



Minutes

The Blue Mountains, Committee of the Whole Meeting

Meeting Date: May 15, 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 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, Deputy Treasurer/Manager of Accounting & Budgets Sam Dinsmore, Manager of Human Resources Jennifer Moreau, Deputy Treasurer/Manager of Accounting & Budgets Sam Dinsmore, Director of Enforcement Services & Fire Chief Rob Collins, Manager of Water & Wastewater / Asst Director John Caswell, Senior Policy Planner Shawn Postma and Planner I Denise Whaley.

- Committee then paused for a Moment of Reflection

- **Approval of Agenda**

Moved by: John McGee

Seconded by: R.J. Gamble

THAT the Agenda of May 15, 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: Michael Martin

Seconded by: Gail Ardiel

THAT the Committee of the Whole minutes of April 24, 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, and B.11 as listed:

- **B.3.1 Monthly Financial Report – April 2017, FAF.17.62**
- **B.3.2 2016 Unaudited Financial Statements, FAF.17.60**
- **B.11.1 Planning Applications – Month of April, 2017, PDS.17.45**

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: R.J. Gamble

Seconded by: John McGee

THAT the Consent Agenda of May 15, 2017 be adopted as circulated, less any items requested for separate review and discussion, being Agenda Item B.3.2 2016 Unaudited Financial Statements, FAF.17.60, Carried.

B. Staff Reports, Deputations, Correspondence

Finance, Administration, Enforcement and Fire Reports

To be chaired by Councillor John McGee

B.1 Deputations, if any

B.1.1 Kim Williams, Resident

Re: Noise By-law Exemption Request of Bridges Tavern

Resident Kim Williams spoke noting that she resides in the Mill Pond development, just three doors away from Bridges. Kim noted that they purchased in the Mill Pond development to enjoy the Mill Pond and because of the close proximity to town. Kim noted that they were aware that Bridges was just a few doors away, but noted that Bridges has changed ownership, and that the entertainment offered by the previous owner did not interfere with the enjoyment of their property. Kim noted that it appears that the new owner is attempting to bring the action and lifestyle of the Village to Thornbury. Kim expressed concern with the loud amplified music and the loud foul language, heard late in the evening into the next morning. Kim asked that Council deny the request for relief from the provisions of the noise by-law.

Councillor Halos spoke thanking Kim for her deputation, noting that he also lives in close proximity. Councillor Halos questioned if there are other restaurants or establishments making noise. Kim spoke in response noting that she believes the noise is all coming from Bridges. Councillor Halos questioned if it is appropriate to grant the request for relief to 11:00 pm on any of the dates requested. Kim spoke in response noting that she would like to see an outright ban from May to September as the music is amplified.

Councillor Martin spoke noting that he sympathizes with area residents, noting that noise needs to be regulated. Councillor Martin questioned if a condition of approval for no amplification would assist. Kim spoke in response noting that no amplification would assist as sound carries across the water.

Councillor Gamble spoke questioning if the OPP or By-law Enforcement has been called, Kim spoke in response that she did not know this was the procedure.

Councillor McGee questioned if most of the problem is with the outdoor groups, Kim responding that outdoor music with the extended patio is a problem, further noting that she is not concerned with bands playing inside the building.

B.1.2 Cindy Gretton, E&H Property Management

Re: Noise By-law Exemption Request of Bridges Tavern

Cindy from E & H Property spoke noting she represents GCC#88 and some surrounding taxpayers who are all concerned with Bridges noise by-law exemption request. Cindy noted that this sets a precedent.

Cindy noted that the initial notice did not provide a time, but that the revised notice indicated that the relief is requested to 11:00 pm. Cindy questioned what time would the noise start.

Cindy noted that the sound travels over the water, and granting this request could result in a summer full of noise for area residents.

Cindy noted that the Noise By-law was put in place for a reason, and that granting exemptions to the Noise By-law will change Thornbury and will impact property values. Cindy noted that the change in ownership at Bridges has resulted in an increase in noise concerns. Cindy asked that the circulation area be increased past the 60 metre circulation area, and requested that Council deny the request for relief.

Councillor Gamble spoke questioning if there could be a discussion to determine what level, if any, of noise is accepted in this area.

