



Minutes

The Blue Mountains, Committee of the Whole Meeting

Meeting Date: August 21, 2017
Meeting Time: 1:00 p.m.
Location: Town Hall, Council Chambers
Prepared by Corrina Giles, Town Clerk

A. Call to Order

Deputy Mayor Ardiel called the meeting to order with all members in attendance save Mayor McKean absent due to illness, Councillor Halos absent due to vacation, and Councillor Seguin absent due to approved leave of absence.

Also in attendance were Acting Chief Administrative Officer and Director of Community Services Shawn Everitt, 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, Director of Enforcement Services & Fire Chief Rob Collins, Manager of Roads and Drainage Jim McCannell, Solicitor John Metras, Senior Policy Planner Shawn Postma, Planner Travis Sandberg

- Committee then paused for a Moment of Reflection

- **Approval of Agenda**

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

THAT the Agenda of August 21, 2017 be approved as circulated, including any items added to the Agenda, confirming that Agenda item "B.10.1 Cottages at Lora Bay (Blevins) Phase 3 and 4 – Red-Lined Revisions and Zoning By-law Amendment, PDS.17.62 (Revised)" is being removed from this Agenda, Carried.

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

None

- **Adoption of Consent Agenda**

With the adoption of the Consent Agenda, all Recommendations found within the staff reports at Agenda items B.3, B.7 and B.11 as listed:

- **B.3.1 Monthly Financial Report – 2017 Semi-Annual, FAF.17.91**
- **B.3.2 Monthly Financial Report – July 2017, FAF.17.97**
- **B.11.1 Planning Applications – Month of June, 2017, PDS.17.67**
- **B.11.2 Planning Applications – Month of July, 2017, PDS.17.74**

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: Michael Martin Seconded by: John McGee

THAT the Consent Agenda of August 21, 2017 be adopted as circulated, less any items requested for separate review and discussion, Carried.

B. Staff Reports, Deputations, Correspondence

Finance, Administration, Enforcement and Fire Reports

To be chaired by Councillor John McGee

B.1 Deputation

B.1.1 Presentation to Organizations Receiving Donations from 2017 Ontario Small Urban Municipalities Conference:

Deputy Mayor Ardiel and Councillor John McGee presented each of the following organizations with a portion of the proceeds from the recent Ontario Small Urban Municipalities Conference held in The Blue Mountains. All commended Deputy Mayor Ardiel for her work on the conference.

1. Keep Family Foundation \$5000;
2. Marsh Street Centre \$11,500;
3. The Blue Mountains Attainable Housing Corporation \$13,500;
4. Meaford Hospital \$15,000;
5. Collingwood General & Marine Hospital \$15,000

B.2 Staff Reports

B.2.1 Changing the Scope of Authority of the Short Term Accommodation (STA) Licensing Committee, FAF.17.104

Moved by: Michael Martin Seconded by: Gail Ardiel

THAT Council receive Staff Report FAF.17.104 entitled "Changing the Scope of Authority of the Short Term Accommodation (STA) Licensing Committee";

AND THAT Council confirms the regulations contained in the current Short Term Accommodation (STA) Licensing By-law in its present form, Carried.

B.2.2 Harbour Long Term Debt By-law, FAF.17.96

Moved by: Gail Ardiel Seconded by: Michael Martin

THAT Council receive Staff Report FAF.17.96, entitled "Harbour Long Term Debt By-law",

AND THAT Council enact the attached By-law authorizing long term borrowing through the issue of debentures to the Ontario Infrastructure and Lands Corporation;

AND THAT Council authorize the Treasurer and the Mayor to enter into the Financing Agreement with Infrastructure Ontario, Carried.

B.2.3 Clean Water and Wastewater Fund (CWWF) Transfer Payment Agreement, FAF.17.99

Moved by: Gail Ardiel Seconded by: Michael Martin

THAT Council receive Staff Report FAF.17.99, entitled "Clean Water and Wastewater Fund (CWWF) Transfer Payment Agreement",

AND THAT the Mayor and Clerk are authorized to execute Clean Water and Wastewater Fund (Ontario) Transfer Payment Agreement between Her Majesty the Queen in Right of Ontario as represented by the Minister of Infrastructure and the Corporation of the Town of The Blue Mountains, Carried.

