



Minutes

The Blue Mountains, Special Committee of the Whole Meeting

Meeting Date: February 27, 2019
Meeting Time: 10:00 a.m.
Location: Town Hall, Council Chambers
32 Mill Street, Thornbury, ON
Prepared by Corrina Giles, Town Clerk

A. Call to Order

Mayor Alar Soever called the meeting to order with all members in attendance. Deputy Mayor Bartnicki vacated the meeting at 1:40 pm due to illness.

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 Planning and Development Services Nathan Westendorp, Director of Human Resources Jenn Moreau, Acting Director of Community Services Ryan Gibbons, Compliance and Efficiency Coordinator Meg Boyd, Tax Collector Kris Couture, Communications and Economic Development Coordinator Tim Hendry, Manager of Water and Wastewater Services Allison Kershaw, Senior Policy Planner Shawn Postma, Planner I Travis Sandberg, GIS/Planning Technician Aaron Roininen, Water Supervisor Scott Hill and Manager of Development Engineering Brian Worsley.

Committee then paused for a Moment of Reflection.

▪ Approval of Agenda

Moved by: Odette Bartnicki

Seconded by: Andrea Matrosovs

THAT the Agenda of February 27, 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 Rob Potter declared a pecuniary interest regarding Item B.3.2 Consent #B09-2018 and Zoning By-law Amendment (143 Marsh Street), PDS.19.26 and did not participate in discussion or voting.

Councillor Rob Sampson declared a pecuniary interest regarding Item B.3.3 Windfall – The Shed Amenity Building – Removal of Holding ‘-h’ Symbol, PDS.19.16, Item B.3.4 Windfall Phase 3 – Application for Part Lot Control By-law, PDS.19.27 and Item B.4.2 Public Meeting Information Report – Windfall Phase 4-5-6 Application for Subdivision Revision and Zoning By-law Amendment, PDS.19.24 and did not participate in discussion or voting.

Deputy Mayor Odette Bartnicki declared a pecuniary interest regarding Item B.11.1
Deputation: Kenneth S. Hale, Lora Bay Corporation c/o Dunn Capital Corporation
Re: Lora Bay request to lower the posted speeds to 30 km/hr throughout the area and did not participate in discussion or voting.

Mayor Alar Soever declared a pecuniary interest regarding Item B.15.1 Lloyd Luckock, President, The Blue Mountains Curling Centre (BMCC) Re: Request Council accept late payment of contracted fees and to reduce the operating hours allocated to The Blue Mountains Curling Centre and did not participate in discussion or voting.

Deputy Mayor Bartnicki declared a pecuniary interest regarding Item B.15.1 Lloyd Luckock, President, The Blue Mountains Curling Centre (BMCC) Re: Request Council accept late payment of contracted fees and to reduce the operating hours allocated to The Blue Mountains Curling Centre and did not participate in discussion or voting.

▪ **Previous Minutes**

Moved by: Peter Bordignon

Seconded by: Jim Uram

THAT the Special Committee of the Whole minutes of February 7, 2019, February 8, 2019, and February 11, 2019, and the Committee of the Whole minutes of January 14, 2019 and February 4, 2019 be adopted as circulated, including any revisions to be made, Carried.

▪ **Adoption of Consent Agenda**

All Consent Agenda items listed below were pulled from the Agenda for discussion.

- **B.4.1 Street Naming Policy Update, PDS.19.25**
- **B.4.2 Public Meeting Information Report – Windfall Phase 4-5-6 Application for Subdivision Revision and Zoning By-law Amendment, PDS.19.24**
- **B.9.1 2018 Tax Update Report, FAF.19.024**
- **B.9.2 Review of Delegation by Council of Powers and Duties, FAF.19.023**
- **B.14.1 ROMA Delegations Summary, CSPW.19.025**

B. Staff Reports, Deputations, Correspondence

Planning & Development Services Reports

To be chaired by Councillor Jim Uram

B.1 Deputations, if any

B.1.1 Derek Cartlidge, CFO, Thornbury Village Craft Cider & Beer

Re: Thornbury Village Craft Cider & Beer Expansion

Derek Cartlidge of the Thornbury Village Craft Cider & Beer (“TVCCB”) spoke, noting the numerous building improvements and the addition of a retail space that has attracted many visitors to the building. Derek noted the TVCCB utilizes the local talent and workforce and supports the restaurants in The Blue Mountains.

Mark Krech spoke regarding the TVCCB expansion, noting the best option is to expand with a building addition out the west side of the property including an elevator. Mark reviewed the proposed elevations and operational layouts and spoke to the timing and next steps. Mark advised that site plan approvals are needed, hopefully by May 2019 in order to break ground in June 2019. Mark noted their current lease in Nobleton is up at the end of 2019 which makes the expansion timeline important.

