



Agenda

The Blue Mountains, Special Committee of the Whole Meeting

Meeting Date: May 6, 2019
Meeting Time: 9:00 a.m.
Location: Town Hall, Council Chambers
32 Mill Street, Thornbury, ON
Prepared by Corrina Giles, Town Clerk

A. Call to Order

- **Moment of Reflection**
- **Approval of Agenda**

Recommended (Move, second)

THAT the Agenda of May 6, 2019 be approved as circulated, including any items added to the Agenda.

- **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

- **Previous Minutes**

None

- **Adoption of Consent Agenda**

With the adoption of the Consent Agenda, all Recommendations found within the staff reports at Agenda items B.4 as listed:

- **B.4.1 Quarterly Building Permit Activity – 1st Quarter 2019, PDS.19.50**

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.

Recommended (Move, second)

THAT the Consent Agenda of May 6, 2019 be adopted as circulated, less any items requested for separate review and discussion.

B. Staff Reports, Deputations, Correspondence

Planning & Development Services Reports

To be chaired by Councillor Jim Uram

B.1 Deputations, if any

B.1.1 Deputation: Rick Offord and Steven Schofield, Thornbury-Clarksburg Rotary Club Re: Request Tent Permit – Annual Fee Exemption

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.3 Staff Reports

B.3.1 Tree Protection Options and Next Steps Update, PDS.19.44

Recommended (Move, second)

THAT Council receive Staff Report PDS.19.44, entitled “Tree Protection Options and Next Steps Report”;

AND THAT Council direct staff to provide notice to the public regarding the proposed amendments to the current Municipal Tree Preservation By-law No. 2010-68, in order to extend the scope of the existing By-law to include trees on private lands in order to provide interim regulations for the injury or destruction of trees within the Municipality;

AND THAT Council provide direction to Staff with respect to the preferred long-term approach to tree preservation and enhancement in Municipality, through selection of Approach 1, 2, or 3, of this report and further direct Staff to prepare a follow-up report detailing the project plan to pursue the preferred long-term approach, including public consultation and stakeholder meetings.

B.3.2 Recommendation Report – Proposed Zoning By-law Amendment-Bed and Breakfast (116 Campbell Crescent), PDS.19.22

Recommended (Move, second)

THAT Council receive Staff Report PDS.19.22, entitled “Recommendation Report - Proposed Zoning By-law Amendment- Bed and Breakfast (116 Campbell Crescent)”; AND

THAT Council enact a Zoning By-law Amendment to include a Bed and Breakfast Establishment up to three (3) guest rooms as an additional permitted accessory use for the subject lands.

B.3.3 Development ‘D’ Zone – Overview and Options Report, PDS.19.39

Recommended (Move, second)

THAT Council receive Staff Report PDS.19.39, entitled “Development ‘D’ Zone - Overview and Options Report”;

AND THAT Council direct Staff to develop draft zone provisions for the Blue Mountains Zoning By-law 2018-65 based on Option ____.

B.3.4 Town of The Blue Mountains Official Plan Appeals Update, PDS.19.51

Recommended (Move, second)

THAT Council receive Staff Report PDS.19.51, entitled “Town of The Blue Mountains Official Plan Appeals Update”;

AND THAT Council authorize the Mayor and Clerk to enter into Minutes of Settlement with the County of Grey and MacPherson / Home Farm substantially in the form identified as Attachment #1 to Staff Report PDS.19.51;

AND THAT Council request that the Local Planning Appeal Tribunal (LPAT) modify the policies of the Town of The Blue Mountains Official Plan to add a site specific policy applicable to the MacPherson / Home Farm lands and conclude the final appeal to the Town of The Blue Mountains Official Plan.

B.3.5 Comprehensive Zoning By-law Housekeeping Changes, PDS.19.54

Recommended (Move, second)

THAT Council receive Staff Report PDS.19.54, entitled “Comprehensive Zoning By-law Housekeeping Changes”;

AND THAT Council authorize Staff to schedule a Public Meeting to consider a Zoning By-law Amendment to correct a number of housekeeping items contained in the new Comprehensive Zoning By-law 2018-65.

B.3.6 Windfall Mountain House Phase 2 – Removal of Holding ‘-h’ Symbol, PDS.19.40

Recommended (Move, second)

THAT Council receive Staff Report PDS.19.40, entitled “Windfall Mountain House Phase 2 – Removal of Holding ‘-h’ Symbol”;

AND THAT Council enact a Zoning By-law to remove the Holding ‘-h’ Symbol for Phase 2 Windfall Mountain House imposed by the Local Planning Appeal Tribunal (LPAT) Order PL150741 on Block 58 16M-42.

