

## **Minutes**

## The Blue Mountains, Committee of the Whole Meeting

Meeting Date: January 9, 2017

Meeting Time: 2:00 p.m.

Location: Town Hall, Council Chambers
Prepared by Corrina Giles, Town Clerk

#### A. Call to Order

Mayor McKean called the meeting to order with all members in attendance.

Also in attendance were Acting CAO/Director of Community Services Shawn Everitt, Director of Infrastructure & Public Works Reg Russwurm, Director of Planning and Development Services Michael Benner, Director of Finance and IT Services Ruth Prince, Fire Chief Rob Collins, Communications & Economic Development Coordinator Elizabeth Cornish, Town Solicitor John Metras, Manager of Development Engineering Brian Worsley, Chief Executive Officer Terri Pope, Manager of Human Resources Jenn Moreau, Senior Policy Planner Shawn Postma, and Planner 1 Denise Whaley.

Committee then paused for a Moment of Reflection

#### Approval of Agenda

Moved by: Michael Martin Seconded by: R.J. Gamble

THAT the Agenda of January 9, 2017 be approved as circulated, including any items added to the Agenda, Carried.

### Declaration of Pecuniary Interest and general nature thereof

Mayor McKean declared a pecuniary interest regarding Agenda Item B.11.1 Hallink Zoning By-law Amendment Withdrawal and the proximity to his farm.

#### Previous Minutes

Moved by: R.J. Gamble Seconded by: John McGee

THAT the Committee of the Whole minutes of November 14, 2016, Special Committee of the Whole minutes December 12, and 14, 2016, be adopted as circulated, including any revisions to be made, Carried.

#### 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 Monthly Financial Report November 2016, FAF.17.001
- B.7.1 We C.A.R.E. Share Event, CSPW.17.011
- B.11.1 Hallink Zoning By-law Amendment Withdrawal, PDS.17.005
- B.11.2 Planning Applications November, 2016, PDS.17.03
- B.11.3 Planning Applications December, 2016, PDS.17.09
- B.11.4 Committee of Adjustment Report, December 21, 2016, PDS.17.02

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.

Moved by: Gail Ardiel Seconded by: Michael Seguin

THAT the Consent Agenda of January 9, 2017 be adopted as circulated, less any items requested for separate review and discussion, being Agenda Item B.11.1 Hallink Zoning By-law Amendment Withdrawal, Carried.

## B. Staff Reports, Deputations, Correspondence

Finance, Administration, Enforcement and Fire Reports To be chaired by Councillor John McGee

### B.1 Deputations, if any

None

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

#### B.2.1 Workplace Harassment and Violence Program Public Comments, FAF.17.02

Moved by: Michael Seguin Seconded by: John McKean

THAT Council receive Staff Report FAF.17.02 "Workplace Harassment and Violence Program Public Comments";

AND THAT Council provide staff direction to engage our Integrity Commissioner, Janet Leiper, to provide recommended revisions to the Workplace Violence and Harassment Program, Code of Conduct Policy for Members of Council, and Complaint Protocol, Carried.

#### **B.2.2** 2017 Holiday's Observed and Town Hall Closures

Moved by: Gail Ardiel Seconded by: Joe Halos

THAT Council receive report FAF.17.03 entitled "2017 Holiday's Observed and Town Hall Closures";

THAT Council direct staff to close Town Hall to observe Canada Day on July 3<sup>rd</sup>, 2017, Remembrance Day on November 13<sup>th</sup>, 2017 and Holiday closure from Friday December 22, 2017 at 4:30 pm and reopen Tuesday January 2<sup>rd</sup>, 2018 at 8:30 am, Carried.

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

### **B.3.1** Monthly Financial Report – November 2016, FAF.17.001

THAT Council receive Staff Report FAF.17.001, entitled "Monthly Financial Report – November 2016" for information purposes, Carried.

#### 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** Ekaterina Chakina

Re: Maintenance of Sidewalks in Rivergrass

Ekaterina spoke noting she has owned property on Rivergrass since 2005. Ekaterina noted that it is a necessity for Council to provide winter snow removal services for the sidewalks in this area. Ekaterina noted that a new sign was placed this winter stating that the Town does not maintain the sidewalks. Ekaterina expressed concern that the residents and visitors cannot use the sidewalks in the winter and that it is dangerous to walk on the road. Ekaterina noted that it is ridiculous to drive to the Village area in the winter as parking is difficult to find, further noting that it is much easier to walk on plowed sidewalks. Ekaterina noted that this lack in service will impact the property values in this area.

