



Minutes

The Blue Mountains, Committee of the Whole Meeting

Meeting Date: June 10, 2019
Meeting Time: 1:30 p.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 save Councillor Andrea Matrosovs absent due to family illness.

Also in attendance Chief Administrative Officer Shawn Everitt, Director of Enforcement Services/Fire Chief Rob Collins, Director of Finance and IT Services Ruth Prince, Deputy Treasurer/Manager of Accounting and Budgets Sam Dinsmore, Director of Human Resources Jenn Moreau, Director of Planning and Development Services Nathan Westendorp, Acting Director of Community Services Ryan Gibbons, Manager of Water & Wastewater Allison Kershaw and Tax Collector Kris Couture.

Committee then paused for a Moment of Reflection.

▪ Approval of Agenda

Moved by: Rob Potter

Seconded by: Rob Sampson

THAT the Agenda of June 10, 2019 be approved as circulated, including any items added to the Agenda, with the addition of the following Notice of Motion by Councillor Rob Potter to be considered at a Special Meeting of Council scheduled for June 11, 2019:

THAT Council waive the provisions of the Town's Procedural By-law 2018-20 as it relates to the requirement to provide one clear day notice for the scheduling of a Special Meeting of Council;

AND THAT Council direct staff to schedule a Special Meeting of Council on Tuesday, June 11, 2019 to consider the following Notice of Motion:

THAT Mayor Soever be instructed to issue a press release to clarify Council's resolution passed on June 3, 2019 regarding single use plastics confirming that:

1. The Town will engage in a public media program that encourages all residents and taxpayers to reduce their use of single use plastics wherever they can, and
2. That the Town will engage in a public media program to encourage all residents and taxpayers to participate in the consultation and planning to be completed by the Town of The Blue Mountains Sustainability Committee on the reduction and possible banning of single use plastics in The Blue Mountains, 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.

None

- **Previous Minutes**

No minutes adopted at this time.

- **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 Sustainability Committee Needs & Resourcing, FAF.19.083**
- **B.9.1 Water Operations Update – January to April 2019, CSPW.19.045**
- **B.14.1 Information Report for Temporary Use Zoning Amendment (Spy Cider House), PDS.19.60**

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: Jim Uram

THAT the Consent Agenda of June 10, 2019 be adopted as circulated, less any items requested for separate review and discussion, Carried.

B. Staff Reports, Deputations, Correspondence

Finance, Administration, Enforcement and Fire Reports

To be chaired by Councillor Rob Sampson

B.1 Deputations, if any

B.1.1 Deputation – Matthew Betik, Partner and Brendan Hall, Senior Manager, KPMG Re: Audit Findings Report for year ended December 31, 2018

Matthew Betik and Brendan Hall of KPMG reviewed the audit findings report for the year ending December 31, 2018

Moved by: Peter Bordignon

Seconded by: Jim Uram

THAT Council of the Town of The Blue Mountains receives and approves The Blue Mountains 2018 Audited Financial Statements as prepared and presented to the Committee of the Whole on June 10, 2019 by KPMG, Carried.

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.

None

B.3 Staff Reports

B.3.1 The Blue Mountains – Noise By-law Relief Requests – Various Dates, FAF.19.094

Moved by: Rob Potter

Seconded by: Odette Bartnicki

THAT Council receive Staff Report FAF.19.094 “The Blue Mountains – Noise By-law Relief Requests – Various Dates”; and

AND THAT Council grant relief from the provisions of the Noise By-law for the following 2019 special events:

- Buskers – Sundays and holiday Mondays from June 30th to September 2nd, 2019 from 12:00 p.m. to 4:00 p.m. at the Bruce Street Parkette and the Thornbury Pier – amplified and acoustic music performances outdoors
- Georgian Bay Laser Regatta Festival – July 12th, 13th and 14th, 2019 from 7:00 a.m. to 4:00 p.m. at the Thornbury Harbour – amplified loud speaker announcements and racing start horns
- Music in the Park – Sundays from July 7th to August 18th, 2019 from 5:00 p.m. to 9:00 p.m. at 60 Bay Street East (Bayview Park) – amplified music from live performers, Carried.

