



# Minutes

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The Blue Mountains, Committee of the Whole Meeting

**Meeting Date:** February 4, 2019  
**Meeting Time:** 1:00 p.m.  
**Location:** Town Hall, Council Chambers  
32 Mill Street, Thornbury, ON  
**Prepared by** Corrina Giles, Town Clerk

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## A. Call to Order

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

Also in attendance Interim Chief Administrative Officer Shawn Everitt, Director of Enforcement Services/Fire Chief Rob Collins, Director of Finance and IT Services Ruth Prince, Director of Infrastructure and Public Works Reg Russwurm, Director of Planning and Development Services Nathan Westendorp, Acting Director of Community Services Ryan Gibbons, District Chief/Community Emergency Management (CEMC) Steve Conn, Municipal Law Enforcement Officer/Prosecuter Wayne DeWitt, Deputy Treasurer/Manager of Accounting and Budgets Sam Dinsmore, Maintenance and Compliance Coordinator Cameron Wilson and Library Chief Executive Officer Sabrina Saunders.

Committee then paused for a Moment of Reflection.

### ▪ Approval of Agenda

Moved by: Peter Bordignon                      Seconded by: Rob Sampson

THAT the Agenda of February 4, 2019 be approved as circulated, including any items added to the Agenda, Carried.

### ▪ Declaration of Pecuniary Interest and general nature thereof

NOTE: In accordance with the *Municipal Conflict of Interest Act* and the Town Procedural By-law 2018-20, Council Members must file a written statement of the interest and its general nature with the Clerk for inclusion on the Registry.

Councillor Sampson spoke noting that he received clarification from the Integrity Commissioner regarding a matter on the Agenda, and confirmed that he did not have an interest. Councillor Sampson confirmed that the correspondence from the Integrity Commissioner has been filed with the Clerk.

### ▪ Previous Minutes

- Moved by: Rob Sampson                      Seconded by: Rob Potter

THAT the Special Committee of the Whole minutes of January 16, 2019 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.4, B.9 and B.14 as listed:

- **B.9.1 Corporate Energy Conservation and Demand Management Plan, CSPW.19.014**
- **B.9.2 February 2019 Capital Project Status Report, CSPW.19.015**
- **B.14.1 Year End 2018 Building Services Statistics, PDS.19.20**

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: Peter Bordignon

Seconded by: Odette Bartnicki

THAT the Consent Agenda of February 4, 2019 be adopted as circulated, less any items requested for separate review and discussion, being Agenda items B.9.1 Corporate Energy Conservation and Demand Management Plan, CSPW.19.014, and B.9.2 February 2019 Capital Project Status Report, CSPW.19.015, Carried.

**B. Staff Reports, Deputations, Correspondence**

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**Finance, Administration, Enforcement and Fire Reports**

**To be chaired by Councillor Rob Sampson**

**B.1 Deputations, if any**

**B.1.1 Brock James and Emira Galeteanu, LGA Architectural Partners,  
Stephan Abram, Lighthouse Consulting  
Re: Blue Mountains Public Library Recommendations Report**

Stephen Abram, Lighthouse Consulting, presented recommendations for The Blue Mountains Public Library (“BMPL”). Mr. Abram noted the BMPL is operating well in a limited space. Mr. Abram noted the goal is to create all-ages experience using the experience of the library, museum and gallery, further commenting that the municipality is unique to have all three facilities available. Mr. Abram noted the plans under consideration include quiet areas, conversational areas, private study areas, group learning areas and technology focused areas. Mr. Abram noted the expansion supports the BMPL Strategic Plan and values, further recommending that the Craighleith Heritage Depot expansion occur first.

Brock James and Emira Galeteanu, LGA Architectural Partners, spoke regarding the Craighleith Heritage Depot (“CHD”). Ms. Galeteanu commented on the building’s location, being close to the bay with a view and in proximity to the Georgian Trail. Ms. Galeteanu noted the new building should not overpower the existing CHD building, further noting that the new building could be set lower on the hill to achieve a higher building profile, without overpowering the existing building. Ms. Galeteanu proposed a long, narrow building addition with landscaping to make use of the views and the Georgian Trail. Ms. Galeteanu advised it is difficult to renovate heritage buildings but the addition can be a flexible space, further noting efficiencies such as washroom facilities that can be achieved if the new building is attached to the existing building.

