



Minutes

The Blue Mountains, Committee of the Whole Meeting

Meeting Date: January 14, 2019
Meeting Time: 1:00 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.

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 Infrastructure and Public Works Reg Russwurm, Director of Planning and Development Services Nathan Westendorp, Acting Director of Community Services Ryan Gibbons, Communications and Economic Development Coordinator Tim Hendry, Deputy Treasurer/Manager of Accounting and Budgets Sam Dinsmore, Manager of Solid Waste and Special Projects Jeff Fletcher, Manager of Water and Wastewater Services Allison Kershaw, Manager of Roads and Drainage Jim McCannell, Senior Policy Planner Shawn Postma, Planner I Travis Sandberg, Manager of Development Engineering Brian Worsley, Maintenance and Compliance Coordinator Cameron Wilson and Library Chief Executive Officer Sabrina Saunders.

Committee then paused for a Moment of Reflection.

▪ Approval of Agenda

Moved by: Rob Potter

Seconded by: Odette Bartnicki

THAT the Agenda of January 14, 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.

None

▪ Previous Minutes

Moved by: Rob Potter

Seconded by: Peter Bordignon

THAT the Committee of the Whole minutes of December 10, 2018 be adopted as circulated, including any revisions to be made, Carried.

▪ **Adoption of Consent Agenda**

All items listed under the Consent Agenda were pulled for separate review and discussion, as listed below:

- **B.9.1 Georgian Trail Annual Operations Report, CSPW.19.005**
- **B.14.1 Public Meeting Background and Preliminary Comment Report – Proposed Zoning By-law Amendment – Bed Breakfast (116 Campbell Crescent), PDS.19.01**
- **B.14.2 Public Meeting Background and Preliminary Comment Report – Proposed Zoning By-law Amendment and Draft Plan of Subdivision – Lora Bay Phase 4, PDS.19.02**
- **B.14.3 Subdivision Defaults Update – Peaks Meadows and Ridge Estates, PDS.19.04**

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 Presentation – Matthew Betik, Partner, KPMG

Re: Audit Planning Report for year ended December 31, 2018

Matthew Betik and Brendan Hall spoke regarding Audit Planning for the year ending December 31, 2018, including the audit scope, audit risks, materiality, the audit of today, tomorrow and the future, key deliverables, proposed fees, current developments and audit trends and new auditor reporting.

B.1.2 Dr. Sabrina Saunders, CEO and Board Secretary,

Re: The Blue Mountains Public Library, Council Orientation

Dr. Saunders spoke regarding the Blue Mountains Public Library, and “GLAM”, being Gallery, Library, Archive and Museum”, noting that The Blue Mountains Public Library were early adopters of GLAM as it relates to libraries.

Dr. Saunders spoke regarding the library’s governance and operations and noted the Library Board consists of 7 Board Members, including one member of Council. Dr. Saunders reviewed the organization chart of the Library, and spoke regarding the Library Committees.

Dr. Saunders noted that the Library conducted a feasibility study in 2018 and completed a space needs plan to determine the need for expansion, the amount of space required, the location of the branches to best serve The Blue Mountains, types of services and features required.

Dr. Saunders noted that the research conducted included community consultations, and review of GLAM best practices. Dr. Saunders reviewed the Blue Mountains Public Library Strategic Plan and vision for 2022, reviewed the strategic goals, 2017 statistics, Library Board successes and next steps.

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

None

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

None

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

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.

None

B.8 Staff Reports

B.8.1 Updates to the Town’s Winter Maintenance Standards and Level of Service Policy, CSPW.19.006

Moved by: Jim Uram

Seconded by: Peter Bordignon

THAT Council receive Staff Report CSPW.19.006, entitled “Updates to the Town’s Winter Maintenance Standards and Level of Service Policy”;

AND THAT Council repeal Policy POL.COR.13.22 entitled “Minimum Winter Maintenance Standards and Level of Service”;

AND THAT Council adopt Policy POL.COR.19.XX entitled “Winter Maintenance Standards and Level of Service” as attached to this Staff Report CSPW.19.006, Carried.

