



Minutes

The Blue Mountains, Committee of the Whole Meeting

Meeting Date: September 16, 2019
Meeting Time: 11:30 a.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 Chief Administrative Officer Shawn Everitt, Director of Finance and IT Services Ruth Prince, Deputy Treasurer/Manager of Accounting and Budgets Sam Dinsmore, Director of Human Resources Jenn Moreau, Director of Planning and Development Services Nathan Westendorp, Director of Community Services Ryan Gibbons, Senior Policy Planner Shawn Postma, Manager of Planning Trevor Houghton, Library Chief Executive Officer Sabrina Saunders, Manager of Solid Waste & Environmental Initiatives Jeff Fletcher, Manager of Water and Wastewater Allison Kershaw, Communications and Economic Development Coordinator Tim Hendry, Planner Travis Sandberg, Planner Denise Whaley, Solicitor John Metras

Committee then paused for a Moment of Reflection.

▪ Approval of Agenda

Moved by: Odette Bartnicki Seconded by: Andrea Matrosovs

THAT the Agenda of September 16, 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.

Councillor Bordignon declared a conflict regarding Attachment #5 of Agenda item B.4.2 Monthly Financial Report – July 2019, FAF.19.173 as his company received an electronic transfer of funds from The Blue Mountains for goods and services.

Deputy Mayor Bartnicki declared a conflict regarding Agenda item B.13.8 Lora Bay Heights – Holding ‘h’ Removal, PDS.19.113 as she lives in a development owned by Lora Bay. Deputy Mayor Bartnicki withdrew this declaration later in the meeting.

▪ Previous Minutes

None

▪ Adoption of Consent Agenda

All items included on the Consent Agenda were pulled for discussion.

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 Blair Almond, Bruce Street Technologies Limited Re: Downtown Thornbury Free Public Internet Hotspot

Mr. Almond was unable to attend the meeting

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 Downtown Thornbury Free Public Wifi Project, FAF.19.169

Moved by: Rob Potter Seconded by: Odette Bartnicki

THAT Council receive Staff Report FAF.19.169, entitled "Downtown Thornbury Wifi Project";

AND THAT Council approves the Downtown Thornbury Wi-Fi project by Bruce Street Technologies Limited pending the approval of Municipal Consent by the Operations Department, Carried.

B.3.2 Integrated Accessibility Standards Regulation: Multi-Year Accessibility Plan 2019 – 2023, FAF.19.137

(NOTE: This Staff Report was deferred at the August 26, 2019 Committee of the Whole meeting to the September 16, 2019 Committee of the Whole meeting.)

Moved by: Andrea Matrosovs Seconded by: Andrea Matrosovs

THAT Council receive Staff Report FAF.19.137, entitled "Integrated Accessibility Standards Regulation: Multi-Year Accessibility Plan 2019 – 2023";

AND THAT Council endorse the "Integrated Accessibility Standards Regulation: Multi-Year Accessibility Plan 2019 – 2023" as presented, Carried.

B.3.3 Sustainability Committee Revised Terms of Reference, FAF.19.171

(NOTE: This Staff Report was deferred at the August 26, 2019 Committee of the Whole meeting to the September 16, 2019 Committee of the Whole meeting.)

Moved by: Andrea Matrosovs Seconded by: Rob Potter

THAT Council receive Staff Report FAF.19.171, entitled “Sustainability Committee Revised Terms of Reference”;

AND THAT Council endorse the revised Terms of Reference as found in Attachment 2, with the addition of a revised Committee meeting schedule, once known and approved by the Committee;

AND THAT the name of the Committee be revised from “Sustainability Committee”, to “Sustainability Advisory Committee”, Carried.

B.3.4 Use of Delegated Authority during Council Vacation Period, FAF.19.170

(NOTE: This Staff Report was deferred at the August 26, 2019 Committee of the Whole meeting to the September 16, 2019 Committee of the Whole meeting.)

Moved by: Peter Bordignon Seconded by: Rob Potter

THAT Council receive Staff Report FAF.19.170, entitled “Use of Delegated Authority during Council Vacation Period”;

AND THAT Council acknowledge that no Delegated Authority was used by the Chief Administrative Officer during the 2019 Council Vacation Period, Carried.

