



Agenda

The Blue Mountains, Special Meeting of Council

Meeting Date: November 29, 2018 REVISED
Meeting Time: 10:00 a.m.
Location: Town Hall, Council Chambers
32 Mill Street, Thornbury, ON
Prepared by Corrina Giles, Town Clerk

A. Call to Order

- **Approval of Agenda**

Recommended (Move, second)

THAT the Agenda of November 29, 2018 be approved as circulated, including any items added to the Agenda.

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

NOTE: In accordance with the *Municipal Conflict of Interest Act* and the Town Procedural By-law 2018-20, Council Members must file a written statement of the interest and its general nature with the Clerk for inclusion on the Registry.

B. 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.

B.1 Deputation – Kevin Woolham, Resident

Re: Request for Removal of the Hazardous and Wetlands Classification around my man made pond at active Farm: 615908 3rd Line, Ravenna

B.2 Deputation – Bruce Perkins, Resident

Re: Official Plan Amendment, Zoning By-law Amendment and Site Plan Approval, Part Lot 16, Concession 3

B.3 Deputation – Andrew Pascuzzo, Pascuzzo Planning Inc.

Re: Comprehensive Zoning By-law – Hillside Subdivision Zoning-Existing and Proposed) Section 1.5 (f)

C. Public Comment Period

C.1 Public Comment Period (each speaker is allotted three minutes)

NOTE: In accordance with the Town Procedural By-law 2018-20 fifteen minutes is allotted at the Council Meeting to receive public comments regarding Town matters. 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.

D. Correspondence

None

E. Motions and Staff Reports

E.1 Scenic Caves Parking Lot Official Plan and Zoning By-law Amendments – Recommendation Report, PDS.18.136

Recommended (Move, second)

THAT Council receive Staff Report PDS.18.136, entitled “Scenic Caves Parking Lot Official Plan and Zoning By-law Amendments – Recommendation Report”;

AND THAT Council adopt an Amendment to the Town of the Blue Mountains Official Plan to insert a new exception to the Residential/Recreational Area designation to also permit the Subject Lands to be used for a parking area related to the adjacent Scenic Caves Nature Adventures property.

AND THAT Council enact a Zoning By-law Amendment to rezone a portion of the Subject Lands from the Rural Estate Residential RER(b) zone to the Rural Estate Residential RER(b)-289-h Zone and Hazard H Zone to also permit the Subject Lands to be used for a parking area related to the adjacent Scenic Caves Nature Adventure. The By-law will also:

1. Insert a new Exception 289 to also permit the lands to be used for a Parking Area in accordance with Section 31 of the By-law;
2. Notwithstanding Section 31.2(c)(i), a minimum setback of 11 metres shall be provided between the parking area and the residential lands to the north;
3. Place the Holding ‘-h’ symbol on the lands to require:
 - a. Granting of Site Plan Approval
 - b. The execution of a Site Plan Agreement
 - c. Issuance of a Grey Sauble Conservation Authority Permit
 - d. Completion of Stormwater Management and Drainage Plan
 - e. Provision of suitable pedestrian access and road crossing at 15th Sideroad ‘A’,
 - f. Dedication of daylighting triangles to the County of Grey,
 - g. Preparation of a Landscape Plan including vegetation protection zones along the watercourse, pond, and northerly side lot line.

E.2 Comprehensive Zoning By-law – Final Approval, PDS.18.137

Recommended (Move, second)

THAT Council receive Staff Report PDS.18.137, entitled “Comprehensive Zoning By-law – Final Approval”;

AND THAT Council enact a new Comprehensive Zoning By-law for the Town of The Blue Mountains in accordance with the updates outlined in Staff Report PDS.18.137;

AND THAT Council repeal the Township of Collingwood Zoning By-law 83-40 and the Town of Thornbury Zoning By-law 10-77 and all amendments thereto save and except all provisions related to Short Term Accommodation uses, Gibraltar Sand and Gravel, Parkbridge, MacPherson/HomeFarm, Scenic Caves Parking Area, Hillside / Martinek, and Village Core Lands.

AND THAT Council repeal all Minor Variances authorized by the Committee of Adjustment or the Ontario Municipal Board / Local Planning Appeal Tribunal that were enacted prior to the approval date of the Town of The Blue Mountains Official Plan, being July 21, 2016;

AND THAT Council confirm that adequate public notice has been provided on the Comprehensive Zoning By-law project and that in accordance with Section 34(17) of the Planning Act, RSO 1990, c.P.13, that further notice is not required;

AND THAT Council waive the two-year moratorium on all zoning by-law amendments to the new Town of The Blue Mountains Comprehensive Zoning By-law by declaring that Section 34(10.0.0.1) of the Planning Act, RSO 1990, c.P.13 does not apply in respect to any application for amendment to the new Comprehensive Zoning By-law.

F. By-law

F.1 Official Plan Amendment No. 1– Scenic Caves Nature Adventure

Recommended (Move, second)

THAT By-law No. 2018- 63 being a By-law to adopt Official Plan Amendment No. 1, to permit parking as a permitted use on Part Lot 16, Concession 3, zoned Residential Recreation Area ‘RRA’ be passed this twenty ninth day of November, 2018.

F.2 By-law to amend Township of Collingwood Zoning By-law 83-40 (Scenic Caves Nature Adventure)

Recommended (Move, second)

THAT By-law No. 2018- 66 being a By-law to amend Township of Collingwood Zoning By-law 83-40 to rezone the subjects lands from the Rural Estate Residential 'RERb' zone to the Rural Estate Exception 289 'RERb-289-h' zoned for the lands described as Part of Lot 16, Concession 3, 16R244, being 214 Scenic Caves Road be passed this 29th day of November, 2018.

F.3 By-law to enact The Blue Mountains Comprehensive Zoning By-law

Recommended (Move, second)

THAT By-law No. 2018-65, being a By-law to control development within the Town of The Blue Mountains in accordance with the Official Plan and to prohibit the use of land and the erection and use of buildings or structures except for certain purposes, and to regulate the type of construction and the height, bulk, location, size, floor area, character and use of buildings in accordance with the provisions of the Planning Act, R.S.O. 1990, c.P.13, be passed this 29th day of November, 2018

F.4 By-law to amend By-law No. 2007-12, to regulate or prohibit the parking or leaving of a vehicle on privately-owned lands without the consent of the owner of the land

Recommended (Move, second)

THAT By-law No. 2018-66 being a By-law to amend By-law No. 2007-12, as amended to regulate or prohibit the parking or leaving of a vehicle on privately-owned lands without the consent of the owner of the land be passed this 29th day of November, 2018.

G. Adjournment

Recommended (Move, second)

THAT this Special Meeting of Council does now adjourn at (time) a.m. to meet again at the call of the Chair.