Moved by: Odette Bartnicki

Seconded by: Rob Sampson

THAT with respect to Staff Report CSPW.19.006, entitled “Updates to the Town’s Winter Maintenance Standards and Level of Service Policy”, Council direct the Infrastructure and Public Works Department on behalf of the Town, to draft correspondence to the Ministry of Transportation and copied to all Ontario municipalities for support, regarding the undue hardship the updated Minimum Maintenance Standards imposes on Ontario municipalities;

AND THAT the draft correspondence will be provided to Council at a future meeting for review and consideration, Carried.

B.8.2 Disposal Site Leachate Management Overview, CSPW.19.001

Moved by: Alar Soever

Seconded by: Andrea Matrosovs

THAT Council receive Staff Report CSPW.19.001, entitled “Disposal Site Leachate Management Overview” for their information, Carried.

Moved by: Rob Sampson

Seconded by: Odette Bartnicki

THAT with respect to Staff Report CSPW.19.001, entitled “Disposal Site Leachate Management Overview”, Council direct staff to schedule a Special Committee of the Whole Meeting in advance of the 2019 Budget Meetings to review Disposal Site Leachate Management Overview in greater detail, Carried.

B.8.3 2017 Year End Water & Wastewater Capacity Assessment, CSPW.19.004

Moved by: Peter Bordignon

Seconded by: Andrea Matrosovs

THAT Council receive Staff Report CSPW.19.004 entitled, “2017 Year End Water & Wastewater Capacity Assessment Report” for their information, Carried.

B.8.4 Water & Wastewater Servicing Extension Plan, CSPW.19.007

Moved by: Jim Uram

Seconded by: Peter Bordignon

THAT Council receive Staff Report CSPW.19.007, entitled “Water and Wastewater Servicing Extension 20 Year Capital Plan” for their information, Carried.

B.8.5 Environmental Sustainability Fund Distribution, CSPW.19.010

Moved by: Jim Uram

Seconded by: Alar Soever

THAT Council receive Staff Report CSPW.19.010, “Environmental Sustainability Fund Distribution”;

AND THAT Council approve the distribution of funds as outlined in the “TBM Sustainability Fund” Terms of Reference as follows:

Beaver River Watershed Initiative: \$3,000; and

Beaver Valley Outreach: \$2,000, Carried.

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 Georgian Trail Annual Operations Report, CSPW.19.005

Moved by: Alar Soever

Seconded by: Andrea Matrosovs

THAT Council receive Staff Report CSPW.19.005, entitled “Georgian Trail Annual Operations Report” for information purposes, 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 – Colin Travis, Travis & Associates
Re: Craigleith Villages**

Colin Travis spoke regarding a development initiative in Craigleith, and introduced the general concept and overall plan for the Craigleith area. Mr. Travis noted that the owners are Royalton Homes, and noted Royalton is active in Collingwood and Blue Mountains as builders. Mr. Travis introduced the project team.

Mr. Travis reviewed the official plan map excerpt, identified the location of the property and identified the land uses.

Mr. Travis reviewed the community outline of the Aqua Village including residences, shops and restaurants, retirement and rental apartments and home collections. Mr. Travis noted that there may be an opportunity for attainable housing in the development and noted that they are interested to speak with the Blue Mountains Attainable Housing Corporation about this development.

Mr. Travis noted that the document provided to Council is a vision statement. Mr. Travis noted that the development will be transit friendly and will include sidewalks and trails. Mr. Travis spoke regarding the frontage on Highway 26 and noted that the Ministry of Transportation has previously asked for a 10 metre road widening, but are now asking for an additional 14 metres (24 metres total). Mr. Travis noted that this road widening will have a severe impact on this development and what can be built. Mr. Travis noted that a discovery centre located at the former gas station site will provide information to the community about the development.

Mr. Travis noted that they are hoping to have a neighbourhood open house this month, then followed by more meetings with the Town and County staff. Mr. Travis noted that they are hoping to see activity on the site by the end of the summer.

Councillor Matrosovs questioned if the nature trails will be open to the public, Mr. Travis spoke in response noting that the internal trails are not community connected systems. Mr. Travis noted that with respect to the beach area, that this site has suffered with fragmites and that further discussions with Town staff will be held to discuss the beach area. Mr. Travis referenced preconsultation with the Niagara Escarpment Commission and Grey Sauble Conservation Authority.