B.3.2 Thornbury Farmer’s Market – 25 Mill St. (Smith Memorial Park) – Noise By-law Relief Request, FAF.19.090

Moved by: Jim Uram

Seconded by: Odette Bartnicki

THAT Council receive Staff Report FAF.19.090, entitled “Thornbury Farmer’s Market – 25 Mill St. (Smith Memorial Park) – Noise By-law Relief Request”;

AND THAT Council grant relief from the provisions of the Noise By-law for the Thornbury Farmer’s Market on Sundays from May 19, 2019 through October 13, 2019 at 25 Mill Street (Smith Memorial Park) with outdoor live music from 11:00 a.m. to 2:00 p.m, Carried.

B.3.3 Landfill Mining and Expansion Long-Term Debt, FAF.19.056

Moved by: Rob Potter

Seconded by: Alar Soever

THAT Council receive Staff Report FAF.19.056, entitled “Landfill Mining and Expansion Long-Term Debt”;

AND THAT Council direct staff to submit an application to Infrastructure Ontario for a 20 year, semi-annual serial loan for the Landfill Mining and Expansion Project, Carried.

B.3.4 Inter-functional Transfer Follow-up, FAF.19.092

Moved by: Jim Uram

Seconded by: Peter Bordignon

THAT Council receive Staff Report FAF.19.092, entitled “Inter-functional Transfer Follow-up”;

AND THAT Council direct staff to continue using policy POL.COR.15.03 entitled “Inter-Functional Transfer Policy” when completing the 2020 budget;

AND THAT Council direct staff to bring back a business/implementation plan for an electronic timesheet/time tracking software to the July 3, 2019 Committee of the Whole meeting, Carried.

B.3.5 2020 Budget, FAF.19.071

Moved by: Peter Bordignon

Seconded by: Alar Soever

THAT Council receive Staff Report FAF.19.071, entitled “2020 Budget” for information purposes;

AND THAT Council direct staff to present a 2020 budget that funds the current levels of service as provided in 2019;

AND THAT Council appoint Councillor Rob Sampson as the Council representative to work with staff on the 2020 Budget public consultation, Carried.

B.3.6 2019 Supplementary/Omitted Assessment, FAF.19.085

Moved by: Rob Potter

Seconded by: Peter Bordignon

THAT Council receive staff report FAF.19.085, entitled “2019 Supplementary/Omitted Assessment” for information purposes;

AND THAT Council direct staff to transfer any supplementary/omitted tax revenue that is over the 2019 budget amount of \$350,000 to the working capital reserve to be used at Council’s direction;

AND THAT staff report back in the fourth quarter with an analysis on the actual amount to be transferred to the working capital reserve, Carried.

B.3.7 2019 Thornbury Business Improvement Area Levy, FAF.19.084

Moved by: Rob Potter

Seconded by: Alar Soever

THAT Council receive Staff Report FAF.19.084, entitled “2019 Thornbury Business Improvement Area Levy”;

AND THAT Council enact a By-law to Levy a Special Charge upon Rateable Property in the Thornbury Business Improvement Area, Carried.

B.3.8 Agricultural Advisory Committee Revised Terms of Reference, FAF.19.086

Moved by: Rob Potter

Seconded by: Odette Bartnicki

THAT Council receive Staff Report FAF.19.086, entitled “Agricultural Advisory Committee Revised Terms of Reference”;

AND THAT Council approve the revised Agricultural Advisory Committee Terms of Reference as presented in Attachment 1 of Staff Report FAF.19.086, with the addition that “the Agricultural Advisory Committee will report to Council quarterly”, Carried.

B.3.9 Community Communications Advisory Committee Revised Terms of Reference, FAF.19.087

Moved by: Odette Bartnicki

Seconded by: Rob Potter

THAT Council receive Staff Report FAF.19.087, entitled “Community Communications Advisory Committee Revised Terms of Reference”;

AND THAT Council approve the revised Community Communications Advisory Committee Terms of Reference as presented in Attachment 1 of Staff Report FAF.19.087, with the addition that “the Community Communications Advisory Committee will report to Council quarterly”, Carried.

Moved by: Rob Potter

Seconded by: Peter Bordignon

THAT Council direct staff, in conjunction with the Committee Chairs, to explore ways to develop a timetable for a Special Committee of the Whole Meeting for the purposes of receiving status reports from all Committees, Carried.