**B.1.2 David Finbow, Blue Mountains Short Term Accommodation Owners Association (BMSTA)**

**Re: Draft STA Licensing By-law and Staff Report FAF.19.018**

David Finbow spoke regarding the enforcement of illegal short term accommodation units and noted that 53 of 60 enforcement matters related to illegal short term accommodation units. Mr. Finbow noted that illegal short term accommodation units will impact local neighbourhoods and will marginalize legal short term accommodation units in The Blue Mountains. Mr. Finbow spoke regarding the responsible person and noted that all calls should be to the responsible person, further noting that this enforcement should be seamless. Mr. Finbow then spoke regarding the "Plus 4" occupant load model. Mr. Finbow noted that the Blue Mountain Short Term Accommodation Association has spent much time and money on this and that the association is happy with the by-law as written. Mr. Finbow thanked Council for the opportunity to speak.

Councillor Uram spoke questioning the difference between legal and illegal short term accommodation units and how the illegal units are identified and enforced. Rob Collins, Director of Enforcement Services spoke noting that identifying illegal short term accommodation units is a challenge, and noted how illegal units are located and enforcement steps. Mr. Finbow noted that Blue Mountain Short Term Accommodation Association has offered to assist to identify those units that are illegal, further noting that they are also requesting that a fine be implemented to those that rent illegally.

**B.2 Public Comment Period (each speaker is allotted three minutes)**

NOTE: In accordance with the Town Procedural By-law 2018-20 ten minutes is allotted to receive public comments regarding staff reports included on the Agenda. The speaker shall provide their name and address, and shall address their comments to the Chair. Comments shall not refer to personnel, litigation or potential litigation matters, or regarding matters that are a follow-up to a Public Meeting.

**B.2.1 Lucy Richmond**, 102 Fraser Crescent, spoke regarding Agenda items B.1.2, B.3.5 and B.5.1. Ms. Richmond congratulated Council for educating themselves on short term accommodation, noting that short term accommodations affect us all. Ms. Richmond noted that enforcement and penalties should be clear, and the occupant load of "plus two" or "plus four" should also be clear. Ms. Richmond suggested compulsory arbitration for the parties to come to a solution.

**B.2.2 Olga Herman**, 316855 3<sup>rd</sup> Line, spoke regarding Agenda item B.1.1 and noted that she is a volunteer at the library. Ms. Herman noted that she is a three year resident of The Blue Mountains and is a part of the writers group and an adult educator. Ms. Herman noted that the library needs space for people to come together, further noting that the Craighleith Heritage Depot needs additional space. Ms. Herman noted that maintaining the visual appearance of the Depot as a train station is important. Ms. Herman noted that she made new friends when visiting the Depot.

**B.2.3 Janice Burton**, Brooker Boulevard, spoke regarding short term accommodation, and noted that the responsible person, demerit points and long grass complaints are not the same. Ms. Burton noted that noise is contentious and noted that many short term accommodation units are used for events. Ms. Burton noted that the grandfathered units are an issue for the neighbours. Ms. Burton noted that absenteeism owners are paying a service to ensure that the neighbours are not disrupted. Ms. Burton noted that the occupancy loads should be reduced and patrols should be increased. Ms. Burton noted that if residents do not feel safe, they will not call the responsible person, they will call the OPP like all other residents. Ms. Burton noted that residents realized a reduced number of complaints when the short term accommodation licensing program came into effect, and questioned why Council is considering a higher occupancy.

### **B.3 Staff Reports**

#### **B.3.1 The Blue Mountains Public Library Feasibility Study & Space Plan, with Costing Summary**

Moved by: Odette Bartnicki

Seconded by: Rob Potter

THAT the Town of The Blue Mountains Council receive as information the report entitled, "The Blue Mountains Public Library Feasibility Study & Space Plan, with Costing Summary", Carried.

#### **B.3.2 The Blue Mountains Public Library Board Building Project Recommendation**

Moved by: Odette Bartnicki

Seconded by: Rob Potter

THAT the Town of The Blue Mountains Council receive as information the report entitled, "The Blue Mountains Public Library Board Building Project Recommendation", Carried.

#### **B.3.3 The Blue Mountains Public Library 2<sup>nd</sup> Floor Daycare as Option**

Moved by: Jim Uram

Seconded by: Peter Bordignon

THAT the Town of The Blue Mountains Council receive as information the report entitled, "The Blue Mountains Public Library 2<sup>nd</sup> Floor Daycare as Option", Carried.

#### **B.3.4 Fire & Enforcement Services – Council Orientation**

##### **(a) Re: Fire Department – presented by Rob Collins, Director of Fire and Enforcement Services**

Director of Fire and Enforcement Services Rob Collins provided an overview of the Fire Department

##### **(b) Re: Emergency Management – presented by Steve Conn, Deputy Chief / CEMC**

Steve Conn, Deputy Chief / CEMC provided an overview of Emergency Management in The Blue Mountains.