Councillor Potter referenced the price point for attainable housing units, Mr. Travis responding that this is not known at this time, further noting that the details need to be worked out through discussions with Council and staff.

Deputy Mayor Bartnicki spoke noting that she is excited with the inclusive development concept.

Councillor Sampson spoke concurring that an inclusionary development is great. Councillor Sampson noted that the current tree canopy should be protected, in that, where possible the trees should not be removed, then replanted with small trees.

Councillor Bordignon questioned if this development connects to Hope Street, Mr. Travis replying yes. Councillor Bordignon questioned if the public will have access to the beach, Mr. Travis responding that this will be reviewed as they go through the process, further noting that they want to work with the municipality on this.

Mayor Soever thanked Mr. Travis for the presentation, further noting that public access to the waterfront is important. Mayor Soever noted that a five-lane highway through Craigeith will have an impact on the marketing of this development, further noting that most do not support the widening of Highway 26.

Councillor Uram spoke questioning how much contact Mr. Travis has had with Town staff to date, further noting that the proposal is a substantive change to what was approved by the OMB. Mr. Travis responded that they have had two or three meetings, further noting that the units are the same as was approved by the OMB.

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 Andrew Siegwart, President, Blue Mountain Village Association (“BMVA”)

Andrew Siegwart spoke regarding Agenda item B.13.5, noting that BMVA represents tourism operators and commercial operators and over 1300 residents in the community. Mr. Siegwart thanked staff for the research in the community survey, further noting that data and insight allow Council to consider issues in a more robust way. Mr. Siegwart noted that everyone wants to ensure that safety and security protocols are in place to mitigate any impact as best as we can. Mr. Siegwart noted that a slim majority support cannabis retail in the municipality, with restrictions, further noting that enforcement should include where cannabis is permissible so that it is clear to residents and visitors. Mr. Siegwart shared the safety concerns including protecting roads from impaired cannabis use, further noting that they too want to ensure children are protected as well.

B.13 Staff Reports

B.13.1 Lora Bay Drainage & Stormwater Management, PDS.19.03

Moved by: Rob Potter

Seconded by: Odette Bartnicki

THAT Council receive Staff Report PDS.19.03, entitled Lora Bay Drainage & Stormwater Management”; and

THAT Council direct staff to continue with efforts to resolve existing drainage issues in the Lora Bay area with the developer and the Grey Sauble Conservation Authority, including an engineering hydrology & hydraulics assessment & review of any previous studies, and negotiation of any required maintenance easements; and,

THAT Council authorize Staff to continue to work with Grey Sauble Conservation Authority to pursue obtaining matching funding from Public Safety Canada through the National Disaster Mitigation Program to facilitate capacity increases within the existing Lora Bay drainage system, Carried.

B.13.2 Bill 68 – Municipal Act Changes and Requirement for Municipal Tree Canopy Policies, PDS.19.06

Moved by: Odette Bartnicki

Seconded by: Rob Sampson

THAT Council receive Staff Report PDS.19.06, entitled “Bill 68 – Municipal Act Changes and Requirement for Municipal Tree Canopy Policies” for information purposes;

AND THAT Council direct Staff to investigate potential approaches to further enhance/implement/improve the existing policies and bylaws regarding tree preservation and tree canopy enhancement;

AND THAT Council direct Staff to bring an Options Update and Next Steps Report to Council for future consideration prior to proceeding with a formal public engagement initiative, Carried.

B.13.3 Green Energy Act Repeal (Bill 34) Information Report, PDS.19.08

Moved by: Odette Bartnicki

Seconded by: Rob Sampson

THAT Council receive Staff Report PDS.19.08 Green Energy Act Repeal (Bill 34) Information Report;

AND THAT Council authorize staff to initiate the process, including public and agency consultation, to update the Town’s Official Plan policies and Town’s Zoning By-law to guide development of renewable energy undertakings in the Town, Carried.

B.13.4 Open For Business – Bill 66 Restoring Ontario’s Competitiveness Act Information Report, PDS.19.05

Note: The following recommendation was considered for adoption at the January 16, 2019 Special Meeting of Council

Moved by: Rob Sampson

Seconded by: Peter Bordignon

THAT Council receive Staff Report PDS.19.05, entitled “Open for Business – Bill 66 Restoring Ontario’s Competitiveness Act Information Report” for information purposes;

AND THAT Staff be authorized to submit comments to the Province substantively in the form as those outlined in Attachment #1, Carried.