B.2.4 Recommendation from Town / County Steering Committee, FAF.17.107

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

THAT Council receive Staff Report FAF.17.107, entitled “Recommendation from Town/County Steering Committee”, attaching Staff Report FAF.17.93, entitled “Summary Report from Strategy Corp Workshop, and Next Steps”, and refer this report back to the Town/County Steering Committee for further consideration, Carried.

B.2.5 Kathleen Houghton, 28 Russell Street West, Noise By-law Exemption Request, FAF.17.101

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

THAT Council receive Staff Report FAF.17.101 “Kathleen Houghton, 28 Russell Street W. – Noise By-law Exemption Request”; and

THAT Council grant the request for relief from the provisions of the Noise By-law for a wedding on September 9, 2017 at 28 Russell Street W., Thornbury, from 3:30 p.m. to 1:00 a.m. with a DJ playing music inside the event tent, Carried.

B.2.6 Appointment of Municipal Law Enforcement Officers, FAF.17.106

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

THAT Council receive Staff Report FAF.17.106 “Appointment of Municipal Law Enforcement Officers”;

AND THAT Council enact an amendment to By-law No. 2008-92, as amended, being a By-law to appoint Municipal Law Enforcement Officers, so as to appoint Chris Raynsford and Connor O’Hara, Municipal Law Enforcement Officers for the purposes of enforcing by-laws of the municipality, Carried.

B.2.7 Amendment to By-Law 2007-12, Parking on Privately Owned Lands, FAF.17.102

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

THAT Council receive Staff Report FAF.17.102 “Amendment to By-law 2007-12, Parking on Privately Owned Lands”; and

THAT Council enact the amendment to the by-law attached hereto, Carried.

B.2.8 2018 Council and Committee of the Whole Meeting Dates and Vacation Schedule, FAF.17.100

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

THAT Council receive Staff Report FAF.17.100 “2018 Council and Committee of the Whole Meeting Dates and Vacation Schedule”; and

THAT Council approve the 2018 Council and Committee of the Whole Meeting Dates and Vacation Schedule, Option #2, as attached to the within staff report, Carried.

B.2.9 Changes to Municipal Elections Act, 1996, Requirement for 25 Persons to Endorse a Candidate's Nomination, FAF.17.103

Moved by: Michael Martin

Seconded by: R. J. Gamble

THAT Council receive Staff Report FAF.17.103, entitled "Changes to *Municipal Elections Act, 1996*, Requirement for 25 Persons to Endorse a Candidate's Nomination";

AND THAT Council of the Town of The Blue Mountains confirms that the requirement to have candidate nominations endorsed by 25 electors, in accordance with the *Municipal Elections Act, 1996*, would not be a challenge for candidates in the Town of The Blue Mountains, 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 – 2017 Semi-Annual, FAF.17.91

THAT Council receive Staff Report FAF.17.91, entitled "Monthly Financial Report – 2017 Semi-Annual" for information purposes, Carried.

B.3.2 Monthly Financial Report – July 2017, FAF.17.97

THAT Council receive Staff Report FAF.17.97, entitled "Monthly Financial Report – July 2017" for information purposes, Carried.

B.4 Correspondence, if any

None

Community Services and Infrastructure & Public Works Reports

To be chaired by Deputy Mayor Ardiel

B.5 Deputations, if any

B.5.1 D. Bruce Sinclair

Re: Project to Hard Surface Lake Drive

Bruce Sinclair, resident of Lake Drive, spoke noting he has owned property on Lake Drive for over 20 years. Mr. Sinclair thanked staff for responding to questions and calls, noting that staff have maintained Lake Drive in as good a condition, as possible.

