

Minutes

The Blue Mountains Special Committee of the Whole Meeting

Meeting Date: May 25, 2020 Meeting Time: 9:00 a.m.

Location: Town Hall, Council Chambers

32 Mill Street, Thornbury, ON

Prepared by Corrina Giles, Town Clerk

A. Call to Order

NOTE: This Special Committee of the Whole Meeting is a continuation of the May 19, 2020 Committee of the Whole Meeting.

Mayor Alar Soever called the meeting to order with all members of Council present.

Also in attendance Chief Administrative Officer Shawn Everitt, Director of Finance and IT Services Ruth Prince, Director of Community Services Ryan Gibbons, Director of Operations Shawn Carey, Director of Human Resources Jennifer Moreau, Director of Legal Services Will Thomson, Deputy Treasurer/Manager of Accounting & Budgets Sam Dinsmore, Director of Planning & Development Services Nathan Westendorp, Manager of Development Engineering Brian Worsley, Fire Chief Steve Conn, Manager of Planning Trevor Houghton, Chief Building Official Tim Murawsky, and Town Solicitor John Metras.

Traditional Territory Acknowledgment

Moment of Reflection

Committee then paused for a Moment of Reflection

Council Member Attendance

The Town Clerk noted that all Council members are in attendance.

Approval of Agenda

Moved by: Rob Potter Seconded by: Andrea Matrosovs

THAT the Agenda of May 25, 2020 be approved as circulated, including any items added to the Agenda,

Councillor Bordignon Yay
Councillor Hope Yay
Councillor Matrosovs Yay
Deputy Mayor Potter Yay
Councillor Sampson Yay
Councillor Uram Yay
Mayor Soever Yay

The motion is Carried.

Declaration of Pecuniary Interest and general nature thereof

NOTE: In accordance with the *Municipal Conflict of Interest Act* and the Town Procedural By-law 2019-56, Council Members must file a written statement of the interest and its general nature with the Clerk for inclusion on the Registry.

Councillor Andrea Matrosovs declared a pecuniary interest regarding Agenda item "B.9.3 Capital Projects and Studies over \$50,000 for approval by Council, CSOPS.20.021" specifically item 3 "Sidewalk Replacement Project (Clarksburg)" contained on Table 2 of Report CSOPS.20.021 as she is a new retail shop owner on said street as sole proprietor of Blue Mountain Baskets and partner of Blue Mountain Makers both operating at 201 Marsh Street, Unit 1.

B. Staff Reports, Deputations, Correspondence

Community Services and Operations Reports To be chaired by Deputy Mayor Rob Potter

B.8 Public Comment Period regarding matters included in the Community Services and Operations portion of the meeting (each speaker is allotted three minutes)

NOTE: In accordance with the Town Procedural By-law 2019-56 ten minutes is allotted to receive public comments regarding staff reports included on the Agenda. The speaker shall provide their name and address, and shall address their comments to the Chair. Comments shall not refer to personnel, litigation or potential litigation matters, or regarding matters that are a follow-up to a Public Meeting.

NOTE: The Blue Mountains Town Hall is currently closed to the public to assist with social distancing with respect to COVID-19. Comments received from the public that have not been included on the Agenda, will be read at the meeting by the Town Clerk.

None

B.9.3 Capital Projects and Studies over \$50,000 for approval by Council, CSOPS.20.021

Councillor Matrosovs vacated the meeting having earlier declared a pecuniary interest regarding Agenda item B.9.3.

Moved by: Rob Sampson Seconded by: Paula Hope

THAT Council receive Staff Report CSOPS.20.021, entitled "Capital Projects and Studies over \$50,000 for approval by Council";

AND THAT Council direct staff to proceed with the Operations Department's non-initiated capital projects, plans and studies over \$50,000 as identified in the 2020 Budget and from previous Budgets as identified in this report;

AND THAT Council direct that the "Sidewalk Replacement Program (Clarksburg)" be included in the "Table 1 – Recommended Projects / Studies to Proceed in 2020";

AND THAT Council direct staff to defer the balance of the Operations Department's non-initiated capital projects, plans and studies over \$50,000 as identified in the 2020 Budget and from previous Budgets as identified in this report,

Councillor Bordignon Yay
Councillor Hope Yay

Councillor Matrosovs pecuniary interest

Deputy Mayor Potter Yay
Councillor Sampson Yay
Councillor Uram Yay
Mayor Soever Yay

The motion is Carried.

B.10 Community Services and Operations "Information Reports" and correspondence to be considered in the adoption of the Consent Agenda

None

B.11 Correspondence, if any

None

B.12 Public Comment Period regarding matters included in the Community Services and Operations portion of the meeting (each speaker is allotted three minutes)

NOTE: In accordance with the Town Procedural By-law 2019-56 ten minutes is allotted to receive public comments regarding staff reports included on the Agenda. The speaker shall provide their name and address, and shall address their comments to the Chair. Comments shall not refer to personnel, litigation or potential litigation matters, or regarding matters that are a follow-up to a Public Meeting.