B.3.5 2020 Budget Survey Results, FAF.19.178

Moved by: Rob Potter Seconded by: Peter Bordignon

THAT Council receive Staff Report FAF.19.178, entitled “2020 Budget Survey Results”;

AND THAT Council endorse the results to be used as a tool for both the Strategic Plan update and the 2020 Budget, Carried.

B.3.6 Canada Infrastructure Program – Community, Culture and Recreation Stream Grant Application, FAF.19.190

Moved by: Rob Potter Seconded by: Peter Bordignon

THAT Council receive Staff Report FAF.19.190, entitled “Canada Infrastructure Program – Community, Culture and Recreation Stream Grant Application”;

AND THAT Council approve the Craigeith Heritage Depot renovations for the Community, Culture and Recreation Grant, Carried.

B.3.7 2020 Revised Budget Timelines, FAF.19.146

Moved by: Odette Bartnicki Seconded by: Rob Potter

THAT Council receive Staff Report FAF.19.146, entitled "2020 Revised Budget Timelines";

AND THAT Council endorse the Finance and IT Department and the Administration Department to complete zero based budgeting for the 2020 Budget that includes a budget at the current level of service;

AND THAT Council approve the revised 2020 Budget Timelines, Carried.

B.3.8 Town of The Blue Mountains Community Foundation, FAF.19.098

Moved by: Peter Bordignon Seconded by: Rob Potter

THAT Council receive Staff Report FAF.19.098, entitled "Town of The Blue Mountains Community Foundation";

AND THAT Council direct Staff to proceed with Option 1;

AND THAT staff work with the Grants and Donations Committee for fundraising initiatives, disbursement of charitable funds and the criteria for grants and donations;

AND THAT Council direct staff to create a Grants and Donations Reserve Fund, Carried.

B.3.9 Single Source Procurement for Electronic Timesheets, FAF.19.194

Moved by: Rob Potter Seconded by: Odette Bartnicki

THAT Council receive Staff Report FAF.19.194, entitled "Single Source Procurement for Electronic Timesheets";

AND THAT Council approve the single source procurement of HRISmyWay an electronic timesheet system for workforce tracking that was created to integrate with our current payroll and financial software system, Carried.

B.3.10 Run Blue Mountains – 58 Alfred Street West (Beaver Valley Community Centre) – Revision to Noise By-law Relief Request, FAF.19.189

Moved by: Jim Uram Seconded by: Peter Bordignon

THAT Council receive Staff Report FAF.19.189 "Run Blue Mountains – 58 Alfred Street West (Beaver Valley Community Centre) – Revision to Noise By-law Relief Request"; and

AND THAT Council grant relief from the provisions of the Noise By-law for the "Run Blue Mountains" event at the Beaver Valley Community Centre (BVCC) on October 20, 2019 from 8:00 a.m. to 4:00 p.m. with amplified loud speakers and music, Carried.

B.3.11 Follow-up to Public Meeting to Receive Comments on Procedural By-law 2018-20, FAF.19.159

Moved by: Odette Bartnicki Seconded by: Jim Uram

THAT Council receive Staff Report FAF.19.159, entitled “Follow-up to Public Meeting to Receive Comments on Procedural By-law 2018-20”;

AND THAT Council provide further direction to staff as requested in this report, and direct staff to provide Council with a second draft Procedural By-law for review and consideration at the October 7, 2019 Committee of the Whole meeting, Carried.

Moved by: Jim Uram Seconded by: Rob Potter

THAT with respect to Staff Report FAF.19.159, entitled “Follow-up to Public Meeting to Receive Comments on Procedural By-law 2018-20”, Council direct that Council Member meeting attendance will be recorded in the minutes, and that the reason for the absence will not be included, Carried.