Mr. Sinclair noted that he provided the Clerk with a petition that included the signatures of 27 residents of Lake Drive, that feel poorly served by the Town in the treatment of the condition of Lake Drive, with excessive potholes and dust. Mr. Sinclair noted that Lake Drive should be hardsurfaced.

Mr. Sinclair referenced staff report CSPW.17.065 "Hard Surfacing of Lake Drive" that is included on today's Agenda and requested that Council look at a more detailed study to put drainage on the street with mechanisms that can feed and direct drainage to Georgian Bay.

Councillor Gamble spoke noting there is a proposed development at the west end of the street, with 4 – 5 units proposed, and questioned if this development moves forward, would it impact the Lake Drive. Michael Benner, Director of Planning and Development Services spoke noting he is working with the development group on the proposal, and that it is in the early stages of the project. Michael Benner noted that he can work with the Infrastructure and Public Works Department to come up with a proposal for the road. Councillor Gamble noted that he would not support improving the road until he can be assured that there is no excessive construction traffic proposed for the area that would use Lake Drive.

Councillor Martin spoke noting that he believes that drainage is the main issue on the road. Jim McCannell, Manager of Roads and Drainage spoke noting that the road cannot be graded too deep because of services below the road surface.

Mr. Sinclair noted that he was of the understanding that the hard surfacing would be completed when the services were brought to the area. Mr. Sinclair noted that he understands that the road width is a concern and that widening the road would mean that some residents would lose road frontage.

Wally Cannon, 107 Lake Drive, spoke noting that at the time the sewers were installed, that there was a proposal to put drainage on the south side of Lake Drive, further noting that he is upset that this was not completed.

B.6 Staff Reports

B.6.1 Hard Surfacing of Lake Drive, CSPW.17.065

Moved by: Michael Martin Seconded by: John McGee

THAT Council receive Staff Report CSPW.17.065 entitled “Hard Surfacing of Lake Drive”

AND THAT Council authorize the creation of a 2017 capital project for the appropriate resurfacing of Lake Drive, in the amount of \$40,000, to be funded by Road Reserves, Carried.

B.6.2 School Crossing Guard Location, CSPW.17.080

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

THAT Council receive Staff Report CSPW.17.080 Entitled “School Crossing Guard location”;

AND THAT Council directs Staff to contact Grey County to consider a School Crossing Guard location on Grey County Road 13 mid-block between Duncan St and Napier Street;

AND THAT Council directs Staff to bring forward an addition to the base Budget for the construction of a new sidewalk linkage along Marsh Street as described in Option #2, for consideration in the 2018 budget deliberation, Carried.

B.6.3 Winter Maintenance of BMR Commercial Sidewalks, CSPW.17.081

Councillor Martin declared a conflict regarding Agenda item B.6.3 as he is on the Blue Mountain Village Association Board. Councillor Martin did not participate in related discussion or voting.

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

THAT Council receive Staff Report CSPW.17.081 entitled “Winter Maintenance of BMR Commercial Sidewalks”;

AND THAT Council direct Staff to bring forward an addition to the base Budget for consideration during the 2018 Budget process to expand winter maintenance of sidewalks in the Blue Mountain Resort (BMR) village core area, Carried.

B.6.4 Chamber of Commerce Building Agreement Execution, CSPW.17.083

Moved by: John McGee

Seconded by: Michael Martin

THAT Council receive Staff Report CSPW.17.083 entitled “Chamber of Commerce Building Agreement Execution”;

AND THAT Council authorize the Mayor and Clerk to execute the Chamber of Commerce Building Agreement, Carried.

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

None

B.8 Correspondence, if any

B.8.1 John van der ster, President, Corporation 82

Re: Request Speed Limit of 40 km in Thornbury, and Condition of Beaver Street

Moved by: John McGee

Seconded by: R. J. Gamble

THAT Council of the Town of The Blue Mountains acknowledges receipt of the correspondence from John van der ster, President of Corporation 82 requesting 40 km speed limit in Thornbury, and expressing concern with the condition of Beaver Street;

AND THAT Council refers Mr. van der ster’s correspondence to the Infrastructure and Public Works Department for comment, Carried.