Moved by: Alar Soever

Seconded by: Rob Potter

THAT Council direct staff, in consultation with the Committee Chairs, to draft a Committee Procedural By-law for implementation in all Committees, Carried.

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

B.4.1 Sustainability Committee Needs & Resourcing, FAF.19.083

THAT Council receive Staff Report FAF.19.083, entitled “Sustainability Committee Needs & Resourcing” for information purposes, Carried.

B.5 Correspondence, if any

None

Community Services and Infrastructure & Public Works Reports

To be chaired by Councillor Rob Potter

B.6 Deputations, if any

**B.6.1 Deputation – Mark Krech, Thornbury Village Cidery & Brewhouse
Re: Thornbury Village Cidery & Brewhouse Expansion Project – Update**

Mark Krech spoke providing an update on and the challenges of the expansion plans at the Thornbury Village Cidery & Brewhouse Expansion Project. Mark reviewed the original expansion plans that included a 6000 square foot addition to house the brewery operation, with an elevator on the north side of the building, further noting that this option required an official plan amendment approval and zoning changes which did not meet their projected timelines. Mark then reviewed their revised expansion plan noting that it is a 4700 square foot addition to house the brewery operation and the placement of the elevator inside the building, further noting that this option allows for a faster timeline as they require only a minor variance.

Mark then reviewed the current effluent process, further noting that they cannot send effluent through another person’s property, and the preferred option is to redirect the effluent through the expansion. Mark noted that they also need to address the concentrations of the effluent. Mark noted that the best option would be to direct the effluent across Highway 26, or a second option would be to connect to Elgin Street, but noted that connecting to Elgin Street is complex and not an option as it would not be a gravity system.

Nathan Westendorp, Director of Planning and Development Services spoke identifying the property ownership, further noting that staff are reviewing the servicing. Mark noted that the Cidery property consists of three separate roll numbers, and that there is no public sewer connection to the property. Mark noted that their preference would be to provide a connection to the south of Highway 26 to the medical building.

Mark then noted that the Cidery is requesting Council to direct staff to engage in meaningful and positive negotiations with the Cidery to install a 6” sanitary service lateral on Highway 26 at the west end of the property as soon as possible.

Councillor Bordignon spoke questioning the cost to install, Allison Kershaw, Manager of Water and Wastewater Services spoke noting that an 8" sanitary service would be required, and that the cost would be dependent on the market and availability of contractors.

Nathan spoke noting that staff are working with Colio to speed the process, and are doing all they can. Nathan noted that staff are encouraging Colio to put the property into one roll number.

Mark requested that Colio be part of the discussions on the sewer surcharge.

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 Ontario Water/Wastewater Agency Response Network Agreement, CSPW.19.020

Moved by: Rob Sampson

Seconded by: Peter Bordignon

THAT Council receive Staff Report CSPW.19.020 entitled "Ontario Water/Wastewater Agency Response Network Agreement";

AND THAT Council authorize the Interim CAO and the Director of Infrastructure and Public Works to execute the Mutual Aid and Assistance Agreement, including future amendments, with the Ontario Water/Wastewater Agency Response Network (OnWARN), Carried.

B.8.2 Single Source Procurement for SCADA Reporting System – Water System, CSPW.19.049

Moved by: Odette Bartnicki

Seconded by: Jim Uram

THAT Council receive Staff Report CSPW.19.049 entitled, "Single Source Procurement for SCADA Reporting Systems";

AND THAT Council approve the single source procurement of NLS Engineering at a total of \$43,000 for programming and equipment related to a new reporting system for Water Treatment Plant and facilities, Carried.

B.8.3 Single Source Procurement for SCADA Components – Wastewater System, Alta Sewage Pumping Station, CSPW.19.050

Moved by: Jim Uram

Seconded by: Odette Bartnicki

THAT Council receive Staff Report CSPW.19.050 entitled, "Single Source Procurement for SCADA Components – Wastewater System, Alta Sewage Pumping Station";

AND THAT Council approve the single source procurement of ARO Technologies at a total of \$62,300 for SCADA Components including programming and equipment related to communications and control for a remote sewage pumping station, Carried.

