



# Agenda

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The Blue Mountains, Committee of the Whole Meeting

**Meeting Date:** June 25, 2018 REVISED  
**Meeting Time:** 10:00 a.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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- **Moment of Reflection**
- **Approval of Agenda**

**Recommended** (Move, second)

THAT the Agenda of June 25, 2018 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**

**Recommended** (Move, second)

THAT the Committee of the Whole minutes of June 4, 2018 be adopted as circulated, including any revisions to be made.

- **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.4.1 Monthly Financial Report – May 2018, FAF.18.107**
- **B.9.1 June 2018 Construction Status Report, CSPW.18.052**
- **B.9.2 GR40 Intersection Area EA Review – Status Update, CSPW.18.047**
- **B.14.1 Planning Applications – Month of May, 2018**
- **B.14.2 County of Grey Draft Official Plan, Inns and Motels in Rural Areas – Follow Up Report, PDS.18.74**

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.

**Recommended** (Move, second)

THAT the Consent Agenda of June 25, 2018 be adopted as circulated, less any items requested for separate review and discussion.

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

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

**To be chaired by Councillor R.J. Gamble**

#### **B.1 Deputations, if any**

**B.1.1 Deputation: Melri Wright, Beaver Valley Outreach and Ashley Sinclair and the Beaver Crawl Planning Team, Georgian Bay Youth Roots  
Re: Beaver Crawl Triathlon (4:00 p.m. start)**

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

**B.3.1 Short Term Accommodation Licensing By-law Public Meeting Summary with Official Plan, and Zoning By-law Update, FAF.18.114**

**Recommended** (Move, second)

THAT Council receive Staff Report FAF.18.114, entitled “Short Term Accommodation Licensing By-law Public Meeting Summary with Official Plan, and Zoning By-law Update”;

THAT Council acknowledge the recommendation of staff to extend the Short Term Accommodation Program review process through to the September 10<sup>th</sup>, 2018 Committee of the Whole Meeting that will also include an additional Public Meeting for Public Comment.

### **B.3.2 Transit Development Charges, FAF.18.89**

**Recommended** (Move, second)

THAT Council receive for information, Staff Report FAF.18.89 entitled “Transit Development Charges” confirming that The Blue Mountains cannot proceed with calculating a development charge for Transit for the 2019 Development Charges Background Study and By-law;

AND THAT Council direct staff to include a provision for a Transit Study in the 2019 Development Charges Background Study and earmark that study for 2020.

### **B.3.3 Updates to POL.COR.07.05 Purchasing of Goods and Services Policy, FAF.18.108**

**Recommended** (Move, second)

THAT Council receive Staff Report FAF.18.108 entitled “Updates to POL.COR.07.05 Purchasing of Goods and Services Policy”; and

THAT Council approve the updated Purchasing of Goods and Services Policy as attached.

### **B.3.4 Beaver Valley Outreach, 54 King Street East – Sign By-law Variance, FAF.18.112**

**Recommended** (Move, second)

THAT Council receive Staff Report FAF.18.112, entitled “Beaver Valley Outreach, 54 King Street East – Sign By-law Variance”; and

THAT Council grant the sign variance for a ground sign with dimensions of 3.7m<sup>2</sup> per side and an overall height of 4.04 metres above finished grade, whereas Section 4.11 (3) a) of Sign By-law Number 2016-71, as amended, permits a maximum area of 2 square metres per side and a maximum height of 2.5 metres in overall height above finished grade.

### **B.3.5 CDKL5 Walk for Research – 106 Bay Street East (Bayview Park) – Noise By-law Relief Request, FAF.18.104**

**Recommended** (Move, second)

THAT Council receive Staff Report FAF.18.104 “CDKL5 Walk for Research – 106 Bay Street East (Bayview Park) – Noise By-law Relief Request”; and

THAT Council provide direction to staff in response to a request for relief from the provisions of the Noise By-law for the charitable event “CDKL5 Walk for Research” on Saturday October 6, 2018 at 106 Bay Street East (Bayview Park) from 9:00 a.m. to 4:00 p.m., with outdoor live music.