B.3.12 Sustainability Initiatives Update, FAF.19.180

Committee Recommendation No. 1

Moved by: Rob Potter Seconded by: Andrea Matrosovs

THAT with respect to Staff Report FAF.19.180 “Sustainability Initiatives Update”, Council receive Staff Report FAF.19.135, entitled “Sustainability Committee Resources” for information purposes;

AND THAT Council approve additional funding to an upset limit of \$21,000 be established in 2019 and \$72,000 in 2020 to hire a 12 month contract Sustainability position reporting to the CAO and to provide resources to the Sustainability Committee;

AND THAT Council approves \$34,000 from taxation Sustainability Plan funding in 2019 and replace that sum with \$34,000 from the extra gas tax funding received following approval of the 2019 budget;

AND THAT staff develop a Request for an Additional Full Time Staff Position “Manager of Sustainability” for consideration in the proposed 2020 Budget, Carried.

Committee Recommendation No. 2

Moved by: Rob Potter Seconded by: Jim Uram

THAT with respect to Staff Report FAF.19.180 “Sustainability Initiatives Update”, Council receive Staff Report FAF.19.101, entitled “Sustainable Path Funding Information” for information purposes, Carried.

Committee Recommendation No. 3

Moved by: Rob Potter

Seconded by: Andrea Matrosovs

THAT Council receive for information, Sustainability Committee Recommendation No. 3 as included in Staff Report FAF.19.180 "Sustainability Initiatives Update" as follows: THAT the Sustainability Committee refer to staff Items 2 and 3 from the June 3, 2019 single-use plastics motion being:

- Phase out the sale of bottled water and the use of single-use plastic cups, straws and stir sticks at all Town-owned facilities and events by December 2019 in order to model good governmental practices;
- Develop a three-year plan to increase the number of water bottle re-filling stations on Town-owned properties, to be included in the 2020, 2021 and 2022 budget cycles;

AND THAT the Sustainability Committee include:

Items 4 and 5 from the June 3, 2019 single-use plastics motion being:

- Develop recognition/reward signage (i.e. We've gone green for a Blue future" or similar) for business operators who model good environmental practices by not supplying single-use shopping bags, water bottles, straws and stir sticks;
- Investigate the development and costs of a Town of The Blue Mountains reusable bag-for-life or fabric bag options with appropriate logo for possible purchase by retailers at cost, and to be used for various promotional events by the Town

in the direction for the Sustainability Committee to work with all stakeholders through a public consultation process, to develop a plan for inclusion in the 2020 Budget to reduce and/or eliminate single-use plastics effective July 1, 2020, Carried.

Committee Recommendation No. 4

Moved by: Rob Potter

Seconded by: Andrea Matrosovs

THAT Council receive for information, Sustainability Committee Recommendation No. 4 as included in Staff Report FAF.19.180 "Sustainability Initiatives Update" THAT the Sustainability Committee recommends to Council that the second portion of the June 3, 2019 single-use plastics motion which "direct[s] staff to work with the Sustainability Committee and all stakeholders through a public consultation process, to develop a plan for inclusion in the 2020 Budget to reduce and/or eliminate single-use plastics effective July 1st, 2020" be included into the Integrated Community Sustainability Plan.

Moved by: Odette Bartnicki

Seconded by: Rob Potter

THAT Council receive Staff Report FAF.19.180, entitled "Sustainability Initiatives Update", 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 – June 2019, FAF.19.161

(NOTE: This Staff Report was deferred at the August 26, 2019 Committee of the Whole meeting to the September 16, 2019 Committee of the Whole meeting.)

Moved by: Odette Bartnicki Seconded by: Andrea Matrosovs

THAT Council receive Staff Report FAF.19.161 entitled “Monthly Financial Report – June 2019” for information purposes, Carried.

B.4.2 Monthly Financial Report – July 2019, FAF.19.173

Councillor Bordignon vacated the Council Chamber having earlier declared an interest regarding Agenda item B.4.2

Moved by: Andrea Matrosovs Seconded by: Alar Soever

THAT Council receive Staff Report FAF.19.173 entitled “Monthly Financial Report – July 2019” for information purposes, Carried.

B.4.3 Process and Legislative Requirements to Alter a Designated Business Improvement Area, FAF.19.118

Moved by: Andrea Matrosovs Seconded by: Odette Bartnicki

THAT Council receive Staff Report FAF.19.118, entitled “Process and Legislative Requirements to Alter a Designated Business Improvement Area” for information, Carried.