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Planning & Development Services Reports To be chaired by Councillor Jim Uram

B.13 Deputations, if any

B.13.1 Deputation: Andrew Pascuzzo, Pascuzzo Planning Inc.

Re: PDS.20.048 Default Subdivisions Peaks Meadows & Ridge Estates; Identified Options to Complete and PDS.20.50 Solcorp Developments (Peaks Ridge) Inc.

Andrew Pascuzzo spoke regarding Agenda items B.15.1 and B.15.2, and requested that the Committee endorse the recommendation included in staff report PDS.20.50 Solcorp Developments (Peaks Ridge) Inc., PDS.20.50.

Moved by: Andrea Matrosovs Seconded by: Paula Hope

THAT Council recognize Andrew Pascuzzo to participate in the discussion during Agenda item B.15.2

Councillor Bordignon Yay
Councillor Hope Yay
Councillor Matrosovs Yay
Deputy Mayor Potter Yay
Councillor Sampson Yay
Councillor Uram Yay
Mayor Soever Yay

The motion is Carried.

B.14 Public Comment Period regarding matters included in the Planning and Development Services portion of the meeting (each speaker is allotted three minutes)

NOTE: In accordance with the Town Procedural By-law 2019-56 ten minutes is allotted to receive public comments regarding staff reports included on the Agenda. The speaker shall provide their name and address, and shall address their comments to the Chair. Comments shall not refer to personnel, litigation or potential litigation matters, or regarding matters that are a follow-up to a Public Meeting. Each speaker is allotted three minutes.

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None

B.15 Staff Reports

B.15.1 Presentation

Re: Default Subdivisions Peaks Meadows & Ridge Estates, Identified Options to Complete, PDS.20.048

Manager of Development Engineering, Brian Worsley, presented background information regarding Staff Report PDS.20.48 "Default Subdivisions Peaks Meadows & Ridge Estates; Identified Options to Complete". Brian spoke regarding road strength versus loading, typical road cross section, road construction conditions, road performance & construction conditions. Brian identified the location of George McRae and Dorothy Drive and spoke regarding value engineering.

Brian then reviewed the option descriptions, scenario pros and cons and noted that the recommendation is to proceed with Scenario #1 being half load roads in both subdivisions to minimize the potential for future settlement/road failures, monitor road conditions upon completion of blocks, and verification that settlements within Ridge Estates are finished, bundling of both subdivisions into the same construction contract (to obtain better pricing) and complete works in each subdivision as per Value Engineering recommendations.

B.15.1 Default Subdivisions Peaks Meadows & Ridge Estates; Identified Options to Complete, PDS.20.048

Moved by: Rob Sampson Seconded by: Rob Potter

THAT Council receive Staff Report PDS.20.48, entitled "Default Subdivisions Peaks Meadows & Ridge Estates; Identified Options to Complete";

AND THAT Council authorize staff to work with the Engineer of Record for the Peaks Meadows Subdivision to undertake value engineering exercises to identify specific amendments to the original Approved For Construction drawings to facilitate completion of the Subdivision under Scenario # 1, with the available funds, and to report back to Council with that information and associated recommendations for decision;

AND THAT Council authorize staff to work with the Engineer of Record for the Ridge Estates Subdivision to undertake value engineering exercises to identify specific amendments to the original Approved For Construction drawings to facilitate completion of the Subdivision under Scenario # 1, with the available funds, and to report back to Council with that information and associated recommendations for decision;

AND THAT Council acknowledge that staff will be implementing half load restrictions on the Roads within Peaks Meadows to minimize additional road deterioration;

AND THAT Council acknowledge that staff will be implementing half load restrictions on the Roads within Ridge Estates to minimize additional road deterioration;

AND THAT Council direct that staff will minimize the number of exemptions granted and will ensure enhanced enforcement of half load restrictions;

AND THAT Council direct staff to consider how to use section 446 of the Municipal Act, if possible to mitigate the revenue required to cover the losses referred in the staff report;

Councillor Bordignon Yay
Councillor Hope Yay
Councillor Matrosovs Yay
Deputy Mayor Potter Yay
Councillor Sampson Yay
Councillor Uram Yay
Mayor Soever Yay

The motion is Carried.

B.15.2 Solcorp Developments (Peaks Ridge) Inc., PDS.20.50

Moved by: Rob Sampson Seconded by: Rob Potter

THAT Council receive Staff Report PDS.20.50, entitled "Solcorp Developments (Peaks Ridge) Inc." for information;

AND THAT Council support the recommendations contained within Staff Report PDS.20.12 endorsing the County of Grey to grant Draft Plan Approval of Subdivision and Draft Plan Approval of Condominium (County File 42T-2018-13A & B) subject to the Draft Plan Conditions attached to Staff Report PDS.20.12;

AND THAT Council enact a Zoning By-law Amendment to rezone the subject lands from the Residential 'R2-47' Zone, Open Space 'OS' Zone and Hazard 'H' Zone to the Residential 'R1-3- Exception' Zone and Recreation 'REC3' Zone, and to add an Exception to the Residential 'R1-3' zone to increase the maximum permitted height from 8 metres / 2 storeys to 9.5 metres / 2.5 storeys;

AND THAT Council direct staff to register on the title of each lot that Short Term Accommodations are not permitted in this development and that the zoning by-law include a prohibition of Short Term Accommodation uses on these lands;

AND THAT Council direct that consideration of this recommendation be included on a Council Agenda by June 29, 2020, at which time an additional staff report will be provided directly to Council for Council consideration

Councillor Bordignon Yay
Councillor Hope Yay
Councillor Matrosovs Yay
Deputy Mayor Potter Yay
Councillor Sampson Yay
Councillor Uram Yay
Mayor Soever Yay

The motion is Carried.