Councillor Halos then spoke noting that short term accommodation units have had issues with noise as well. Councillor Halos noted that he attended a demonstration where a new device, “Noise Aware”, was shown to those in attendance.

Mayor McKean noted that the “Noise Aware” software monitors different sites for noise.

B.2 Staff Reports

B.2.1 Bridges Tavern, 27 Bridge St. E. – Noise By-law Exemption Request, FAF.17.66

Moved by: Gail Ardiel

Seconded by: Michael Martin

THAT Council receive Staff Report FAF.17.66 “Bridges Tavern, 27 Bridge St. E – Noise By-law Exemption Request”; and

THAT Council DENY the request to permit noise until 11:00 p.m. as follows:

- May 19th to 24th, 26th to 28th
- June 2nd, 3rd, 9th, 10th, 16th, 17th, 23rd, 24th & 30th
- July 1st, 2nd, 3rd, 7th, 8th, 9th, 14th, 15th, 21st, 22nd, 28th, 29th & 30th
- August 4th, 5th, 11th, 12th, 18th, 19th, 25th & 26th
- September 1st, 2nd, 3rd & 4th, Carried.

B.2.2 Request for Budget Increase to Purchase RTV Trailer, FAF.17.64

Moved by: John McKean

Seconded by: R.J. Gamble

THAT Council receive Staff Report FAF.17.64 “Request for Budget increase to Purchase RTV Trailer”;

AND THAT Council authorize a budget increase for \$3,026.55 for the purchase of a trailer to transport the Rough Terrain Vehicle as specified in the Form of Tender 2017-26-T-COR, Part 2, for the Fire Department, with the increase to be funded from the Fire Equipment Reserve, Carried.

B.2.3 Short Term Accommodation (STA) Licensing Committee Appointment – Appeal numbers CEAPP2017-036, CEAOO2017-106 and CEAPP2017-172 – Hearing date June 9, 2017, FAF.17.18

Moved by: Gail Ardiel

Seconded by: John McKean

THAT Council receive Staff Report FAF.17.18 Short Term Accommodation (STA) Licensing Committee Appointment – Appeal numbers CEAPP2017-036, CEAPP2017-106 and CEAPP2017-172 - Hearing date June 9, 2017.

THAT Council appoints the following members of Council to act as the STA Licensing Committee for the June 9, 2017 Appeal Hearing

1. Deputy Mayor Gail Ardiel
2. Councillor Michael Martin
3. Councillor R.J. Gamble
4. Councillor Joe Halos (alternate)

Carried.

B.2.4 2016 Year-End Surpluses, FAF.17.61

Moved by: Gail Ardiel

Seconded by: Michael Martin

THAT Council receive staff report FAF.17.61, entitled “2016 Year-End Surpluses”, and;

THAT Council approve the allocation of the 2016 taxation year-end surplus of \$53,624 to the Legal Reserve, and;

THAT Council approve that any differences or remaining taxation surplus be transferred to or reduce the amount of the recommended transfer to the Legal Reserve, and;

THAT Council approve transferring \$231,150 of the year-end surplus into the Water Asset Replacement Reserve Fund and;

THAT Council approve transferring \$57,332 into the Wastewater Rate Stabilization Reserve from the 2016 year-end surplus, and;

THAT Council approve transferring \$334,156 into the Building Rate Stabilization Reserve Fund from the 2016 year-end surplus, and;

THAT Council approve transferring \$13,809 into the Harbour Reserve from the 2016 year-end surplus, 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 – April 2017, FAF.17.62

THAT Council receive Staff Report FAF.17.62, entitled “Monthly Financial Report – April 2017” for information purposes, Carried.

B.3.2 2016 Unaudited Financial Statements, FAF.17.60

Moved by: Joe Halos

Seconded by: Michael Martin

THAT Council receive staff report FAF.17.60, entitled “2016 Unaudited Financial Statements” 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 Glenn Bier and Andrea Macecek, On Behalf of Residents of Woodland Park Road Re: Closing of Intersection of Woodland Park Road

Andrea Macecek spoke noting that she is a lifelong resident of Woodland Park Road and noted that she is speaking on behalf of the residents of Woodland Park Road. Andrea asked that Council not proceed with the recommendations included in the Environmental Assessment. Andrea noted that safety is their main concern as the proposed changes will not improve safety and will direct all Woodland traffic to Grey Road 40 and Highway 26 where there is a high collision rate. Andrea noted that she believes that improvements to the intersection at Grey Road 40 and Highway 26 should be made instead. Andrea spoke regarding the sightlines at Grey Road 40 and Woodland Park Road, noting that better signage, reduced speed and the installation of a traffic mirror could mitigate the deficiency in this location. Andrea noted that the residents are opposed to the proposed construction of new crossings across the Georgian Trail and the safety impacts.