B.13.5 Follow Up on Cannabis Consultation, PDS.19.12

Note: The following recommendation was considered for adoption at the January 16, 2019 Special Meeting of Council

Moved by: Andrea Matrosovs

Seconded by: Rob Sampson

THAT Council receive Staff Report PDS.19.12, entitled "Follow Up on Cannabis Consultation";

THAT the Town of The Blue Mountains hereby Opts-In as a municipality where cannabis retail stores are permitted;

AND THAT Council direct staff to develop a draft Cannabis Policy Statement for Council's consideration to provide municipal staff with guidance on commenting to AGCO when notice on a specific proposed cannabis retail store site is provide on the site location;

AND THAT Council direct staff to assess the financial and resource implications associated with further restricting the usage of cannabis within the Town in consultation with owners of privately owned commercial properties who provide public spaces;

AND THAT in consideration of the impact of tourism on some municipalities, the Town of The Blue Mountains hereby requests the Province to provide additional funding resources to address implementation issues related to cannabis legalization, Carried.

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

B.14.1 Public Meeting Background and Preliminary Comment Report – Proposed Zoning By-law Amendment – Bed and Breakfast (116 Campbell Crescent), PDS.19.01

Moved by: Rob Potter

Seconded by: Odette Bartnicki

THAT Council receive Staff Report PDS.19.01, entitled "Public Meeting Background and Preliminary Comment Report – Proposed Zoning By-law Amendment – Bed and Breakfast (116 Campbell Crescent)" for information purposes only, Carried.

B.14.2 Public Meeting Background and Preliminary Comment Report – Proposed Zoning By-law Amendment and Draft Plan of Subdivision – Lora Bay Phase 4, PDS.19.02

Moved by: Peter Bordignon

Seconded by: Rob Potter

THAT Council receive Staff Report PDS.19.02, entitled "Public Meeting Background and Preliminary Comment Report – Proposed Zoning By-law Amendment and Draft Plan of Subdivision – Lora Bay Phase 4" for information purposes only, Carried.

B.14.3 Subdivision Defaults Update – Peaks Meadows and Ridge Estates, PDS.19.04

Moved by: Odette Bartnicki

Seconded by: Rob Potter

THAT Council receive Staff Report PDS.19.04, entitled "Subdivision Defaults Update -- Peaks Meadows and Ridge Estates" for information, Carried.

B.15 Correspondence, if any

**B.15.1 Committee of Adjustment – Notice of Public Hearing File #A28-2018
Re: 114 Orchard Lane**

Moved by: Odette Bartnicki

Seconded by: Andrea Matrosovs

THAT Council receive Correspondence Item B.15.1 Committee of Adjustment – Notice of Public Hearing File #A28-2018 Re: 114 Orchard Lane for information purposes, Carried.

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

C.1.1 Public Meeting: Application for Draft Plan of Subdivision 42T-2018-20 and Zoning By-law Amendment (Lora Bay Phase 4)

Mayor Alar Soever read the Notice of Public Meeting regarding Application for Draft Plan of Subdivision 42T-2018-20 and Zoning By-law Amendment (Zoning By-law Phase 4), noting that the County of Grey and the Town are seeking input on development applications within 120 metres of your property that would create a total of 38 single detached residential units and a future development block (Block 39) for multi-residential units at the site known as Block 1 and Part of Block 2, Plan 16M-8, Town of The Blue Mountains.

Mayor Soever noted that the purpose and effect of the proposed zoning by-law amendment application is to rezone the lands from the Development (D) zone and Special Recreational (SR-177) zone to the Residential Third Density Zone (R3) and Residential Sixth Density (R6) Zone in the current Township of Collingwood Zoning By-law to facilitate the development of 38 single detached residential units and the future multi-residential units within proposed Block 39.

Mayor Soever noted that the public meeting is an opportunity for members of the public to learn more about the proposed development. Attendees have the opportunity to hear a brief presentation about the development, ask questions and/or make statements either in favour of, or in opposition to the development. Mayor Soever further noted that the public meeting will take place at a Council meeting and the moderator will keep the meeting in order and allow the applicant (and their development team), the public, and members of Council to speak and ask questions. Mayor Soever noted that no decisions are made at this meeting, it is simply an opportunity to learn and provide feedback.

