



Committee Report

The Blue Mountains Committee of the Whole

Meeting Date: June 2, 2020
Meeting Time: 9:00 a.m.
Location: Town Hall, Council Chambers
32 Mill Street, Thornbury, ON
Prepared by Corrina Giles, Town Clerk

Staff Reports, Deputations, Correspondence

Finance, Administration, Enforcement and Fire Reports

To be chaired by Councillor Rob Sampson

B.1 Deputations, if any

B.1.1 [Deputation: Matthew Betik, Partner and Brendan Hall, Senior Manager, KPMG](#)

THAT Council of the Town of The Blue Mountains receives and approves The Blue Mountains 2019 Audited Financial Statements as prepared and presented by KPMG, to the Committee of the Whole, on June 2, 2020, Carried.

B.3 Staff Reports

B.3.1 [Draft Corporate Strategic Plan \(FAF.20.050\)](#)

THAT Council receive Staff Report FAF.20.050, entitled "Draft Corporate Strategic Plan";

AND THAT Council endorse the draft Corporate Strategic Plan as presented and as discussed;

AND THAT Council direct staff to continue to monitor the COVID-19 pandemic and provide, where possible, modifications to the scheduling and prioritization of key projects and initiatives to ensure the final Corporate Strategic Plan reflects the current realities of the COVID-19 pandemic;

AND THAT Council direct staff to complete the final Corporate Strategic Plan design for approval by Council, Carried.

B.4 Finance, Administration, Enforcement and Fire "Information Reports" and correspondence to be considered in the adoption of the Consent Agenda

None

B.5 Correspondence, if any

None

Community Services and Operations Reports

To be chaired by Deputy Mayor Rob Potter

B.7 Deputations, if any

None

B.9 Staff Reports

B.9.1 [Combing Projects – Victoria Street and Louisa Street with Elma Street and Alice Street Reconstruction Project \(CSOPS.20.034\)](#)

THAT Council receive Staff Report CSOPS.20.034, entitled “Combining Projects – Victoria St & Louisa St with Elma St & Alice St Reconstruction Projects”;

AND THAT Council direct staff to combine the two projects and enter into negotiations with Tatham Engineering Limited for the Final Design and Project Management for the combined projects, Carried.

B.9.2 [Peel Street Reconstruction Cross Section Options Report \(CSOPS.20.030\)](#)

THAT Council receive Staff Report CSOPS.20.030, entitled “Peel Street Reconstruction Cross Section Options Report”;

AND THAT Council directs Staff to advance the Preliminary Design with Option #3 cross-section options presented below or direct staff to consider other options, Carried.

B.9.3 [West Side Water Storage Class EA PIC#1 \(CSOPS.20.037\)](#)

THAT Council receive Staff Report CSOPS.20.037, entitled “West Side Water Storage Class Environmental Assessment Public Information Centre #1” for their information;

AND THAT Council grant approval for staff to proceed with holding a virtual Public Information Centre, Carried.

B.9.4 [Relief of Noise By-Law 2002-09 for Headworks Construction \(CSOPS.20.035\)](#)

THAT Council receive Staff Report CSOPS.20.035 entitled “Relief of Noise By-law for Construction of Headworks”;

AND THAT Council grant relief of Noise By-Law 2002-09 from June 1, 2020 to December 31, 2020 for works related to the construction of the Headworks at the Thornbury Wastewater Treatment Plant, Carried.

B.9.5 [Water Operations Update – January 2020 to April 2020 \(CSOPS 20.027\)\](#)

THAT Council receive Staff Report CSOPS.20.027, entitled “Water Operations Update – January 2020 to April 2020” for their information, Carried.

B.9.6 [Single Sourcing of Refrigeration Services at Beaver Valley Community Centre \(CSOPS.20.032\)](#)

THAT Council receive Staff Report CSOPS.20.032, entitled “Single Sourcing of Refrigeration Services at Beaver Valley Community Centre”;

AND THAT Council approve single sourcing of refrigeration services with T & W Enterprises for Beaver Valley Community Centre for a 5-year period ending April 5th, 2020, 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

B.11.1 [Bill Abbotts Re: Staff Report CSOPS.20.030 Peel Street Reconstruction Cross Section Options Report](#)

THAT Council receives the May 29, 2020 correspondence from Bill Abbotts and regarding Staff Report CSOPS.20.030 Peel Street Reconstruction Cross Section Options Report, and refers the same to the Operations Department, Carried.

