitled “Bridge Flower Program;

AND THAT Council direct staff to include an operational program sheet with options for consideration for the Bridge Flower Program through the 2018 Budget process.

**B.6.5 Environmental Sustainability Fund, CSPW.17.064**

**Recommended** (Move, second)

THAT Council receive Staff Report CSPW.17.064, “Environmental Sustainability Fund”;

AND THAT Council direct an Environmental Sustainability Fund be created and that \$5,000 be allocated in 2017 and annually thereafter to benefit local sustainable initiatives and distribute funds through the funding program.

**B.6.6 Leachate Management EA – Notice of Completion, CSPW.17.072**

**Recommended** (Move, second)

THAT Council receive Report CSPW.17.072, “Leachate Management EA – Notice of Completion”,

AND THAT Council approve the issuance of the Notice of Completion for the Landfill Leachate Management Environmental Assessment subject to favorable comments and commitments forthcoming from the Saugeen Ojibway Nation as determined by the Director of Infrastructure and Public Works.

**B.6.7 Consideration to Sell Unopened Louisa Street East Road Allowance East of Wellington Street South, CSPW.17.053**

**Recommended** (Move, second)

THAT Council receive Staff Report CSPW.17.053 entitled “Consideration to Sell Unopened Louisa Street East Road Allowance East of Wellington Street South”; and

THAT Council decline the request to consider selling the unopened Louisa Street East road allowance east of Wellington Street South.

**B.6.8 Budget Increase Request – Craigleith Main Sewage Lift Station Valve Replacement, CSPW.17.066**

**Recommended** (Move, second)

THAT Council receive Staff Report CSPW.17.066 entitled, “Budget Increase Request – Craigleith Main Sewage Lift Station Valve Replacement”;

AND THAT Council authorize increasing the project budget for the valve replacement by \$26,100 from \$110,000 to \$136,100;

AND THAT Council authorize funding the increase using the Wastewater Asset Replacement Reserve Fund.

**B.7 Community Services and Infrastructure & Public Works Reports “Information Reports” and correspondence to be considered in the adoption of the Consent Agenda:**

None

**B.8 Correspondence, if any**

None

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

**B.9 Deputations, if any**

**B.9.1 Deputation – Bruce Taylor, Chair, The Blue Mountains Attainable Housing Corporation  
Re: Update on The Blue Mountains Housing Corporation, Housing Committee and to Apprise Council of Changing Life Styles in Housing**

## **B.10 Staff Reports**

### **B.10.1 Thornbury Meadows – Street Names, PDS.17.53**

**Recommended** (Move, second)

THAT Council receive Staff Report PDS.17.53 “Thornbury Meadows – Street Names” and

THAT Council reserve the following Street names in accordance with the Town’s Street Naming Policy (Appendix “A”) for the Thornbury Meadows Site Plan:

Street A: Warbler Way

Street B: Cardinal Crescent

Street C: Dove Drive

### **B.10.2 Peel Street Sanitary Sewage Pumping Station Upgrades, PDS.17.66**

**Recommended** (Move, second)

THAT Council receive Staff Report PDS.17.66 entitled, “Peel Street Sanitary Sewage Pumping Station Upgrades”;

AND THAT Council approve creating budget for upgrades to the Peel Street Sanitary Sewage Pumping Station and the Thornbury Water Treatment Plant in the amount of \$275,000;

AND THAT Council approve funding \$60,000 from the Water Asset Replacement Reserve Fund, \$169,000 from the Wastewater Asset Replacement Reserve Fund, and \$46,000 from the Lora Bay Sewer Development Charge Reserve Fund.

### **B.10.3 Second Nature Phase 1, Application to Remove Holding ‘-h’ Symbol, Collingwood Con 1, Pt Lots 17 and 18 RP 16R5057 Part 5 16R7246 Part 3 16R7299 Part 17, PDS.17.63**

**Recommended** (Move, second)

THAT Council receive Staff Report PDS.17.60, entitled “Second Nature Phase 1, Application to Remove Holding ‘-h’ Symbol, COLLINGWOOD CON 1 PT LOTS 17 AND 18 RP 16R5057 PART 5 16R7246 PART 3 16R7299 PART 17”; and

THAT Council enact a By-law to remove the Holding ‘-h’ Symbol for the Second Nature Phase 1 lands.

