



Minutes

The Blue Mountains, Committee of the Whole Meeting

Meeting Date: April 24, 2017
Meeting Time: 1:00 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 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, Tax Collector Kris Couture, Administrative Assistant Katherine Dabrowa, Manager of Information Technology Cathy Bailey, Manager, Building & By-law/CBO Greg Miller, Manager of Human Resources Jennifer Moreau, Deputy Treasurer/Manager of Accounting & Budgets Sam Dinsmore, Director of Enforcement Services & Fire Chief Rob Collins, District Chief/Community Emergency Management Steve Conn, and Planner I Denise Whaley.

- Committee then paused for a Moment of Reflection

- **Approval of Agenda**

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

THAT the Agenda of April 24, 2017 be approved as circulated, including any items added to the Agenda, Carried.

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

- **Previous Minutes**

Moved by: R.J. Gamble Seconded by: Gail Ardiel

THAT the Committee of the Whole minutes of April 3, 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 Ontario’s New Disaster Recovery Assistance Programs, FAF.17.59**
- **B.3.2 Property Taxes Receivable Update, FAF.17.58**
- **B.3.3 Monthly Financial Report – March 2017, FAF.17.55**
- **B.3.4 Arlberg Crescent Wastewater Servicing – Public Comments, FAF.17.57**
- **B.3.5 STA Licensing Program Activity – year end 2016, FAF.17.34**
- **B.7.1 Georgian Trail Tree Cutting, CSPW.17.050**
- **B.7.2 April 2017 Construction Status Report, CSPW.17.019**
- **B.11.1 Planning Applications – March, 2017, PDS.17.33**

- **B.11.2 Proposed Building Code Amendments: Private On-Site Septic Systems, PDS.17.37**
- **B.11.3 Building Permit Activity: 2017 First Quarter Update, PDS.17.38**
- **B.11.4 Town of The Blue Mountains Official Plan Update Ontario Municipal Board Decision Received, PDS.17.41**

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: John McGee

THAT the Consent Agenda of April 24, 2017 be adopted as circulated, less any items requested for separate review and discussion, being Agenda Item B.3.2 FAF.17.58 Property Taxes Receivable Update, B.3.5 FAF.17.34 STA Licensing Program Activity – year end 2016, B.7.1 CSPW.17.050 Georgian Trail Tree Cutting, and B.11.3 PDS>17.38 Building Permit Activity: 2017 First Quarter Update, 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 Grey County Emergency Mutual Assistance Agreement, FAF.17.45

Moved by: Joe Halos

Seconded by: John McKean

THAT Council receive Staff Report, FAF.17.45 and that the Town of The Blue Mountains requests to be included in the Grey County Mutual Assistance Agreement currently in effect amongst the lower and upper tier of Grey County for assistance during an emergency;

AND that the Mayor and Clerk be authorized to sign all appropriate documents, Carried.

B.2.2 Updates to the Information Technology Acceptable Use Policy, FAF.17.54

Moved by: Gail Ardiel

Seconded by: R. J. Gamble

THAT Council receive Staff Report FAF.17.54 entitled “Updates to the Information Technology Acceptable Use Policy”;

AND THAT Council approve the revised Information Technology (IT) Acceptable Use Policy as attached and further revised, Carried.

B.2.3 “The Dam Pub”, 53 Bruce Street South – Noise By-law Relief Request, FAF.17.56

Moved by: Joe Halos

Seconded by: R.J. Gamble

THAT Council receive Staff Report FAF.17.56 “The Dam Pub”, 53 Bruce Street South – Noise By-law Relief Request; and

THAT Council grants the request of “The Dam Pub”, 53 Bruce Street South, as follows:

- a) Every Friday and Saturday evening from May 12th through October 15th, 2017 until 11:00 p.m.
- b) Sunday of long weekends in May through October 14th, 2017 until 11:00 p.m, Carried.

B.2.4 Thornbury Business Improvement Area (“BIA”) – Request for Revision to The Blue Mountains By-Law 2014-30 Establishing the Thornbury BIA, FAF.17.40

Moved by: Gail Ardiel

Seconded by: R.J. Gamble

THAT Council receive Staff Report FAF.17.40, entitled “Thornbury Business Improvement Area – (“BIA”) - Request for Revision to The Blue Mountains By-law 2014-30 Establishing the Thornbury BIA”;

AND THAT Council direct staff to revise By-Law 2014-30 being a By-law to Establish the Thornbury BIA to revise the number of directors appointed to the Thornbury Business Improvement Area Board of Management to a minimum of six (6) and a maximum of nine (9), with at least one Director being a member of Council, 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 Ontario’s New Disaster Recovery Assistance Programs, FAF.17.59

THAT Council receive Staff Report, FAF.17.59 “Ontario’s New Disaster Recovery Assistance Programs” for information only, Carried.