Ekaterina asked that Council consider including snow removal in this area and change the Town's sidewalk maintenance standards.

Councillor McGee questioned if the sidewalks on Rivergrass are owned by the Town or condominium corporation, Director of Infrastructure and Public Works Reg Russwurm spoke noting that Fairway Road is a Town Road and that the sidewalks are owned by the condominium corporation in places and by the Town in places.

Councillor Seguin questioned if this is the same situation as the sidewalks on Snowbridge Way, Reg spoke in response noting that there is no condominium corporation on Snowbridge Way. Reg confirmed that Jozo and Gord Canning are tendered out and maintained, further noting that Blue Mountain Resort does this work. Reg noted that if Council directed, that maintenance of all sidewalks could be reviewed and costs determined for winter sidewalk maintenance.

Councillor Martin questioned why the Town has never plowed in these areas, Reg spoke in response that this decision was made well before his time with the Town, further noting that Collingwood Township did not plow sidewalks. Reg noted that if Council directed all sidewalks to be cleared, that a machine would have to be floated to clear the sidewalks outside Clarksburg and Thornbury.

Councillor Martin noted that the policy should be reviewed, Reg noted that the policy could be reviewed over the summer for consideration in the 2018 budget.

Moved by: Michael Martin Seconded by: John McKean

THAT Council receive the deputation of Ekaterina Chakina on January 9, 2017 together with an email dated December 19, 2016;

AND THAT Council refer Ms. Chakina's correspondence to the Infrastructure and Public Works department to prepare a staff report on sidewalk maintenance for inclusion and consideration in the 2018 Budget, Carried.

#### B.5.2 Reg Russwurm, Director of Infrastructure & Public Works

Re: Infrastructure & Public Works, 2016: A Year in Review

Reg provided an overview of the work performed in 2016 by the Infrastructure and Public Works department.

#### **B.6** Staff Reports

#### **B.6.1** Craigleith Hauled Waste Receiving Station Deferral, CSPW.17.004

Moved by: Gail Ardiel Seconded by: Michael Martin

THAT Council receive Staff Report CSPW.17.004 entitled, "Craigleith Hauled Waste Receiving Station Deferral";

AND THAT Council direct Staff to defer further preliminary design efforts related to the Hauled Waste Receiving Station until the Craigleith Area Environmental Assessment is completed and a longer term assessment can be done on the impact of the reduction in revenue;

AND THAT Council direct Staff to continue to limit access to the Hauled Waste Receiving Station to pre-approved haulers to mitigate the introduction of potential damaging debris, Carried.

#### B.6.2 Updated Access Options for Lot 45 and 46, CSPW.17.005

Moved by: Michael Martin Seconded by: John McKean

THAT Council receive Staff Report CSPW.17.005, entitled "Updated Access Options for Lots 45 and 46";

AND THAT Council direct Staff to initiate the stopping up and closing of portions of the King Street and Albert Street unopened road allowances for future consideration of declaring the lands surplus;

AND THAT Council exercise their authority under clause 2 of the Town's Disposition of Land Policy to allow Staff to negotiate solely with the owner of PL Thornbury Lots 45 and 46 SW/S King St PT Lots 45 and 46 NE/S Arthur Street;

AND THAT Council authorize Staff to negotiate with the owner of PL Thornbury Lots 45 and 46 SW/S King St PT Lots 45 and 46 NE/S Arthur Street pending the successful completion of the stopping up and closing of the portions of King Street and Albert Street unopened road allowances as outlined in this report, Carried.

## B.6.3 Ownership and Responsibility of Lands and Trails Through The Development Process, CSPW.17.006

Moved by: Michael Martin Seconded by: John McKean

THAT Council receive Staff Report CSPW.17.120 entitled "Ownership and Responsibility of Lands and Trails Through the Development Process";

AND THAT Council authorize Staff to consider early assumption for land and trails that are to be conveyed to the Town through the development process, Carried.

#### B.6.4 Options for Chamber of Commerce Building Agreement, CSPW.17.007

Moved by: John McKean Seconded by: John McGee

THAT Council receive Staff Report CSPW.17.007 entitled "Options for Chamber of Commerce Building Agreement";

AND THAT Council direct Staff to develop an agreement based on Option 3 for the Chamber of Commerce Executive to consider, Carried.

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

#### B.7.1 We C.A.R.E. Share Event, CSPW.17.011

THAT Council receive Staff Report CSPW.17.011 entitled "We C.A.R.E. Share Event" for information purposes, Carried.