**B.3.6 Blue Mountain Resorts LP, 115 Swiss Meadows Blvd. – Noise By-law Exemption Requests, FAF.18.113**

**Recommended** (Move, second)

THAT Council receive Staff Report FAF.18.113 “Blue Mountain Resorts LP, 115 Swiss Meadows Blvd. – Noise By-law Exemption Requests”; and

THAT Council provide direction to staff with respect to their request to permit noise as follows:

**Franchise Owner’s Managers Retreat – Top of Hill Event**

**Date:** Sunday July 15, 2018

**Location:** Top of Hill - 115 Swiss Meadows Boulevard

**Function Time:** 6:00 p.m. to 11:00 p.m.

**Type of Event:** Conference Group – Cocktail Reception, Dinner and Social Gathering

**Source of Sound:** Music/DJ (6:00 p.m. to 11:00 p.m.)

**Metro Store Manager’s Conference – Top of Hill Event**

**Date:** Sunday September 9, 2018

**Location:** Top of Hill - 115 Swiss Meadows Boulevard

**Function Time:** 9:00 p.m. to 10:30 p.m.

**Type of Event:** Conference Group – Dessert and Cocktail Reception

**Source of Sound:** Three-piece band (9:00 p.m. – 10:30 p.m.) and Fireworks (9:00 p.m. – 9:07 p.m.)

**B.3.7 CAO Job Description, FAF.18.103**

**Recommended** (Move, second)

THAT Council receive Staff Report FAF.18.103 entitled “CAO Job Description”; and

THAT Council approve the updated Job Description for the role of Chief Administrative Officer.

**B.3.8 Travel, Business and Mileage Expense Policy, FAF.18.100**

**Recommended** (Move, second)

THAT Council receive Staff Report FAF.18.100, entitled “Travel, Business and Mileage Expense Policy”; and

AND THAT Council approve the new Corporate Policy POL.COR.18.XX “Travel, Business and Mileage Expense Policy POL.COR.18.XX” for non-union staff;

AND THAT Council rescinds POL.COR.13.27 “Conference, Seminar and Meeting Attendance and Expenses”.

### **B.3.9 Pregnancy and Parental Leave – Employee Policy, FAF.18.101**

**Recommended** (Move, second)

THAT Council receive Staff Report FAF.18.101 entitled “Pregnancy and Parental Leave – Employee Policy”; and

AND THAT Council approve the Corporate Pregnancy and Parental Leave Policy POL.COR.18.XX for non-union staff;

AND THAT Council rescinds section 4 of POL.COR.13.26 “Leaves of Absence” a policy that included a section on pregnancy and parental leave.

### **B.3.10 Pregnancy and Parental Leave – Council Policy, FAF.18.102**

**Recommended** (Move, second)

THAT Council receive Staff Report FAF.18.102, entitled “Pregnancy and Parental Leave – Council Policy”;

AND THAT Council approve the Corporate Pregnancy and Parental Leave – Council Policy POL.COR.18.XX for Members of Council.

### **B.3.11 Council Compensation Review – Public Meeting Feedback, FAF.18.118**

**Recommended** (Move, second)

THAT Council receive Staff Report FAF.18.118, entitled “Council Compensation Review – Public Meeting Feedback”; and

THAT Council direct staff to include an increase in remuneration for Council Members in the 2019 budget;

AND THAT Council direct staff to include a new Committee in the fall 2018 Committee Appointments called “Council Compensation Review Committee”.