B.8.4 Authorization to Purchase Lands within Brooker Boulevard, CSPW.19.048

Moved by: Peter Bordignon

Seconded by: Alar Soever

THAT Council receive Staff Report CSPW.19.048, entitled “Authorization to Purchase Lands within Brooker Boulevard”;

AND THAT Council authorize the Mayor and Clerk to execute an agreement to purchase lands within Brooker Boulevard, Carried.

B.8.5 Request for Municipally Significant Event Designation, CSPW.19.052

Moved by: Odette Bartnicki

Seconded by: Peter Bordignon

THAT Council receive Staff Report CSPW.19.052, entitled “Request for Municipally Significant Event Designation”;

AND THAT Council designate the “Thornbury Beer Fest” a municipally significant event, Carried.

B.8.6 Temporary Road Closure and Noise By-law Exemption for Sea Otter Cycling Event, CSPW.19.046

Moved by: Odette Bartnicki

Seconded by: Peter Bordignon

THAT Council receive Staff Report CSPW.19.046, entitled “Temporary Road Closure and Noise By-law Exemption for Sea Otter Cycling Event”;

AND THAT Council authorize the temporary closure of certain Town highway portions, as outlined in the report, subject to approval through the Special Event Notification process;

AND THAT Council authorize Town Staff to assist proponents with the application process to Grey County for the temporary closure of certain Grey County highway portions, as outlined in this report, subject to approval through the Special Event Notification process;

AND THAT Council approve the request for relief from the provisions of the Town’s Noise By-law, as outlined in the report, subject to approval through the Special Event Notification process.

1. Hill Climb Closure – Thursday July 4, 2019

This cycling event requires the closure of a portion of Pretty River Road from 10:00 a.m. to 3:00 p.m. Relief from the Town’s Noise By-law is being requested for the use of amplified sound for race announcements during the same time period as the road closure.

2. Gord Canning Drive Closure – July 4 to 7, 2019

Event organizers are requesting the closure of a portion of the west bound lane of Gord Canning Drive (from the east entrance of Carmichael Crescent to just west of the Grey Road 19 roundabout) for the duration of the Sea Otter Cycling event. Road closures would begin at 6:00 a.m. and end at 9:00 p.m. each day of the event. Relief from the Town’s Noise By-law is being requested for the use of amplified sound for announcements and music from 9:00 a.m. to 7:00 p.m. for the duration of the event, Carried.

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

B.9.1 Water Operations Update – January to April 2019, CSPW.19.045

THAT Council receive Staff Report CSPW.19.045, entitled “Water Operations Update – January to April 2019” 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 – Brennan Grange, Bayou Cable Park
Re: Bayou Cable Park Proposed Development**

Brennan Grange spoke and asked that the video demonstrating cable parks be shown.

Brennan noted that he is the owner of the Cedar Run property and that he would like to build the Bayou Cable Park at the Cedar Run property Brennan noted that the Bayou Cable Park is a proposed redevelopment of the lands formerly known as Cedar Run, further noting that their goal is to provide a cutting edge recreation tourism destination with a place for all ages and skill levels to come and enjoy watersports. Brennan noted that the facility would provide a wide variety of features, with areas perfect for first time participants as well as provide a training ground for Canada’s high level athletes.

Brennan noted that a cable park is a fun family destination where everyone can learn to waterski, wakeboard and kneeboard. It consists of a system of overhead running cables, similar to a T-bar at a ski hill. The electrically powered towing system runs in a continuous circuit, towing riders across a body of water and replacing the need for a boat. Powered by a small electric motor, the system is virtually silent. Producing roughly 55db, it blends into normal – outdoor ambient noise levels. Brennan noted that cable systems are the easiest and most affordable way to learn a new watersport, or for the experienced participant to progress their skills on the water.

Brennan noted that cable parks are governed by Water Ski Wakeboard Canada, Canada’s non-profit, federally recognized, national sport governing body and authority for watersport. WSWC support the project given its potential as a national training facility.

