

- **B.4.1 Monthly Financial Report – May 2019, FAF.19.114**
- **B.4.2 1st and 2nd Quarter of 2019 Committee of Council Update, FAF.19.117**
- **B.4.3 Updates regarding Reference Checks for Committees of Council and Library Board, FAF.19.122**
- **B.14.1 Public Meeting Information Report – Zoning By-law Amendment: Housekeeping Changes, PDS.19.76**
- **B.14.2 Information Report on the Old Lakeshore Road Neighbourhood Plan, PDS.19.77**
- **B.14.3 Public Meeting Information Report – Zoning By-law Amendment for Bed and Breakfast (160 Grand Cypress Lane), PDS.19.81**
- **B.14.4 Committee of Adjustment 2018 Annual Report, PDS.19.83**

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: Odette Bartnicki Seconded by: Peter Bordignon

THAT the Consent Agenda of July 3, 2019 be adopted as circulated, less any items requested for separate review and discussion, being Agenda items

- B.4.1 Monthly Financial Report – May 2019, FAF.19.114
- B.4.2 1st and 2nd Quarter of 2019 Committee of Council Update, FAF.19.117
- B.14.1 Public Meeting Information Report – Zoning By-law Amendment: Housekeeping Changes, PDS.19.76
- B.14.3 Public Meeting Information Report – Zoning By-law Amendment for Bed and Breakfast (160 Grand Cypress Lane), PDS.19.81
- B.14.4 Committee of Adjustment 2018 Annual Report, PDS.19.83, Carried.

B. Staff Reports, Deputations, Correspondence

Finance, Administration, Enforcement and Fire Reports

To be chaired by Councillor Rob Sampson

B.1 Deputations, if any

None

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 Non-union Salary Grid Review, FAF.19.104

Moved by: Peter Bordignon Seconded by: Odette Bartnicki

THAT Council receive Staff Report FAF.19.104, entitled “Non-union Salary Grid Review”;

AND THAT Council direct staff to proceed with hiring a consultant or organization to assist with a study and review of the Town’s existing non-union salary grid and to provide options for a merit-based salary grid and or employee bonus system for consideration in the 2020 budget;

AND THAT Council appoint Mayor Alar Soever and Councillor Jim Uram to:

- i) assist to set the terms of reference for the study and review of the Town’s existing non-union salary grid to provide options for a merit-based salary grid and or employee bonus system; and
- ii) work with the Director of Human Resources and the consultant on the study and review of the Town’s existing non-union salary grid review to provide options for a merit-based salary grid and or employee bonus system, Carried.

B.3.2 Electronic Timesheets, FAF.19.105

Moved by: Peter Bordignon Seconded by: Andrea Matrosovs

THAT Council receive Staff Report FAF.19.105, entitled “Electronic Timesheets”;

AND THAT Council direct staff to research and implement an electronic timesheet system for workforce tracking;

AND THAT Council approve the creation of an \$80,000 budget for an electronic timesheet software to be funded from Working Capital, Carried.

B.3.3 Code of Conduct Revisions, FAF.19.106

Moved by: Peter Bordignon Seconded by: Odette Bartnicki

THAT Council receive Staff Report FAF.19.106 entitled “Code of Conduct Revisions”;

AND THAT Council direct staff and the Code of Conduct Sub-Committee to revise the draft Code of Conduct in accordance with the suggestions provided at the July 3, 2019 Committee of the Whole meeting (confirmed by Council at the July 15, 2019 Council Meeting);

AND THAT Council direct staff to forward the revised draft Code of Conduct for independent legal review, followed by review by the Town’s Integrity Commissioner for input and comment;

AND THAT Council direct staff to provide a final draft Code of Conduct to a future Committee of the Whole meeting for review and approval before proceeding to a Public Meeting for comment, Carried.

B.3.4 Request to Initiate a Joint Police Services Board Meeting, FAF.19.110

Moved by: Peter Bordignon Seconded by: Andrea Matrosovs

THAT Council receive Staff Report FAF.19.110, entitled “Request to Initiate a Joint Police Services Board Meeting”;

AND THAT Council endorse hosting Joint Police Services Board meetings between the Town of Collingwood Police Services Board and the Town of The Blue Mountains Police Services Board;

AND THAT Council authorize the Mayor to initiate a formal written invitation to the Mayor of the Town of Collingwood, the Chair of the Collingwood Police Service Board and the Collingwood Detachment Commander of the Ontario Provincial Police to attend a Joint Police Services Board to be hosted in The Blue Mountains, Carried.

B.3.5 Municipal Representation at the South Georgian Bay SubRegion Alliance Table, FAF.19.129

Moved by: Odette Bartnicki Seconded by: Peter Bordignon

THAT Council receive Staff Report FAF.19.129, entitled “Municipal Representation at the South Georgian Bay SubRegion Alliance Table”;

AND THAT Council appoint Councillor Jim Uram as the Town of The Blue Mountains Municipal Representative to the South Georgian Bay SubRegion Alliance Table, Carried.