B.5 Correspondence, if any

**B.5.1 Diana Dolmer, Resident
Re: Single Use Plastic**

Moved by: Rob Potter Seconded by: Alar Soever

THAT Council receive for information, the correspondence from Diana Dolmer regarding single use plastics and refers the correspondence to the Sustainability Committee and the Economic Development Advisory Committee, Carried.

**Community Services and Operations Reports
To be chaired by Councillor Rob Potter**

B.6 Deputations, if any

**B.6.1 Deputation: Mike Phillips and Christa Beverley, Crozier Consulting Engineers
Re: Request to Supply and Install Low Pressure Forcemain – 102 Happy Valley Road**

Mike Phillips spoke noting that he and Christa Beverley own 102 Happy Valley Road and are requesting approval to supply and install a 2” low pressure forcemain from 102 Happy Valley Road into the manhole on Settlers Way across the street on Grey County Road 119, and they would install a grinder system at 102 Happy Valley Road. Currently their septic is a septic holding tank on their property and their tile bed is on Blue Mountain Resorts property. With a 70 year old septic, they have trees on top of it, and it is in their best interests to replace the septic tank. With the setbacks, and the grade of the property, and the neighbours active well, are asking Council approval as requested. Mr. Phillips noted

that the Town has indicated that it does not want “spaghetti” services and noted that they are willing to pay for this and sign a document that when services come to Happy Valley that they will tie into the services.

Allison Kershaw, Manager of Water and Wastewater Services, spoke noting that staff have considered a sewer in the area and that servicing this area is in the 10-20 year range as presented in the 20 year capital plan. Allison noted that the topography of this area does lend well to a gravity system, not a low pressure forcemain. Allison noted that staff would like to see is a low pressure forcemain under Grey County Road 19 and connected to a manhole as an extension at Settlers Way. Allison noted that staff have expressed concern with allowing one resident to connect.

Moved by: Odette Bartnicki

Seconded by: Peter Bordignon

THAT Council receive the deputation of Mike Phillips at the September 16, 2019 Committee of the Whole Meeting;

AND THAT Council direct staff to provide a report in response to Mr. Phillips’ deputation requesting permission to supply and install a 2” low pressure forcemain from 102 Happy Valley Road into the manhole on Settlers Way, Carried.

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 Negotiated Purchase – Odomatic System, CSOPS.19.068

Moved by: Odette Bartnicki

Seconded by: Peter Bordignon

THAT Council receive Staff Report CSOPS.19.068, entitled “Negotiated Purchase – Odomatic System”;

AND THAT Council endorse proceeding with a sole source procurement of the Odomatic System from Environmental & Power Solutions Inc. for an \$84,000 annual rental fee for a 5 year term, Carried.

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

B.9.1 Leachate Management Quarterly Update – September 2019, CSOPS.19.072

Moved by: Alar Soever

Seconded by: Odette Bartnicki

THAT Council receive Staff Report CSOPS.19.072, entitled “Leachate Management Quarterly Update – September 2019” for their information, Carried.

B.9.2 Alternative Landfill Hours, CSOPS.19.073

Moved by: Rob Sampson Seconded by: Odette Bartnicki

THAT Council receive Staff Report CSOPS.19.073, entitled "Alternative Landfill Hours" for their information;

AND THAT Council direct staff to include in the 2020 Budget, a pilot program to extend the landfill hours to include Saturday afternoons during the summer months, Carried.

B.10 Correspondence, if any

**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.

B.12.1 Vincent McEwen, Grand Cypress, spoke noting he is opposed to the Bed and Breakfast proposed at 160 Grand Cypress. Mr. McEwen noted that 29 property owners oppose the application, two were in support of the application, one being a renter. Mr. McEwen noted that staff recommend approving the application. Mr. McEwen noted their objections include that the application was deemed complete by May 2019, and feel that it is up to Council to decide if an application is complete, Monterra Estates is governed by restrictive covenants and that all 80 lots must comply with the covenants.

