



# Committee Report

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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

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## Staff Reports, Deputations, Correspondence

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**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](#)

a) THAT Council acknowledge receipt of the deputation of Rick Offord of the Thornbury-Clarksburg Rotary Club requesting a tent permit- annual fee exemption for the Thornbury-Clarksburg Rotary Club Rental Program;

AND THAT Council of the Town of The Blue Mountains provides the Thornbury-Clarksburg Rotary Club with a preferred annual one time permit fee of \$1 for the Rotary Tent Rental Program, Carried.

b) THAT further to the deputation of the Thornbury-Clarksburg Rotary Club, Council of the Town of The Blue Mountains refers the Thornbury-Clarksburg Rotary Club to staff regarding the engineered tent requirements under the Ontario Building Code, Carried.

### B.3 Staff Reports

#### B.3.1 [Tree Protection Options and Next Steps Update, PDS.19.44](#)

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 refer the long term solutions captured in Staff Report PDS.19.44 to the Sustainability Committee for consideration and recommendation back to the Committee of the Whole by the end of December, 2019;

AND THAT Councillor Matrosovs be appointed as the Council representative to this matter, Carried.

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

a) 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, subject to placement of a holding symbol and confirmation of principal residency and site plan to the satisfaction of the Town of The Blue Mountains Council, **LOST**.

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

c) THAT Council direct staff to provide a full policy analysis of Bed and Breakfast uses in The Blue Mountains;

AND THAT Council direct staff to advise applicants for Bed & Breakfast zoning by-law amendments that Council will only approve such Bed & Breakfast applications once principal residency is confirmed by the owner, Carried.

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

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 3;

AND THAT Council direct staff to develop site plan criteria that would be applied for the lifting of the hold provision for Council consideration that would be applied simultaneously with Zoning By-law 2018-65, Carried.

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

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 with the suggested revisions to include “including adjacent lands”;

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;

AND THAT Council direct staff to provide Council with the revised Minutes of Settlement directly to the May 13, 2019 Council Meeting, Carried.

**B.3.5 [Comprehensive Zoning By-law Housekeeping Changes, PDS.19.54](#)**

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, Carried.

**B.3.6 [Windfall Mountain House Phase 2 – Removal of Holding ‘-h’ Symbol, PDS.19.40](#)**

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, Carried.

**B.3.7 [Short Term Accommodation Official Plan and Zoning By-law Implementation, PDS.19.46](#)**

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, Carried.

**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 – 1<sup>st</sup> Quarter 2019, PDS.19.50](#)**

THAT Council receive Staff Report PDS.19.50, entitled “1<sup>st</sup> Quarter” for information purposes, Carried.

**B.5 Correspondence, if any**

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

THAT Council of the Town of The Blue Mountains acknowledge receipt of the Committee of Adjustment Notice of Public Hearing regarding File A07-2019, Carried.

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

**B.6 Deputations, if any**

None

**B.8 Staff Reports**

**B.8.1 [Proposed Enhancement of Administrative Penalties, FAF.19.072](#)**

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

AND THAT Council direct staff to provide a detailed proposal on ways to enhance Administrative Monetary Penalties in The Blue Mountains, Carried.

**B.8.2 [Proposed Short Term Rental Property By-law Overview, FAF.19.35](#)**

a) 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 By-law as part of the future Public Consultation process;

AND THAT Council direct staff to identify and enforce the illegal rental of short term accommodation properties in The Blue Mountains, Carried.

b) THAT with respect to Staff Report FAF.19.35, entitled “Proposed Short Term Rental Property By-law Overview”, Council provides direction to staff to implement Option #1 as the selected enforcement process for complaints including noise complaints and application of Administrative Penalties and Demerit Points to Licensee, Carried.

c) THAT with respect to Staff Report FAF.19.35, entitled “Proposed Short Term Rental Property By-law Overview”, Council endorses 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 endorses the per bedroom occupancy for a Type “B” Short Term Rental Property License to 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, Carried.

d) THAT with respect to Staff Report FAF.19.35, entitled “Proposed Short Term Rental Property By-law Overview”, Council endorses a short term rental licence and classification program, including a new Type – A, Type B, Type - C, Type- D and Type - E Short Term Rental Property Licence program as outlined in this report, Carried.

e) THAT with respect to Staff Report FAF.19.35, entitled “Proposed Short Term Rental Property By-law Overview”, Council endorses 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, Carried.

f) THAT with respect to Staff Report FAF.19.35, entitled “Proposed Short Term Rental Property By-law Overview”, Council endorses 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, Carried.

g) THAT with respect to Staff Report FAF.19.35, entitled “Proposed Short Term Rental Property By-law Overview”, Council directs 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, Carried.

h) THAT with respect to Staff Report FAF.19.35, entitled “Proposed Short Term Rental Property By-law Overview”, Council directs staff to work with all stakeholders to develop a Best Guest Practices and Regulations education and marketing Toolkit, Carried.

i) THAT Council with respect to Staff Report FAF.19.35, entitled “Proposed Short Term Rental Property By-law Overview”, Council direct Staff to bring quarterly Short Term Accommodation Activity Reports to the Committee of the Whole commencing the 3<sup>rd</sup> quarter of 2019, Carried.

**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

**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