Brennan noted that Cable “Wake Park” Wakeboarding has been on the International Olympic Committee’s short-list of new sports under consideration for inclusion in the Summer Games since 2013. Wakeboarding is heavily anticipated to be selected for the 2024 Paris Olympics or 2028 Los Angeles Olympics, following on the heels of the inclusion of Wakeboarding’s sister sports of “Surfing” and “Skateboarding” for the 2020 Tokyo Olympics, as well as the success of “Snowboarding” in the Olympics since 1998 (Snowboarding was expanded to five Olympic events as of the 2018 Pyeoungchang Winter Games).

Brennan noted that at its roots, the facility will be focused on building community within the sport by encouraging new participants to get involved and by providing a facility that encourages people to get outside, try something new, and to have fun. Brennan noted that Wakeboard and Waterski Cable Parks are an investment in environmentally- friendly and affordable, sustainable family recreation which provide engagement with the local community and beyond, supporting all-ages healthy lifestyles.

Brennan noted that considering its location in the Town of the Blue Mountains we anticipate that the facility will complement and enhance local summer sports tourism as part of a growing and diversified economy.

Councillor Bordignon spoke noting the property is 90 acres and questioned what capital investment has been made. Brennan spoke in response noting that \$1 to \$2 million, plus the cost of the proshop. Councillor Bordignon questioned the cost to participate, referring to the comment that it is an environmentally friendly sport. Brennan noted that participation is cheaper than skiing for a day, and noting the estimated costs to participate. Councillor Bordignon noted that this will be a seasonal sport and questioned the time period for operation. Brennan noted that the park will be dormant in the winter, with maybe just cross country skiing offered, with the busy time being in July and August.

Councillor Potter spoke questioning where the water will come from for the ponds, Dan Hurley of Tatham Engineering spoke noting that they previously provided a submission to the Town and are proposing a resubmission. Mr. Hurley noted that once the park is operating that it is not a big operating system, noting that water will just be required to keep the water levels up. Mr. Hurley noted that Cedar Run had a water taking permit for the Indian Brook, further noting that this permit can sustain the park. Mr. Hurley noted that the initial fill period would be in the spring.

Councillor Potter questioned where the patrons will park. Mr. Hurley spoke identifying the parking location. Brennan then spoke noting that there is a potential for events at the site, with small local contests to higher level national and international events. Brennan noted that events held on the site would comply with the Town's Special Events By-law and would focus on the sport.

Mayor Soever spoke questioning if the water taking is currently active. Mr. Hurley spoke in response noting that the permit has expired, but that they will go through the Ministry to have the permit reissued.

Deputy Mayor Bartnicki spoke noting that she has received concerns from a number of Clarksburg residents about the impact on the Indian Brook and the trout. Deputy Mayor Bartnicki questioned if an environmental assessment is part of the approval process. Mr. Hurley spoke noting that the permit allowed taking of up to 50000 litres per day, further noting that water taking could not occur if the water levels were low. Mr. Hurley noted that an environmental assessment is not required, and that an application for water taking would go through the Ministry, or alternatively water could be taken from the Town.

Deputy Mayor Bartnicki spoke questioning the level of noise from the motor of the cables, further noting there would be noise from music and people cheering. Deputy Mayor Bartnicki questioned how they will accommodate area residents and what will be done for noise suppression. Brennan spoke in response noting that a noise study was completed and that 55bcbl is almost silent, further noting that it is similar to the noise of a golf cart or laundry machine. Brennan noted that the noise study accounted for people, cars and cheering. Brennan noted that the proposed noise is all under the noise levels produced by Cedar Run, further noting that he is confident that the noise will not negatively effect anyone. Deputy Mayor Bartnicki noted that she is concerned about continuous noise over the entire day.

Councillor Bordignon questioned the daily occupant load, Brennan spoke in response noting that 120 over the entire day.

Councillor Uram spoke questioning the status of the subdivision on this property. Director of Planning and Development Nathan Westendorp spoke noting that there are lots and blocks on the lands, further noting that this is a dormant file.

Mayor Soever spoke questioning if the lands are residential, Nathan replying that they are rural employment area. Mayor Soever noted that 80 acres of rural employment, how many acres of rural employment lands are within The Blue Mountains. Nathan noted that he will provide this information to Council.

Mayor Soever then questioned how many jobs will be created by the Bayou Cable Park, Brennan spoke in response noting that 10 – 15 jobs, including the pro shop, coaches, contractors, maintenance personnel.