B.12.3 Dave Fletcher, Augusta Crescent, spoke noting that he opposes the application for the Bed and Breakfast at 160 Grand Cypress, noting that owners are governed by restrictive covenants. Mr. Fletcher noted that all owners receive a copy of the restrictive covenants, and noted that the applicant has just purchased the property. The covenant is a contract between the owner and the developer, and confirmed the covenants are still in place. The applicant should deal with the covenant first, before it comes to Council. Council should not be involved with restrictive covenants. All purchasers made the commitment to purchase in this development based on quiet enjoyment with a higher standard, further noting that the covenants indicate it is for residential single family use.

B.13 Staff Reports

B.13.1 Second Nature Phase 3 – Street Names, PDS.19.120

Moved by: Odette Bartnicki Seconded by: Andrea Matrosovs

THAT Council receive Staff Report PDS.19.120, entitled “Second Nature Phase 3 – Street Names”;

AND THAT Council reserve the following Street names in accordance with the Town’s Street Naming Policy (Appendix “A”) for the Second Nature Phase 3 Site Plan.

Street A: SPRINGSIDE CRESCENT

Street B: CATTAIL CRESCENT

Street C: STONELEIGH STREET

Street D: REED WAY

Street E: STILLWATER CRESCENT, Carried.

B.13.2 Proposed Changes to Provincial Policy Statement, PDS.19.114

Moved by: Odette Bartnicki Seconded by: Rob Potter

THAT Council receive Staff Report PDS.19.114, entitled “Proposed Changes to Provincial Policy Statement”;

AND THAT staff be directed to continue to monitor the proposed changes to the Provincial Policy Statement and report back to Council as required, Carried.

B.13.3 Short Term Accommodation Zoning By-law Public Meeting Summary Report, PDS.19.104

Moved by: Odette Bartnicki Seconded by: Rob Potter

THAT Council receive Staff Report PDS.19.104, entitled “Short Term Accommodation Zoning By-law Public Meeting Summary Report”;

AND WHEREAS Council at the July 15, 2019 Council Meeting directed staff to consider the comments received from the July 3rd Public Meeting and report back to Council on 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;

THAT Council authorize Staff to hold a Council Workshop and Public Open House to seek further industry and public input on modifications to the Short Term Accommodation land use planning framework including a review of the land use history of Short Term Accommodation Units in the Town, changes to the new sharing economy, tourism accommodation needs, and to gain further understanding on what has been learned in the eight years of implementation and monitoring. An options and recommendations report can then be completed with proposed changes to the land use planning framework;

AND THAT Council direct staff to harmonize the public consultation efforts between land use planning and the municipal by-law efforts related to short term accommodation and bed and breakfasts, Carried.

B.13.4 Comprehensive Zoning By-law Housekeeping Changes Recommendation Report, PDS.19.119

Moved by: Rob Potter Seconded by: Peter Bordignon

THAT Council receive Staff Report PDS.19.119, entitled “Comprehensive Zoning By-law Housekeeping Changes Recommendation Report”;

AND THAT Council enact a Zoning By-law Amendment to The Blue Mountains Zoning By-law 2018-65 so as to correct a number of housekeeping matters in accordance with the recommendations contained in Staff Report PDS.19.119, Carried.

B.13.5 Removal of Holding ‘-h’ Symbol, Second Nature Phase 3, PDS.19.116

Moved by: Peter Bordignon Seconded by: Alar Soever

THAT Council receive Staff Report PDS.19.116, entitled “Removal of Holding ‘-h’ Symbol, Second Nature Phase 3”;

AND THAT Council enact a Zoning By-law Amendment to remove the Holding ‘-h’ Symbol in its entirety from those lands described as Part Lots 17 and 18 Concession 1 Parts 3, 4, 10 and Part of Part 1 16R10982 also known as Second Nature Phase 3, Carried.

B.13.6 116 Campbell Crescent – Re-zoning for Bed and Breakfast – Follow-up Report, PDS.19.118

Moved by: Odette Bartnicki Seconded by: Rob Sampson

THAT Council receive Staff Report PDS.19.118, entitled “116 Campbell Crescent – Re-zoning for Bed and Breakfast – Follow-up Report”;

AND THAT Council enact a Zoning By-law Amendment to include a Bed and Breakfast Establishment up to three (3) guest rooms as an additional permitted accessory use for the subject lands, Lost.