Councillor Sampson questioned whether the timeline is feasible in staff's opinion. Director of Planning and Development Services Nathan Westendorp confirmed that Planning staff, Economic Development staff and Infrastructure and Public Works staff have met with Colio representatives and noted the timelines are tight, which means efficiency throughout the site plan approval process is important. Nathan advised there needs to be a review of the downtown area designation as the property is currently zoned Industrial and noted the primary element includes community engagement.

Councillor Bordignon questioned whether additional parking needs to be considered for the proposed expansion; Nathan confirmed the pre-consultation process will involve a review of the parking.

Councillor Matrosovs requested detail on where the hops are sourced for beer production; Mark commented that the mainstay lagers are made from hops sourced from the prairies with some hops sources directly from Germany. Mark noted that many of the innovation brands are developed using locally sourced hops.

Nathan clarified that the property to the immediate north of TVCCB is privately owned, followed by a municipally owned corridor and then residential property on the south side of Huron Street.

Councillor Uram thanked Derek and Mark for their presentation.

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. Each speaker is allotted three minutes.

B.2.1 Lucy Richmond, 102 Fraser Crescent

Councillor Rob Sampson vacated the Council Chamber having earlier declared a pecuniary interest regarding Agenda item B.3.3, B.3.4 and B.4.2.

Lucy Richmond, 102 Fraser Crescent spoke regarding Trails and Road Concept Plan, which shows trail networks and cycle paths planned for land that Lucy hopes to have protected in Craighleith. The Trails and Road Concept Plan represents a foundation that Council needs to consider when approving developments.

B.2.2 Joe Halos, Lot 14, Concession 12

Joe Halos, Lot 14, Concession 12, spoke regarding Thornbury Cidery proposed expansion, thanking the business for expanding and growing in Thornbury. Joe suggested that the Thornbury BIA look at extending the sidewalk and lights to the Cidery to assist in walkability, noting that perhaps Development Charges could be applied to this expense as well. Joe noted that the expansion of the sidewalk and lamp post system would greatly improve the beautification of the east side of Thornbury.

B.3.1 Bed and Breakfast Establishments – Options Report, PDS.19.23

Moved by: Alar Soever

Seconded by: Rob Potter

THAT Council receive Staff Report PDS.19.23 entitled “Bed and Breakfast Establishments – Options Report”;

AND THAT Council direct staff to implement Approach #1, being Status Quo, as detailed in Staff Report PDS.19.23, together with application refinements as recommended by the Director of Planning, including requirements for:

- i) annual confirmation of principal residence
- ii) site plan requirement for annual confirmation of Bed and Breakfast operations

AND THAT Staff be directed to provide a report on the next steps regarding all short term accommodation rentals following the upcoming short term accommodation workshop and Community Planning Permit Presentation, Carried.

B.3.2 Consent #B09-2018 and Zoning By-law Amendment (143 Marsh Street), PDS.19.26

Councillor Rob Potter vacated the Council Chamber having earlier declared a pecuniary interest regarding Agenda item B.3.2.

Moved by: Peter Bordignon

Seconded by: Odette Bartnicki

THAT Council receive Staff Report PDS.19.26, entitled “Consent #B09-2018 and Zoning By-law Amendment”;

AND THAT Council GRANT Provisional Consent to Application No. B09-2018, subject to the conditions in Attachment #1 – Draft Consent Decisions of Staff Report PDS.19.26;

AND THAT Council enact a Zoning By-law Amendment to re-zone lands from the General Rural (A1) and Hazard (H) zone to the Development (D) and Hazard (H) zone, in accordance with Attachment #2 - Draft By-law of Staff Report PDS.19.26, Carried.

B.3.3 Windfall – The Shed Amenity Building – Removal of Holding ‘-h’ Symbol, PDS.19.16

Councillor Rob Sampson vacated the Council Chamber having earlier declared a pecuniary interest regarding Agenda item B.3.3.

Moved by: Peter Bordignon

Seconded by: Rob Potter

THAT Council receive Staff Report PDS.19.16, entitled “Windfall – The Shed Amenity Building – Removal of Holding ‘-h’ Symbol”;

AND THAT Council enact a Zoning By-law to remove the Holding ‘-h’ Symbol in its entirety from By-law 2011-57 on Block 56 Registered Plan 16M-56, Carried.

B.3.4 Windfall Phase 3 – Application for Part Lot Control By-law, PDS.19.27

Councillor Rob Sampson vacated the Council Chamber having earlier declared a pecuniary interest regarding Agenda item B.3.4.