B.3.6 Council Meeting at Blue Mountain Resort, FAF.19.111

Moved by: Peter Bordignon Seconded by: Odette Bartnicki

THAT Council receive Staff Report FAF.19.111, entitled “Council Meeting at Blue Mountain Resort”;

AND THAT Council directs staff to proceed with the coordination of the October 21st, 2019 Council Meeting to be hosted at Blue Mountain Resort;

AND THAT Council acknowledges that the Council meeting will not be live streamed, but that a video recording of the meeting will be posted to the Town website, Carried.

B.3.7 Cooper & Soever Wedding – 109 East Ridge Drive (Lora Bay Golf Club) – Noise By-law Relief Request, FAF.19.095

Mayor Soever vacated the Council Chamber regarding Agenda item B.3.7 having earlier declared a pecuniary interest regarding this matter.

Moved by: Peter Bordignon Seconded by: Jim Uram

THAT Council receive Staff Report FAF.19.095 “Cooper & Soever Wedding – 109 East Ridge Drive (Lora Bay Golf Club) – Noise By-law Relief Request”; and

THAT Council grant relief from the provisions of the Noise By-law for a wedding on Saturday August 17th, 2019 at 109 East Ridge Drive (Lora Bay Golf Club) from 4:00 p.m. to 12:00 a.m. with a DJ playing music indoors, Carried.

B.3.8 The Corner Café – 7 Bruce Street South – Noise By-law Relief Request, FAF.19.096

Moved by: Peter Bordignon Seconded by: Odette Bartnicki

THAT Council receive Staff Report FAF.19.096 “The Corner Café – 7 Bruce Street South – Noise By-law Relief Request”; and

THAT Council grant relief from the provisions of the Noise By-law for indoor live music at the Corner Café, 7 Bruce Street South on Thursdays until 10:00 p.m., Fridays and Saturdays until 11:00 p.m., and long weekend Sundays until 10:00 p.m. from June 1st, 2019 through October 14th, 2019, Carried.

B.3.9 Woodstock 50 – 60 Bay Street East (Bayview Part) – Noise By-law Relief Request, FAF.19.112

Moved by: Peter Bordignon Seconded by: Andrea Matrosovs

THAT Council receive Staff Report FAF.19.112 “Woodstock 50 – 60 Bay Street East (Bayview Park) – Noise By-law Relief Request”; and

AND THAT Council grant relief from the provisions of the Noise By-law for the “Woodstock 50” event at Bayview Park on August 18, 2019 from 1:00 p.m. to 9:00 p.m. with amplified live music, Carried.

B.3.10 Touch of Taryn Foundation – 76 Victoria Street South (Moreau Park) – Noise By-law Relief Request, FAF.19.113

Moved by: Peter Bordignon Seconded by: Andrea Matrosovs

THAT Council receive Staff Report FAF.19.113 “Touch of Taryn Foundation – 76 Victoria Street South (Moreau Park) – Noise By-law Relief Request”; and

THAT Council grant relief from the provisions of the Noise By-law for Touch of Taryn Foundation’s annual charity baseball tournament at 76 Victoria Street South on Saturday August 17th, 2019 from 8:00 a.m. to 9:00 p.m. with amplified announcements and sound from the crowd/cheering, Carried.

B.3.11 Amendment to By-law No. 2018-67, being a By-law to appoint Municipal Law Enforcement Officers (MLEOs), FAF.19.115

Moved by: Andrea Matrosovs Seconded by: Odette Bartnicki

THAT Council receive Staff Report FAF.19.115, entitled “Amendment to By-law No. 2018-67, being a By-law to appoint Municipal Law Enforcement Officers (MLEOs)”;

AND THAT Council enact an amendment to By-law No. 2018-67, being a By-law to appoint Municipal Law Enforcement Officers, that would update the list of persons appointed as Municipal Law Enforcement Officers for the purposes of enforcing specific parking related by-laws of the municipality on specific lands, Carried.

B.3.12 Corporate Strategic Plan Process Overview, FAF.19.119

Moved by: Odette Bartnicki Seconded by: Peter Bordignon

THAT Council receive Staff Report FAF.19.119, entitled “Corporate Strategic Plan Process Overview”;

AND THAT Council endorse the Corporate Strategic Planning process;

AND THAT Council approve the hiring of a 5 month contract position to provide administrative resources in the development of the Strategic Plan update process, Carried.

B.3.13 Draft Procedural By-law for Council Consideration before Proceeding to Public Meeting, FAF.19.120

Moved by: Odette Bartnicki Seconded by: Andrea Matrosovs

THAT Council receive Staff Report FAF.19.120, entitled “Draft Procedural By-law for Council Consideration before Proceeding to Public Meeting”;

AND THAT Council direct staff to proceed to a Public Meeting to receive comments regarding the draft Procedural By-law, as attached to the within staff report, Carried.

B.3.14 Tile Drainage Loan, FAF.19.136

Moved by: Andrea Matrosovs Seconded by: Jim Uram

THAT Council receive Staff Report FAF.19.136 entitled “Tile Drainage Loan” for information purposes;

AND THAT Council has no objection to an application for Tile Drainage Loan for Elizabeth Lidbetter at 689344 18th Sideroad, RR 2 Clarksburg, in the approximate amount of \$50,000, subject to the availability of funds;

AND THAT Council appoint the Manager of Roads and Drainage, and as a designate, the Road’s and Drainage Foreman as the Town’s Inspectors of Drainage, pursuant to the Tile Drainage Act, RSO 1990, 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 Monthly Financial Report – May 2019, FAF.19.114

Moved by: Odette Bartnicki Seconded by: Peter Bordignon

THAT Council receive Staff Report FAF.19.114 entitled “Monthly Financial Report – May 2019” for information purposes, Carried.