#### B.8 Correspondence, if any

#### **B.8.1** Franca Torelli, Percel Inc.

Re: Snow Removal for Rivergrass Sidewalk of 115-130 Fairway Court

Moved by: Gail Ardiel Seconded by: Michael Seguin

THAT Council receive correspondence from Franca Torelli, Percel Inc. dated December 19, 2016 regarding "Snow Removal for Rivergrass Sidewalk of 115-130 Fairway Court;

AND THAT Council direct staff to communicate with Percel Inc. regarding Council's direction in this matter, Carried.

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

#### B.9 Deputations, if any

None

### **B.10** Staff Reports

## B.10.1 Applications for Consent B07-2013 and Zoning By-law Amendment Dave Knechtel Part Lot 18 and 19 Concession 2 127 and 131 Happy Valley Road, PDS.17.01

Moved by: Michael Martin Seconded by: R.J. Gamble

THAT Council receive Staff Report PDS.17.01 "Applications for Consent B07-2013 and Zoning By-law Amendment, Dave Knechtel, Part Lot 18 and 19 Concession 2, 127 and 131 Happy Valley Road, Town of The Blue Mountains"; and,

THAT Council grant Application for Consent B07-2013 subject to the following conditions:

- 1. That the Applicant meet all requirements for the Certificate of Consent to be issued.
- 2. That the Applicant provide a description of the land which can be registered in the Land Registry Office.
- 3. The dedication of land for a 10.0 metre wide water easement to the Town (4 metres existing easement plus 6 metres additional width).
- 4. That the existing retaining walls, trees and other encumbrances be removed from the 10.0 metre wide water easement and that the lands be graded back to the original elevations of the centreline of the original 4 metre easement and finished with top soil and grass with a maximum cross slope of 3:1 from the centreline of the original 4 metre easement.
- 5. A Zoning By-law Amendment to: rezone a portion of the Subject Lands to the Hazard 'H' zone; to recognize existing encroachments of the existing single detached dwelling and accessory shed buildings; and to establish building envelopes for future development purposes.

6. That all conditions noted above shall be fulfilled within one year of the decision so that the Town's Clerk is authorized to issue the Certificate of Consent pursuant to Section 53(42) of the Planning Act.

THAT Council enact a Zoning By-law to rezone a portion of the Subject Lands to the Hazard 'H' zone, to recognize the existing encroachments of the single detached dwelling and accessory shed building, and to establish a suitable building envelope and private septic system envelope for future residential development on the severed parcel, Carried.

## B.10.2 Second Nature Proposed Zoning By-law Amendment, Consent and Redline Revision, PDS.17.006

Moved by: Joe Halos Seconded by: John McGee

THAT Council receive Staff Report PDS.17.006, "Second Nature Proposed Zoning By-law Amendment, Consent and Redline Revision" for the lands at Concession 1, Part of Lots 17 and 18;

THAT Council give Consent to applications B05-2016 and B06-2016, each for an addition to a lot, subject to conditions as contained in Staff Report PDS.17.006;

THAT Council enact a zoning by-law amendment to rezone a portion of the lands from open space to residential use; and

THAT Council support an application for Redline Revision to increase the number of lots for single detached dwellings from 35 to 37, to remove open space block 169, to reduce open space block 170, and to accept alternative recreational amenity in-lieu of open space, Carried.

#### B.10.3 Peaks Bay Agreement, PDS.17.10

Moved by: Michael Martin Seconded by: Joe Halos

THAT Council receive Staff Report PDS.17.10 "Peaks Bay Agreement";

THAT Council authorize the Mayor and Clerk to sign an amending agreement to the Peaks Bay Development Agreement as included as Attachment "2" to this report;

THAT Council authorize staff to pursue the early assumption of Block 29 of the Peaks Bay East development; and

THAT Council authorize staff to pursue the disposal of Blocks 32 and 33 of the Peaks Bay East development, Carried.

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

### **B.11.1 Hallink Zoning By-law Amendment Withdrawal, PDS.17.005**

Mayor McKean vacated the Council Chamber having earlier declaring a pecuniary interest. Deputy Mayor Ardiel chaired this portion of the meeting.

Moved by: Joe Halos Seconded by: John McGee

THAT Council receive Staff Report PDS.17.005 "Hallink Zoning By-law Amendment Withdrawal", for information purposes only, Carried.

#### **B.11.2 Planning Applications – November, 2016, PDS.17.03**

THAT Council receive Staff Report PDS.17.03, "Planning Applications – November 2016" for information purposes, Carried.

### **B.11.3 Planning Applications – December, 2016, PDS.17.09**

THAT Council receive Staff Report PDS.17.09, "Planning Applications – December 2016" for information purposes, Carried.