Glenn Bier, resident of Woodland Park Road, spoke noting that he built on Woodland Park Road in 1980 and that he retired there 25 years ago. Glenn noted that his concerns were relayed to staff a few years ago, further noting that he is disappointed with staff's recommendation, and expressed concern regarding the proposed increase in crossings over the Georgian Trail. Glenn questioned why Council would force residents of Woodland Park to navigate four intersections to go to Thornbury, and that the number of trees lost to build the crossings over the Georgian Trail is concerning. Glenn asked that Council reject the proposal to close the intersections at Woodland Park Road.

Councillor Gamble spoke noting that he has been involved with the Georgian Trail since its inception in 1989. Councillor Gamble noted that tripling the traffic exposure to those on the Georgian Trail is concerning, further noting that he supports the deputation.

Councillor Martin spoke noting that he supports the deputation and the residents in the area, further noting that the proposal is an invasion of the Woodland Park residents and the future Georgian Glen residents.

B.6 Staff Reports

B.6.1 Hwy 26 / GR40 Intersection Area Environmental Assessment – Concerns Related to the Closure of Woodland Park Drive Intersections, CSPW.17.051

Moved by: Michael Martin

Seconded by: R. J. Gamble

THAT Council receive Staff Report CSPW.17.051 entitled "Hwy 26 / GR40 Intersection Area Environmental Assessment – Concerns Related to the Closure of Woodland Park Drive Intersections" for their information,

AND THAT Council direct staff to inform the County of Grey and the Ministry of Transportation that Council of the Town of The Blue Mountains does not support the recommendation in the Environmental Assessment to close the intersections at Woodland Park Road and Lakewood Drive (onto Highway 26), and Grey Road 40 and Woodland Park Road, Carried.

B.8.3 Georgian View Estates Ratepayers Association

Re: Opposition to adding 2 new vehicle crossings through the Georgian Trail

Moved by: John McGee

Seconded by: Michael Martin

THAT Council receive for information, the correspondences from Georgian View Estates Ratepayers Association expressing objection to adding 2 new vehicle crossings through the Georgian Trail, Carried.

Planning & Development Services Reports

To be chaired by Deputy Mayor Gail Ardiel

B.9 Deputations, if any

B.9.1 Darren Vella, Innovative Planning Solutions

Re: Georgian Glen Subdivision

Darren Vella spoke noting he is a Planner with Innovative Planning Solutions, and are the Consultants for the owners of the Georgian Glen Subdivision. Darren noted that the owners have had development exposure since the 1960s. Darren identified the location of the property, being at Grey Road 40 and Woodland Park Road, and noted that the intent is to complete the subdivision.

Darren noted that previous approval was granted back in 2005, and that the development was approved in two phases in 2005, that included 60 residential units, being 44 detached and 16 townhouses.

Darren noted that Crozier completed the pre-servicing and that Arnott serviced 37 units. Darren noted that the subdivision agreement was completed but never executed. Darren noted that currently the roads are barricaded.

Darren noted that the proposed development is 54 detached residential units with no townhouses, further noting it is an estate-type development with all single detached units. Darren noted that the lot frontages are proposed at a minimum of 18 – 23.75 metres, and that the development includes a stormwater management pond and public open space.

Darren then spoke regarding the reports filed, further noting that all reports are available through the Planning Department. Darren noted that the next steps include the circulation to internal departments and agencies, a public meeting and to enter into a memorandum of understanding for disposition of town owned lands.

Councillor McGee questioned the location of the emergency access, and questioned if there are topographical issues to bring the road to Grey Road 40. Darren spoke in response that there is a steep elevation in this area, but that he would have the engineer review this again and contact the Grey Sauble Conservation Authority.