B.3.2 Property Taxes Receivable Update, FAF.17.58

Moved by: R.J. Gamble

Seconded by: Michael Seguin

THAT Council receive Staff Report FAF.17.58, entitled “Property Tax Receivable Update” for information purposes, Carried.

B.3.3 Monthly Financial Report – March 2017, FAF.17.55

THAT Council receive Staff Report FAF.17.55, entitled “Monthly Financial Report – March 2017” for information purposes, Carried.

B.3.4 Arlberg Crescent Wastewater Servicing – Public Comments, FAF.17.57

THAT Council receive Staff Report FAF.17.57, entitled “Arlberg Crescent Wastewater Servicing – Public Comments” for information purposes, Carried.

B.3.5 STA Licensing Program Activity – year end 2016, FAF.17.34

Moved by: R.J. Gamble

Seconded by: John McKean

THAT Council receive Staff Report FAF.17.34 “STA Licensing Program Activity – year end 2016”, 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 Community Garden, CSPW.17.039

Moved by: John McGee

Seconded by: Gail Ardiel

THAT Council receive Staff Report CSPW.17.039 entitled "Community Garden";

AND THAT Council approve the use of the eastern greenspace of the Beaver Valley Community Centre for public gardens as outlined in this report;

AND THAT Council direct Staff to enter into an agreement with Free Spirit Gardens for a term of 3 years with the option to renew annually, Carried.

B.6.2 Thornbury Clarksburg Rotary Club Ravenna Park Pavilion, CSPW.17.052

Moved by: Michael Martin

Seconded by: Michael Seguin

THAT Council receive Staff Report CSPW.17.052 entitled "Thornbury Clarksburg Rotary Club Ravenna Park Pavilion";

AND THAT Council authorize the donation and construction of a pavilion at the Ravenna Park funded by the Thornbury Clarksburg Rotary Club as outlined in this report, Carried.

B.6.3 Standardization of ProMinent Fluid Controls Ltd. and Evoqua Technologies Ltd. for Supply of Chemical Feed Pumps and Analyzers in Water Facilities, CSPW.17.033

Moved by: John McGee

Seconded by: Michael Martin

THAT Council receive Staff Report CSPW.17.033 entitled, "Standardization of ProMinent Fluid Controls Ltd. and Evoqua Technologies Ltd. for Supply of Chemical Feed Pumps and Analyzers in Water Facilities";

AND THAT Council approve the standardized use of Prominent Fluid Controls Ltd. and Evoqua Technologies Ltd. for the supply of Chemical Feed Pumps and Analyzers used in water facilities for a maximum five (5) year term or until a significant replacement program is re-budgeted, Carried.

B.6.4 Craigeith Main Sewage Lift Station Card Swipe Equipment Upgrades Sole Source Procurement, CSPW.17.047

Moved by: John McGee

Seconded by: R.J. Gamble

THAT Council receive Staff Report CSPW.17.047 entitled, "Craigeith Main Sewage Lift Station Card Swipe Equipment Upgrades Sole Source Procurement";

AND THAT Council approve the sole source procurement of swipe card equipment at the Craigeith Main Sewage Lift Station from Envirocan Wastewater Treatment Company Ltd. at an upset cost of \$28,347 excluding HST, 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 Georgian Trail Tree Cutting, CSPW.17.050

Moved by: Michael Martin

Seconded by: Michael Seguin

THAT Council receive Staff Report CSPW.17.050 entitled "Georgian Trail Tree Cutting" for information purposes, Carried.

B.7.2 April 2017 Construction Status Report, CSPW.17.019

THAT Council receive Staff Report CSPW.17.019 entitled "April 2017 Construction Status Report" for their information, Carried.

B.8 Correspondence, if any

None

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

B.9 Deputations, if any

B.9.1 Norm Bauer, Re/MAX Four Seasons Realty Limited

Re: Removal of Niche Sign, 45 Bruce Street

Norm Bauer spoke noting that he is requesting that Council rescind their previous decision to allow the placement of the "Niche" sign in its current location as it obstructs the view of his Re/Max sign. Councillor Halos noted that the approval of the placement of this sign was an error and that it should be corrected.

Director of Planning and Development Services Michael Benner, spoke noting there a provisions under the former and current Sign By-law that deal with non-compliance. Councillor Seguin spoke noting that this is premature, that the applicant should come back with a new proposed location and allow the parties to work it out together. Michael Benner noted that staff could try to bring the two owners together for a potential resolution.