Moved by: Alar Soever Seconded by: Peter Bordignon

THAT with respect to Staff Report FAF.19.114 entitled “Monthly Financial Report – May 2019”, Council direct staff to update the cheque register and append to the Monthly Financial Report, all cheques written to those with a GST number, Carried.

B.4.2 1st and 2nd Quarter of 2019 Committee of Council Update, FAF.19.117

Moved by: Alar Soever Seconded by: Jim Uram

THAT Council receive Staff Report FAF.19.117, entitled “1st and 2nd Quarter of 2019 Committees of Council Update” for information, Carried.

B.4.3 Updates regarding Reference Checks for Committees of Council and Library Board, FAF.19.122

THAT Council receive Staff Report FAF.19.122, entitled “Updates regarding Reference Checks for Committees of Council and Public Library Board” 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

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

None

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

None

B.10 Correspondence, if any

None

**Planning & Development Services Reports
To be chaired by Councillor Jim Uram**

B.11 Deputations, if any

None

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.

None

B.13 Staff Reports

B.13.1 Planning Recommendation Report – Zoning By-law Amendment for Bed & Breakfast (111 Marsh Street), PDS.19.61

Moved by: Odette Bartnicki Seconded by: Andrea Matrosovs

THAT Council receive Staff Report PDS.19.61 “Planning Recommendation Report - Zoning By-law Amendment for Bed & Breakfast (111 Marsh Street)”;

THAT Council enact a Zoning By-law Amendment to permit the use of a Bed and Breakfast Establishment in the existing dwelling, Carried.

B.13.2 Planning Recommendation Report – Spy Cider House Temporary Use Zoning By-law (808108 24th Sideroad), PDS.19.63

Moved by: Peter Bordignon Seconded by: Odette Bartnicki

THAT Council receive Staff Report PDS.19.63 “Planning Recommendation Report – Spy Cider House Temporary Use Zoning By-law (808108 24th Sideroad)”;

AND THAT Council enact a temporary Zoning By-law Amendment to permit the use of a vintage trailer for an office and two shipping containers for storage, for a period of three years;

AND THAT Council direct staff to ensure that the use of a “vintage trailer” or similar look trailer be implemented through the site plan approval process, Carried.

B.13.3 Public Meeting Information Report – Zoning By-law Amendment: Short Term Accommodation Uses, PDS.19.75

Moved by: Peter Bordignon Seconded by: Rob Sampson

THAT Council receive Staff Report PDS.19.75, entitled “Public Meeting Information Report – Zoning By-law Amendment: Short Term Accommodation Uses”;

AND THAT Council direct Staff to further review the definition of ‘Rental or Lease Management Company’ and report back with a recommended definition;

AND THAT Council direct Staff to further review all properties that list a Short Term Accommodation Use as a permitted use;

AND THAT Council direct staff to consider the comments received and report back to Council on recommendations for recommended adjustments to the Short Term Accommodation land use planning framework for the Town of The Blue Mountains to ensure clarity regarding where Short Term Accommodation uses are permitted, Carried.

B.13.4 Planning Recommendation Report – Zoning By-law Amendment for Bed and Breakfast (Part Lot 13, Concession 4), PDS.19.82

Moved by: Odette Bartnicki Seconded by: Andrea Matrosovs

THAT Council receive Staff Report PDS.19.82, entitled “Planning Recommendation Report - Zoning By-law Amendment for Bed and Breakfast (Part Lot 13, Concession 4)”;

AND THAT Council enact a Zoning By-law Amendment to include a Bed and Breakfast Establishment up to three (3) bedrooms as an additional permitted use for the lands, subject to a holding ‘h’ provision, and to re-zone a portion of the lands to the Hazard ‘H’ zone to reflect existing flood prone areas, 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 Information Report – Zoning By-law Amendment: Housekeeping Changes, PDS.19.76

Moved by: Peter Bordignon Seconded by: Odette Bartnicki

THAT Council receive Staff Report PDS.19.76, entitled “Public Meeting Information Report – Zoning By-law Amendment: Housekeeping Changes” for information only, Carried.

B.14.2 Information Report on the Old Lakeshore Road Neighbourhood Plan, PDS.19.77

THAT Council receive Staff Report PDS.19.77, “Information Report on the Old Lakeshore Road Neighbourhood Plan”, for information purposes, Carried.

B.14.3 Public Meeting Information Report – Zoning By-law Amendment for Bed and Breakfast (160 Grand Cypress Lane), PDS.19.81

Moved by: Rob Sampson Seconded by: Odette Bartnicki

THAT Council receive Staff Report PDS.19.81, entitled “Public Meeting Information Report – Zoning By-law Amendment for Bed and Breakfast (160 Grand Cypress Lane)” for information purposes only, Carried.