B.8.2 J.L. Richards & Associates Limited

Re: Notice of Filing of Addendum, Thornbury Wastewater Treatment Plant Upgrades, Schedule “C” Municipal Class Environmental Assessment, Addendum to 2006 Environmental Study Report

Moved by: Michael Martin

Seconded by: R. J. Gamble

THAT Council of the Town of The Blue Mountains receives for information, the Notice of Filing of Addendum, Thornbury Wastewater Treatment Plant Upgrades, Schedule “C” Municipal Class Environmental Assessment, Addendum to 2006 Environmental Study Report from J.L. Richards & Associates, Carried.

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

B.9 Deputations, if any

B.9.1 Anna Aagaard & Roberta Kennedy, The Blue Mountains Animal Shelter

Re: Request Council Waive Fees to apply for Zoning By-law Amendment for Temporary Use

Anna Aagaard spoke on behalf of The Blue Mountains Animal Shelter requesting that Council waive the zoning by-law amendment fee for their application to rezone the property at 131 King Street West. Ms. Aagaard noted that the Animal Shelter is a tenant in this property.

Ms. Aagaard noted that the house is an old farmhouse and houses 30 cats for a cat shelter. Ms. Aagaard noted that the Animal Shelter moved to this location two years ago, and at that time, applied for a temporary use permit for a two year period.

Ms. Aagaard noted that the Animal Shelter collects bottles and has a small store in Meaford to help fund the Shelter, and that cats are taken in from Meaford and The Blue Mountains.

Deputy Mayor Ardiel spoke thanking Anna and the Animal Shelter volunteers for the work they do.

Councillor McGee questioned the length of the temporary use, Michael Benner, Director of Planning and Development Services replied that the length is for a three to five year period.

Moved by: Michael Martin

Seconded by: R. J. Gamble

THAT Council of the Town of The Blue Mountains acknowledges receipt of the deputation of Anna Aagaard on behalf of The Blue Mountains Animal Shelter, requesting that Council waive the fees to apply for a zoning amendment for temporary use for the property at 131 King Street West, Thornbury;

AND THAT Council waives the zoning amendment fee of \$1705 for The Blue Mountains Animal Shelter application for zoning amendment for temporary use for the property at 131 King Street West, Thornbury, Carried.

B.10 Staff Reports

B.10.1 Cottages at Lora Bay (Blevins) Phase 3 and 4 – Red-Lined Revisions and Zoning By-law Amendment, PDS.17.62 Revised

Staff Report PDS.17.62 was removed from the Agenda.

B.10.2 Application for Zoning By-law Amendment, Blue Mountain Resorts – Top of Hill Parking Lot, Concession 3, Part Lot 16, RP 16R244, Part 3, Town of The Blue Mountains, PDS.17.75

Moved by: John McGee

Seconded by: R. J. Gamble

THAT Council receive Staff Report PDS.17.75, entitled “Application for Zoning By-law Amendment, Blue Mountain Resorts – Top of Hill Parking Lot, Concession 3 Part Lot 16, RP 16R244 Part 3, Town of The Blue Mountains”; and

THAT Council enact a Zoning By-law to rezone the subject lands to the Recreational Ski Facility ‘SF’ zone, subject to Exception 281, Carried.

B.10.3 Second Nature – Phase 2 Proposed Zoning By-Law Amendment and Red-Lined Revision, PDS.17.78

Moved by: John McGee

Seconded by: Gail Ardiel

THAT Council receive Staff Report PDS.17.78, “Second Nature – Phase 2 Proposed Zoning By-law Amendment and Red-lined Revision” for the lands at Concession 1, Part of Lots 17 and 18;

THAT Council support an application for Red-lined Revision and zoning to increase the number of lots for single detached dwellings from 154 to 179, to remove Open Space Block 154, and to accept additions to Open Space Block 162 in-lieu of Block 154;

AND THAT Council authorize staff to provide notice of support for the Red-lined Revision to the County of Grey, Carried.