B.10 Staff Reports

B.10.1 Sign By-law Committee Report, March 31, 2017

Moved by: John McKean

Seconded by: John McGee

WHEREAS, at the December 19, 2016 Council Meeting, Council approved a variance application to the Sign By-law 2001-57 for the placement of the “Niche” sign at 45 Bruce Street, Thornbury;

AND WHEREAS, section 7.07 entitled “Minor Variances” of Sign By-law No. 2001-57 states that “the granting of the requested variance would not be materially detrimental to the property owners in the vicinity”;

AND WHEREAS additional information has been received by the Sign By-Law Review Committee that suggests the placement of the “Niche” sign at 45 Bruce Street is detrimental to the neighbouring property owner;

AND WHEREAS the Sign By-law Review Committee recommends that the “Niche” sign at 45 Bruce Street be removed and relocated, and that placement of the sign is to be in compliance with the new Sign By-law No. 2016-71;

AND THAT Council direct that the December 19, 2016 approval of the placement of the “Niche” sign at 45 Bruce Street is rescinded, Carried.

B.10.2 Consent Application B07-2017 (Bruce Trail / Harvie), PDS.17.34

Moved by: John McGee

Seconded by: Joe Halos

THAT Council receive Staff Report PDS.17.34, Consent Application B07-2017 (Bruce Trail / Harvie) for the lands at Concession 3, Part of Lot 19, RP 16R8973, Parts 1 & 2; and

THAT Council grant consent subject to the conditions in Attachment #2 “Draft Consent Decision”, to Staff Report PDS.17.34, Carried.

B.10.3 Stop up and Close a portion of Beaver Street Road Allowance, PDS.17.35

Moved by: John McKean

Seconded by: R.J. Gamble

THAT Council receive Staff Report PDS.17.35 Stop up and Close a Portion of Beaver Street South Road Allowance;

THAT Council enact a By-law to Stop Up and Close a portion of the Beaver Street South road allowance, extending easterly 50 metres from the juncture of Victoria Street South to Arthur Street West, and

THAT Council deem the lands surplus to the needs of the Municipality with the intention of future disposal of the lands, Carried.

B.10.4 Trailwoods Development – Phase 3, PDS.17.43

Moved by: Joe Halos

Seconded by: John McGee

THAT Council receive Staff Report PDS.17.43, entitled “Trailwoods Development – Phase 3”; and,

THAT Council authorize staff to proceed with a Neighbourhood Information Session, to be held in conjunction with the Trailwoods Development Team, to provide information to area residents on Phase 3 of the Trailwoods Development, Carried.

B.10.5 Bill 7, Promoting Affordable Housing Act, PDS.17.39

Moved by: John McGee Seconded by: Joe Halos

THAT Council receive Staff Report PDS.17.39, entitled “Bill 7, Promoting Affordable Housing Act” for information; and

THAT Council direct staff to update The Blue Mountains Attainable Housing Corporation when information becomes available regarding Bill 7, Carried.

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

B.11.1 Planning Applications – March, 2017, PDS.17.33

THAT Council receive Staff Report PDS.17.33 “Planning Applications – March, 2017” for information purposes, Carried.

B.11.2 Proposed Building Code Amendments: Private On-Site Septic Systems, PDS.17.37

THAT Council receive Staff Report PDS.17.37 “Proposed Building Code Amendments: Private On-Site Septic Systems”, Carried.

B.11.3 Building Permit Activity: 2017 First Quarter Update, PDS.17.38

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

THAT Council receive Staff Report PDS.17.38 “Building Permit Activity: 2017 First Quarter Update”, Carried.

B.11.4 Town of The Blue Mountains Official Plan Update Ontario Municipal Board Decision Received, PDS.17.41

THAT Council receive Staff Report PDS.17.41, entitled “Town of The Blue Mountains Official Plan Update, Ontario Municipal Board Decision Received” for information purposes, Carried.

B.12 Correspondence, if any

B.12.1 Town of Collingwood

Re: Public Meeting Notice regarding Secondary Suites

Moved by: John McGee Seconded by: Michael Seguin

THAT Council of the Town of The Blue Mountains acknowledges receipt of the Public Meeting Notice dated April 13, 2017 concerning a Proposed Zoning By-Law Amendment to modify and add provisions to the Town of Collingwood Zoning By-law to implement secondary suite policies in accordance with the Town’s Official Plan, the Simcoe County Official Plan and various provincial Planning Policy documents, Carried.

C. 5:00 PM Public Meetings / Deputations

Mayor 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: Stop up & Close Portions of the Victoria Street North and Bay Street West Unopened Road Allowances (Thornbury)

Mayor McKean read the Notice of Public Meeting regarding Stop up & Close Portions of the Victoria Street North and Bay Street West Unopened Road Allowances (Thornbury)

Mayor McKean noted the Town would like to consider “Stopping up and Closing” a portion of the Victoria Street and Bay Street unopened road allowance.

Mayor McKean noted Stopping up and Closing the road is a process required by the Town, in order for the lands to be used for another purpose or sold, and is done by by-law. This process is required even if the lands are not currently a constructed roadway.

Mayor McKean noted 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.

Mayor McKean 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.