**B.3.12 Restricted Acts after Nomination Day, Delegation of Authority, FAF.18.111**

**Recommended** (Move, second)

THAT Council receive Staff Report FAF.18.111 entitled “Restricted Acts after Nomination Day, Delegation of Authority”;

AND THAT if Council is in a restricted position (“Lame Duck”) after Nomination Day, pursuant to section 275 of the *Municipal Act, 2001*, Council delegates authority to the Interim Chief Administrative Officer to take action, where necessary on certain restrictions listed in Section 275(3) of the *Municipal Act, 2001* as follows:

- (a) the appointment or removal from office of any officer of the municipality;
- (b) the hiring or dismissal of any employee of the municipality;
- (c) the disposition of any real or personal property of the municipality which has a value exceeding \$50,000 at the time of disposal; and
- (d) making any expenditures or incurring any other liability which exceeds \$50,000

AND THAT Council direct the Interim Chief Administrative Officer to report on any actions taken under the restrictions listed in 275(3) of the *Municipal Act, 2001*, between Nomination Day and the commencement of the Council term;

AND THAT this delegation comes into force on the final passing thereof and expires on December 1, 2018.

**B.3.13 Municipal Election, Grey County Compliance Audit Committee, Terms of Reference, FAF.18.109**

**Recommended** (Move, second)

THAT Council receive Staff Report FAF.18.109, entitled “Municipal Election, Grey County Compliance Audit Committee, Terms of Reference”; and

THAT Council approve the Grey County Compliance Audit Committee, Terms of Reference, as attached to staff report, FAF.18.109, to establish a Compliance Audit Committee as required by the *Municipal Elections Act*;

AND THAT Council direct staff to bring a report forward to appoint the individuals appointed to the Grey County Compliance Audit Committee, as recommended by the Selection Committee.

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

**B.4.1 Monthly Financial Report – May 2018, FAF.18.107**

**Recommended** (Move, second)

THAT Council receive Staff Report FAF.18.107 entitled “Monthly Financial Report – May 2018” for information purposes.

**B.5 Correspondence, if any**

None

**Community Services and Infrastructure & Public Works Reports  
To be chaired by Councillor John McGee**

**B.6 Deputations, if any**

**B.6.1 Deputation: Stan Reljic, Resident**

**Re: Request to hook up to the existing Municipal Water Line – Duncan Street**

**B.6.2 Deputation: David Seaman (speaking on behalf of Marc Venere)**

**Re: Waterfront Plan**

**B.6.3 Deputation: Paul Neils, Orion Environmental Solutions**

**Re: Waterfront Plan**

**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 Final Lower Whitby Formation ANSI Parks Management, CSPW.18.056**

**Recommended** (Move, second)

THAT Council receive Staff Report CSPW.18.056, entitled “Final Lower Whitby Formation ANSI Parks Management”; and

THAT Council receive the Parks Management Plan as presented; and,

THAT Council acknowledge Option 3 “Limited Permitted Access to the ANSI with Protection and Enforcement measures in place” as the approved option; and,

THAT Council approve the Lower Whitby Formation ANSI Parks Management Plan.

**B.8.2 Water Section Operations Update – January to April 2018, CSPW.18.050**

**Recommended** (Move, second)

THAT Council receive Staff Report CSPW.18.050, entitled “Water Section Operations Update – January to April 2018” for their information.

**B.8.3 L.E. Shore Memorial Library Steel Barrel Roof Costing Options, CSPW.18.057**

**Recommended** (Move, second)

THAT Council receive Staff Report CSPW.18.057, entitled “L.E. Shore Memorial Library Steel Barrel Roof Costing Options”; and

THAT Council direct staff to move forward with Option 1 for the full replacement of the steel barrel roof and windows at the L.E. Shore Memorial Library, as detailed in this report, at a cost of \$435,895.00;

AND THAT Council approve an increase in the budget of \$11,395 with funding coming from the Capital Replacement Reserve;

AND THAT Council approve reallocating the \$20,000 in the approved 2018 capital budget to the roof replacement budget to fund the window replacements.