Mayor Soever noted that under the legislation governing this development process, which is sections 34 and 51 of the *Planning Act*, you have the following rights: Any persons may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the proposed Zoning By-law Amendment or Plan of Subdivision. If a person or public body does not make oral submissions at a public meeting or make written submissions to the Town of The Blue Mountains before the zoning by-law is approved or refused, or to the County of Grey before the zoning by-law is approved or refused, the person or public body is

not entitled to appeal the decisions of the Town of The Blue Mountains or the County of Grey to the Local Planning Appeal Tribunal. If a person or public body does not make oral submissions at a public meeting or make written submissions to the Town of The Blue Mountains before the zoning by-law is approved or refused, or to the County of Grey before the Plan of Subdivision is approved or refused, the person or public body may not be added as a party to the hearing of an appeal before the LPAT unless, in the opinion of the Board, there are reasonable grounds to do so.

Mayor Soever noted that if you wish to be notified of the decision by the Town of The Blue Mountains in respect to the approval or refusal of the Zoning By-law Amendment, or the County of Grey in respect to the approval or refusal of the Plan of Subdivision, you must make a written request to the Town or the County.

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 Roger and Patti Piett, Tony Poole, Lyn Logan, Historic Saugeen Metis, Canada Post, Georgian Cycle and Ski Trail Association – Don Degrandis, President, David Miller, Kevin Green, Ministry of Transportation.

Director of Planning and Development Services Nathan Westendorp spoke, noting that Town Staff have provided a background and preliminary review report. Nathan confirmed the proponent is in attendance and will provide an overview of the application.

Kenneth Hale, Registered Professional Planner and Vice President of Dunncap Corporation spoke, noting that Lora Bay was approved for approximately 1,025 units and an 18-hole golf course. Mr. Hale further noted that 300 units have been constructed to date, not including the separately-approved Cottages at Lora Bay. Mr. Hale noted that the Phase 4 development application is in conformance with the agreements with the Town and the schedules found in the Master Development Agreement. Phase 4 extends West Ridge Drive to the green of Hole 6 and creates a new, municipally-owned street. Mr. Hale noted a multi-block is proposed that is in the same development pattern as those already existing in Lora Bay, subject to site plan approval. Mr. Hale confirmed that construction site access is proposed off of the existing dirt road, extending to 39th Sideroad. Mr. Hale confirmed that no Short Term Accommodation units are being proposed in Lora Bay, noting further that Lora Bay supports the reduction in traffic speed to 30 km/h through the development. Mr. Hale confirmed that Lora Bay will address drainage concerns on the east end of Sunset Boulevard by updating the Master Plan upon direction from Ministry of Environment, Conservation and Parks, Ministry of Natural Resources, Grey Sauble Conservation Authority and the Town.

Andrew Pascuzzo, Registered Professional Planner spoke on behalf of the Lora Bay Corporation and provided a brief presentation. The property is 7.88 hectares, known as Phase 4 of the Master Plan. Mr. Pascuzzo noted 0.75 hectares was added to the development pod. The property is treed, and Mr. Pascuzzo confirmed that the vegetation reports related to the property are available on the County of Grey website. Mr. Pascuzzo noted that the County of Grey Official Plan designates the property as Recreation Resort Area, identified as a Settlement Area with special recreation amenities and residential development on full municipal services. Mr. Pascuzzo further noted that The Blue Mountains Official Plan designates the property as Residential Recreation and Residential Commercial with some Hazard lands identified and a mix of seasonal and permanent uses. Mr. Pascuzzo noted the designation permits up to 10 units per hectare for a maximum of 78 units. However, Mr. Pascuzzo confirmed that the application proposes 38 single units and 36 multiple units with a density of 9.4 units per hectare. Mr. Pascuzzo noted the Draft Plan of Subdivision shows the 38 single family lots and the multiple unit block.