Mayor McKean noted after reviewing the comments from the public, Staff will bring recommendations in a Staff Report back to Council at a future Council Meeting.

The Clerk noted that notice of the public meeting was given in accordance with the Town’s Notice Policy, and that in response comments were received from Grey Condominium Corporation #11, Eniko and Rozalia Herceg, Craig and Tami Hayman, June Porter, Steven and Liz Peloso, Murray and Sondra Waldman, Al and Keri Lockhart.

Planner Denise Whaley spoke noting that at this time Council are considering closing of the unopened road allowances, further noting that the previous staff report discussed selling the road allowances. Denise noted that no decision has been made, and that Council will consider closing the road allowances at a future Council meeting. Denise identified the lands, and noted the section at Bay Street Villas was also part of the Public Notice and could be considered at the same time. Denise noted that she will summarize the comments and will bring a report back to the Committee of the Whole at a future meeting. Denise noted that many residents support stopping up the unopened road allowances, though are not in support of selling the unopened road allowances.

Councillor Halos questioned the status of Victoria Street between King Street and Huron Street, Denise spoke in response noting that this is a piece of road allowance, noting there is infrastructure in that location.

Councillor Martin questioned if there is a formal application before the Town to utilize this unopened road allowances, Denise replying no.

Councillor McGee spoke questioning if the unopened road allowances could be used as part of a development, Denise replying yes, if the unopened road allowances are stopped up and closed, that an applicant could come forward and build infrastructure.

Councillor McGee questioned if the Town could stop up and close the road allowances and do nothing with the land, Denise spoke in response noting that there was at least one parcel on the property that would become landlocked.

Councillor Martin questioned if there is a current application to utilize the lands, Denise spoke in response noting that the Town received a request from Loft Planning to purchase the lands, further noting that no formal application or fees have been received.

Councillor Seguin spoke regarding drainage issues on Victoria Street and questioned if drainage studies have been completed, and that if the Town requires the lands for drainage, if the lands would still have to be stopped up and closed. Denise spoke in response noting that IPW comments speak to the overland flow, noting that it could be resolved through a development proposal, further noting there are no drainage studies prepared at this time.

Blanka Guyatt, representative of Blue Mountain Watershed Trust Foundation spoke noting that she has reviewed the plans and walked the property. Ms. Guyatt noted that she believes the land to be landlocked and that the developer would have to purchase the road allowances to gain access. Ms. Guyatt noted that there is a small ravine on the property and that this is hazardous land.

June Porter, resident at 85 Lakeshore Drive, spoke noting the catalyst of the meeting began with the request to purchase the road allowances. Ms. Porter notes that she supports the recommendation in staff report PDS.17.13 that half of the road allowance should be sold to the neighbouring residents on Lakeshore to provide appropriate natural drainage. Ms. Porter noted that green space and the cottage-like environment should continue in this location. Ms. Porter expressed concern regarding the proposed density, as this would have a negative effect on tourism and the unique charm and character of the area. Ms. Porter noted she is satisfied that the unopened road allowances be stopped up and closed, but asked that they not be sold for development purposes. Ms. Porter noted that any infilling development should be in keeping with the area, and that any infilling development should not include the unopened road allowances.

Willa Marcus, resident at 63 Bay Street West, Bay Street Villas, spoke noting that the unopened Bay Street Road allowances should not be sold to anyone other than Bay Street Villas. Ms. Marcus noted that she supports orderly development, but expressed concern with increased density in the area.

Kristine Loft, Loft Planning, spoke noting she is the Planning Consultant for Abbotts and that in October 2015 she began a pre-consultation with Town Staff, and that she appeared as a deputation to Council. Kristine noted that including the unopened road allowances in a future development makes sense from a planning perspective. Kristine noted that Ms. Abbotts retained consultants to look at options for development, both with and without the unopened road allowance, either all, or in part. Kristine noted that the preferred option for future development would include the Abbotts lands together with the full width of the Bay Street West road allowance west of Victoria Street North and the western half of the Victoria Street North road allowance. Kristine noted that this includes 3 metre vegetated buffer strip abutting existing residents on Lakeshore Road. Kristine noted that this is the highest and best use of the lands and asked that Council proceed to stop up and close the unopened road allowances as she believes a development could be sympathetic to neighbours in the condominium development and along Lakeshore.

Paul Currie, 69 Lakeshore Road, spoke noting he has a shallow lot and that he will be most impacted. Mr. Currie noted that he has a 70 year old home and a very shallow back yard, being just 21' from the lot line. Mr. Currie noted that he would like to purchase the unopened road allowance abutting his property, or have it left as it is currently as he believes he will suffer a loss of property value if the land is sold.