##### **(c) Re: By-law Services – presented by Wayne DeWitt, Supervisor, By-law Enforcement Services/Municipal Prosecutor**

Wayne DeWitt, Municipal Prosecutor and Supervisor of By-law Enforcement provided an overview of the By-law Enforcement Services.

### **B.3.5 Draft STA Licensing By-law, FAF.19.018**

Moved by: Jim Uram

Seconded by: Rob Potter

THAT Council receive Staff Report FAF.19.018, entitled "Draft STA Licensing By-law", Carried.

Moved by: Alar Soever

Seconded by: Andrea Matrosovs

THAT with respect to Staff Report FAF.19.018, entitled "Draft STA Licensing By-law", Council direct staff to provide a report for Council consideration, that includes:

- Responsible person, and process for noise complaints
- Occupancy, consider previous Council direction
- Identification, advertising and enforcement of illegal Short Term Accommodation Units
- Administrative Penalties for illegal Short Term Accommodation units

AND THAT Councillor Peter Bordignon be appointed as the Council representative to work with staff and the community to bring the report back to Council, Carried.

### **B.3.6 Draft Property Standards By-law, FAF.19.019**

Moved by: Odette Bartnicki

Seconded by: Rob Potter

THAT Council defers staff report FAF.19.018, entitled "Draft STA Licensing By-law" and Staff Report FAF.19.019, entitled "Draft Property Standards By-law" to a future Committee of the Whole Meeting, Carried.

### **B.3.7 Dominion Voting Systems Corporation – Negotiation of Election Services Fee following Service Disruption on Election Day, October 22, 2018, FAF.19.-14**

Moved by: Odette Bartnicki

Seconded by: Andrea Matrosovs

THAT Council receive Staff Report FAF.19.014, entitled "Dominion Voting Systems Corporation -Negotiation of Election Services Fee following Service Disruption on Election Day, October 22, 2018";

AND THAT Council provide direction to staff to communicate with Dominion Voting Systems Corporation to send payment for 50% of the total contract to Dominion Voting Systems for the 2018 Municipal and School Board Election, Carried.

### **B.4 Finance, Administration, Enforcement and Fire "Information Reports" and correspondence to be considered in the adoption of the Consent Agenda**

None

### **B.5 Correspondence, if any**

#### **B.5.1 Terry Kellar, Blue Mountain Ratepayers Association STA Committee Re: Comments on FAF.19.018 regarding Draft STA Licensing By-law**

Moved by: Rob Potter

Seconded by: Alar Soever

THAT Council receive correspondence from Terry Kellar, Blue Mountain Ratepayers Association, Short Term Accommodation Committee, regarding comments on Staff Report FAF.19.018 Re: Draft STA Licensing By-law, Carried.

**Community Services and Infrastructure & Public Works Reports**  
**To be chaired by Councillor Rob Potter**

**B.6 Deputations, if any**

None

**B.7 Public Comment Period (each speaker is allotted three minutes)**

NOTE: In accordance with the Town Procedural By-law 2018-20 ten minutes is allotted to receive public comments regarding staff reports included on the Agenda. The speaker shall provide their name and address, and shall address their comments to the Chair. Comments shall not refer to personnel, litigation or potential litigation matters, or regarding matters that are a follow-up to a Public Meeting.

None

**B.8 Staff Reports**

**B.8.1 Declaration of Town Land Surplus – Block 29, Plan 16M-14, High Bluff Lane, CSPW.19.003**

Moved by: Jim Uram

Seconded by: Andrea Matrosovs

THAT Council receive Staff Report CSPW.19.003, entitled “Declaration of Town Land Surplus – Block 29 Plan 16M-14, High Bluff Lane”;

AND THAT Council declare Block 29, Plan 16M-14 surplus to the needs of the Corporation;

AND THAT Council directs Staff to obtain an appraisal of said land;

AND THAT Council directs Staff to give notice to the public of the proposed sale of land as per the Corporate Policy POL.COR.07.02 “Sale and Disposition of Land”, Carried.

**B.8.2 Albert Street Road – Stop and Close Public Process, CSPW.19.017**

Moved by: Odette Bartnicki

Seconded by: Jim Uram

THAT Council receive Staff Report CSPW.19.017, entitled “Albert Street Road – Stop and Close Public Process”;

AND THAT Council direct Staff to initiate a public process to consider the stop-up and close of Albert Street between the previous King Street road allowance and the Georgian Trail shown as Parts 4, 5 and 6 on Registered Plan 16R-10914, Carried.