B.11.2 [Frank Reid Re: Request for Stop Sign and Repaving of Beaver Street](#)

THAT Council receives the May 28, 2020 correspondence from Frank Reid regarding Beaver Street repaving, and requesting a stop sign placed at the exit of the new condominium project, and refers the same to the Operations Department, Carried.

Planning & Development Services Reports

To be chaired by Councillor Jim Uram

B.13 Deputations, if any

B.13.1 [Deputation: Michael Richter, Resident](#)

Re: Towns of Thornbury Final Site Plan, Landscape Plan, Roads and Approval Processes in the Future

THAT Council receives the June 2, 2020 deputation from Michael Richter regarding Towns of Thornbury Final Site Plan, Landscape Plan, Roads and Approval Processes in the Future, and refers the same to the Planning & Development Department for information, Carried.

B.13.2 [Deputation: Keith MacKinnon, KLM Planning Partners Inc.](#)

Re: B.15.3 Recommendation Report – Peaks Meadows Subdivision and Zoning Amendment PDS.20.40

THAT Council receives the June 2, 2020 deputation from Keith MacKinnon , KLM Planning Partners Inc. regarding Recommendation Report – Peaks Meadows Subdivision and Zoning Amendment PDS.20.40 for information; and

THAT Council recognize Keith MacKinnon to participate in discussion during Agenda Item B.15.3, Carried.

B.13.3 [Deputation: Vincent McEwan](#)

Re: B.15.2 Kris Rose Correspondence (remove 0.3 meter reserve) PDS.20.44

THAT Council receives the June 2, 2020 deputation from Vincent McEwan and Karen Martin regarding Kris Rose Correspondence (remove 0.3 meter reserve) PDS.20.44 for information and refers the same to the Planning & Development Department, Carried.

B.13.4 [Deputation: John Kutcy](#)

Re: B.15.2 Kris Rose Correspondence (remove 0.3 meter reserve) PDS.20.44

THAT Council receives the June 2, 2020 deputation from John Kutcy regarding Kris Rose Correspondence (remove 0.3 meter reserve) PDS.20.44 for information and refers the same to the Planning & Development Department, Carried.

B.15 Staff Reports

B.15.1 [Towns of Thornbury Site Plan Approval \(PDS.20.52\)](#)

THAT Council receive Staff Report PDS.20.52 entitled “Towns of Thornbury Site Plan Approval” for the lands known as RP 16R-1213, Part of Park Lot 10, Town Plot of Thornbury;

AND THAT Council grant Site Plan approval for these lands, subject to the following conditions:

1. That the final Plans and Drawings be received and accepted for Approved for Construction stamping by the Town;
2. That the Owner of the lands enter into a site plan agreement with the Town to satisfy all financial, legal, planning, engineering, and landscaping requirements; and
3. That this conditional approval is valid for a period of 90 days, after which, should the conditions not be met, the approval shall expire (September 14, 2020),
Carried.

B.15.2 [Kris Rose Correspondence \(remove 0.3m reserve\) \(PDS.20.44\)](#)

THAT Council receive Staff Report PDS.20.44, entitled “Kris Rose Correspondence (remove 0.3 metre reserve)”;

AND THAT Council **refuse** the request to lift a portion the 0.3 metre reserve described as Part of Block 85 Plan 1078, and to dedicate and assume the lands as part of the Public Street known as Grand Cypress Lane, Carried.

B.15.3 [Recommendation Report – Peaks Meadows Subdivision and Zoning Amendment \(PDS.20.40\)](#)

(a) THAT Council receive Staff Report PDS.20.40, entitled “Recommendation Report – Peaks Meadows Subdivision and Zoning Amendment”, for the lands known as Block 46, Registered Plan 16M-20;

AND THAT Council support a recommendation to the County of Grey to grant Draft Plan Approval of Subdivision (County File 42T-2016-06), subject to the Draft Plan Conditions attached to Staff Report PDS.20.40;

AND THAT Council enact a Zoning By-law Amendment to change the zone symbol on the lands from Residential Two Exception with Holding Symbol (R2-44-h7) and Hazard (H), to Residential One Exception (R1-1-44) and Hazard (H), to permit the development of single detached dwellings, Carried.

(b) THAT Council direct staff to provide Council with the history and a summary of the Camperdown Development Agreement with the Town of The Blue Mountains, Carried.