B.14.4 Committee of Adjustment 2018 Annual Report, PDS.19.83

Moved by: Odette Bartnicki Seconded by: Rob Sampson

THAT Council receive Staff Report PDS.19.83, entitled “Committee of Adjustment 2018 Annual Report”, for information purposes, Carried.

B.15 Correspondence, if any

None

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 Zoning Amendment Re: Short Term Accommodation Uses – Municipal Wide

Mayor Alar Soever read the Notice of Public Meeting regarding application for a Zoning Amendment for municipal wide properties.

Mayor Soever noted what is being proposed is the Town of The Blue Mountains Planning staff are undertaking a Zoning By-law review to consider new Short Term Accommodation (STA) provisions for The Blue Mountains Comprehensive Zoning By-law 2018-65. The Draft Zoning By-law Amendment intends to consolidate the previous Zoning By-laws 2009-03, 2009-04 and 2009-05 that regulates STA uses as well as providing some additional clarification and direction with updated definitions, general provisions and parking requirements.

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 if a person or public body does not make oral submissions at a public meeting or make written submission to the 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 the 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, Grey Sauble Conservation Authority, Nottawasaga Valley Conservation Authority, Blue Mountains Resorts LP, Ontario Restaurant Hotel and Motel Association, Baulke, Stahr, McNabb Barristers and

Solicitors, Peter Lister, Peter Kiezebrink, David Finbow Land Development & Building Code Consulting on behalf of Blue View Chateaux and The Blue Mountains Short Term Accommodation Owners Association, Michael Martin, Chair, Planning and Development Committee of Blue Mountain Ratepayers Association, Mark Faiz and Brian Nelson.

Senior Policy Planner Shawn Postma spoke noting the current STA By-laws enacted in 2009 will be consolidated into our new Comprehensive Zoning By-law.

Shawn noted the purpose of the meeting is to receive feedback from the public on the proposed By-law with no decisions being recommended at this time. Shawn noting there will be two future staff reports that will be prepared for the upcoming August 26th Committee of the Whole meeting and the final staff report with recommendations at the October 7th Committee of the Whole meeting.

Shawn noted there is a necessity to consolidate the by-laws into one set of standards for STA uses in The Blue Mountains. Shawn reviewed the definitions that are consistent with the OMB approved definitions. Shawn noted there will be new definitions under the by-law regarding Rental or Lease Management Program, Tandem Parking, Multiple Unit Building Parking, in particular exclusive use parking and shared parking. Shawn reviewed general provisions, permitted areas, exception areas, Commercial Resort Units (CRU). Shawn provided the next steps in the planning application process, where we are and where we are in the process, noting that we are now seeking public input. Shawn noted staff will review all public and agency comments and conformity to planning documents with future staff reports to be provided to the upcoming Committee of the Whole meetings.

Councillor Peter Bordignon questioned if the RM1 zone, especially in Thornbury has not changed with no additional permitted uses in areas that aren't in the plan. Shawn replying correct there are no changes to the RM1 zone and that this has been the same since 2009.

Deputy Mayor Odette Bartnicki questioned areas that are marked in green on the map that have restricted covenants in place and questioned if they override this legislation. Shawn replying that the mapping provided shows areas where STA's are listed as permitted uses under the current zoning by-law, further noting that this does not mean that someone could come in tomorrow and start an STA on the property. Shawn noted that there are other restrictions such as occupant load, parking, separation distance that must also meet the requirements of the by-law. Shawn then noted that the zoning by-law does not override the private covenants on properties, but are meant to work together, further noting that covenants are essentially private agreements with the owner and condo units and any rules as set out in the covenants, that as an owner you are obligated to follow the guidelines.

Janet Piotrowski, resident of 35 Side Launch Way, Collingwood questioned why Chateau Ridge is not included and questioned category Chateau Ridge falls under. Shawn noted that Chateau Ridge is recognized as part of Mountain Walk, Sierra Lane and have the same rules, advising those properties can operate as an STA or a CRU. Shawn noted that only Village Commercial Resort Units are permitted in Cachet Crossing which operates differently than a CRU and are managed by the Blue Mountain Village. Shawn suggested it would be best for Janet to meet with him around the permitted uses of the Cachet Crossing property. Janet agreed that she would like to receive clarification.

Nicholas Moxam, owner of Unit 215 Sierra Lane noted that owning 10 units may make sense financially, but does not mean the units are managed as well. Nicholas advised that he has received no negative reviews on his property. Nicholas further

noted if he was managing 10 units, it would be more challenging and less personal for renters. Nicholas noted that he is in his unit following every rental.

John Corrigan, resident of Rankins Landing 100 Alice Street West, Thornbury advised that he is an owner of one of 32 units in the condominium corporation. John noted that each unit is assigned just one parking space, but that there are a number of "visitor" parking spaces. Mr. Corrigan noted that he feels Rankins Landing should not permit STA use, further noting that he will send his formal written comments to the Planning Department.