B.10.4 Application to Remove Holding ‘h’ Symbol, Ashbury Court, Thornbury, Town Park Part Lots 9 and 10 S Alfred Street RP 16R10617 Part 1, Town of The Blue Mountains, PDS.17.76

Moved by: John McGee

Seconded by: R. J. Gamble

THAT Council receive Staff Report PDS.17.76, entitled “Application to Remove Holding ‘-h’ Symbol, Ashbury Court Thornbury, Town Park Part Lots 9 and 10 S Alfred Street RP 16R10617 Part 1, Town of The Blue Mountains”; and

THAT Council enact a By-law to remove the Holding ‘-h’ Symbol for the Ashbury Court Thornbury lands, Carried.

B.10.5 Lisus – Camperdown Road Winter Maintenance, PDS.17.79

Moved by: John McGee

Seconded by: Michael Martin

THAT Council receive Staff Report #PDS.17.79 entitled “Lisus – Camperdown Road Winter Maintenance”; and

THAT the Mayor and Clerk be authorized to execute a Winter Maintenance Agreement with Katherine Lisus, 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 June, 2017, PDS.17.67

THAT Council receive Staff Report PDS.17.67 “Planning Applications – Month of June, 2017” for information purposes, Carried.

B.11.2 Planning Applications – Month of July, 2017, PDS.17.74

THAT Council receive Staff Report PDS.17.74 “Planning Applications – Month of July, 2017” for information purposes, Carried.

B.12 Correspondence, if any

None

C. 5:00 PM Public Meetings / Deputations

Deputy Mayor Ardiel 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 Amendment, 135 King Street East, Thornbury. Wood (CCE Promotions)

Deputy Mayor Ardiel read the Notice of Public Meeting, Application for Zoning Amendment, Property Location: 135 King Street East (Thornbury). Deputy Mayor Ardiel noted that the applicants would like to add a second storey addition to the existing building where their business is located. The purpose of the addition is for an accessory apartment above the commercial use. The applicants would also like to construct a detached garage at the rear of the property, setback 3 metres from the rear lot line and 3 metres from the east side lot line.

Deputy Mayor Ardiel noted that the current zoning is General Commercial Exception (C2-9). The Exception 9 limits the building on the property to the current size and does not currently allow any expansion without amendment to the Zoning By-law. The proposed zoning amendment would remove the special building size restrictions and use the standard provisions of the General Commercial (C2) zone, with special provisions to allow the detached garage location.

Deputy Mayor Ardiel noted that 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 you have your say!

Any person or agency may attend the Public Meeting and/or make verbal or written comments either in support of or in opposition to the proposed amendment.

Deputy Mayor Ardiel noted that 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.

Deputy Mayor Ardiel noted that 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 spoke noting that notice of the public meeting was given in accordance with the Planning Act, and that in response, comments have been received from Community Services Department, Grey County Planning and Development, Grey Sauble Conservation Authority, Historic Saugeen Metis Lands, Resources and Consultation Department, Infrastructure and Public Works Department.

Town Planner, Travis Sandberg, spoke noting the application will amend the restrictions to allow the maximum building height of 10 metres, and will include new site-specific zone provisions to increase the maximum allowable size of an accessory structure to 7% of the lot area with 3 metre setback requirements when abutting a residential zone.

Travis noted that all other site-specific provisions regarding existing building and parking setbacks will be maintained and the standard General Commercial Zone provisions and the General Provisions will apply. Travis noted that there is a mix of uses with accessory uses in this area.

Councillor McGee questioned why the previous exemptions were in place and why should they be eliminated, Travis spoke in response noting that this is not known, further noting that the King Street corridor is zoned for general commercial uses. Travis noted that the zoning by-law and official plan strongly encourages development and supports the addition of a second storey.