Councillor Martin spoke questioning if the northern boundary is the Georgian Trail, Darren replying yes.

Councillor Halos spoke questioning if the emergency access is to be closed off, Director of Infrastructure and Public Works Reg Russwurm spoke, noting that the developer reduced the number of lots and that he will look at the requirement for an emergency access in accordance with the terms of the engineering standards.

Deputy Mayor Ardiel spoke noting that Indian Circle has one access, Reg spoke in response noting that it was anticipated that the Indian Circle emergency access would be through the Georgian Bay Club, though this did not proceed.

B.10.4 Application for Zoning By-law Amendment Timberwolf Lots 3, 4, 5, Plan 1134 (Alpine Springs Court) Town of The Blue Mountains, PDS.17.42

Moved by: Joe Halos

Seconded by: R.J. Gamble

THAT Council receive Staff Report PDS.17.42, entitled “Application for Zoning By-law Amendment, Timberwolf, Lots 3, 4, 5, Plan 1134 (Alpine Springs Court), Town of The Blue Mountains”; and

THAT Council enact a Zoning By-law to permit an additional four dwelling units within one townhouse block on the subject lands, 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 – Month of April, 2017, PDS.17.45

THAT Council receive Staff Report PDS.17.45 “Planning Applications – Month of April, 2017” 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 Correction of Title, File B08-2017, #209856 Hwy 26 (Hedd)

Mayor McKean read the Notice of Public Meeting regarding Application for Consent for Correction of Title.

Mayor McKean noted the property location is the lands in front of 209856 Hwy 26.

Mayor McKean noted this application requests consent to correct a matter of title for the subject lands and neighbouring lands. The property at 209856 Hwy 26 and the adjacent lot to the east do not currently have legal road frontage on the public highway.

Mayor McKean noted this situation occurred when Highway 26 was modified and a parcel of land that had been dedicated for the highway and in front of the lots was to be added to the lands. The parcels did not correctly merge with the lots to the south. Instead, the two parcels shown below merged together.

Mayor McKean noted consent from Town Council is required before the situation may be fixed. This application seeks approval to recreate the two front lots, which then will be able to be merged with the residential lots to the south. The lot at 209856 Hwy 26 and the adjacent lot would then have legal frontage and access to a public road. This proposal is similar to a “lot addition”, where no new lots are to be created, but instead, would adjust the lot lines.

Mayor McKean noted the legal description of the subject lands is Parts 17 and 18 of RP16R-1793, Lot 20 of Concession 1 (formerly the Township of Collingwood).

Mayor McKean 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 Historic Saugeen Metis and County of Grey Planning and Development Services.

Town Planner, Denise Whaley, spoke noting that the applicant could not apply for a building permit as they do not have access onto a public road, further noting there is a parcel between her building lot and Highway 26. Denise noted that the lots were supposed to merge, but this did not occur. Denise noted that the property is currently in limbo, and the application is to sever the lot into two lots and add the severed lots to the lands to the south of each parcel. Denise noted that this application will correct the issue for both lot owners.

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

C.1.2 Public Meeting: Application for Draft Plan of Subdivision 42T-2016-10 and Zoning By-law Amendment, Part of Lot 21, Concession 2, being Part Lot 161, 172, and Part Lot 173, Plan 529 (Parkbridge – Craigleith)

Mayor McKean read the Notice of Public Meeting regarding Applications for Draft Plan of Subdivision 42T-2016-10 and Zoning By-law Amendment.

Mayor McKean noted the legal description of the property is Part of Lot 21, Concession 2, being Part Lot 161, Lot 172, and Part Lot 173, Plan 529, in the former geographic Township of Collingwood, now in the Town of The Blue Mountains.

Mayor McKean noted further to the Notice of Application sent on January 31, 2016, the County and Town are holding a Public Meeting to receive input on development applications to consider allowing for a Plan of Subdivision to create 3 parcels of land (blocks) and to consider a Zoning By-law Amendment;

The Plan of Subdivision proposes to:

- Create two parcels (blocks) that would be deeded to the Town of The Blue Mountains to establish a public trail at the base of the Nipissing Ridge,
- Create a third parcel (block) that would be developed into 208 residential units through future processes called Site Plan Approval and Part Lot Control. The 208 residential units would consist of 40 single detached residential units and 168 townhouse units
- The proposed residential units would be offered as life lease units with each unit being located on an individual land lease
- The owner (Parkbridge-Craigleith) would retain ownership and management responsibility for the entire development site.