David Finbow, Consultant, spoke noting he is representing three different clients and that he previously submitted comments for two of his clients. Mr. Finbow noted that regarding Blue Mountain Short Term Owner's Association (BMSTA) he submitted correspondence dated June 28th which the Clerk has read some of the comments for the record. Mr. Finbow noted that he and his client are looking forward to meeting with staff to discuss comments prior to the August 26th hoping to get questions and clarification in advance of that meeting. Mr. Finbow noted that he understands the intent was to fully implement the Ontario Municipal Board (OMB) Order and related by-laws that were approved by the OMB. Mr. Finbow expressed two concerns on behalf of BMSTA comments, one being the new parking standard which raises significant concerns, not with the existing premises but with future development. Mr. Finbow then referenced a second concern of BMSTA being the new provisions introduced for proposed Exception 98 lands being fencing, snow storage and amenity space, which are typically brought forward for review through site plan application. Mr. Finbow noted that he would like to see the study/review completed that supports recommendations as it is better found within site plan guidelines as opposed to entrenched in the zoning by-law.

Mr. Finbow then spoke on behalf of Blue View Chateau, and noted that his correspondence outlines their concern of being included in Exception 110 lands. Mr. Finbow noted that 104 Brooker Boulevard is an 8 unit complex and existed prior to enactment of the Interim Control By-law in 2008. Mr. Finbow noted that this property should not be included in Exception 110 lands as a prohibited use and requested that these lands should be identified as a permitted use by way of an exception.

Mr. Finbow then spoke on behalf of Tyrolean Village Resorts regarding the property at the south side of Arlberg Crescent lands. David noting Tyrolean Village Resorts were one of the appellants to the Town's enactment of the 2009-03, 2009-04, 2009-05 By-laws and this matter was deferred before OMB and later Minutes of Settlement were entered into an agreement with an Order placed by the OMB with respect to the lands. Mr. Finbow expressed concern regarding buffering provisions, such as fencing and amenity space, further noting that these provisions can be addressed through Site Plan approval. Mr. Finbow noted that he looks forward to speaking with staff prior to the August 26, 2019 meeting.

Sheldon Rosen, Lodges at Blue Mountain, spoke noting his comments are in regards to Commercial Resort Units (CRU) definitions noting that he agrees with a lot of the comments made from Blue Mountain Resorts. Mr. Rosen noted that his comments are regarding CRU's that are operating as an STA in a non-STA permitted zone which is in contradiction to the CRU's definition in place today.

Mr. Rosen noted that the major changes to the STA By-law is rewarding illegal operators to operate in a non-STA area. Mr. Rosen further noted that he has put the town on notice since 2015 but the town has not taken any action against these owners that are operating illegally.

Mr. Rosen spoke noting that he is keeping up with technology and subscribes to all technology referencing Air B&B, VRBO, OTA's noting that he does advertise on all those sites which operates under a rental manager, such as Blue Mountain Resorts and other operators subscribe to these sites, indicating they are not exclusive use by individual owners, only available to operators that operate short term or long term accommodations.

As no one further wished to speak, Mayor Soever declared the public meeting to be closed.

**C.1.2 Public Meeting: Application for Zoning Amendment
Re: 160 Grand Cypress Lane – Bed & Breakfast**

Mayor Alar Soever read the Notice of Public Meeting regarding application for Zoning Amendment for the property location at 160 Grand Cypress Lane.

Mayor Soever noted the applicant would like to establish a Bed & Breakfast use in the existing dwelling municipally known as 160 Grand Cypress. The Owner currently resides in the existing dwelling and would operate the Bed & Breakfast as a form of home business.

Mayor Soever noted this 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.

Mayor Soever noted the property is designated *Residential Recreational Area in the Town of The Blue Mountains Official Plan*.

Mayor Soever noted the legal description of the subject property Lot 53, Plan 1078, (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 Andrew and Charlene Miall, Josh Dolan, Judy and Jim Hanna, Paul Williams, Romas and Ingrid Kartavicius, Robert and Pamela Honey, Karen and Andrew Jones, Alena and Allan Ferguson, David and Maggie Lowe, Steven Bis and Carolynne Rodrigues, David and Linda Fletcher, David Alexander, John and Darlene Kutcy, Ryan and Fran Mount, Warren and Diane Hanna, Emmet and Mary Weatherhead, Rosemary and Bill Wilcox, Neil Bornstein and Sheryl Worth, Elizabeth Ryan, Jane and Frank Tilley, John and Gail Sharoun, Jan Damman, Chris Lepholtz and Christine Brennan, Judy and Kent Walton, Susan and Dennis Onn, Jonathan and Kirsten Masterton, Joanne and Bob Leyden, Marian Marshall, Neil McFadgen, Vincent McEwan and Karen Martin, Steve and Jane Moysey.

Councillor Bordignon spoke on behalf of Councillor Sampson who was unable to be at the meeting, noting that he would like to hear from Monterra Properties regarding negative covenants on title. Director of Planning and Development Nathan Westendorp replying that planning staff have been made aware of the restrictive covenants on title and are working with the applicant, further noting that the applicant is aware of these covenants and will deal with legal matters arising out of it.