As no one further wished to speak, Deputy Mayor Ardiel declared the Public Meeting to be closed.

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

Deputy Mayor Ardiel read the Notice of 2nd Public Meeting for Application for Zoning Amendment and Red-Lined Revision to Draft Plan regarding Property Location: Part of Lot 39, Concession 12, Part of Lots 1 and 3, Plan 1032, 42-CMD-2006-11.

Deputy Mayor Ardiel noted that in response to comments received to date, there have been some changes made since the last public meeting, to both the red-line revision and the zoning amendment. In particular, the rezoning of the existing Recreation Centre, as included in the initial application, has been removed from the proposal.

Deputy Mayor Ardiel noted that 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.

Deputy Mayor Ardiel noted that 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.

Deputy Mayor Ardiel noted that approval for the red-lined revision rests with the County of Grey. Approval of the Zoning By-law Amendment rests with the Town of The Blue Mountains.

Deputy Mayor Ardiel noted that 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 you have your say!

Any person or agency may attend the Public Meeting and/or make verbal or written comments either in support of or in opposition to the proposed amendment.

Deputy Mayor Ardiel noted that 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.

Deputy Mayor Ardiel noted that 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 comments received from the April 24, 2017 Public Meeting and this August 21, 2017 Public Meeting will be combined in a staff report and included on the September 6 Council Agenda for Council consideration. The Clerk noted that comments were received in response to the August 21 Notice of Public Meeting from Historic Saugeen Metis Lands, Resources and Consultation Department, Hydro One, Brad Thomson, Philip & Susan Mayner, Bev Campbell, John Drewry, Lyn & Paul Logan, Sue & Ed Novotny.

Michael Benner, Director of Planning and Development Services spoke noting that a followup staff report regarding this Application will be included on the September 6, 2017 Council Agenda for Council consideration. Michael Benner noted that this evening's public meeting is a second opportunity for the public to provide comments to Council. Michael Benner noted that Krystin Rennie of Georgian Planning Solutions and Kevin Morris, P. Eng. of C.F. Crozier & Associates are present to provide updates on the project regarding drainage and traffic concerns.

Krystin Rennie spoke noting that since the April 24, 2017 Public Meeting, that she attended a meeting with Mr. Blevins and residents. Krystin noted that the main issues included the proposed rezoning of the Recreation Centre and the long term use of the Recreation Centre lands. Krystin noted that the rezoning of the existing Recreation Centre has been removed from this proposal. Krystin noted that the density has been reduced from 198 units to 194 units, and confirmed that this density is permitted under the Official Plan. Krystin noted that the traffic circle as designed, is appropriate and has been accepted as a reasonable traffic calming tool.

Krystin noted that there is no intention at this time to change the leased lands agreement currently in place. Krystin confirmed that the waterfront lands will be conveyed to the Association, and that the visitor parking of 33 spaces, and parking on the Recreation Centre will remain as well.

Krystin noted that there is snow storage on the East Side, and spoke regarding construction access to the Phase 3 and 4 lands. Krystin noted that the drainage is moving forward and that they are working with neighbours and residents.

Kevin Morris, P. Eng, of C.F. Crozier & Associates spoke noting that the drainage concerns in Phases 1 and 1B will be addressed and confirmed that meetings have been held on site to review the issues, and that the developer will make changes.

Councillor McGee questioned if the waterfront lands and the Recreation Centre lands could be rezoned in the future. Krystin replied that the waterfront land is part of the Recreation lands.

Brad Thomson, resident at 113 Anchors Way, spoke expressing concern with the drainage, noting that changes are being done slowly to correct the drainage issues and noted that the issues should be completed quickly. Mr. Thomson expressed concern with the density, and expressed concern that the infrastructure will be unable to support the density. Mr. Thomson questioned if the plan can be revised to reduce the density, suggesting 130 units would be more acceptable. Mr. Thomson noted that traffic and safety is a concern with the proposed density. Mr. Thomson noted that the Recreation Centre and the waterfront lands should be conveyed to the Association. Mr. Thomson expressed concern with the road access, construction noise and dirt, and asked that access to the new construction phases should be accessed from the 39th Sideroad.