Moved by: Peter Bordignon Seconded by: Odette Bartnicki

THAT Council receive Staff Report PDS.19.118, entitled “116 Campbell Crescent – Re-zoning for Bed and Breakfast – Follow-up Report”, Carried.

B.13.7 160 Grand Cypress – Re-zoning for Bed and Breakfast, PDS.19.117

Moved by: Odette Bartnicki Seconded by: Peter Bordignon

THAT Council receive Staff Report PDS.19.117, entitled “160 Grand Cypress – Re-zoning for Bed and Breakfast”;

AND THAT Council enact a Zoning By-law Amendment to include a Bed and Breakfast Establishment up to a maximum of three (3) bedrooms as a permitted accessory use of the lands, Lost.

Moved by: Peter Bordignon Seconded by: Rob Potter

THAT Council receive Staff Report PDS.19.117, entitled “160 Grand Cypress – Re-zoning for Bed and Breakfast”, Carried.

B.13.8 Lora Bay Heights – Holding ‘h’ Removal, PDS.19.113

Moved by: Andrea Matrosovs Seconded by: Alar Soever

THAT Council receive Staff Report PDS.19.113, entitled “Lora Bay Heights – Holding ‘h’ Removal”;

AND THAT Council enact a By-law to remove the Holding ‘h23’ symbol from those lands legally described as Town Plot 47 to 49, Arthur Street E/S, Town of The Blue Mountains (188 Peel Street), Carried.

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

B.14.1 Overview of the Building Permit Process, PDS.19.121

Moved by: Peter Bordignon Seconded by: Odette Bartnicki

THAT Council receive Staff Report PDS.19.121, entitled “Overview of the Building Permit Process”; for information purposes, Carried.

B.14.2 Shoreline Hazards Regulations and Water Levels Information Report, PDS.19.98

Moved by: Rob Potter Seconded by: Odette Bartnicki

THAT Council receive Staff Report PDS.19.98, Shoreline Hazards Regulations and Water Levels Information Report; for information purposes, Carried.

B.15 Correspondence, if any

B.15.1 Doreen and Sydney Chamberlain, Resident

Re: Proposed Bed & Breakfast – 116 Campbell Crescent

B.15.2 Graeme Duncan, Resident

Re: Proposed Bed & Breakfast – 116 Campbell Crescent

B.15.3 Jill Duncan, Resident

Re: Proposed Bed & Breakfast – 116 Campbell Crescent

B.15.4 Judy and Jim Hanna, Resident

Re: Application for Re-zoning – 160 Grand Cypress Lane

Moved by: Rob Sampson Seconded by: Andrea Matrosovs

THAT Council receive for information, the correspondences from B.15.1 Doreen and Sydney Chamberlain, Resident Re: Proposed Bed & Breakfast – 116 Campbell Crescent, B.15.2 Graeme Duncan, Resident Re: Proposed Bed & Breakfast – 116 Campbell Crescent, B.15.3 Jill Duncan, Resident, Re: Proposed Bed & Breakfast – 116 Campbell Crescent, B.15.4 Judy and Jim Hanna, Resident Re: Application for rezoning – 160 Grand Cypress Lane, Carried.

B.15.5 Brian Nelson, Resident

Re: Report PDS.19.75 Zoning By-law Amendment – Short Term Accommodation Uses

Moved by: Rob Sampson Seconded by: Rob Potter

THAT Council receive for information, correspondence from Brian Nelson Re: Report PDS.19.75 Zoning By-Law Amendment – Short Term Accommodation Uses, and refers this correspondence to staff to include in short term accommodation matters, 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 a Zoning Amendment

Re: Lot 2, Scandia Lane (Tensen)

Mayor Alar Soever read the Notice of Public Meeting regarding application for Zoning Amendment for the property location at Lot 2, Scandia Lane.

Mayor Soever noted the purpose of this application is to consider a request to construct a single detached dwelling on the subject lands.