Councillor Potter then questioned how many motors are running at the same time, Brennan replying three.

Councillor Bordignon then questioned the timing to open, Brennan replying that they will need six months following approval to open.

Mayor Soever thanked Brennan for his deputation.

**B.11.2 Deputation – Doug Hackbart, Harbour West Concerned Citizens
Re: Abbotts Owned Development and 1.7 Acres of Town Lands**

**B.11.3 Deputation – Anna Gordon, Harbour West Concerned Citizens
Re: Abbotts Owned Development and 1.7 Acres of Town Lands**

Anna Gordon and Doug Hackbart presented their deputations together. Ms. Gordon noted that she is speaking regarding the Abbotts lands, noting that the area is 2.5 acres with 1.7 acres being unopened road allowances, together being 4.25 acres of woods.

Ms. Gordon noted that Lakeshore Drive is a four-season cottage road that Town residents, tourists and Bayshore Villa residents walk. Ms. Gordon noted that the objective of the Harbour West Concerned Citizens includes wanting to participate to consider the development of the property that is in accordance with the official plan and the strategic plan. Ms. Gordon expressed that it is important to the residents to preserve the 1.7 acres of wooded canopy. Ms. Gordon reviewed the timeline of the proposed development and spoke regarding the long term impact of the current proposal.

Doug Hackbart spoke regarding the concerns of the residents, including preservation of the cedar canopy in the 1.7 acres of forest to the extent possible and an environmental study of the area. Mr. Hackbart noted that the area is stressed because of the trees being cut on the Abbotts lands, further noting that the many birds and the ambiance of the area acts as an extension of the harbour. Mr. Hackbart noted that there is a drainage ditch on the side of the property and that this ditch should remain as it drains the area. Mr. Hackbart noted that the developer was told that the Abbotts lands can be developed without using the road allowance. Mr. Hackbart noted that the official plan calls for preservation of the tree canopy, and the Harbour Master Plan references additional green space.

Mr. Hackbart spoke regarding their environmental concerns with the Maple Leaf Gravel Pit and noted that gravel was extracted from the pit from 1925 to 1987. Mr. Hackbart noted that the site was unofficially used as a dump site by Ken Abbotts for years, further noting that even after 40 years of inactivity on the site, that there are still areas where vegetation does not grow. Mr. Hackbart noted that early consultation with the residents and an environmental assessment would make a lot of sense, further noting that the nature of the development is concerning as the residents in the neighbourhood would like something that enhances and is a “fit” in the area.

Deputy Mayor Bartnicki spoke questioning if there are any special requirements where a former dump site or gravel pit becomes a brownfield. Nathan Westendorp, Director of Planning and Development Services spoke in response noting that when the history of a site is confirmed, there are special requirements. Nathan noted that the community concerns

will be brought forward if and when an application is received. Nathan then noted that there is a difference between common littering and a dump site.

Councillor Uram spoke questioning if the residents are open for development as long as it fits in the area, Ms. Gordon replying yes. Nathan then spoke noting that three options came forward from the developer, further noting that Planning suggested one option that met some comments and concerns received that would control the traffic, drainage and buffering.

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 Rick Crouch, resident at 111 Faircourt Lane in Clarksburg spoke expressing concern regarding the development of the Bayou Cable Park. Mr. Crouch noted that he is a real estate developer and he expressed concern with the impact on the traffic at the intersection of Highway 26 and Grey Road 2 and is concerned with the noise. Mr. Crouch noted that cable parks will have sea-doo's or personal watercraft that will also generate noise. Mr. Crouch noted that the development of a cable park in this location will have an impact on area real estate values and asked that Council take this into consideration.

B.12.2 Kim Gardner, resident at 78 Lakeshore Drive spoke noting that some residents have knowledge of the Maple Leaf Quarry and that we need to know if there are any contaminations on the site. Kim asked that Council direct that an environmental assessment be completed first before any development proceeds.