**B.8.3 Grey Road 19 and Grey Road 21 – Notice of Study Completion, CSPW.19.022**

Moved by: Odette Bartnicki

Seconded by: Peter Bordignon

THAT Council receive Staff Report CSPW.19.022 entitled “Grey Road 19 and Grey Road 21 – Notice of Study Completion” for their information, Carried.

**B.9 Community Services and Infrastructure & Public Works Reports “Information Reports” and correspondence to be considered in the adoption of the Consent Agenda:**

**B.9.1 Corporate Energy Conservation and Demand Management Plan, CSPW.19.014**

Moved by: Rob Sampson

Seconded by: Alar Soever

THAT Council receive Staff Report CSPW.19.014, entitled “Corporate Energy Conservation and Demand Management Plan” for their information, Carried.

**B.9.2 February 2019 Capital Project Status Report, CSPW.19.015**

Moved by: Rob Sampson

Seconded by: Odette Bartnicki

THAT Council receive Staff Report CSPW.19.015, entitled “February 2019 Capital Project Status Report” for their information, Carried.

**B.10 Correspondence, if any**

None

**Planning & Development Services Reports**

**To be chaired by Councillor Jim Uram**

**B.11 Deputations, if any**

**B.11.1 Deputation – Paula Hope on behalf of the Stop Esso Station Group**

**Re: Stop Esso Station at Elma and Arthur Street, Presentation of the Petition of 500+ Names**

Paula Hope and Eric Neuman spoke on behalf of the “Stop Esso Station Group” noting they represent a group of concerned residents of Thornbury regarding the location of the Esso Station at the corner of Elma and Arthur Streets. Ms. Hope noted that their issue is the location of the gas station, further noting that they want a safe access to the beach and expressed concern that Thornbury is losing its small- town character. Ms. Hope noted that with the addition of this gas station, that Thornbury will have three gas stations on the same side of the street.

Ms. Hope noted that they are also concerned with the environmental issues linked to a gas station, light pollution, proximity to the downtown core, traffic, tanker trucks accessing the site, health risks and neighbouring property values.

Ms. Hope asked how this could be approved and questioned if Thornbury needs three gas stations. Ms. Hope noted that she has a petition of over 500 names of those that are opposing the Esso gas station.

Ms. Hope noted that she is aware that this Council did not approve the Esso Station, but asked that this Council stop it.

Moved by: Odette Bartnicki

Seconded by: Rob Potter

THAT Council acknowledge receipt of the deputation of Paula Hope, on behalf of the “Stop Esso Station Group”, regarding “Stop Esso Station at Elma and Arthur Street, Presentation of the Petition of 500+ names”;

AND THAT Council direct staff to provide a report identifying the process at the Town and County levels, including the stages at which the public can provide input on final planning approvals, Carried.

**B.12 Public Comment Period (each speaker is allotted three minutes)**

NOTE: In accordance with the Town Procedural By-law 2018-20 ten minutes is allotted to receive public comments regarding staff reports included on the Agenda. The speaker shall provide their name and address, and shall address their comments to the Chair. Comments shall not refer to personnel, litigation or potential litigation matters, or regarding matters that are a follow-up to a Public Meeting. Each speaker is allotted three minutes.

**B.12.1 Lucy Richmond**, 102 Fraser Crescent, spoke regarding agenda item B.13.5 noting that Council must be thoroughly aware of the matters, further noting that there are currently five appeals to the zoning by-law submitted to LPAT. Ms. Richmond noted that the zoning by-law needs to be sustainable.

**B.13 Staff Reports**

**B.13.1 2019 Sponsorship-Annual Meeting and Training Sessions (AMTS), PDS.19.10**

Moved by: Rob Potter

Seconded by: Odette Bartnicki

THAT Council receive Staff Report PDS.19.10, entitled “2019 Sponsorship-Annual Meeting and Training Sessions (AMTS)”;

AND THAT Council authorize the Town’s Sponsorship of the Ontario Building Officials Association 63<sup>rd</sup> Annual Meeting and Training Sessions as outlined in Staff Report PDS.19.10

Amendment to the Main Motion:

Moved by: Andrea Matrosovs

Seconded by: Rob Sampson

AND THAT the Town of The Blue Mountains request that Grey County contribute matching funds to sponsor the Ontario Building Officials Association 63<sup>rd</sup> Annual Meeting and Training Sessions, Carried.

Council then voted on the Main Motion, as Amended:

Moved by: Rob Potter

Seconded by: Odette Bartnicki

THAT Council receive Staff Report PDS.19.10, entitled “2019 Sponsorship-Annual Meeting and Training Sessions (AMTS)”;

AND THAT Council authorize the Town’s Sponsorship of the Ontario Building Officials Association 63<sup>rd</sup> Annual Meeting and Training Sessions as outlined in Staff Report PDS.19.10;

AND THAT the Town of The Blue Mountains request that Grey County contribute matching funds to sponsor the Ontario Building Officials Association 63<sup>rd</sup> Annual Meeting and Training Sessions, Carried.