Mayor Soever noted the effect of the application is to amend Section 4.14 of the Zoning By-law so as to permit development on a lot which does not have frontage on an open and year-round maintained public street. If approved, the proposed site-specific amendment would permit Building Permits to be issued for the lands.

Mayor Soever noted the legal description of the subject lands is Lot 2, Plan 807.

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 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 Historic Saugeen Metis Lands, Grey Sauble Conservation Authority, Town of The Blue Mountains, Building Services Division, Grey County Planning and Development, Niagara Escarpment Commission and R. B. Waind

Krystin Rennie, of Georgian Planning Solutions, consultant for the applicant spoke noting the purpose of the public meeting is to allow development on a lot that does not have frontage on an open and year-round maintained road. Krystin identified the location of the property, noting it is an existing lot of record, further noting there are other residential units on the road. Krystin noted that recently one of the residences was issued a short term accommodation licence and the other was issued a building permit.

Krystin noted that her client is aware that this is not a year-round maintained public street and that the road is not maintained in the winter and confirmed that her client is willing to enter into an agreement with the Town that states he will provide winter maintenance. Krystin confirmed that this agreement would be registered on title.

Councillor Sampson spoke noting that if approved, the agreement would be registered on title to the property, Krystin replying yes.

Councillor Uram questioned how the other residential units obtained building permits if the road is not an open and year-round maintained road, Krystin replying that she does not know, Planner Travis Sandberg spoke noting that this predates legal non-conforming, Travis noted that the property on the south of the right-of-way has access to Hamlet Road and makes it eligible for a building permit.

Councillor Uram questioned who maintains access onto Scandia Lane, Travis replying that the owners have entered into a Municipal Land Use Agreement with the municipality.

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

C.1.2 Public Meeting: Application for a Zoning Amendment Re: 61 Alfred Street West – Thornbury (GP Inc.)

Mayor Alar Soever read the Notice of Public Meeting regarding application for Zoning Amendment for the property location at 61 Alfred Street West – Thornbury.

Mayor Soever noted he purpose of this application is to rezone the property from Residential (R3) to Residential Exception (R1-x), as a condition of the severance of two lots – one containing the Residential Dwelling, and a second lot containing the garage (to be demolished). The R1 category permits single detached dwellings and accessory uses. Note that these lands are an area still zoned under the Town of Thornbury Zoning By-law 10-77. The proposed Exception is to align the zoning category with provisions that match the new Comprehensive Zoning By-law 2018-65, not yet in effect for this property. The retained land will continue to be zoned Development (D), but is to be subject of a future plan of subdivision application and rezoning.

Mayor Soever noted the property is also subject to severance application files B12-2019 and B13-2019, which were recently conditionally approved.

Mayor Soever noted the legal description Lots 1 to 3 of Plan 105 (Town Plot of Thornbury), 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 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 Historic Saugeen Metis Lands, Grey Sauble Conservation Authority, Grey County Planning and Development.

Eric Miles, agent for the applicant spoke identifying the site location, noting that a severance was recently approved to sever the lands to create two new lots, and that a condition of that severance was to obtain a zoning by-law amendment. Eric noted that the garage on the property will be demolished and that the dwelling is vacant right now. Eric noted that currently the lands are zoned Dev. D, and that the zoning will align the zoning category with the provisions that match the new comprehensive zoning by-law 2018-65. Eric noted that there are many properties in the area zoned R1-2.

Councillor Bordignon questioned if the intent is to retain the dwelling to the west of the property and the vacant small parcel will be developed for single family residential, Eric replying yes.

Councillor Uram questioned if the applicant will proceed with a plan of subdivision, Eric replying yes are completing studies and anticipate the end of September early October.

Councillor Matrosovs questioned the frontage on the garage lot, Eric replying 15 metres.

Ann Britton spoke noting that she lives four houses away from the site and that there is a drainage problem in the area from the Thorncroft development, and noted that she does not see a drainage plan for this development. Nathan Westendorp, Director of Planning and Development Services spoke noting that the drainage and grading will be submitted through the building permit application for single family dwelling lots. Nathan advised that the neighbours can come to the Building Department with questions.