Doug Hackbart, 81 Lakeshore Road, spoke noting he has a narrow lot and that his house is just 27' from the back lot-line. Mr. Hackbart noted that trees on the road allowance are well spaced, and that the area is being drained up to King Street past the condo board to the ditch on King Street. Mr. Hackbart noted that the area is on a glacial tilt plane with gravel and cobbles. Mr. Hackbart noted that the water soaks into the ground and provides water to the cedars. Mr. Hackbart noted that the drainage can be fixed in the area, but that the trees would be killed in the process. Mr. Hackbart noted that he does not agree with Ms. Loft, and that if development is permitted, that he would prefer Option 2 as identified by Ms. Loft.

Mr. Hackbart noted that Abbotts can develop the land without the unopened road allowances and that he would prefer Council not sell the unopened road allowances and continue the green space as referenced in the Strategic Plan and Official Plan.

Lumen Fernandez, spoke noting she purchased here five years ago in Bayside Villas. Ms. Fernandez noted that she loves it here and does not support high density. Ms. Fernandez asked that Council sell the unopened road allowance abutting Bayside Villas to the condominium corporation.

Terry Porter, 85 Lakeshore Drive, spoke noting if Council is considering selling the unopened road allowances, that they should be sold to neighbouring residents, and that green space should be maintained.

Diane Carscadden, 105 Lakeshore Drive West, spoke noting she has 66' of protection in her backyard and would be very upset to lose this. Ms. Carscadden does not support selling the unopened road allowances, and noted that development should be in keeping with the area.

Diane Walker, resident at 86 Lakeshore Drive, spoke noting that she is next to a water access on Victoria Street and that she purchased a portion of land on the road allowance to allow her encroachment onto town land. Ms. Walker noted that she does not support the development as it will bring more people to the area that will want to use the water access next to her home.

Councillor Martin spoke noting Council are only considering whether they want to stop up and close the unopened road allowances at this time.

Councillor Halos spoke noting that this is a situation where something special can be developed, further noting that he agrees that green space should be maintained. Councillor Halos noted that he would like to see a walking trail in this area. Diane Carscadden then spoke expressing concern that a walking path on the unopened road allowance would be a safety concern for her as it would be close to her home. June Porter noted that no purpose for the unopened road allowance was discussed this evening.

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

C.1.2 Public Meeting: Application for Zoning Amendment and Red-lined revision to Draft Plan, Blevins (Cottages at Lora Bay), Part of Lot 39, Concession 12, Part of Lots 1 and 3, Plan 1032, 42-CMD-2006-11

Mayor McKean read the Notice of Public Meeting regarding Application for Zoning Amendment and Red-lined revision to Draft Plan.

Mayor McKean noted the property location is Part of Lot 39, Concession 12, Part of Lots 1 and 3, Plan 1032, 42-CMD-2006-11.

Mayor McKean noted the applicants are proposing a major plan revision to amend the approved Draft Plan for Condominium 42-CMD-2006-11, specifically the area east of Beacon Drive referred to as Phases 3 and 4. This revision proposes a revised road pattern and lot layout, referred to as a red-lined revision. In order to achieve these revisions an amendment to the existing zoning bylaw is required.

Mayor McKean noted approval for the Red-lined Revision rests with the County of Grey. Approval of the Zoning Bylaw Amendment rests with the Town of The Blue Mountains.

Mayor McKean noted the purpose behind the plan revision is to eliminate oddly configured and undersized lots that would not support single family home construction, and to increase roadway widths and turning radii to meet current Ontario Building Code requirements.

Mayor McKean noted the Legal Description of the subject property is Concession 12, Part of Lot 39 (formerly the Township of Collingwood), Town of The Blue Mountains.

Mayor McKean 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.

Mayor McKean 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 Stewart Elkins, Susan Novotny, Shirley Phillips, Mike Gibson, Al and Sandra Hunsberger, David Downer, Blair Patrick, Judy and Dan Brown, Philip and Susan Mayner, Peter Evans, Eric and Denise Carre, Chris and Marie Gray, Paula Hope and David Hume, Bruce Houghton, Joan Grenier, Doug and Brenda Lindsay, Lyn and Paul Logan, Shauna Cottrell, Murray and Joan Pearson, Shirley Roberts, Roy Wilson, Bev Campbell, Jocelyn Murray, Don and Sheila Cowen, Grey Sauble Conservation Authority, Historic Saugeen Metis and the Infrastructure and Public Works Department.

Michael Benner, Director of Planning and Development Services, spoke noting that this is a joint public meeting with Grey County. Michael Benner noted that the applicant is proposing a major redline revision to amend the approved Draft Plan of Condominium 42-CMD-2006-11, specifically the area referred to Phases 3 and 4. Michael Benner noted that the proposed revision will eliminate oddly sized lots, increase road widths and turning radii. Michael Benner noted that no decision has been made and that staff are currently receiving comments. Michael Benner noted that the developer proposal includes changes to the zoning amendment to open space plans and future changes to the Recreation Centre. Michael Benner noted that following the public meeting, that the comments received will be reviewed and summarized in a future staff report that will be back before the Committee of the Whole in June, for recommendation to Council.