B.3.7 Short Term Accommodation Official Plan and Zoning By-law Implementation, PDS.19.46

Recommended (Move, second)

THAT Council receive Staff Report PDS.19.46, entitled “Short Term Accommodation Official Plan and Zoning By-law Implementation”;

AND THAT Council support the Short Term Accommodation policies as attached to Planning Staff Report PDS.18.116 and forward a request to the County of Grey to reconsider its current deferral and modify and approve the remainder of the Town of The Blue Mountains Official Plan.

AND THAT Council direct Staff to initiate the Zoning By-law Amendment process to consider new Short Term Accommodation provisions for the Blue Mountains Comprehensive Zoning By-law 2018-65.

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

B.4.1 Quarterly Building Permit Activity – 1st Quarter 2019, PDS.19.50

Recommended (Move, second)

THAT Council receive Staff Report PDS.19.50, entitled “1st Quarter” for information purposes.

B.5 Correspondence, if any

**B.5.1 Committee of Adjustment – Notice of Public Hearing File #A07-2019
Re: 102 Creekwood Court**

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

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.

B.8 Staff Reports

B.8.1 Proposed Enhancement of Administrative Penalties, FAF.19.072

Recommended (Move, second)

THAT Council receive Staff Report FAF.19.072, entitled “Proposed Enhancement of Administrative Penalties”;

AND THAT Council direct staff to develop a Request for Proposal for providing Independent Hearing Officer Services to establish a roster of Independent Hearing Officers for an Administrative Penalty Tribunal.

B.8.2 Proposed Short Term Rental Property By-law Overview, FAF.19.35

Recommended (Move, second)

THAT Council receive Staff Report FAF.19.35, entitled “Proposed Short Term Rental Property By-law Overview” for information;

AND THAT Council direct staff to bring forward a Draft Short Term Rental Property By-law reflecting any changes suggested through this report to the May 22, 2019 Committee of the Whole meeting;

AND THAT Council direct staff to bring forward a Draft Property Standards By-law together with the Draft Short Term Rental Property as part of the future Public Consultation process;

AND THAT Council provide direction to staff to implement Option ____ as the selected enforcement process for complaints including noise complaints and application of Administrative Penalties and Demerit Points to Licensee;

AND THAT Council endorse the per bedroom occupancy for a Type “A” Short Term Rental Property License to be based on a 2 person per bedroom + 4 people formula;

AND THAT Council endorse the per bedroom occupancy for a Type “B” Short Term Rental Property License be based on a 2 person per bedroom + 2 people formula;

AND THAT Council endorse the Definition of Maximum Occupancy as presented in the Draft Short Term Rental Property By-law;

AND THAT Council endorse the recommendation made by staff to include a new Type - C, Type- D and Type - E Short Term Rental Property Licence program as outlined in this report;

AND THAT Council endorse the requirements of the Licensee to provide prominent identification of a valid Short Term Rental Property Licence on all advertisements, website, contracts, and agreements as outlined in this report;

AND THAT Council endorse the requirement of all Type - A, Type - B, Type - C, and Type - D licences to have an exterior placard placed in a prominent location at the entrance of the Short Term Rental Property as outlined in this report;

AND THAT Council direct staff to include the amendment of the one hour (1 hour) response time by the Responsible Person to a one half hour (1/2-hour) response time for the Responsible Person to attend the Licensed property and remedy the concern to the Draft Short Term Rental Property By-law;

AND THAT Council direct staff to work with the Short Term Rental Property Owners to develop a Best Guest Practices and Regulations education and marketing Toolkit;

AND THAT Staff shall bring quarterly Short Term Accommodation Activity Reports to the Committee of the Whole commencing the 3rd quarter of 2019.

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

None

B.10 Correspondence, if any

None

C. 5:00 PM Public Meetings / Deputations

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

D.1 Notice of Motion (Council)

D.2 Additions to the Agenda

E. Notice of Meeting Dates

Council Meeting, May 13, 2019
Town Hall, Council Chambers

Committee of the Whole Meeting, May 22, 2019
Town Hall, Council Chambers

Special Committee of the Whole Meeting, May 27, 2019
Town Hall, Council Chambers

F. Adjournment

Recommended (Move, second)

THAT this Committee of the Whole does now adjourn at (time) p.m. to meet again, May 22, 2019, Town Hall, Council Chambers, or at the call of the Chair.