B.15.4 [Recommendation Report – Proposed Zoning By-law Amendment Application \(Lot 2, Scandia Lane\) \(PDS.20.11\)](#)

THAT Council receive Staff Report PDS.20.11, entitled “Recommendation Report - Proposed Zoning By-Law Amendment Application (Lot 2, Scandia Lane)”;

AND THAT Council enact a Zoning By-law Amendment to rezone the subject lands to the *Residential One Exception Holding* (R1-1-124-h37) to permit the development of the lot for a single detached dwelling on a seasonally maintained road, subject to the following:

a) Exception 124 shall include the following site-specific provisions:

- i) One single detached dwelling and accessory buildings and structures may be permitted on a lot that abuts or fronts on a public street which is not assumed by by-law by a public authority for maintenance purposes for those lands located and being in the Town of The Blue Mountains, comprised of Lot 2, Plan 807; and
- ii) The subject lot shall be provided an adequate potable water supply at the sole cost of the property Owner, to the satisfaction of the Town of The Blue Mountains.

b) That Holding Provision (h37) may be lifted upon the following:

- i) The Owner shall provide confirmation that home insurance can be obtained for the proposed dwelling unit; and
- ii) The Owner shall enter into a legally binding agreement with the Town addressing matters, such as, but not limited to:
 - a. That the owner acknowledges that the lot fronts onto a seasonal road that is not maintained year-round by the Town;
 - b. That the owner acknowledges and agrees that the Town does not and is not required to perform winter maintenance or snowplowing of the said road or street and that the owner will be responsible for winter plowing and maintenance of the street;
 - c. That the owner acknowledges and agrees that municipal services, including winter road maintenance, are not available to the subject lands and that emergency response may be impacted as access is via a non-maintained seasonal road;
 - d. That the owner acknowledges and agrees that the Town will not be providing regular services or other winter maintenance of the road unless it is improved or upgraded to the local municipal standard then in force;
 - e. That the owner acknowledges and agrees that municipal waste collection is not available to the subject lands. The owner is required to place garbage bins at the intersection of Hamlet Road and Scandia Lane on collection day in order to receive municipal waste collection;
 - f. That the owner acknowledges and agrees that the Town is not liable for any injuries, losses, or damages as a consequence of the owner developing a lot without frontage on an improved public road despite being issued a building permit(s);
 - g. That the owner acknowledges and agrees that the lands shall be provided an adequate potable water supply at the sole expense of the owner, to the satisfaction of the Town of The Blue Mountains;
 - h. That the agreement shall be registered on the title of the lands at the expense of the owner; and
 - i. That the owner acknowledges that Short Term Accommodation Uses are not permitted on the subject lands, in accordance with the Town of The Blue Mountains Zoning By-law 2018-65, as amended, Carried.

B.15.5 [Committee of Adjustment – Year End Report \(2019\) \(PDS.20.30\)](#)

(a) THAT Council receive Staff Report PDS.20.30, entitled “Committee of Adjustment – Year End Report (2019)”;

AND THAT Council direct Planning Services Staff to review the potential to introduce “incidental minor variance” applications to address less significant minor variance requests, with a separate Staff Report outlining the types of requests that could be considered “incidental” being presented to Council and the Committee of the Whole before implementation, Carried.

(b) THAT with respect to Staff Report PDS.20.30, entitled “Committee of Adjustment – Year End Report (2019)”, Council direct Planning Services Staff and Finance Staff to review the Committee of Adjustment remuneration policy and budget as a part of the 2021 Municipal Budget for the consideration by Council, Carried.

(c) with respect to Staff Report PDS.20.30, entitled “Committee of Adjustment – Year End Report (2019)”, Council direct staff to provide a report regarding increasing the Committee of Adjustment composition to five members including one member of Council, Carried.

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

None

B.17 Correspondence, if any

B.17.1 [Nick Sampogna, Owner – Janik Real Estate Developers Consultants and Project Managers](#)
Re: Towns of Thornbury - Site Plan Application (File Number P2784)

THAT Council receives correspondence from Nick Sampogna regarding Towns of Thornbury – Site Plan Application (File Number P2784) for information and refers the same to the Planning & Development Department, Carried.

B.17.2 [Jim Hanna Re: Notice of Upcoming Staff Report - 238 Grey Road 21 Applicant David Rose](#)

B.17.3 [Jane Moysey Re: Notice of Upcoming Staff Report - 238 Grey Road 21 Applicant David Rose](#)

B.17.4 [David Fletcher Re: Notice of Upcoming Staff Report - 238 Grey Road 21 Applicant David Rose](#)

THAT Council receives correspondences from Jim Hanna, Jane Moysey and David Fletcher regarding Notice of Upcoming Staff Report – 238 Grey Road 21 Applicant David Rose for information and refers the same to the Planning & Development Department, Carried.