The Zoning By-law Amendment proposes to:

- Rezone the subject lands from the Development 'D', Hazard 'H' and Residential 'R3' zone to a Mixed Residential Use 'MR', Hazard 'H' and Private Open Space 'OS2' zone

Mayor McKean noted additional applications for Site Plan Approval and Part Lot Control have also been received.

Mayor McKean noted the applications have been filed by Parkbridge Lifestyle Communities Inc., and DC Slade Consultants Inc. is representing the applicant.

Mayor McKean noted the public meeting is your chance to hear more about the proposal and make your views about it known. You may also speak at the meeting or submit written comments. Information from the public will help Council in their decision-making process, so make sure to have your say!

Mayor McKean further noted any person or agency may attend the Public Meeting and/or make verbal or written comments either in support or in opposition to the proposed amendment or proposed subdivision.

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 Sauble Conservation Authority, Niagara Escarpment Commission, Ministry of Transportation, Ministry of Tourism, Culture and Sport, Hydro One, Kim Benner, MNRF, Historic Saugeen Metis, Union Gas, Lynn Hynd, Douglas Mitchell, Moira McIntyre and Ronald Rudling, Lesly Ciarletti, Frank Decandia, Kristine McCabe, Pamela Spence, George Czerny, Bob Kopij, Cathy Elton, Terry Bunting and Blue Mountain Watershed Trust.

Planner Shawn Postma spoke noting that Parkbridge is here this evening to provide an overview of their project and for Council to consider the application for draft plan of subdivision and zoning by-law amendment. Shawn noted that Council will receive comments on the application this evening, and that it is an opportunity for Parkbridge to review and receive additional comments on their development. Shawn confirmed that no decision is being made at this meeting.

Andrew Pascuzzo, Planner with D.C. Slade Consultants spoke noting he is the Planning Consultant on the file, and introduced Sandy Higgins, Vice-President of Parkbridge.

Sandy thanked Council for the opportunity to speak regarding the Parkbridge development in The Blue Mountains, noting that this is the best property Parkbridge has come across. Sandy noted that Parkbridge is Canada's leading owner, operator and developer of residential land lease communities for retirees and families with 115 residential and resort communities across Canada. Sandy noted that Parkbridge is a wholly owned British Columbia company with sites in British Columbia, Alberta, Ontario, Quebec, Nova Scotia, and New Brunswick. Sandy noted that Parkbridge has high quality developments, further noting that land lease is about partnership with home owners. Parkbridge owns the land and the owners own the homes. Sandy noted that Parkbridge is here to stay and that it is critical to make a strong working relationship with the community and residents. Sandy noted that they provide attainable housing and attainable recreation. Sandy noted that Parkbridge is an invested partner and is all about building a community. Sandy confirmed that because Parkbridge never leaves, they do not have a short term vision.

Andrew then spoke referencing the Project Team and the Studies filed to date, further noting that the Visual Impact Study is still to be submitted. Andrew noted that the site is 25.2 hectares, plus an additional parcel of 1.2 hectares, and that the property has frontage on Grey Road 19 and Lakeshore Road East. Andrew noted that Nipissing Ridge traverses the property. Andrew noted that there is a small triangular piece of land north of Lakeshore that is not part of this application.

Andrew noted that the development plan includes 208 residential units, and that 10 units per hectare is permitted in the Recreational Residential designation. Andrew noted that the developer proposes greater than 60% open space, and that the land leases will be accessed by private roads. Andrew noted that Part Lot Control is used to lease home sites for longer than 20 years, and that there will be one owner, with one tax bill issued by the Town.

Andrew noted that the zoning by-law amendment and site plan amendment approval will occur after draft plan approval, and that the Nipissing Ridge lands will be dedicated to the Town.

Andrew reviewed the Grey Sauble Conservation Authority mapping, noting that 20% is zoned hazard and 80% is zoned Recreational Residential. Andrew noted that the site plan is a working document at this time, and that what is before Council at this time is the draft plan of

subdivision and zoning by-law amendment. Andrew noted that the primary access to the site will be from Grey Road 19 and two secondary accesses off of Lakeshore Road East.