David Fletcher resident 136 Augusta Crescent, Town of The Blue Mountains, submitted comments and noted that there is a risk of setting a precedent and the risk of setting if this Bed and Breakfast is permitted. Mr. Fletcher noted that a Bed and Breakfast is loosely worded, and is a form of a short term rental with the exception that the property owner must be on site. Mr. Fletcher noted that there are no parking requirements for a Bed and Breakfast, and asked that Council rethink retirement living and STA rentals in an area zoned Residential Zone 1. Mr. Fletcher noted that residents do not want this in the area, further noting that residents want their peaceful enjoyment.

Joanne Leyden, 135 Augusta Crescent, spoke noting she has been here for over 20 years and noted that she has no problem with the application. Ms. Leyden noted that she knows the applicant and confirmed that they are discerning people. Ms. Leyden noted that the applicant will charge over \$300 per room, they are good cooks, and there will be no noise on the property. Ms. Leyden noted that the applicant will use two bedrooms for the Bed and Breakfast, and noted that there will be no issue for Monterra Estates. Ms. Leyden noted that permanent owners rent their homes for the winter and go south which is a greater problem than a Bed and Breakfast where owners are present with the guests. Ms. Leyden noted that she resides next door to the applicant.

Laura Sabourin, 160 Grand Cypress Lane, applicant, spoke noting that she has looked into the restrictive covenant and confirmed that it is no longer in force or enforceable, and confirmed that it is still registered on title. Ms. Sabourin noted that the bylaws precede the covenant, and that Monterra Properties is dissolved. Ms. Sabourin noted that she can ask her lawyer for further confirmation. Ms. Sabourin noted that prior to the purchase of the property and making application for the Bed and Breakfast, she noted that the property is in the residential resort zone and accommodation use is one permitted land use is accommodation. Ms. Sabourin noted that Historic Snowbridge has many STA properties, but noted that she does not want a STA, she is requesting permission for a Bed and Breakfast, and will maintain the nature of the community. Ms. Sabourin noted that Bed and Breakfasts are permitted subject to B.2.5(1) that details all requirements of a Bed and Breakfast

establishment, including that it must be owner operated and the owner must reside in the home. Ms. Sabourin noted that she resides in the home, and that the lot is a corner lot with large trees. Ms. Sabourin noted that the property is large with parking for 12 to 15 cars, plus a three car parking garage. Ms. Sabourin noted that she met with the neighbours and discussed their concerns, including effect on property values. Ms. Sabourin noted that with respect to the comment that it is precedent setting, that there are only three bed and breakfasts in The Blue Mountains, but there are several STAs. Ms. Sabourin noted that Bed and Breakfasts offer an alternative accommodation, and that she will not invite children or pets as guests, and that at most, four additional people will stay at one time. Ms. Sabourin noted that she is requesting a licence for an insured business in her home.

Jane Moysey, 170 Grand Cypress, spoke questioning if the owner is required to be present all year, Planner Travis Sandberg spoke noting that the owner must be present when the Bed and Breakfast rooms are rented.

William Wilcox, 103 Augusta Crescent, spoke noting that he has been resident in the area for 12 years and noted that area residents do not want their area turned into a commercial enterprise. Mr. Wilcox noted that he objects the application asked that Council not approve it, further noting that the applicant has just arrived to the area.

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

C.1.3 Public Meeting: Application for Zoning Amendment Re: Comprehensive Zoning By-law 2018-65 - Housekeeping Amendments

Mayor Alar Soever read the Notice of Public Meeting regarding application for Zoning Amendment in regards to Housekeeping Amendments to the Comprehensive Zoning By-law 2018-65 for municipal wide properties.

Mayor Soever noted the Town of The Blue Mountains Planning Staff are undertaking a series of housekeeping amendments to the Comprehensive Zoning By-law 2018-65. By-law 2018-65 replaced the former Town of Thornbury By-law 10-77 and former Township of Collingwood By-law 83-40. The housekeeping amendments are intended to clarify matters and do not shift the direction of the original By-law. A number of corrections and areas requiring further clarification are proposed.

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 further noted 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 by-law is passed, the person or public body is not

entitled to appeal the decision of Council to the Local Planning Appeal Tribunal and 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, Simcoe County Planning Department, Grey Sauble Conservation Authority, Nottawasaga Valley Conservation Authority, Steve Young Construction Ltd., Mark Faiz, Ron Wilson, Andrew Pascuzzo, Miriam Vasni on behalf of Mastesa Enterprises Inc., and Kenneth Hale.

Senior Policy Planner Shawn Postma reviewed the proposal noting that the proposal wishes to correct the By-law and provide clarity, and confirmed it is not the intent to shift the direction of the By-law. Shawn noted that verbal and written comments received today will be considered and confirmed that Staff Report PDS.19.76 identifies the proposed changes and provides a commentary on each of the proposed changes. Shawn spoke regarding the increased sight triangles requested by Grey County, noting that the County is seeking increased sight triangles to 15 metres by 15 metres for building setbacks regardless of the type of road, and noted that these are substantial setbacks that are a concern as it effects the urban area. Shawn noted that the Bruce Street and Marsh Street corridor requirements is being considered to allow for higher scale commercial type operations than just a home-based business. Shawn noted that the Official Plan will allow more intense commercial type uses. Shawn noted that the general provisions look to implement the official plan and limit the number of employees permitted, amount of space in a house that can be used, minimum parking and buffering requirements and require site plan approvals.