B.15.3 Budget 2020 Planning & Development Services Capital Projects and Staffing, PDS.20.47

Moved by: Peter Bordignon Seconded by: Andrea Matrosovs

THAT Council receive Staff Report PDS.20.47, entitled "Budget 2020 Planning & Development Services Capital Projects and Staffing";

AND THAT Council approve the extension of the existing Development Engineering contract positions to the end of June 2021;

AND THAT Council approve establishment of a Full-time, Permanent Building Plans Examiner/Inspector position to replace the existing 24-month contract position;

AND THAT council approve the purchase of an additional Sport Utility Vehicle for the Building Services Department,

Councillor Bordignon Yay
Councillor Hope Yay
Councillor Matrosovs Yay
Deputy Mayor Potter Yay
Councillor Sampson Yay
Councillor Uram Yay
Mayor Soever Yay

The motion is Carried.

B.16 Planning & Development Services Information Reports and correspondence to be considered in the adoption of the Consent Agenda:

B.16.1 2020 Provincial Policy Statement, PDS.20.37

Moved by: Rob Sampson Seconded by: Paula Hope

THAT Council receive Staff Report PDS.20.37, entitled "2020 Provincial Policy Statement"; for information purposes and as a follow up to Staff Report PDS.19.114,

Councillor Bordignon Yay
Councillor Hope Yay
Councillor Matrosovs Yay
Deputy Mayor Potter Yay
Councillor Sampson Yay
Councillor Uram Yay
Mayor Soever Yay

The motion is Carried.

B.17 Correspondence, if any

None

B.18 Public Comment Period regarding matters included in the Planning and Development Services portion of the meeting (each speaker is allotted three minutes)

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None

C. New and Unfinished Business

C.1 Committees of Council Reports

C.1.1 The Blue Mountains Grants and Committee Report dated March 6, 2020

Councillor Bordignon declared a pecuniary interest regarding Agenda item C.1.1 and vacated the meeting.

Moved by: Rob Sampson Seconded by: Paula Hope

THAT Council of The Town of The Blue Mountains receives the Grants and Donations Committee Meeting Minutes dated March 6, 2020 as attached, for information purposes,

Councillor Bordignon pecuniary interest

Councillor Hope Yay
Councillor Matrosovs Yay
Deputy Mayor Potter Yay
Councillor Sampson Yay
Councillor Uram Yay
Mayor Soever Yay

The motion is Carried.

C.1.2 The Blue Mountains Attainable Housing Board Report dated April 16, 2020

Moved by: Rob Sampson Seconded by: Jim Uram

THAT Council of The Town of The Blue Mountains receives The Blue Mountains Attainable Housing Corporation Special Board Meeting Minutes dated April 16, 2020, as attached, for information purposes,

Councillor Bordignon Yay
Councillor Hope Yay
Councillor Matrosovs Yay
Deputy Mayor Potter Yay
Councillor Sampson Yay
Councillor Uram Yay
Mayor Soever Yay

The motion is Carried.

C.1.3 The Blue Mountains Attainable Housing Board Report dated April 23, 2020

Moved by: Rob Sampson Seconded by: Jim Uram

THAT Council of The Town of The Blue Mountains receives The Blue Mountains Attainable Housing Corporation Special Board Meeting Minutes dated April 23, 2020, as attached, for information purposes,

Councillor Bordignon Yay
Councillor Hope Yay
Councillor Matrosovs Yay
Deputy Mayor Potter Yay
Councillor Sampson Yay
Councillor Uram Yay
Mayor Soever Yay

The motion is Carried.

	None				
C.3	Additions to the Agenda				
	None				
D.	Notice of Meeting Dates				
	Council Meeting, June 1, 2020 Town Hall, Council Chambers				
	Committee of the Whole Meeting, June 2, 2020 Town Hall, Council Chambers				
E.	Adjournment				
	Moved by: Rob Potter		Seconded by:	Andrea Matros	ovs
	THAT this Committee of the Wi 2, 2020, Town Hall, Council Cha Councillor Bordignon Councillor Hope Councillor Matrosovs Deputy Mayor Potter Councillor Sampson Councillor Uram Mayor Soever The motion is Carried.		at the call of th		et again, June
Alar S	oever, Mayor				
Corrin	na Giles, Town Clerk				

C.2 Notice of Motion (Council)