Andrew then spoke regarding the Niagara Escarpment Commission (“NEC”) comments, noting that the NEC is concerned regarding the potential height of residential units and the loss of views. Andrew noted that CC Tatham will conduct a visual impact study, and will use “leaf off” views. Andrew noted that this will be available to the public.

Andrew spoke regarding watercourses and Grey Sauble Conservation Authority comments, including setbacks, stormwater management, vegetation management plan and natural heritage mitigation plan.

Andrew then spoke regarding the Ministry of Natural Resources and Forestry concerns, noting that appropriate buffers from butternuts or removal or replacement program on/off site, and the setback of 30 meters versus 15 meters from Watercourse 9.

Andrew then spoke regarding the MTO comments of trip generation, seasonal versus permanent and the concerns regarding additional traffic from Highway 26 to the Lakeshore intersection. Andrew noted that the main entrance to the development will be from Grey Road 19, and that they are currently corresponding with MTO regarding the Environmental Assessment currently underway.

Andrew spoke regarding the comments of the Ministry of Tourism, Culture and Sport, noting that a Stage 3 & 4 archaeology assessment has been completed. Andrew confirmed that Parkbridge and SON have collaborated since pre-acquisition, and that reports are submitted to the Ministry of Tourism, Culture and Sport, and currently in review.

Andrew noted that a Public Open House was held on March 25, 2017 at the Craigeith Schoolhouse with approximately 40 to 50 people in attendance.

Andrew spoke regarding the triangular parcel on the north side of Lakeshore Road East, noting that no residential homes are proposed for this site, and that it will be a recreational meeting place, with access to the Georgian Trail.

Andrew noted that comments received at the Public Open House included concerns with increased traffic, and in response, confirmed that Parkbridge will use Grey Road 19 as the entrance, and that the Lakeshore access points will be secondary.

Andrew spoke regarding the concerns regarding archaeological significance, and confirmed that numerous studies have completed stage 1 to 4, Plater-Fleming area of upper site is not being disturbed, lower sites, some excavation in cooperation with SON, buffers around significant areas incorporated into the design of the plan.

Andrew confirmed that the site will have stormwater management ponds, that a visual impact study will be prepared regarding proposed heights. Andrew noted that if approved, that Parkbridge will break ground in the spring of 2019. Andrew confirmed that the site will have private recreational facilities, and that short term accommodation will not be permitted. Andrew noted that there will be connection from the upper to the lower lands, and that the archaeological sites will be protected. Andrew confirmed that 40% open space is required under the Official Plan, and that 23% is buffer. Andrew noted that garbage collection and snow removal is still be finalized.

Andrew noted that the next steps include tonight’s public meeting, and to tweak the draft plan if necessary. Andrew noted that a decision is required within 180 days, and that approval by the County is required as well.

Terry Bunting, resident at 796567 Grey Road 19, spoke noting he abuts the site on the northwest, and expressed concern with stormwater management and erosion, further noting that erosion is already occurring with trees falling. Mr. Bunting noted that he has hired an environmental lawyer and engineer to ensure that his interests are protected. Mr. Bunting noted that Watercourse 10 is a concern, and questioned where it will drain, and asked that the

flows should be calculated. Mr. Bunting noted that an erosion threshold study for Watershed 10 should be completed. Mr. Bunting noted that he supports the Grey Sauble Conservation Authority comments that there should be 30 metre buffers from watercourses.

Andrew spoke in response to Mr. Bunting that he will followup on his comments, further noting that the majority of water will be directed to Watercourse 9. Andrew noted that further dialogue will occur, and that he will communicate with Mr. Bunting. Town Planner, Shawn Postma, spoke noting that the Town will look into this in coordination with the Infrastructure and Public Works Department. Shawn noted that GSCA made it clear that they are interested in a stormwater management design, and that the MTO want to ensure post-development flows as water reaches Highway 26.