Shawn then reviewed the planning application process and noted we are at the beginning of the process, and confirmed staff will report back to the Committee of the Whole with a staff report and recommendation to Council.

Councillor Uram spoke questioning if we can split the exercise to get specific simple portions approved, Shawn spoke in response noting that yes, this can be considered based on the feedback received today. Councillor Bordignon spoke concurring with Councillor Uram that Council should move forward with the easy corrections first.

Larry Young, 100 Barclay Boulevard, spoke noting he is representing Steve Young of Steve Young Construction, owner of Lot 14, Plan 16M-24 on George McRae Road. Mr. Young congratulated staff on their immediate response to the confusion as it relates to Lots 14, 15 and 16 on George McRae Road. Mr. Young noted that he supports changing the zoning of these three lots back to Residential Single Family use as was originally accepted and approved by the previous Council. Mr. Young noted that they purchased the lot on the basis that it was single family residential, but became aware that through the Comprehensive Zoning By-law that it was changed to an R2 zone which permitted multiple residential only not single family uses. Mr. Young noted that this has created an anxiety for them as it was their intention to build a single family residential home on the lot, but were advised that they could not get a single family building permit for the lot. Mr. Young noted that this was not consistent with the OMB ruling on this development area, the zoning by-law amendments registered plan of subdivision or the subdivision agreement registered on title. Mr. Young requested that this correction be made readily as this has become a hardship for them as they have had an offer on the lot fallen through because of this issue. Mr. Young requested clarification on how quickly the interim control by-law can be lifted that has been placed on the three lots until the matter has been resolved. Shawn spoke in response noting that staff are looking for a final

decision on Lots 14, 15 and 16, and once made, this decision is subject to an appeal period. Once the appeal period has expired and the decision is in full force and effect, it is at that time that the Town can lift the interim control by-law. Shawn noted that staff will have to report back on final changes to the comprehensive by-law, which would be August 26 at the earliest, further noting it will likely be late fall, early winter before this can be completed.

Mr. Young spoke noting that the clear intent for the use of Lots 14, 15 and 16 was to allow single family uses and asked that anything that can be done to expedite the process would be appreciated.

Mayor Soever questioned if there is a way that we can expedite the consideration of Lots 14, 15 and 16. Nathan Westendorp, Director of Planning and Development Services spoke noting this request can be considered in coordination with the Clerk and the CAO to see if we can advance this matter as it has an impact to property owners that was unintended.

Adam Kulakowsky, owner of 122 George McRae Road, spoke noting that he owns one of the properties referenced by Mr. Young, further noting that he echoes Mr. Young's statements.

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

C.1.4 Public Meeting: Proposed Amendments Re: Municipal Tree Preservation By-law 2010-68

Mayor Alar Soever read the Notice of Public Meeting regarding proposed amendments to the Municipal Tree Preservation By-law 2010-68.

Mayor Soever noted the Council of The Town of The Blue Mountains is considering amendments to the current Municipal Tree Preservation By-law 2010-68. The intent of the changes is to extend the scope of the existing By-law to include trees on larger privately owned parcels of land located outside of residential plans of subdivision which do not currently meet the threshold for protection under the current Town or County By-law requirements.

Mayor Soever noted the proposed changes would require an owner of a property with a minimum area of 0.5ha and a maximum of 0.9ha to obtain permission from the Town prior to destroying or removing trees, subject to various conditions and exemptions.

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 any comments received, Town staff will bring a recommendation to a future council meeting.

Mayor Soever further noted If you wish to be notified of the decision of Council on the proposed By-law amendments, you must make a written request to the Town of The Blue Mountains.

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 Betty Muisse.

Town Planner Travis Sandberg, spoke noting that this public meeting is further to the report received by Council in May to consider some stop-gap measures to tree protection in the Town in order to allow a more comprehensive process to unfold to determine long term tree enhancement policy throughout the municipality. Travis noted that the By-law is unchanged as it was presented to the Committee of the Whole. The changes are intended to extend the scope of the by-law on to residential properties as right now it only applies to municipally owned lands. This will capture larger parcels and not encumber smaller lot owners within residential subdivisions with additional permit requirements to cut down trees. Travis noted that staff have completed a jurisdictional review with approximate area of 0.5 hectares for each parcel that will be captured by this by-law that do not fall under the Grey County Forest Management by-law that generally applies to properties that have one hectare or more.

Travis noted that there are a few administrative items that will be corrected in this by-law including definition for diameter and a permit. A few changes are proposed regarding the application of the by-law, including land use designations where a tree cutting permit will not be issued in, including future secondary plan areas, hazard lands, wetlands, and open space areas.

Travis spoke regarding the exemptions to the by-law, and reviewed the proposed additional exemptions. Travis spoke regarding next steps and that following this meeting, staff will provide a report to council with recommendations.