Moved by: Rob Potter

Seconded by: Alar Soever

THAT Council receive Staff Report PDS.19.27, entitled “Windfall Phase 3, Application for Part Lot Control”;

AND THAT Council enact a By-law so as to remove Lots 18, 25, 26, 27, 28, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, and 41, Registered Plan 16M-64 from Part-Lot Control for a temporary period of two (2) years, Carried.

B.4 Planning & Development Services Information Reports and correspondence to be considered in the adoption of the Consent Agenda:

B.4.1 Street Naming Policy Update, PDS.19.25

Moved by: Odette Bartnicki

Seconded by: Rob Potter

THAT Council receive Staff Report PDS.19.25, entitled “Street Naming Policy Update”;

AND THAT Council approve the proposed revisions to the current Street Naming Policy originally adopted March 2, 2009, with the following revision to paragraph 7d), as follows:

7d) Two Word Street Names

Preference will be given to one word street names

Carried.

B.4.2 Public Meeting Information Report – Windfall Phase 4-5-6 Application for Subdivision Revision and Zoning By-law Amendment, PDS.19.24

Councillor Rob Sampson vacated the Council Chamber having earlier declared a pecuniary interest regarding Agenda item B.4.2.

Moved by: Alar Soever

Seconded by: Odette Bartnicki

THAT Council receive Staff Report PDS.19.24, entitled “Public Meeting Information Report – Windfall Phase 4-5-6 Application for Subdivision Revision and Zoning By-law Amendment” for information purposes, Carried.

B.5 Correspondence, if any

None

**Finance, Administration, Enforcement and Fire Reports
To be chaired by Councillor Rob Sampson**

B.6 Deputations, if any

B.6.1 Deputation: Anthony Fleming, Account Manager, Municipal Property Assessment Corporation (MPAC)

Anthony Fleming, Account Manager for Municipal Property Assessment Corporation ("MPAC") spoke regarding property assessment and introduced Rebecca Webb, Regional Account Manager for MPAC. Anthony noted assessment runs on a four year cycle. MPAC's Service Level Agreement defines standards in key service areas and outlines roles and responsibilities on both parties and allows opportunities for collaboration between MPAC and municipalities. Anthony provided an overview of current value, its meaning and approaches to value including direct comparison approach, income approach and cost approach. Anthony spoke regarding valuing residential properties, noting ongoing market reviews are conducted to ensure assessment is as accurate as possible.

Anthony noted that January 1, 2019 is the assessment date as set by the Province of Ontario.

Councillor Matrosovs rejoined the meeting at 1:25 p.m.

Deputy Mayor Bartnicki vacated the meeting at 1:40 p.m.

Rebecca spoke regarding The Blue Mountains as it relates to Grey County's assessment base, noting The Blue Mountains accounts for 26% of the overall Grey County assessment base. Rebecca noted that when supplementary and omitted assessment is included, The Blue Mountains accounted for 31% of the County's task base in 2017. This indicates The Blue Mountains is growing faster than other lower tier municipalities based on the current trends.

Councillor Sampson thanked Anthony and Rebecca for their presentation.

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 Tax Billing and Collection Policy Report, FAF.19.025

Moved by: Jim Uram

Seconded by: Rob Potter

THAT Council receive Staff Report FAF.19.025 entitled "Tax Billing and Collection Policy Report";

AND THAT Council repeal Policy POL.COR.13.20 entitled "Tax Billing and Collection Policy" enacted May 27, 2013;

AND THAT Council enact a new "Tax Billing and Collection Policy", POL.COR.19.**,
Carried.

B.8.2 Support of Service Ontario Location, FAF.19.028

Moved by: Jim Uram

Seconded by: Rob Potter

THAT Council receive Staff Report FAF.19.028, entitled "Support for Service Ontario Location";

AND THAT Council directs staff to submit a letter of interest to the Ministry of Government and Consumer Service identifying and demonstrating the community need for a Service Ontario location within the Town of The Blue Mountains;

AND THAT Council asks the Ministry of Government and Consumer Services to consider either a physical Service Ontario location or a hybrid Service Ontario model within the Town of The Blue Mountains during the 2019 Facility Location Assessment, Carried.

B.8.3 North American Occupational Safety and Health (NAOSH) Week Proclamation Request (verbal)

Moved by: Andrea Matrosovs

Seconded by: Peter Bordignon

THAT Council of the Town of The Blue Mountains does hereby acknowledge the important role and contribution of Occupational Health and Safety in Ontario and the importance of proper health and safety practices in the workplace, as well as the celebration of the week of May 5 – 11, 2019, as North American Occupational Safety and Health (NAOSH) Week,

AND THAT Council shall fly the NAOSH flag in support of NAOSH week, Carried.