B.12.3 Ken McGuire, resident at 498864 Grey Road 2, spoke noting that he is directly affected by the proposed development of the Bayou Cable Park, noting that the developer is downplaying the noise. Mr. McGuire noted that Cedar Run generated noise, and that the video displayed by the developer is selective and did not show the sea-doo's that run all day to assist wakeboarders. Mr. McGuire noted that his property is bordered by the Indian Brook and will be greatly affected by the proposed Cable Park with the noise of the site. Mr. McGuire noted that the Indian Brook will be affected as will the deer in the area. Mr. McGuire noted that he has spent much money on his property and that if this development proceeds, that this development will have an impact on the value of his property, further noting that no one will purchase lands next to a Cable Park.

B.12.4 Emma Sharpe, 318 Clark Street, spoke noting she will be directly affected by the Cable Park as she is the abutting property owner. Ms. Sharpe noted that there is no proposal for a sound buffer, further noting that the speaker and music is concerning, as is the number of people that will be on the site all the time, and the future overnight accommodation. Ms. Sharpe expressed concern for the wildlife in the area, the deer, and the effect the development will have on her private well. Ms. Sharpe expressed concern with the traffic. Ms. Sharpe questioned, if Council approves the development, if the ponds can be moved further away from her abutting property line.

B.13 Staff Reports

B.13.1 Clarksbury Lands Corporation Request to Purchase Town Owned Lands, PDS.19.68

Moved by: Peter Bordignon

Seconded by: Rob Sampson

THAT Council receive Staff Report PDS.19.68, entitled "Clarksbury Lands Corporation Request to Purchase Town Owned Lands";

AND THAT Council authorize the sale of the Town owned lands legally described as Part Lot 28, Concession 7 (Assessment Roll Number 4242000011038900000) to Clarksbury Lands Corporation for \$141,220 and that the details of the land transfer including timing of payment be included in the future Subdivision Agreement for the development of the Clarksbury Lands, LOST

Moved by: Alar Soever

Seconded by: Rob Potter

THAT Council receive Staff Report PDS.19.68, entitled "Clarksbury Lands Corporation Request to Purchase Town Owned Lands";

AND THAT Council authorize the sale of the Town owned lands legally described as Part Lot 28, Concession 7 (Assessment Roll Number 4242000011038900000) to Clarksbury Lands Corporation for \$162,000 with the land transfer costs to be borne by the applicant;

AND THAT the details of the land transfer including timing of payment be included in the future Subdivision Agreement for the development of the Clarksbury Lands, Carried.

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

B.14.1 Information Report for Temporary Use Zoning Amendment (Spy Cider House), PDS.19.60

THAT Council receive Staff Report PDS.19.60, entitled "Information Report for Temporary Use Zoning Amendment (Spy Cider House), for information only, Carried.

B.15 Correspondence, if any

B.15.1 Helmut Hock, Resident

Re: Abbots/Development. Comments on Development Concept Submitted for Presentation by LOFT Planning Inc. at the May 27 Special Committee of the Whole

Moved by: Rob Potter

Seconded by: Odette Bartnicki

THAT Council received correspondence of Agenda Item B.15.1 Helmut Hock, Resident regarding the Abbots Development for information, Carried.

B.15.2 Committee of Adjustment Application for a Minor Variance to Zoning By-law 2018-65

Re: 131 Orchard Drive (Barber/Gardulski)

B.15.3 Committee of Adjustment Application for a Minor Variance to Zoning By-law 2018-65

Re: 138 Campbell Crescent (Brown)

B.15.4 Committee of Adjustment Application for a Consent - Lot Addition

Re: 595419 4th Line, Part Lot 7, Concession 4 (Foster/Hart)

**B.15.5 Committee of Adjustment Application for a Consent for a New Lot
Re: 115 Gibson Way (Russell/Shaban)**

Moved by: Rob Potter

Seconded by: Peter Bordignon

THAT Council receive for information, Agenda Item B.15.2 thru to B.15.5 being Committee of Adjustment Notices regarding planning applications, Carried.

C. 5:00 PM Public Meetings / Deputations

Mayor Alar Soever noted 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: Application for a Temporary Use Zoning Amendment
Re: 808108 24th Sideroad, Clarksburg (Spy Cider House and Distillery)**

Mayor Alar Soever read the Notice of Public Meeting regarding application for a Temporary Use Zoning Amendment for the property location at 808108 24th Sideroad, Clarksburg.