Councillor Seguin spoke asking if the waterfront property is part of the subdivision, Michael Benner spoke noting that the waterfront lands are part of the additional lands and part of the overall development. Councillor Seguin questioned if the waterfront is part of the open space, Michael Benner spoke in response noting that the waterfront use is parkland.

Councillor Martin questioned if the waterfront parkland is part of the Lora Bay development, Michael Benner spoke in response noting that it is part of the Lora Bay area, but is not owned by Lora Bay.

Krystin Rennie, Planning Consultant with Georgian Planning Solutions, spoke noting that she is the consultant for the developer and explained the purpose of the public meeting. Krystin noted that the zoning by-law amendment is required to implement changes to the draft plan to reconfigure the current recreational block to accommodate the new road pattern, amend exception 6 to allow a maximum of 205 units and clarify language.

Krystin spoke regarding the density, noting that currently 212 units are permitted, and that under the new redline revision, that the number of units will be reduced to 194. Krystin noted that the number of units will be reduced, and that roundabouts are a safe, traffic calming measure. Krystin noted that there are 33 visitor parking spaces throughout the development. Krystin noted that a regional drainage study will be prepared for the area, work on the 39th Sideroad will improve drainage in the ditch, and that a block of land has been identified for snow storage. Krystin noted that the waterfront open space, snow storage and golf course are part of open space, and that the developer paid the 5% parkland fee.

Krystin noted that in response to the comments regarding the Recreation Centre, that the proposed zoning by-law amendment is required to clean up the zoning to include a request to add residential should the Recreation Centre be no longer required.

Councillor Halos spoke noting that the County approves redline revisions, and questioned if the Town should wait for the County's response before the Town considers the requested zoning by-law amendment. Scott Taylor, Planning with Grey County, spoke noting that the County recommends that the Town hold off on considering the requested zoning by-law amendment until the County considers the redline revision.

Councillor Halos questioned how significant a redline revision can be, Scott spoke in response noting that there are two types of redline revisions, being minor and major. Scott noted that this is a major redline revision as it is increasing or decreasing the number of units.

Councillor Seguin spoke questioning if the permitted 212 units is approved under the old or new official plan, Krystin spoke in response noting that it is both, further noting that the 194 units is for all four phases.

Councillor Seguin questioned if the entrance off Sunset is considered green space, Krystin spoke in response noting yes, and that there are trails in that area as well.

Councillor McGee spoke questioning if the waterfront land owned by the developer is included in the green space calculation. Michael Benner spoke in response noting, yes, further noting that the waterfront land is protected from development without going through another process. Councillor McGee questioned if the waterfront land is included in the calculation of green space in this development, Michael Benner responding yes. Krystin then spoke noting that the developer paid the parkland dedication fee.

Councillor McGee questioned who decides if the Recreation Centre is no longer required, Krystin spoke noting that the Recreation Centre is owned by the land owners, and that the condominium documents indicate that the Recreation Centre may not be permanent.

Councillor Seguin questioned what is included on the "blue" area of the proposed zoning by-law amendment, Krystin spoke in response noting that by rezoning the "blue" area it will include a residential zoning to allow flexibility.

Stewart Elkins, resident at 142 Dory Road, spoke noting he is concerned about the beach area and the "blue" parcel noting this land was to be conveyed to the Lora Bay Community Association ownership that represents the Lora Bay project. Mr. Elkins noted that the Lora Bay residents have no standing in the Lora Bay Community Association, and that each owner pays monthly, though have no say in its decisions. Mr. Elkins noted that residents cannot use the beach area as it is covered in goose droppings, and that the stormwater management facility has 3 or 4 ponds that cannot be used as a recreational facility. Mr. Elkins noted that the lots are small, being approximately 50' x 80' approximately, and that the developer was given relief to put larger homes on small lots that have back yards of approximately 3 to 4 metres in depth. Mr. Elkins noted there is no green space on personal lots. Mr. Elkins noted that if the "blue" recreation centre is removed that it will take away open area, further noting that the residents would like certainty of green space and the recreation facility. Mr. Elkins noted that another 11 homes on the "blue" parcel should not be permitted. Mr. Elkins noted that traffic circles are dangerous for pedestrians as they do not have sidewalks. Mr. Elkins noted that the construction in the area has clogged their streets with mud and heavy equipment droppings and asked that a construction road be constructed off of Sunset. Mr. Elkins noted that he is concerned with the notification received.

Dina Dolman Findlay, resident of the 39th Sideroad, spoke noting that the construction traffic on 39th Sideroad is constant and extremely dusty for residents.