Councillor Potter asked for Mr. Pascuzzo to comment whether there is a secondary road access to the development; Mr. Pascuzzo confirmed that the future construction access point will eventually be used as a secondary access. Deputy Mayor Bartnicki questioned how the developer will keep large construction equipment off the developed portion of West Ridge Drive to which Mr. Hale replied, the Development Agreement would limit access. Mayor Soever commented that some of the land is being rezoned from R3 to R6 which permits Short Term Accommodation (STA) use, further questioning how STAs will be limited and regulated. Director of Planning and Development Services Nathan Westendorp confirmed that Planning Staff will work with Lora Bay to refine the proposed zoning in the multi unit block to prohibit short term accommodation units.

Councillor Bordignon requested additional detail on the timeline for construction completion; Mr. Hale commented that ideally, construction would begin in Summer 2019. Mr. Hale confirmed that the concerns raised by the public during an informal meeting in Lora Bay have been categorized and identified for presentation at the Public Meeting. Mr. Hale advised that the drainage issues experienced near Lora Bay Drive are not in the same catchment area as the proposed Phase 4.

Lyn Logan, resident of Cottages at Anchors Way, spoke, noting her concern over the drainage issues in Cottages at Lora Bay. Ms. Logan noted that the Storm Water Management Plan stops at a high density development area, and consideration should be given to a more cohesive drainage plan. Ms. Logan further noted that any future development must include drainage plans.

Jim Torrence, resident at 111 McMullan Court spoke regarding the process for comments received from the public. Director of Planning and Development Services Nathan Westendorp spoke, confirming that the Town and County of Grey will collect comments received and work with the proponent to address comments. The decision will address how the comments are addressed. Further, any comments received during the Lora Bay community meeting should be forwarded to Town or County Planning Staff for inclusion.

Bob Bullock, resident at Landry Lane spoke regarding the proposed density of the development, and the associated vehicle volume on West Ridge Drive. Mr. Bullock further noted that exiting Lora Bay onto Highway 26 will be problematic with the additional vehicular traffic.

Stu Elkins, resident of Dory Row spoke, regarding 39th Sideroad. Mr. Elkins noted that 39th Sideroad will receive increased traffic during the construction of Phase 4 and after construction is complete. Mr. Elkins noted there are no current plans to improve the road which should be considered. Director of Infrastructure and Public Works Reg Russwurm confirmed that the road will be reviewed through the Transportation Master Plan and will be updated in the future.

John White, resident of Lora Bay spoke noting that it is in the benefit of the residents of Lora Bay to see the completion of the Lora Bay development as soon as possible. Mr. White noted concern regarding the drainage issues in Lora Bay, further noting there is no clear map of Lora Bay and the areas to the East, West and South with the existing and proposed drainage courses. Further, Mr. White commented that expected or actual water flow should be included on the mapping with property ownership details. Mr. White noted that waterflow over Sunset Boulevard will occur in a less than one in 25 year storm. Mr. White further commented that a Master Drainage Plan should be completed extending South of Highway 26 and that staff, through previously-given Council direction, should consider the issues associated with West Ridge Drive. Mr. White noted that higher density development will not allow for extensive parking, when compared to the single family dwellings.

Paula Hope, resident at 132 East Ridge Drive spoke regarding multi residential units, advising that it is a popular concept.

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

C.1.2 Public Meeting: Application for Zoning Amendment – Lot 31, Plan 915 - 116 Campbell Crescent

Mayor Alar Soever read the Notice of Public Meeting regarding Application for Zoning Amendment for property located at 116 Campbell Crescent. Mayor Soever noted the application would like to establish a Bed & Breakfast use in the existing dwelling at 116 Campbell Crescent. The Bed & Breakfast would be owner-operated by the applicant. Mayor Soever noted the application for zoning amendment is seeking approval to add a “Bed & Breakfast Establishment” use to the existing residential zone applied to the property. A Bed & Breakfast is defined in the Zoning By-law as a dwelling that offers up to three (3) guest rooms, where the dwelling is also the primary residence of the proprietor.

Mayor Soever noted that should this application be approved, it would not permit Short Term Accommodation (STA) uses on these lands, further noting the property is designated Blue Mountain Village Resort Area Low Density Residential in the Town of The Blue Mountains Official Plan. Mayor Soever noted the legal description of the subject property is Lot 31, Plan 915 (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, further noting that members of the public may also speak at the meeting or submit written comments. Information from the public will help Council in their decision-making process. 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 that a decision on this proposal has not been made at this point and will not be made at the Public Meeting. After reviewing the application and any comments received, Town staff will bring a recommendation on this project to a future council meeting. Mayor Soever confirmed that 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 that 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. 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 Public Meeting was given in accordance with the *Planning Act* and in response comments were received from Historic Saugeen Metis, Grey Sauble Conservation Authority, Town Infrastructure and Public Works Department, Sydney and Doreen Chamberlain, William & Joanne Cunningham, Jill & Graeme Duncan, Jaye Johnston and Patricia Yeager.