Pamela Spence, resident at 209691 Highway 26, spoke on behalf of herself and Robert Turner, noting that they submitted correspondence to the Clerk regarding this application. Ms. Spence noted that she endorses the 30 metre setback from watercourses and noted that significant hazard lands should not be used as trails as they are steep. Ms. Spence noted that she admires the number of archaeological studies completed. Ms. Spence noted that this is a Recreational Residential area and noted that advertising the development as low cost and geared to seniors is misleading, further noting that this site is not appropriate for seniors as they should be closer to shopping and medical care. Ms. Spence noted that houses that can accommodate 9 or 10 people translates to 1500 people on the site, and that the number of cars could reach 500. Ms. Spence noted that the studies need to be completed on Fridays when the traffic volumes are high. Ms. Spence asked that additional hazard lands be included and dedicated to the Town, further noting that the Town should have appropriate control over these lands. Ms. Spence noted that land lease ownership is concerning, further noting that other land lease communities are low cost developments and often the homeowners neglect their properties, resulting in a negative effect on the neighbouring community and property values. Andrew spoke in response to Ms. Spence, noting that the home drawings submitted are conceptual at this time and the actual homes constructed, may not be as is shown in the display. Andrew confirmed that yes, it would be possible for 9 or 10 people to be in one home if the home has five bedrooms.

Gail Lockhart, resident at 133 Lakeshore Road East, spoke noting they built their home in a country environment, and is opposed to this development as being an extension of the Village, with 208 units proposed. Ms. Lockhart noted that with 208 units proposed, there could 416 vehicles, or more, on this site at any given time. Ms. Lockhart expressed concern that the vehicles will "shortcut" through Lakeshore Road to access Highway 26. Ms. Lockhart questioned if the units will be rental units, if the development will impact her property value and taxes, and who would be responsible for waste and recycling collection. Ms. Lockhart noted that the homes should be built to the same standard as the area homes on Lakeshore Road East, further noting she is opposed to townhomes.

Edward Zemmel, resident at 209687 Highway 26 spoke noting his property is close to Watercourse 9 and expressed concern that the water will be routed through Watercourse 9. Mr. Zemmel asked that Council ensure that Watercourse 9 be redeveloped or suggested that other routes be found as he is concerned about flooding.

Moira McIntyre, resident at 209661 Highway 26 spoke noting her property is on the water, and expressed concern about the potential for flooding. Ms. McIntyre noted that she currently has three sump pumps and the water is still running. Ms. McIntyre spoke regarding the stormwater management reports and questioned why the boreholes would be done in the fall, further noting that the reports should have been completed in the spring when the water is high from runoff. Ms. McIntyre noted that she attended the March 25 Public Meeting and noted she was advised that the houses in the Parkbridge development would be built, slab on grade and noted this is concerning as it relates to drainage.

Lucy Richmond, resident at 102 Fraser Crescent, spoke noting she resides across Highway 26 from where Lakeshore Road East crosses Highway 26. Ms. Richmond noted that she is aware

that there are intersection issues on Highway 26. Ms. Richmond noted that she is a participant in the Eden Oak OMB hearing and noted that the number of units proposed for both Eden Oak and Parkbridge developments is concerning, and precedent setting. Ms. Richmond questioned if the area is designated as a settlement area, and if so, how did it receive that designation, further noting that this is a very beautiful area to live in, and that the land should not be ruined. Ms. Richmond noted that the Provincial Policy Statement requires that high density is permitted in settlement areas. Ms. Richmond noted that some area residents do not have municipal water or municipal sewers. Ms. Richmond questioned how the roads will be managed in the development, further noting that she does not believe that the infrastructure is in place to support the development, specifically regarding water, services and increased traffic. Ms. Richmond then expressed concern for impacts this development will have on the environment.

C. Sorley, resident on Fraser Crescent, spoke expressing concern with the increased traffic, and questioned if the owners in the Parkbridge development will have water access through Plan 529, further noting that residents on Fraser Crescent have access to the waterfront at the end of Fraser Crescent and Blue Mountain Road through a 30' access lane. C. Sorley noted that people have set up facilities on the waterfront access, further noting the new developments should not have access to the waterfront access as there is no parking in the area and it would result in over-intensification. C. Sorley expressed concern with the land lease concept, and expressed concern with the increased traffic at the intersection of Lakeshore Road East and Highway 26 intersection.