Brad Thomson, resident at 113 Anchors Way, spoke expressing concern with the proposed density, and that the Recreation Centre should continue. Mr. Thomson asked that a communal store be built in the area so that residents do not have to drive. Mr. Thomson agreed with the comments stated by other residents.

Stewart Elkins spoke noting that there are no walking trails through the stormwater pond areas, just a small gravel trail.

Paula Hope, resident at 132 East Ridge Drive, Unit #3, spoke noting she moved to Lora Bay to get away from high density in the city, and noted that she wants green space, and less density.

Murray Pearson, 130 Dory Row, spoke noting that the developer should have a plan that incorporates recreation and parkland. Murray noted that the application to rezone the Recreation facility to residential at this time is premature, further noting that parking is a concern, and that guest parking should be increased.

Philip Maynor, 133 Dory Row, spoke expressing concern regarding snow storage.

Michael Benner spoke noting that the roads in the development will be condominium roads.

Bruce Houghton, 2 Clippers Lane, spoke noting that he did not receive notification of this meeting, but that he has sent comments to the Town. Bruce noted that he will be significantly affected, and that all should have an opportunity to comment. Bruce noted that the activities at the Recreation Centre often fill the parking lot, noting that parking is inadequate.

Michael Benner spoke in response noting that public notice is done by parcel fabric and mapping, and that one address is linked to a numbered company. Michael Benner noted that this is the first step in the public process and encouraged members of the public to bring their concerns forward.

Alar Soever, resident at 203 Sunset Boulevard, spoke regarding green space, noting that the developer wants to change the character of the whole plan. Mr. Soever noted that there were two developments with green space between the developments, but that the proposal is now to change the development so that it appears as one large development with no green space between. Mr. Soever expressed concern that the waterfront parcel may be lost in the future as well, noting that green space should be preserved.

Councillor Martin spoke noting that the Town and County need to go back to the developer to determine if the “blue” area is integral to the development. Mayor McKean requested that clarification be provided on the waterfront lands as well in the follow-up report.

Stewart Elkins spoke again asking that more public consultation be provided before staff provide Council with a recommendation. Michael Benner noted that the informal discussion will continue and that the status of the development will be posted to the website. Mr. Elkins asked that if there is a substantial change, that another public meeting be held, further noting that it is incumbent on the Town to have another public meeting at some point as some residents were not notified. Michael Benner noted that if major changes come forward to the plan, that a second public meeting would be scheduled. Michael Benner noted that a public open house could be scheduled when the followup report comes forward.

Bev Campbell, 126 Dory Row, spoke noting she is in the new phase of the cottages and that 13 owners in the new phase were not notified of this public meeting.

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

C.1.3 Public Meeting: Application for Zoning Amendment, Beaver Valley Outreach, 64 Bruce Street South (Thornbury)

Mayor McKean read Notice of Public Meeting regarding Application for Zoning Amendment.

Mayor McKean noted the property location is 64 Bruce Street South.

Mayor McKean noted the property owner, Beaver Valley Outreach, has requested to rezone the property, so that the lands may be used for another purpose.

Mayor McKean noted this proposal is to rezone the lands from Institutional to Commercial. The proposed new zone category is a modified version of the Downtown Commercial (C1) zone, with an exception to recognize the existing conditions on the site, such as the building and parking setbacks, and limit the permitted uses. The proposed permitted uses include: retail stores, business and professional offices, service commercial uses, financial institutions, institutional uses, minor parks and open space areas, accessory residential uses. The proposed zoning category also **does not** include a restaurant use.

Mayor McKean noted the legal description of the property is Plan 99, Lot 3, Part of Lot 10 and Lot 9. Note that the property consists of two lots - one that fronts on Bruce Street and a rear lot on Park Lane.

Mayor McKean 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.

Mayor McKean 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 Grey County Planning, Grey Sauble Conservation Authority, Historic Saugeen Metis, Madeleine and Jay Kivell, Keita Inoue, and Celine Szoges.

Planner, Denise Whaley spoke noting the purpose of this application is to rezone the lands from institutional to commercial. Denise noted that Council are receiving comments from the public, and that no decision has been made at this time. Denise noted that a modified C1 zone is proposed that includes fewer uses, less intense, and includes retail, service commercial uses, i.e. hairdresser. Denise confirmed the use does not include restaurant uses. Denise confirmed that some uses are already permitted in the corridor to Clarksburg. Denise noted that street parking is a concern and parking along the back lane is a concern. Denise noted that the property is close to the north lotline. Denise noted the BVO would like to make the building easier to sell. Denise confirmed that a change of use may be required once the building is sold.

Councillor Seguin questioned if the building could be converted to two residential units, Denise noted that an entirely residential use of the property is not permitted under the proposed zoning. Councillor Seguin questioned if this use could be included. Denise noted that this would be possible, but noted that this was not included in the application.