B.9 Finance, Administration, Enforcement and Fire "Information Reports" and correspondence to be considered in the adoption of the Consent Agenda

B.9.1 2018 Tax Update Report, FAF.19.024

Moved by: Alar Soever

Seconded by: Rob Potter

THAT Council receive Staff Report FAF.19.024 entitled "2018 Tax Update Report" for information purposes, Carried.

B.9.2 Review of Delegation by Council of Powers and Duties, FAF.19.023

Moved by: Alar Soever

Seconded by: Andrea Matrosovs

THAT Council receive Staff Report FAF.19.23, entitled "Review of Delegation by Council of Powers and Duties";

AND THAT Council direct staff to provide a followup report on delegated authority, including a decision tree for each delegated authority, where appropriate, Carried.

B.10 Correspondence, if any

None

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

B.11 Deputations, if any

**B.11.1 Deputation: Kenneth S. Hale, Lora Bay Corporation c/o Dunn Capital Corporation
Re: Lora Bay request to lower the posted speeds to 30 km/hr throughout the area**

Deputy Mayor Bartnicki vacated the Council Chamber at 1:40 p.m. and earlier declared a pecuniary interest regarding Agenda item B.11.1.

Ken Hale on behalf of the Lora Bay Corporation, requested Council to reduce the speed limit in Lora Bay from 50 km/hr to 30 km/hr. Ken noted the reduction in speed limit would contribute to resident safety, neighbourhood conformance and resident requests. Ken noted that the Crozier & Associates Report in the deputation material also supports a reduction in speed limits. Manager of Development Engineering Brian Worsley noted that sidewalks will be installed in the development in accordance with approved plans, further noting that Development staff support a reduction in speeds to 40 km/hr, noting the installation of sidewalks provide pedestrian separation. Interim Chief Administrative Officer Shawn Everitt commented the request should be directed to the Transportation Committee for consideration and recommendation.

Moved by: Peter Bordignon

Seconded by: Rob Sampson

THAT Council acknowledge receipt of the deputation of Kenneth Hale, Vice-President of Land Development and Acquisitions, Dunn Capp Corporation, requesting Council reduce the speed limit from 50 km to 30 km in Lora Bay;

AND THAT Council direct staff to provide a report directly to the March 11, 2019 Council meeting in response to Mr. Hale's request for a speed reduction on West Ridge Drive in Lora Bay, Carried.

**B.11.2 Presentation: Meg Boyd, Compliance & Efficiency Coordinator
Re: Overview of Drinking Water Quality Management Standard (DWQMS)**

Compliance and Efficiency Coordinator Meg Boyd provided an overview of the Drinking Water Quality Management Standard ("DWQMS").

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

None

B.13 Staff Reports

B.13.1 Water Section Operations Update – September to December 2018, CSPW.19.008

Moved by: Peter Bordignon

Seconded by: Rob Sampson

THAT Council receive Staff Report CSPW.19.008, entitled "Water Section Operations Update – September to December 2018" for their information, Carried.

B.13.2 2018 Water Summary Report, CSPW.19.009

Moved by: Rob Sampson

Seconded by: Jim Uram

THAT Council receive Staff Report CSPW.19.009, entitled "2018 Water Summary Report" for their information, Carried.

B.13.3 Councillor Standard of Care for Drinking Water Systems, CSPW.19.019

Moved by: Rob Sampson

Seconded by: Jim Uram

THAT Council receive Staff Report CSPW.19.019, entitled "Councillor Standard of Care for Drinking Water Systems" for their information, Carried.

B.13.4 Canadian Health Measures Survey Agreement, CSPW.19.027

Moved by: Andrea Matrosovs

Seconded by: Jim Uram

THAT Council receive Staff Report CSPW.19.027, entitled "Canadian Health Measures Survey Agreement";

AND THAT Council authorize the Mayor and Clerk to execute the Agreement between Statistics Canada and The Corporation of the Town of The Blue Mountains as found in Attachment 1, Carried.

B.14 Community Services and Infrastructure & Public Works Reports "Information Reports" and correspondence to be considered in the adoption of the Consent Agenda:

B.14.1 ROMA Delegations Summary, CSPW.19.025

Moved by: Peter Bordignon

Seconded by: Andrea Matrosovs

THAT Council receive Staff Report CSPW.19.025, entitled "ROMA Delegations Summary" for their information, Carried.

B.15 Correspondence, if any

E. Notice of Meeting Dates

Council Meeting, March 11, 2019
Town Hall, Council Chambers

Committee of the Whole Meeting, March 18, 2019
Town Hall, Council Chambers

F. Adjournment

Moved by: Andrea Matrosovs

Seconded by: Rob Potter

THAT this Committee of the Whole does now adjourn at 3:35p.m. to meet again, March 18, 2019, Town Hall, Council Chambers, or at the call of the Chair, Carried.

Alar Soever, Mayor

Corrina Giles, Town Clerk