



Minutes

The Blue Mountains, Committee of the Whole Meeting

Meeting Date: April 3, 2017
Meeting Time: 2:30 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 save Deputy Mayor Gail Ardiel due to a previous commitment.

Also in attendance were CAO Troy Speck, 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, Manager of Human Resources Jennifer Moreau, Deputy Treasurer/Manager of Accounting & Budgets Sam Dinsmore, Director of Enforcement Services & Fire Chief Rob Collins, Communications & Economic Development Coordinator Elizabeth Cornish, Manager of Roads & Drainage Jim McCannell, Town Solicitor John Metras, and Planner I Denise Whaley.

- Committee then paused for a Moment of Reflection

- **Approval of Agenda**

Moved by: Michael Martin

Seconded by: John McGee

THAT the Agenda of April 03, 2017 be approved as circulated, including any items added to the Agenda, Carried.

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

None

- **Previous Minutes**

Moved by: R.J. Gamble

Seconded by: Joe Halos

THAT the Committee of the Whole minutes of March 13, 2017, 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 The Blue Mountains Fire Department 2016 Annual Report, FAF.17.51**
- **B.3.2 2016 Investment Report, FAF.17.20**
- **B.7.1 2016 Locate Summary Report, CSPW.17.001**

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.

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 Proposed Revisions to Public Art Policy POL.COR.12.15, FAF.17.48

Moved by: John McKean

Seconded by: Michael Martin

THAT Council receive Staff Report FAF.17.48, entitled "Proposed Revisions to Public Art Policy POL.COR.12.15; and

THAT Council approve the proposed revisions to Public Art Policy POL.COR.12.15 as included in Staff Report FAF.17.48; and

THAT Council authorize the Mayor and Clerk to execute the Municipal Art Program - Art Loan Agreements following the annual Municipal Art Program (M.A.P.) Jury, 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 The Blue Mountains Fire Department 2016 Annual Report, FAF.17.51

Moved by: Joe Halos

Seconded by: Michael Seguin

THAT Council receive Staff Report FAF.17.51, "The Blue Mountains Fire Department 2016 Annual Report," for information purposes, Carried.

B.3.2 2016 Investment Report, FAF.17.20

Moved by: Michael Martin

Seconded by: Michael Seguin

THAT Council receive Staff Report FAF.17.20, entitled "2016 Investment Report" 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

None

B.6 Staff Reports

B.6.1 Update – Mold Abatement, Restoration and Roof Replacement Project, CSPW.17.035

Moved by: John McGee

Seconded by: R.J. Gamble

THAT Council receive Staff Report CSPW.17.035 entitled "Update – Mold Abatement, Restoration and Roof Replacement Project" for information purposes, Carried.

B.6.2 L.E. Shore Memorial Library Steel Roof Repair Investigation, CSPW.17.042

Moved by: John McGee

Seconded by: Michael Martin

THAT Council receive Staff Report CSPW.17.042 entitled "L.E. Shore Memorial Library Steel Roof Repair Investigation";

AND THAT Council approve the completion of the steel roof repair investigation as an unbudgeted capital project in 2017 as outlined in this report to an upset limit of \$8,000;

AND THAT Council approve funding the steel roof repair investigation from the Library Asset Management Reserve Fund;

AND THAT Council direct Staff to develop a Capital Replacement Strategy for facilities utilized by the Blue Mountains Public Library Services, Carried.

B.6.3 Beaver Valley Community Centre Dishwasher Replacement, CSPW.17.045

Moved by: John McKean

Seconded by: Michael Martin

THAT Council receive Staff Report CSPW.17.045 entitled "Beaver Valley Community Centre Dishwasher Replacement";

AND THAT Council approve a non-budgeted capital project in the amount of \$9,000 for the replacement of one commercial dishwasher for the Beaver Valley Community Centre certified kitchen to be funded from the Beaver Valley Community Centre Reserve, Carried.

B.6.4 Reallocation of Surplus Funds from Ice Resurfacer Replacement Project to the Header Replacement Capital Project, CSPW.17.034

Moved by: John McGee

Seconded by: R.J. Gamble

THAT Council receive Staff Report CSPW.17.034 entitled "Reallocation of Surplus Funds from Ice Resurfacer Replacement Project to the Header Replacement Capital Project";

AND THAT Council approve a capital project increase of \$25,000 for the Header Replacement Project funded from surplus funds from the Resurfacer Capital Replacement Project, Carried.

B.6.5 Restricted Parking on Mill Street, CSPW.17.021

Moved by: R.J. Gamble

Seconded by: Michael Seguin

THAT Council receive Staff Report CSPW.17.021 entitled "Restricted Parking on Mill Street";

AND THAT Council amend By-law No. 2003-11 so as to restrict parking along the east side of Mill Street from King Street to the Georgian Trail, Carried.

B.6.6 2017 Spring Roads Tour, CSPW.17.040

Moved by: John McGee

Seconded by: Michael Martin

THAT Council receive Staff Report CSPW.17.040 entitled "2017 Spring Road Tour";

AND THAT Council direct Staff to organize a special workshop meeting in order to conduct a road tour of municipal sites and facilities, Carried.