**B.8.4 Building Condition Assessments, CSPW.18.054**

**Recommended** (Move, second)

THAT Council receive Staff Report CSPW.18.054, entitled “Building Condition Assessments”; and

THAT Council accept the Building Condition Assessments as presented by Cion Coulter Corporation.

**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 June 2018 Construction Status Report, CSPW.18.052**

**Recommended** (Move, second)

THAT Council receive Staff Report CSPW.18.052, entitled “June 2018 Construction Status Report” for their information.

**B.9.2 GR40 Intersection Area EA Review – Status Update, CSPW.18.047**

**Recommended** (Move, second)

THAT Council receive Staff Report CSPW.18.047 entitled “GR40 Intersection Area EA – Consideration of Review” for their information.



**B.10 Correspondence, if any**

**B.10.1 Ron and Kathy Duke, Resident  
Re: Delphi Park Management Plan**

**B.10.2 Tom and Joanne Talbot, Resident  
Re: Delphi Park Management Plan**

**B.10.3 Rob and Sheila Taberner, Resident  
Re: Delphi Park Management Plan**

**B.10.4 Stephen Willson and Jenn Ardill, Resident  
Re: Delphi Park Management Plan**

**Planning & Development Services Reports  
To be chaired by Councillor Joe Halos**

**B.11 Deputations, if any**

**B.11.1 Deputation: Karl Gagesch, Rob Voigt, Parkbridge Lifestyle Communities Inc. and  
Andrew Pascuzzo, Pascuzzo Planning Inc.  
Re: Parkbridge Craigleith**

**B.11.2 Deputation: Krystin Rennie, Georgian Planning Solutions  
Re: Skyline Blue Mountain Development Site F Part of Lot 6, Plan 1065 Plan of  
Condominium**

**B.11.3 Deputation: Piers Roberts Operations, Spy Cider House and Distillery  
Re: Spy Cider House & Distillery Introduction to The Blue Mountains**

**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.13 Staff Reports**

**B.13.1 Parkbridge Craigleith Applications for Draft Plan of Subdivision, Zoning By-law Amendment, Part Lot Control and Site Plan Approval Part Lot 21, Concession 2 42T-2016-2016-10, P2433, Town of The Blue Mountains, PDS.18.73**

**Recommended** (Move, second)

THAT Council receive Staff Report PDS.18.73, entitled “Parkbridge-Craigleith, Applications for Draft Plan of Subdivision, Zoning By-law Amendment, Part Lot Control and Site Plan Approval, Part Lot 21, Concession 2, 42T-2016-10, P2433, Town of The Blue Mountains”; and

THAT Council support the Application for Draft Plan of Subdivision and the Conditions to Draft Plan Approval and enact a Zoning By-law Amendment to rezone the subject lands in accordance with the recommendations from Staff Report PDS.18.73.

Or

THAT Council defer a decision on the Parkbridge-Craigleith development project for the following reasons:

- 1.
- 2.
- 3.

Or

THAT Council refuse Applications for Draft Plan Approval, Zoning By-law Amendment, Part-Lot Control and Site Plan Approval for the following reasons:

- 1.
- 2.
- 3.

**B.13.2 Skyline Building Site ‘F’ Application for Site Plan Approval Request for Complete Application Part Lot 6, Plan 1065, PDS.18.72**

**Recommended** (Move, second)

THAT Council receive Staff Report PDS.18.72, entitled “Skyline Building Site ‘F’, Application for Site Plan Approval, Request for Complete Application, Part Lot 6, Plan 1065”; and

THAT Council direct Staff to review the Application for Site Plan Approval as submitted by Skyline (Blue Mountain) Development Inc. and report back to Council with a Staff Report and recommendation for decision.

Or

THAT Council deem the Site Plan Application submission incomplete pending the receipt of an application to amend the Blue Mountain Village Master Development Agreement.