Councillor Potter inquired whether a limit exists regarding the number of Bed & Breakfast accommodations on a given street, or in a given area. Planner I Travis Sandberg confirmed that short term accommodation uses are restricted through the

zoning by-law with 120 metre separation required between STA units. Travis noted that there are no restrictions on bed and breakfast uses, or the possible clustering of bed and breakfast sites. Travis noted that he has not received any concerns from By-Law regarding bed and breakfast units.

Deputy Mayor Bartnicki noted there may be confusion over the difference between STAs and Bed & Breakfasts; Planner I Travis Sandberg clarified that Bed & Breakfast owners must be present when guests are present. Councillor Matrosovs questioned whether Town staff confirm that owners use the Bed & Breakfast as their primary residence to which Planner I Travis Sandberg confirmed that in addition to assessment information, enforcement can be utilized. Interim Chief Administrative Officer Shawn Everitt advised that staff will review if there are penalties for non-compliance and follow-up with Council. Council noted that the application form for Bed & Breakfasts should require acknowledgement from the owners that the Bed & Breakfast is the primary residence. Further, policies and procedures could be implemented which could apply to future applications for enforcement purposes.

Chodos and Anna Stepanovic, owners of 116 Campbell Crescent spoke, noting the property is currently being renovated and landscaped, noting renovations will be completed in 60-90 days. Mr. and Mrs. Stephanovic confirmed they are not intending to use the property for STA purposes, and that they intend to live at the property full-time and run it as a bed and breakfast. Mr. Stephanovic noted that they intend to have one bed and breakfast room available for rent.

Kirsty Gerald, owner of 109 Campbell Crescent spoke, noting concern with the property potentially being used as an STA or Air BnB, noting further that there are three existing STAs on the street. Ms. Gerald noted that traffic volume will increase on Campbell Crescent and there is concern with a flooded rental market if the application is approved.

Janet Jardine, owner of 209551 Highway 26 and 118 Campbell Crescent and Ken Mehi spoke, noting many do not understand the difference between STAs and Bed & Breakfasts, particularly that Bed & Breakfasts do not abide by STA licencing. Ms. Jardine and Mr. Mehi commented that the application form should be revised to include that the house must be the primary residence of the owner and that the owner is to be present when guests are present.

Ken Mehi noted that if this application is permitted, that it is precedent setting for other owners on Carmichael Crescent. Mr. Mehi noted that it needs to be clear and enforced that the bed and breakfast property must be the property owner's primary residence and that the owner be present when guests are present.

Mayor Soever questioned if the property owner must be present at a bed and breakfast when guests are present. Travis spoke in response noting that under the official plan, it states that the owner resides in the dwelling while the bed and breakfast is operating. Travis noted that the zoning by-law implements that it is the principle residence of the proprietor.

Nathan Westendorp, Director of Planning and Development Services, spoke noting that the municipality has several tools available, including a site plan agreement to ensure constant primary residence. Nathan noted that Council could delay enactment of the by-law to permit the bed and breakfast until proof of residency and a site plan agreement is entered into by the property owner.

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

C.1.3 Public Meeting: Consideration of a new Procedural By-law to Govern the Calling, Place and Proceedings of Meetings of the Town of The Blue Mountains Committee of Adjustment

Mayor Alar Soever read the Notice of Public Meeting regarding Consideration of a new Procedural By-law to Govern the Calling, Place and Proceedings of Meetings of the Town of The Blue Mountains Committee of Adjustment.

Mayor Soever noted The Blue Mountains Council is holding a Public Meeting to receive comments on a new Draft Procedural By-law for the Committee of Adjustment, further noting the Procedural By-law will set out the rules and regulations for the proceedings of the Committee.