### B.11.4 Committee of Adjustment Report, December 21, 2016, PDS.17.02

THAT Council receive Committee of Adjustment Staff Report #PDS.17.02 pertaining to the December 21, 2016 meeting, for information purposes, Carried.

#### B.12 Correspondence, if any

None

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

Mayor John McKean noted 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 Consent for New Lot, #B12-2016, Greenfield 114 Lakeshore Road West (Craigleith)

Mayor John McKean read Notice of Application for Consent of a New Lot. John noted the property owner is Don Greenfield.

John noted the property location is 114 Lakeshore Road West (Craigleith).

John noted the applicant would like to sever the property to create a new building lot.

John noted the proposal is to sever a vacant parcel, approximately 750.5 square metres, with 19.75 metres of frontage on St. Moritz Crescent. The proposed retained parcel would then be 1122.5 square metres, with 24.4 metres of frontage on St. Moritz and contain the existing house and shed. The retained land also has road frontage on Lakeshore Road West. The property is serviced by municipal water and sewer services and fronts on an open and maintained municipal road.

John noted the legal description for this lot is Plan 822 Lot 37 (formerly the Township of Collingwood), Town of The Blue Mountains.

John noted if you wish to be notified of the decision of the Council of the Town of The Blue Mountains in respect of the proposed consent, you must make a written request to Town of The Blue Mountains at the address provided above.

John further noted if a person or public body that files an appeal of a decision of Town of The Blue Mountains in respect of the proposed consent does not make written submissions to

Town of The Blue Mountains before it gives or refuses to give a provisional consent, the Ontario Municipal Board may dismiss the appeal.

The Clerk noted that notice of the public meeting was given in accordance with the Planning Act, and that in response comments were received from Grey County Planning and Development, Historic Saugeen Metis, and Grey Sauble Conservation Authority.

Planner Denise Whaley spoke reviewing the application for consent, noting that no decision will be made today, and reviewed the timeline.

Consultant David Slade spoke noting that this is application is a straightforward severance, and that this application is submitted under the Town's new Official Plan. David noted that this lot is an existing lot in the Georgian Woodlands subdivision, and that the house was built in the 1960s. David confirmed that the property is connected to municipal water and sewer.

David noted that under the Official Plan, intensification is encouraged where possible, to take advantage of existing infrastructure. David noted that there are no neighbourhood concerns. David noted that this development has "honeycombed" shaped lots. David confirmed that the new lot will have to establish a new water and sewer line. David noted that the zoning in this area is R3 and that the new lot could accommodate a large home to be in keeping with the area homes. David noted that the lot has a u-shaped driveway, and that one of the entrances to the retained lot will be closed off, and that a new entrance will be constructed to the new lot.

David noted that he believes this severance to be appropriate, and that it complies with the Town Official Plan, and is a good infilling and intensification project.

Councillor Halos spoke noting that there appears to be an instrument registered on a portion of the lot, and questioned what this is. David spoke in response noting that it was an easement, and confirmed it has been removed.

Councillor McGee spoke noting the average frontage in the area is different because of the "honeycomb" shaped lots, and questioned if this severance would be compatible with the neighbourhood. Director of Development Services Michael Benner spoke noting that this subdivision dates back to the 1960s, and that "honeycomb" shaped lots is rare in Ontario. Michael Benner noted that this severance meets the average frontage in the area, further noting that this lot is a corner lot and believes it fits in with the streetscape.

Mayor McKean then spoke questioning if the old wells and septic systems are removed or decommissioned when the municipal infrastructure is connected to. Michael Benner noted that this is a good question, and is something to consider. David Slade spoke noting that after two years the sewage system is inert, but further noted that there could be a clean up issue with proper disposal.

As no one further wished to speak, Mayor McKean declared the public meeting to be closed.

#### C.2 Deputation

None

## D. New and Unfinished Business

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

None

	None				
E.	Notice of Meeting Dates				
	Committee of the Whole Meeting, January 30, 2017 Town Hall, Council Chambers				
	Council Meeting, January 23, 2017, 7:00 pm Town Hall, Council Chambers				
F.	Adjournment				
	Moved by:	Michael Martin		Seconded by: R.J. Gamb	ole
	THAT this Committee of the Whole does now adjourn at 5:33 p.m. to meet again January 30, 2017, Town Hall, Council Chambers, or at the call of the Chair, Carried.				
John McKean, Mayor					
Corrina Giles, Town Clerk					

**D.2** 

Additions to the Agenda