**B.13.3 Application for Zoning Amendment (McGuire), PDS.18.66**

**Recommended** (Move, second)

THAT Council receive Staff Report PDS.18.66, “Application for Zoning Amendment (McGuire)”, for the lands known as South Part of Lot 30, Concession 9; and

THAT Council pass a zoning by-law to recognize the existing accessory structures on the lands, and add an area of Hazard zoning to the lands, as recommended by the Grey Sauble Conservation Authority.

**B.13.4 Spy Cider House & Distillery, PDS.18.77**

**Recommended** (Move, second)

THAT Council receive Staff Report PDS.18.77, entitled “Spy Cider House and Distillery” for the Lands at 808108 24th Sideroad; and

THAT Council supports the applications for licensing to the Alcohol and Gaming Commission of Ontario for manufacturing, by-the-glass sales and retail store by the Spy Cider House and Distillery.

**B.13.5 Request to Purchase a Portion of Municipal Lands, Former Schoolboard Property, Follow Up Report, PDS.18.75**

**Recommended** (Move, second)

THAT Council receive Staff Report PDS.18.75 “Request to Purchase a Portion of Municipal Lands, Former Schoolboard Property, Follow Up Report”;

AND THAT Council confirm that the lands subject to the request for purchase by the abutting landowner, as detailed in staff report PDS.18.75, are declared surplus to the needs of the Town;

AND THAT Council confirms that the buffer lands will have a width of 24.6 metres progressing eastward from the rear lot line of the abutting land owner properties, and a width of 24.6 metres progressing southward from the south property line of the abutting landowner, generally described as the “subject lands” in staff report PDS.18.75;

AND THAT Council authorize staff to proceed with the disposition and conveyance of the “subject lands” upon confirmation by staff that the final appraised value of the subject lands is not less than the value of \$138,000.00, as noted in staff report PDS.18.75. Should the appraised value be lower than \$138,000.00, staff are directed to report back to Council before proceeding with disposition.

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

**B.14.1 Planning Applications – Month of May, 2018, PDS.18.69**

**Recommended** (Move, second)

THAT Council receive Staff Report PDS.18.69 “Planning Applications – Month of May, 2018”, for information purposes.

**B.14.2 County of Grey Draft Official Plan, Inns and Motels in Rural Areas – Follow Up Report, PDS.18.74**

**Recommended** (Move, second)

THAT Council receive Staff Report PDS.18.74 entitled “County of Grey Draft Official Plan, Inns and Motels in Rural Areas – Follow Up Report” for information.

**B.15 Correspondence, if any**

**B.15.1 Lindsay Ayers, Director, Planning & Environment, Blue Mountain Resorts LP  
Re: Skyline Building Site “F” Application for Site Plan Approval and Request for Complete Application – Comments**

**B.15.2 Piers Roberts, Operations, Spy Cider House and Distillery**  
**Re: Request for resolution of support**  
**For Liquor Sale Licence “By the Glass Licence” and Retail Sales**

**B.15.3 Andrew Siegwart, President, Blue Mountain Village Association**  
**Re: Skyline Building Site “F” Application for Site Plan Approval and Request for**  
**Complete Application – Comments**

## **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**

**C.1.1 Public Meeting: Notice for Application for Consent for Lot Addition (Dinsmore), File#B08-2018, 357093 The Blue Mountains – Meaford Townline**

**C.1.2 Public Meeting: Notice for Application for Zoning Amendment (Hannon), File#P2644, 120 Wards Road**

### **C.2 Deputation**

None

## **D. New and Unfinished Business**

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

**D.2 Additions to the Agenda**

## **E. Notice of Meeting Dates**

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Special Meeting of Council, June 29, 2018  
Town Hall, Council Chamber

Council Meeting, July 9, 2018  
Town Hall, Council Chamber

Committee of the Whole Meeting, August 27, 2018  
Town Hall, Council Chamber

## **F. Adjournment**

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**Recommended** (Move, second)

THAT this Committee of the Whole does now adjourn at (time) p.m. to meet again, August 27, 2018 Town Hall, Council Chambers, or at the call of the Chair.