Mayor Soever noted that notice is hereby given that the Council of The Corporation of the Town of The Blue Mountains, at its regularly scheduled Council Meeting on Monday, January 14, 2019, intends to receive comments pertaining to a new Procedural By-law for the Committee of Adjustment. Mayor Soever noted Staff Report PDS.18.138 provides additional information regarding the Draft Procedural By-law. Copies of the Staff Report are available through the Town's website, www.thebluemountains.ca.

Mayor Soever noted that a decision on this draft Procedural By-law has not been made at this point and will not be made at this Public Meeting. Following receipt of comments from the public, Staff will bring its recommendations to Council at the February 4, 2019 Committee of the Whole meeting. Mayor Soever noted that comments at the Public Meeting aid the Town and Council in their decision making process. Any person or agency may attend the Public Information Session and Public Meeting and/or make verbal or written comments regarding the proposed new Draft Procedural By-law for the Committee of Adjustment.

The Town Clerk spoke, confirming that notice of the Public Meeting was given in accordance with the Town's Provision of Notice and Manner of Giving Notice to the Public Policy, POL.COR.07.03 and in response no comments were received.

Director of Planning and Development Services Nathan Westendorp advised that the development of a Procedural By-law for the Committee of Adjustment is a housekeeping item that was initiated and managed by the Secretary/Treasurer of the Committee of Adjustment, Lori Carscadden. It was confirmed that the three public members of the Committee of Adjustment are aware of the Public Meeting.

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

C.2 Deputation

None

D. New and Unfinished Business

D.1 Notice of Motion (Council)

Deputy Mayor Odette Bartnicki introduced the following Notice of Motion. In accordance with the Town's Procedural By-law 2018-20, this Notice of Motion will be considered at the January 30, 2019 Council Meeting:

THAT WHEREAS the time and resources that have been expended on issues related to workplace harassment during the previous Term of Council has resulted in significant financial costs to taxpayers and stressful for staff, former Council Members and community members;

AND WHEREAS the current Code of Conduct governs Council and all Boards and Committees of Council with the exception of The Blue Mountains Public Library Board, Police Services Board, Conservation Authorities, and School Boards;

AND WHEREAS the current Code of Conduct does not include the commonly accepted definition of workplace harassment as per the *Employment Standards Act*, the *Ontario Health and Safety Act* and other legislation;

AND WHEREAS the lack of clarity regarding what is and what is not workplace harassment has the potential for public confusion and particularly for misunderstanding by Members of Council and Members of Boards and/or Committees of Council, as well as by employees of the Town of The Blue Mountains in relation to these members;

NOW THEREFORE, Council of the Town of The Blue Mountains provides direction to the newly formed "Code of Conduct Review Committee of Council" to amend the Town of The Blue Mountains Code of Conduct to include the definition of workplace harassment found in the *Employment Standards Act*, the *Ontario Health and Safety Act* and other legislation, that being, "engaging in a course of vexatious comment or conduct that is known or ought reasonably to be known to be unwelcome";

AND FURTHER THAT, Council request that the Council Code of Conduct include examples of behaviors that would meet the definition of "workplace harassment" as provided in the guidelines to the applicable legislation which can be found on the Ministry of Labour website, and to include a flowchart or further clarity around processes for resolution.

D.2 Additions to the Agenda

None

E. Notice of Meeting Dates

Special Committee of the Whole, January 16, 2019 9:00 a.m.
Town Hall, Council Chambers

Special Meeting of Council, January 16, 2019 1:00 p.m.
Town Hall, Council Chambers

Special Meeting of Council, January 21, 2019 1:00 p.m.
Town Hall, Council Chambers

Special Meeting of Council, January 22, 2019 1:00 p.m.
Town Hall, Council Chambers

Special Meeting of Council, January 30, 2019 2:00 p.m.
Town Hall, Council Chambers

Council Meeting, Wednesday, January 30, 2019
Town Hall, Council Chambers

Committee of the Whole Meeting, February 4, 2019
Town Hall, Council Chambers

F. Adjournment

Moved by: Rob Potter

Seconded by: Andrea Matrosovs

THAT this Committee of the Whole does now adjourn at 8:34 p.m. to meet again, February 4, 2019, Town Hall, Council Chambers, or at the call of the Chair, Carried.

Alar Soever, Mayor

Corrina Giles, Town Clerk