Councillor Matrosovs spoke thanking Travis for his work and research on this tree preservation by-law. Andrea provided a list of concerns including section 1v) woodlands or forest management plan, section 2a) should not cut trees downtown, should designate as a heritage area where trees will not be cut, section 3a) what Grey County activities are referenced here, exemptions at sections 3g), 3h), 3i), 3j) 3l) will not interfere with agricultural work, section 3m) what are the timelines, should be within the calendar year. Councillor Matrosovs then questioned why the by-law applies only to properties of a half hectare and up, further noting that other municipalities are more restrictive

Councillor Bordignon spoke referencing farming practices and the cutting of wood for firewood, is this ok. Councillor Matrosovs indicates that the Grey County by-law indicates that the harvest of trees for own use is ok. Nathan Westendorp, Director of Planning and Development Services spoke noting that this will be clarified, further noting that we are looking at the trees and look at how the Town can slow down the unregulated destruction of the tree canopy. Will provide clarity on tree cutting for personal firewood will be clarified.

Councillor Uram spoke questioning if the by-law can recognize existing subdivision approvals with landscape plans and trees. Nathan spoke in response noting that the original by-law does not apply to developments with tree preservation plan in place, the intent of this by-law enhancement was to get in front of those developments, and that is the reason for the half hectare size to ensure we are not being overly regulatory on the burden, but still getting in front of the intent for lands that have development potential

John Ardiel, resident 356861 Blue Mountains Townline spoke commending staff for the tree preservation and noted that he agrees with the proposed size, being .5 to .8 hectare, noting that this looks after the residential area and protects the tree canopy

in those areas. Mr. Ardiel noted that bylaws can become more stringent as times change and noted as it relates to agriculture, Grey County's by-law looks after larger parcels of land and agricultural areas and hope that the Town recognizes that and leaves that with the County, and that the Town should look after the Town.

Lucy Richmond, 102 Fraser Crescent spoke as a resident and on behalf of the Blue Mountain Watershed Trust Association ("BMWTF"). Ms. Richmond spoke providing the mission of the BMWTF, noting that they speak for and are advocates for the trees. The BMWTF appreciates the work completed to date by Council and Staff to draft the tree preservation bylaw for public review, and supports the interim tree preservation bylaw in the Town with the hope that the by-law will be improved and simplified over time. Ms. Richmond requested that the changes to be made to the bylaw include implementation documents that will form part of the bylaw and that the enforcement of the by-law and be placed in the hands of qualified arborists. Ms. Richmond noted that trees clean the water, provide oxygen, and can reduce the impact of personal carbon emissions in our personal spaces with no additional infrastructure requirements. Ms. Richmond noted that the size should be clarified at .5 hectares to .9 hectares.

Lorraine Sutton, 163 Slabtown Road, spoke noting that she supports the tree preservation by-law and noted that she would support regulating a smaller size parcel of land, and noted that she contacted Deputy Mayor Bartnicki and Councillor Matrosovs regarding the Town's tree plan for further planting as well as preservation. Ms. Sutton questioned where this fits with broader planting planning and how can the public become aware of this. Councillor Matrosovs spoke in response noting that the long term strategy will rest with the Sustainability Committee, but noted that Acting Director of Community Services, Ryan Gibbons, sourced many staff members that have input on various programs in place. Councillor Matrosovs noted that this information will assist with the long term strategy that will be prepared by the Sustainability Committee to protect and encourage tree growth.

Councillor Bordignon noted that hydro completes aggressive cutting and questioned if the Town has any control on this cutting. Travis spoke in response noting that any actions under the Electricity Act are exempt from this by-law, further noting that the Town cannot extend the scope of the by-law to hydro, and will address this through a future report.

Pamela Spence, 209691 Highway 26, spoke noting that trees are important for climate and suggested that the by-law should apply to all trees in all lot sizes, trees should be protected by their size, a timeframe should apply, should include more zoning areas and official plan areas including cultural heritage, environmental protection zones, watercourses, shoreline zones, rural zones, parks, steep slopes, hazardous, further noting that all should be listed that apply. Ms. Spence noted that the issuing of permits should not be the expertise of the Planning Department as there could be a conflict, further noting that there should be a different champion for tree preservation or cutting and suggested Parks or Parks staff, who may be more readily available to identify diseased trees. Ms. Spence noted that the Town should develop a preservation plan and a green infrastructure department.

John McGee, 103 Leming Street, Thornbury spoke noting that with respect to small trees and urban areas, that people tend to plant too many small trees, and questioned if the trees could be transplanted and improve the conditions for the trees, ie. donate the trees to replant elsewhere.

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

C.2 Deputation

None

D. New and Unfinished Business

D.1 Notice of Motion (Council)

None

D.2 Additions to the Agenda

None

E. Notice of Meeting Dates

Special Committee of the Whole Meeting, July 8, 2019, 1:00 p.m.
Town Hall, Council Chambers

Special Committee of the Whole Meeting, July 15, 2019, 11:00 a.m.
Town Hall, Council Chambers

Council Meeting, July 15, 2019
Town Hall, Council Chambers

Special Council Meeting, July 16, 2019, 7:00 p.m.
Town Hall, Council Chambers

F. Adjournment

Moved by: Andrea Matrosovs Seconded by: Jim Uram

THAT this Committee of the Whole does now adjourn at 7:31 p.m. to meet again, August 26, 2019, Town Hall, Council Chambers, or at the call of the Chair, Carried.

Alar Soever, Mayor

Corrina Giles, Town Clerk