Stew Elkins, resident at 142 Dory Road, spoke thanking Council for scheduling a second public meeting. Mr. Elkins noted that the developer revised his application and removed the request to rezone the existing Recreation Centre to residential. Mr. Elkins noted that he met with Mr. Blevins and Ms. Rennie in July to discuss concerns raised by residents. Mr. Elkins noted that this was a productive meeting and benefitted both the developer and the residents. Mr. Elkins noted that they discussed the Recreation Centre lands and the waterfront park and their disposition. Mr. Elkins noted that he wanted certainty that the Recreation Centre lands would remain forever and that such a statement would be registered on title to the lands. Mr. Elkins noted that the waterfront parkland and the Recreation Centre will be conveyed to the Lora Bay Community Association at the end of the development. Mr. Elkins noted that Mr. Blevins agreed that he would use his best efforts to register a statement on the recreation lands. Mr. Elkins noted that infrastructure needs to be placed this year before winter to move the development forward, and confirmed that Mr. Blevins wants to move this development forward as soon as possible. Mr. Elkins noted that the approval process is to follow the schedule laid out by Mr. Benner. Mr. Elkins noted that traffic circle safety is a concern, but noted that the developer has confirmed he will enhance pedestrian safety with rumble strips and coloured concrete to calm the traffic. Mr. Elkins noted that he supports the proposed enhancements to the traffic circle. Mr. Elkins noted that there is a shortage of parking in Phases 1, 1A and 2, and confirmed that Mr. Blevins will have his Planner review the parking in these Phases to see if there is an opportunity for additional parking opportunities for these Phases. Mr. Elkins noted that drainage is a concern in Phases 1, 1A and 2 and is being addressed. Mr. Elkins noted that a snow storage area has been allocated and questioned if the snow would be trucked or moved to the snow storage area. Mr. Elkins noted that the developer will apply for a construction road access, from Sunset Boulevard so traffic will not travel through Beacon Drive. Mr. Elkins again noted that the meeting went well and that he supports the proposal as it stands.

Philip Maynard, Resident at 133 Dory Road, spoke regarding Beacon Drive, noting that it can be very slippery in the winter at the entrance to Sunset Blvd., and that this will be a safety hazard for the four houses in this area. Mr. Maynard noted that the cost to truck or move the snow should not be borne by the residents.

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

C.2 Deputation

None

D. New and Unfinished Business

D.1 Notice of Motion (Council)

D.1.1 Notice of Motion

Councillor Martin provided the following notice of motion. In accordance with the Town's Procedural By-law the notice of motion will be included on the next Council Agenda, being September 6, 2017.

THAT Council of the Town of The Blue Mountains directs the Director of Infrastructure and Public Works, Reg Russwurm, to prepare a draft staff report, to reconsider the Town's proposal to Grey County to transfer the County Road responsibilities within The Blue Mountains, to the Town of The Blue Mountains.

D.1.2 Notice of Motion

Councillor Martin provided the following notice of motion. In accordance with the Town's Procedural By-law the notice of motion will be included on the next Council Agenda, being September 6, 2017.

THAT Council of the Town of The Blue Mountains directs the Director of Planning, Building and Development Services, Michael Benner, to prepare a staff report respecting the transfer of subdivision and condominium planning approvals from Grey County to the Town of The Blue Mountains.

D.2 Additions to the Agenda

None

E. Notice of Meeting Dates

Council Meeting, September 6, 2017,
Town Hall, Council Chamber

Committee of the Whole Meeting, September 11, 2017
Town Hall, Council Chambers

F. Adjournment

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

THAT this Committee of the Whole does now adjourn at 5:44 p.m. to meet again on September 11, 2017, Town Hall, Council Chamber, or at the call of the Chair.

Gail Ardiel, Deputy Mayor

Corrina Giles, Town Clerk