**B.10.4 Application for Deeming By-law, Sonia Fabbri, Lot 17 and Lot 18, Plan 1070 (Liisa's Lane) Town of The Blue Mountains, PDS.17.65**

**Recommended** (Move, second)

THAT Council receive Staff Report PDS.17.65, entitled "Application for Deeming By-law, Sonia Fabbri, Lot 17 and Lot 18, Plan 1070 (Liisa's Lane), Town of The Blue Mountains"; and

THAT Council enact a Deeming By-law pursuant to Section 50(4) of the Planning Act, so as to deem Lot 17 and Lot 18 of Plan 1070 as not being registered lots within a Plan of Subdivision.

**B.10.5 Zoning Amendment for new Commercial Uses (BVO), PDS.17.54**

**Recommended** (Move, second)

THAT Council receive Staff Report PDS.17.54 "Zoning Amendment for new Commercial Uses (BVO)" for the lands known as Plan 99, Lots 3, 9 and Part of Lot 10 (64 Bruce Street South), and

THAT Council enact a Zoning By-law Amendment to change the property's zone to the Downtown Commercial with Exception 54 with a Holding Symbol (C1-54-h), to permit limited Downtown Commercial Uses on the property.

**B.10.6 Zoning Amendment Application – Bed and Breakfast (Anna Aagaard), PDS.17.55**

**Recommended** (Move, second)

That Council receive Staff Report PDS.17.55 "Zoning Amendment Application for B&B (Aagaard)" for the lands known as Plan 440 Part of Block C (138 Bayview Avenue), and

That Council enact a Zoning By-law Amendment to permit the use of a Bed and Breakfast Establishment of up to two guest rooms, in the existing dwelling.



**B.10.7 Cottages at Lora Bay (Blevins) Phase 3 and 4 – Red-Lined Revisions and Zoning By-law Amendment, PDS.17.62**

**Recommended** (Move, second)

THAT Council receive Staff Report PDS.17.62 “Cottages at Lora Bay (Blevins) Phase 3 and 4 – Red-Lined Revisions and Zoning Bylaw Amendment”; and

THAT Council support a proposed redline revision to Subdivision File 42T-94004 that proposes to decrease the total number of lots for single detached dwellings from 198 to 194 on the lands known as “Cottages at Lora Bay”; and

THAT Council enact a new Zoning By-law Amendment to rezone portions of the subject lands from Private Recreation (P-Rec) to Residential (R1-6-h), and from Private Open Space (OS2) to Residential (R1-6-h) with a provision that the amendment not come into force until the related red-lined revision for Phases 3 and 4 for the Cottages at Lora Bay Development is approved by the County of Grey.

**B.10.8 Application for Removal of Holding ‘-h’ Symbol Trailwoods Phase 3, PDS.17.60**

**Recommended** (Move, second)

THAT Council receive Staff Report PDS.17.60 “Application for Removal of Holding ‘-h’ Symbol, Trailwoods Phase 3” and;

THAT Council enact a By-law so as to remove the Holding ‘-h’ symbol from those lands described as Part of Lots 35 and 36, Concession 10, former Township of Collingwood, Town of The Blue Mountains.

**B.10.9 Building Division Additional Vehicle, PDS.17.61**

**Recommended** (Move, second)

THAT Council receive Staff Report PDS.17.61, entitled “Building Division Additional Vehicle”; and

THAT Council authorize the creation of a budget item of \$25,000 for the purchase of a vehicle for the Building Division, with the budget item to be funded from the Building Rate Stabilization Reserve Fund.

**B.11 Planning & Development Services Information Reports and correspondence to be considered in the adoption of the Consent Agenda:**

**B.11.1 Planning Applications – Month of May, 2017, PDS.17.52**

**Recommended** (Move, second)

THAT Council receive Staff Report PDS.17.52 “Planning Applications – Month of May, 2017” for information purposes.

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

None

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

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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 Zoning Amendment and Red-lined Revision to Draft Plan – Second Nature Phase 2**

### **C.2 Deputation**

None

## **D. New and Unfinished Business**

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### **D.1 Notice of Motion (Council)**

### **D.2 Additions to the Agenda**

## **E. Notice of Meeting Dates**

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Council Meeting, July 10, 2017, Town Hall, Council Chambers

Committee of the Whole Meeting, August 21, 2017  
Town Hall, Council Chambers

## **F. Adjournment**

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**Recommended** (Move, second)

THAT this Committee of the Whole does now adjourn at (time) p.m. to meet again on August 21, 2017, Town Hall, Council Chambers, or at the call of the Chair.