B.6.7 Infrastructure Level of Service Workshop, CSPW.17.043

Moved by: John McKean

Seconded by: John McGee

THAT Council receive Staff Report CSPW.17.043 entitled “Infrastructure Level of Service Workshop”;

AND THAT Council approve the award of the Infrastructure Level of Service Workshop to WSP Canada Inc. in the amount of \$30,000 excluding HST, consisting of \$23,200 upset cost estimate plus \$6,800 fee contingency, 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 2016 Locate Summary Report, CSPW.17.001

Moved by: Michael Martin

Seconded by: Michael Seguin

THAT Council receive Staff Report CSPW.17.001 entitled, “2016 Locate Summary Report” for their information, Carried.

B.8 Correspondence, if any

None

**Planning & Development Services Reports
To be chaired by Mayor McKean**

B.9 Deputations, if any

None

B.10 Staff Reports

B.10.1 Planning Fees, PDS.17.24

Moved by: Joe Halos

Seconded by: John McGee

THAT Council receive Staff Report PDS.17.24 “Planning Fees” for information;

THAT Council approve “Option 1” with a 4% increase for 2017, and direct that fee increases be reviewed annually thereafter;”

THAT Council approve an overall budget increase of \$10,000.00 for the Planning and Engineering Fees Review project, Carried.

B.10.2 Consent Applications B04-2017 & B05-2017 (Suleman-Wessinger), PDS.17.30

Moved by: Michael Martin

Seconded by: Michael Seguin

THAT Council receive Staff Report PDS.17.30 “Consent Applications B04-2017 & B05-2017 (Suleman-Wessinger)”, for properties at Lot 5 of Plan 377 and Part of Lots 6, 7 & 8 of Plan 377; and

THAT Council authorize Consents # B04-2017 and B05-2017, subject to the conditions in Attachment #2 “Draft Consent Decision”, to Staff Report PDS.17.30, Carried.

B.10.3 Application for Consent B13-2016 and Zoning By-law Amendment David Rose, PDS.17.32

Moved by: John McGee

Seconded by: Joe Halos

THAT Council receive Staff Report PDS.17.32 "Application for Consent B13-2016 and Zoning By-law Amendment, David Rose, 238 Grey Road 21. South Part Lot 18, Concession 1, Town of The Blue Mountains", and

THAT Council enact a zoning By-law Amendment so as to rezone the subject lands from the Rural Estate Residential RERc zone to the Residential R# zone, Lost.

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

None

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 Zoning By-law Amendment Re: Lot 3, 4, 5 Plan 1134, Alpine Springs Court (Timberwolf)

Mayor McKean read the notice of Application for Zoning Amendment.

John noted the property is located at Lot 3,4,5 Plan 1134 (Alpine Springs Court)

John noted the purpose of this application is to consider a proposal to add one townhouse block of four units on the subject lands. The lands are currently approved and under construction for 15 units under the Residential R6-204 zone. The effect of this By-law is to delete the reference in exception 204 that currently permits 15 units and replace with 19 units on the subject lands.

John noted a decision on this proposal has NOT been made at this point and will NOT be made at the Public Meeting.

John noted after reviewing the application and any comments received, Town staff will bring a recommendation on this project to a future council meeting.

John noted you must make a request in writing if you wish to receive a notice of any decision of Council on this proposal.

John noted if a person or public body does not make oral submissions at a public meeting or make written submissions to Town of The Blue Mountains before the by-law is passed, the person or public body is not entitled to appeal the decision of Council to the Ontario Municipal Board.

John further noted if a person or public body does not make oral submissions at a public meeting, or make written submissions to Town of The Blue Mountains before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

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 Historic Saugeen Metis Lands, Resources and Consultation Department, and Grey County Planning and Development, Sheridan Management, Elisa Palter, Jamie Wise, Maurizio Sigismondo, Gwen Cole, David Cole, Annette and Francois Helou.

Colin Travis of Travis & Associates spoke noting he is the Planning Consultant for the Applicant. Colin identified the development team. Colin noted that the application is to consider a proposal to add one townhouse block of four units on the southern block of the subject lands, further noting this would increase the units to 19 from 15 Townhouse units.

Colin identified the location of the subject lands and reviewed the background of the application, noting that site plan approval was given for 15 units in 2016. Colin noted that the intent was to develop 15 Townhouse units to meet the market need at that time. Colin noted that Alpine required additional parking spaces and conveyed a portion of the lands to Alpine for 200 more parking spaces, bringing the number of parking spaces to 900.

Colin reviewed the process and noted that additional lands were added for walkway connections linking the subdivision to the south. Colin noted that the existing 15 units are under construction at this time, and noted that the site plan does not preclude an additional four units.

Colin noted that the application includes review of the PPS, Grey County Official Plan, Town Official Plan, and Niagara Escarpment Plan. Colin noted that the lands are in the Recreation area with full municipal services. Colin noted the lands are zoned Residential R6-204 zone.