Mayor Soever noted the farm cidery business known as "Spy Cider House and Distillery" has proposed the temporary use of a trailer for an office and two storage containers on the subject lands. The Town received an application for temporary use zoning for these structures. The trailer (Airstream type) would be used for a three-season office, with the ability to be moved off-site for other purposes. The storage containers are for dry and cold storage for the cidery use.

Mayor Soever noted a temporary use zoning amendment would permit the use of these structures for a period of three years, with the ability to apply for an extension.

Mayor Soever noted the legal description of the property is Part of Lot 23 and Part of Lot 24, Concession 10 (formerly the Township of Collingwood) Town of The Blue Mountains.

Mayor Soever noted the public meeting is your chance to hear more about the proposal and make your views about it known. You may also speak at the meeting or submit written comments. Information from the public will help Council in their decision-making process, so make sure to have your say.

Mayor Soever noted any person or agency may attend the Public Meeting and/or make verbal or written comments either in support or in opposition to the proposed amendment.

Mayor Soever noted a decision on this proposal has NOT been made at this point and will NOT be made at the Public Meeting.

Mayor Soever noted after reviewing the application and any comments received, Town staff will bring a recommendation on this project to a future council meeting.

Mayor Soever noted you must make a request in writing if you wish to receive a notice of any decision of Council on this proposal.

Mayor Soever noted if a person or public body does not make oral submissions at a public meeting or make written submissions to Town of The Blue Mountains before

the by-law is passed, the person or public body is not entitled to appeal the decision of Council to the Local Planning Appeal Tribunal.

Mayor Soever further noted if a person or public body does not make oral submissions at a public meeting, or make written submissions to Town of The Blue Mountains before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

The Town Clerk spoke noting that the Notice of the Public Meeting was given in accordance with the Planning Act, and in response, comments were received from Grey County Planning and Development and Historic Saugeen Metis.

Town Planner Denise Whaley spoke noting that the launch of the Spy Cider House and Distillery has been postponed, and that the requested temporary zoning by-law will add storage and areas that will carry the project forward. Denise noted that this proposal came forward a few years ago and that policies in the new Official Plan and new zoning is explicit that trailers are not permitted. Denise noted that outdoor storage in sea canisters is permitted in various specific places, further noting that to allow these buildings that a temporary zoning was recommended. Denise noted that there is no office space inside the production facility and that the trailer will provide office space. Denise noted that in the future, the applicant may build permanent structures. Denise noted that if the temporary zoning does not provide enough time, that the applicant could apply to Council for an extension for another three-year period. Denise noted that Council can apply site plan control to the trailers and shipping containers.

Councillor Bordignon spoke noting that this is a great solution, that that the property looks great, further noting the owners have done a lot of work to the site.

Eimear Duggan, Manager of the Spy Cider House spoke providing an overview of their plans , further noting that they are hoping to open later this summer. Eimear noted that they are located on a heritage apple orchard and that they are trying to do everything on site. Eimear identified the location of the Air Stream trailer and bocce courts, further noting they are looking at refurbishing the Air Stream trailer to its glory days to use as office space. Eimear identified the location of the shipping containers, cold dry storage, and noted the product shipped from the site immediately.

Deputy Mayor Bartnicki spoke questioning if there are plans to beautify the two shipping containers, and if the neighbours can see the containers from their properties. Eimear spoke noting that the containers are painted white and are hidden from view.

As no one further wished to speak, Mayor Soever declared the Closed Meeting to be closed.

C.2 Deputation

None

D. New and Unfinished Business

D.1 Notice of Motion (Council)

D.2 Additions to the Agenda

None

E. Notice of Meeting Dates

Council Meeting, June 24, 2019 7:00
Town Hall, Council Chambers

Committee of the Whole Meeting, July 3, 2019
Town Hall, Council Chambers

Special Committee of the Whole Meeting, July 8, 2019
Town Hall, Council Chambers

F. Adjournment

Moved by: Rob Potter

Seconded by: Rob Sampson

THAT this Committee of the Whole does now adjourn at 6:50 p.m. to meet again,
July 3, 2019, Town Hall, Council Chambers, or at the call of the Chair, Carried.

Alar Soever, Mayor

Corrina Giles, Town Clerk