**B.13.2 Street Names – Clarksbury, PDS.19.18**

Moved by: Rob Potter

Seconded by: Andrea Matrosovs

THAT Council receive Staff Report PDS.19.18, entitled “Street Names - Clarksbury”;

AND THAT Council reserve the following Street names in accordance with the Town’s Street Naming Policy (Appendix “A”) for the Clarksbury Site Plan.

Street A: TEKIAH ROAD

Street B: GOLDIE COURT, Carried.



**B.13.3 Street Names – Cottages at Lora Bay, PDS.19.19**

Moved by: Peter Bordignon

Seconded by: Odette Bartnicki

THAT Council receive Staff Report PDS.19.19, entitled “Street Names – Cottages at Lora Bay”;

AND THAT Council reserve the following Street names in accordance with the Town’s Street Naming Policy (Appendix “A”) for the Cottages at Lora Bay Site Plan.

Street A: COMMODORES WALK

Street B: CLIPPERS LANE

Street C: SCHOONERS LANE

Street D: ADMIRALS TRAIL

Street E: SPINNAKERS LANE, Carried

**B.13.4 Follow Up on Draft Procedural By-law for Committee of Adjustment, PDS.19.13**

Moved by: Rob Potter

Seconded by: Andrea Matrosovs

THAT Council receive Staff Report PDS.19.13, entitled “Follow Up on Draft Procedural By-law for Committee of Adjustment”;

AND THAT Council direct staff to proceed with a Procedural By-law for the Committee of Adjustment, Carried.

**B.13.5 Comprehensive Zoning By-law 2018-65 Appeals Update, PDS.19.11**

Moved by: Peter Bordignon

Seconded by: Odette Bartnicki

THAT Council receive Staff Report PDS.19.11, entitled “Comprehensive Zoning By-law 2018-65 Appeals Update”;

AND THAT Council direct staff to contact the Local Planning Appeal Tribunal’s (LPAT) Case Coordinator and raise the prospect of having the LPAT order that the Comprehensive Zoning By-law 2018-65 be deemed to have come into full force and effect, save and except for the properties which are the subject of the appeals.

AND THAT Council direct staff to explore possible mediation and/or settlement opportunities between the Town and Appellants through the Local Planning Appeals Tribunal (LPAT) process, Carried.

**B.14 Planning & Development Services Information Reports and correspondence to be considered in the adoption of the Consent Agenda:**

**B.14.1 Year End 2018 Building Services Statistics, PDS.19.20**

THAT Council receive Staff Report PDS.19.20, entitled “Year End 2018 Building Services Statistics” for information purposes, Carried.

**B.15 Correspondence, if any**

**B.15.1 Dr. Ian Arra, Acting Medical Officer of Health  
Re: Grey Bruce Health Unit Approach to Cannabis**

Moved by: Peter Bordignon                      Seconded by: Andrea Matrosovs

THAT Council receive the Grey Bruce Health Unit correspondence dated January 21, 2019 regarding “The Grey Bruce Health Unit Approach to Cannabis” for information, Carried.

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

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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**

None

**C.2 Deputation**

None

**D. New and Unfinished Business**

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

None

**D.2 Additions to the Agenda**

None

**E. Notice of Meeting Dates**

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Special Meeting of Council, February 5, 2019, 1:00 p.m.  
Town Hall, Council Chambers

Special Committee of the Whole Meeting, February 7, 2019, 8:45 a.m.  
Town Hall, Council Chambers

Special Committee of the Whole Meeting, February 8, 2019, 8:45 a.m.  
Town Hall, Council Chambers

Special Committee of the Whole Meeting, February 11, 2019, 8:45 a.m.  
Town Hall, Council Chambers

Special Committee of the Whole Meeting, February 12, 2019, 8:45 a.m.  
Town Hall, Council Chambers

Council Meeting, February 20, 2019  
Town Hall, Council Chambers

Committee of the Whole Meeting, February 25, 2019  
Town Hall, Council Chambers

## **F. Adjournment**

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Moved by: Peter Bordignon

Seconded by: Rob Potter

THAT this Committee of the Whole does now adjourn at 7:05 p.m. to meet again, February 25, 2019, Town Hall, Council Chambers, or at the call of the Chair, Carried.

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Alar Soever, Mayor

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Corrina Giles, Town Clerk