Colin reviewed Section D.4.1 and noted the types of permitted uses include Townhouse and low-rise units.

Colin noted that the concerns raised include increased pedestrian traffic, pool use, garbage, not in keeping with the character of the area, strain on sewers and roads. Colin spoke in response to the concerns raised noting that he does not believe that residents will jump the pool fences to use the pool when not permitted, that the municipal infrastructure can handle four more units, and that the proposed density is in the context of the overall planning, noting the density was anticipated in the Official Plan.

Councillor Seguin spoke questioning if the units facing the road will have landscaping in place, Colin spoke in response noting that the front façade will be onto Arrowhead Road and that there is sufficient land for landscaping and that screening will be provided.

Councillor McGee spoke regarding the size of the site and the proposed density and reference to the Alpine parking lot. Michael Benner, Director of Planning and Development Services spoke noting that when calculating density, there is a net calculation and a gross area calculation. Michael noted that under the new Official Plan, gross areas includes all lands in the parcel, further noting this includes the parking lots, etc.

Colin noted that Plan 1134 created several blocks that were conveyed to the ski club. Colin noted that the gross hectares from the Official Plan includes the entire area of the subdivision and subtracts the hazard lands, further noting that through subdivision, this creates uses, one of which is the parking lot for the ski club. Councillor Martin noted that this information should be included in the followup staff report.

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

C.1.2 Public Meeting: Stop up & Close a Portion of the Beaver Street Unopened Road Allowance (Thornbury)

Mayor McKean read notice to Stop up and Close a portion of the Beaver Street Unopened Road Allowance (Thornbury).

John noted the Town would like to consider stopping up and closing a portion of the Beaver Street unopened road allowance east of Victoria Street South to Arthur Street West.

Council is required under the Town's Notice Policy to hold at least one public meeting to allow the public the opportunity to review and provide comments on the proposed stopping up and closing the road allowance.

John noted it is important to note that a decision has NOT been made at this point, and will NOT be made at this Public Meeting.

John further noted after reviewing the comments from the public, Staff will bring recommendations back to Council at a future Council Meeting.

The Clerk noted that notice of the public meeting was given in accordance with the Planning Act, and that no comments were received.

Denise Whaley, Planner 1 spoke noting that not many calls were received in response to this Public Meeting Notice as there are no adjoining property owners. Denise noted that the neighbouring property owner Mr. Heinrich requested to purchase this parcel of road allowance from the Town. Denise noted that a road widening along Victoria Street South will be incorporated, and that the hydro meter will be accommodated on the town property.

Councillor Halos questioned why a road widening is being taken on Victoria Street South, Denise spoke in response noting that it is for future road widening, if required.

Councillor Seguin questioned if another public meeting will be scheduled to declare the property surplus. Denise replying no.

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

C.1.3 Public Meeting: Application for Consent for a new Easement Re: 131 Maple Lane (Swiss Meadows), File B07-2017 Harvie / Bruce Trail Conservancy

Mayor McKean read notice of Application for Consent for a new Easement.

John noted the property is located at 131 Maple Lane (Swiss Meadows).

John noted the Bruce Trail Conservancy, along with the property owner, has applied for an easement on the property at 131 Maple Lane. An easement is a legal interest in land; in this case the easement is to secure the Bruce Trail access across the private property. Note that the trail has been on the property for several years, through a private agreement. This proposal would formalize the trail location.

John noted the legal description of the subject land is: Concession 3, Part of Lot 19, RP 16R8973, Parts 1 and 2 (formerly the Township of Collingwood), Town of The Blue Mountains.

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, Niagara Escarpment Commission, Historic Saugeen Metis Lands, Resources and Consultation Department, Blue Mountain Resorts LP, and Swiss Meadows Ratepayers Association.

Antoin Diamond of the Bruce Trail Conservancy spoke providing the background of the Bruce Trail, noting that there are 82 kms of trail through The Blue Mountains. Antoin noted that the Bruce Trail aligns with the recreational plans of The Blue Mountains and its Official Plan and fits with the local community ideals.

Councillor Halos spoke noting that this is a good positive message and thanked Ms. Harvie for allowing the easement across her property. Councillor Halos questioned if there is a home on the property, Antoin responding yes and that the separation between the house and the trail is sufficient.

Peter Striker, property owner to the west of the subject lands, spoke noting that he supports the application for an easement for the Bruce Trail.

Mayor McKean spoke thanking Ms. Harvie for allowing all to enjoy the Bruce Trail along her property by granting this easement.

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

D.2 Additions to the Agenda

None

E. Notice of Meeting Dates

Council Meeting, April 19, 2017, Town Hall, Council Chambers

Committee of the Whole Meeting, April 24, 2017
Town Hall, Council Chambers

F. Adjournment

Moved by: Michael Martin

Seconded by: R. J. Gamble

THAT this Committee of the Whole does now adjourn at 6:15 p.m. to meet again on April 24, 2017, Town Hall, Council Chambers, or at the call of the Chair.

John McKean, Mayor

Corrina Giles, Town Clerk