Councillor Martin questioned who is the legal owner, Denise replying Beaver Valley Outreach. Councillor Martin questioned if there are any agreements in place regarding the relationship between the BVO and the Town as this building was the former Fire Hall. Councillor Martin questioned if the site can be maintained as is, until it is sold. Denise spoke in response noting that staff are responding to a zoning application received.

Jay Kivell, 68 Bruce Street South, spoke noting he is confused by the Notice of Public Meeting, as the property is two parcels, one with the building and the second with the back parking lot. Denise noted that she will confirm the zoning on the property and will include this information in the follow-up staff report.

Michael Young, 62 Bruce Street, spoke noting the Fire Department and the BVO have been good neighbours, and that his only concern is that his driveway gets blocked from patrons of the BVO, visibility and accessing Bruce Street when the BVO is open. Mr. Young noted that he has just one parking spot on Bruce Street in front of his house and that it gets blocked.

Mr. Young noted that he brought this concern to the Town who referred him to the County. Mr. Young asked that the Town look at this on his behalf. Mr. Young expressed concern that the building may be torn down and rebuilt and questioned what could be built in its place as this could impact his quality of life.

Melissa Quinn, 66 Bruce Street, spoke noting that parking on the street and blocking her driveway is a concern. Melissa noted that a commercial use may impact their quality of life and noted if the back parking lot is used as a “pass-through” it could impact the area. Ms. Quinn does not support the application and would ask that it remain institutional.

Keita Inoue, 66 Bruce Street South, spoke expressing concern with the application and asked for additional information and another public meeting. Director of Planning and Development Services Michael Benner spoke noting the Town will not have any additional information until the property is sold, at which time it may trigger another zoning review.

Stan Reljc, spoke on behalf of the BVO noting that he has inspected the BVO building and notes that it is in impeccable condition, further noting that it is unlikely that a purchaser would tear this building down. Mr. Reljc noted that the property is one parcel.

Celine Szoges, 11 Park Lane, spoke noting that the parking lot should not be permitted as a through way as she is most impacted being directly behind the BVO building. Ms. Szoges asked that Alice Street have a sign erected at the entrance to Park Lane that Park Lane is a dead end street.

Madelynn Kivell, 68 Bruce Street South, spoke asking for a definition of “service commercial”, Denise replying that service commercial operations provide services but do not make goods, ie. hairdresser, esthetician, further noting it is a quiet industry. Denise noted that all uses have set parking requirements, and confirmed the property will not be used as a commercial parking lot.

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

C.1.4 Public Meeting: Application for Consent for Lot Addition, Tyrolean Village Resorts Ltd., Vacant Lands on Arlberg Crescent (Plan 824, Part Lot 6) File B06-2017

Mayor McKean read Notice of Public Meeting regarding Application for Consent for Lot Addition.

Mayor McKean noted the property location is vacant lands on Arlberg Crescent, Plan 824, Part Lot 6.

Mayor McKean noted the applicant owns two lots on Arlberg Crescent and would like to sever land from one lot to add to the adjacent lot (“lot addition”). The purpose of the lot addition is to improve the development potential on the adjacent lot. The lot is impacted by the existing slope topography, which limits the potential building area.

Mayor McKean noted the proposal is to sever a portion of land, approximately 1660 square metres in area, and add it to the adjacent lot. The portion of land is irregular and does not have any road frontage. The retained land would still have 25 metres of frontage on Arlberg and be 4000 square metres in area. Note that this application is for lot addition only and does not increase the number of lots.

Mayor McKean noted the legal description of the lot is Plan 824, Part of Lot 6, RP16R10341, Part 1 (formerly the Township of Collingwood).

Mayor McKean 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.

Mayor McKean 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, Grey Sauble Conservation Authority, and Historic Saugeen Metis.

Planner Denise Whaley spoke noting that this is a lot addition proposal, noting that the lands are wedge-shaped with no frontage. Denise noted that the purpose is to improve the development opportunities on the lots. Denise noted that the topography on the lot makes a smaller building envelope, but confirmed that work has been completed to ensure both lots are viable. Denise noted this application is specifically for the purposes of adjusting the lot lines. Denise confirmed that no comments have been received and that the lots have never been built on.

Denis Martinek, owner of the property spoke, noting that he has been waiting for services to come to this area, and that because of the servicing, he will be able to develop the property. Denise noted that the application will equalize the size of the lots.

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)

D.2 Additions to the Agenda

E. Notice of Meeting Dates

Council Meeting, May 8, 2017, Town Hall, Council Chambers

Committee of the Whole Meeting, May 15, 2017

Town Hall, Council Chambers

F. Adjournment

Moved by: Michael Martin

Seconded by: John McGee

THAT this Committee of the Whole does now adjourn at 8:30 p.m. to meet again on May 15, 2017, Town Hall, Council Chambers, or at the call of the Chair, Carried.

John McKean, Mayor

Corrina Giles, Town Clerk