Janice Hicks, resident at 151 Lakeshore Road East, spoke expressing concern with the increased traffic, and noted that the proposed access points from the development onto Lakeshore Road is across from their driveway. Ms. Hicks noted that the triangular parcel on the north side of Lakeshore is beside their property, and noted that the proposed Recreation facility/meeting place, will bring more people to Lakeshore Road. Ms. Hicks noted that the density is too high.

Tim King, resident at 116 Fraser Crescent, spoke regarding the roundabout at Grey Road 19 and Grey Road 21, noting that Council should not make a decision on these applications until the roundabout is completed and the Environmental Assessment is completed. Mr. King noted that access to nature is important for the residents. Mr. King noted that the Lakeshore Road East and Highway 26 intersection is a bad intersection, and expressed his concern with increased traffic and safety in the area.

Elton Matthews, resident at 209729 Highway 26 West, spoke noting he lives on the north side of Highway 26, 50 metres west of Watercourse #10. Mr. Matthews noted that the recent rainfall has been higher than in most springs, and that the water levels have been greater and more intense than he has ever seen. Mr. Matthews noted that Watercourse #10 channels past two houses, one is against his foundation wall. Mr. Matthews noted that water management needs to be looked at. Mr. Matthews questioned how the municipality can ensure Parkbridge will not sell to another developer in the future. Mr. Matthews questioned the impact of the Parkbridge development as to the requirement for a left turn lane onto Lakeshore Road East. Mr. Matthews noted that the Town should have control on the amount of development in the area and the impact on the intersection at Lakeshore Road East and Highway 26. Mr. Matthews requested further information regarding the development as it becomes available.

Martha Johnston, resident at 796553 Grey Road 19, spoke expressing concern with the setback of homes on Block A behind her home, and the impact the development will have on their property values, and increased noise.

Pamela Spence spoke again noting that the Eden Oak development is to have a secondary access, and that the increased traffic from both Eden Oak and Parkbridge developments onto Lakeshore Road is concerning.

Andrew Pascuzzo spoke noting that the stormwater management water will not leave the site without being stored first, further noting there will be a large stormwater pond on the site that will store the water and gradually release the water so as not to exceed the 100 year storm level. Andrew spoke regarding traffic, noting that the Eden Oak development is capped at 41st unit, and that access for Eden Oak traffic can be through Tyrolean. Andrew noted that the environmental assessment will determine the egress and ingress points off Highway 26. Andrew noted the development is at the very early stages, and are currently receiving comments from agencies and the public. Andrew noted that Parkbridge will respond to the comments, and that the Town and the County will not provide approval until the engineers are satisfied. Andrew confirmed there is no stormwater management on site at this time. Andrew noted there are archaeological sites on the property. Andrew confirmed this site is a settlement area as defined in the Provincial Policy Statement, County Official Plan and Town Official Plan, and is designated for 10 units per hectare. Andrew confirmed that water and sewer servicing is available to this development, and that in the future all units in this area will be on full municipal water and sewer. Andrew noted that the municipality should encourage developments like this to be serviced to bring the costs of servicing down.

Sandy Higgins of Parkbridge, then spoke noting landlease is an affordable option, and confirmed this will not be low income housing. Sandy noted that Parkbridge generally builds two to three bedroom homes, and that short term accommodation will not be permitted. Sandy noted that 10 units per hectare is permitted, and that an official plan amendment is not required. Sandy noted that the development is proposing 60% open space. Sandy noted that Parkbridge is looking forward to working with the municipality.

Planner Shawn Postma then spoke noting Council is required to make a decision within 180 days, further noting that the comments received today will be considered, and that Town staff will work with the developer and the County to determine if refinements are required.

Randy Scherzer, Grey County Director of Planning, spoke noting the County will review the comments received and will work with the developer and the Town.

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, May 29, 2017, Town Hall, Council Chambers

Committee of the Whole Meeting, June 5, 2017 Town Hall, Council Chambers

F. Adjournment

Moved by: Gail Ardiel

Seconded by: Michael Martin

THAT this Committee of the Whole does now adjourn at 7:01 p.m. to meet again on June 5, 2017, Town Hall, Council Chambers, or at the call of the Chair, Carried.

John McKean, Mayor

Corrina Giles, Town Clerk