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

**C.1.3 Public Meeting: Application for a Zoning Amendment
Re: 64 Bruce Street South – Thornbury (Oxley Robert Holdings Inc.)**

Mayor Alar Soever read the Notice of Public Meeting regarding application for Zoning Amendment for the property location at 64 Bruce Street South– Thornbury.

Mayor Soever noted the property owners would like to establish a primary residential use on the property, but retain the ability for limited commercial uses. The lands are currently zoned General Commercial Exception (C2-87-h). The Exception 87 allows for the commercial uses of the C2 zone, with the exception of a restaurant use, and does not permit a residential use. The Holding (-h) symbol requires a parking management plan prior to establishing a new commercial use. Note: the property was rezoned to the C2-87-h in 2017 from the Institutional (I) and Residential (R2) zones.

Mayor Soever noted this application requests to change the zoning category from the General Commercial (C2-87) zone to the Bruce Street Marsh Street Corridor (BMC) zone, to be consistent with the adjacent properties. The proposed zoning would allow the conversion of the building to a 327 sq m residence, with an 81.4 sq metre retail store (or similar uses, in accordance with the BMC zone). The proposed zone would also have site-specific exceptions to recognize existing setbacks of the building on the site. No other development is proposed.

Mayor Soever noted the legal description of the property is Lot 3, Lot 9 and Part of Lot 10 of Plan 99 (Town Plot of Thornbury), 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 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 Historic Saugeen Metis Lands, Grey Sauble Conservation Authority, Grey County Planning and Development, Jay and Madeleine Kivell.

Melissa Quinn, 66 Bruce Street South, spoke noting that she supports the rezoning and agrees with the comments in the letter of Mr. and Mrs. Kivell regarding drainage.

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)

Councillor Sampson provided the following Notice of Motion. This Notice of Motion will be included on the September 30, 2019 Council Agenda for Council consideration.

Whereas there does not appear to have been any formal requests to any of the Grey County school boards by Town Council for the consideration of new school capacity in The Town of The Blue Mountains, and

Whereas from 2014 to 2018 over \$45 million in general taxation has been charged to Town taxpayers to support the operations of the Grey County school boards.

Whereas the Grey County school boards have also benefited from an additional \$378,000 in supplementary tax revenue in 2019 year to date, and

Whereas the only school in the Town is in Thornbury, and has enrollment that exceeds the design capacity, and the school has required the addition of a portable classroom, and

Whereas there is no parcel of land in the Town currently identified by any of the Grey County school boards upon which a future school could be constructed, and

Whereas the Town of The Blue Mountains has and continues to experience rapid development and population growth, and endeavors to provide services and facilities to residents, especially young families, that allow them to flourish and remain in the area through all life stages, and

Whereas a significant number of students who now live in the Town of the Blue Mountains are currently bused to Meaford to attend schools, and

Whereas Meaford is also a municipality whose population growth is significant and therefore will impact capacity of schools that exists and/or are under construction, and

Where a significant number of students who currently live in the Town of The Blue Mountains also leave our community and Grey County school systems to attend schools operated by school boards and private entities in Simcoe County, and

Whereas the Town is preparing a master transportation plan, a master community facilities plan, major water and waste water capital projects review and a review of our overall Official Plan,

That Council hereby request that staff prepare a report to Council by the end of November 2019 that will provide Council with the information and data needed to:

1. Formally approach the Grey County school boards to consider new school capacity in The Town of The Blue Mountains that is needed to provide educational services to support growth in the number of families in the Town, and
2. Consider the possible implementation of various planning control tools to reduce the rate of all new development in the Town or in certain areas of the Town until such time as a school capital commitment is made by the Grey County school boards, and the other plans and reviews noted above are completed. This would also provide time for the Town to have joint discussions with the Grey County school boards regarding co-investing in possible community hubs.

D.2 Additions to the Agenda

None

E. Notice of Meeting Dates

Special Committee of the Whole Meeting, September 17, 2019, 8:45 am
Town Hall, Council Chambers

Special Meeting of Council, September 23, 2019, 8:30 am
Town Hall, Council Chambers

Special Meeting of Council, September 30, 2019, 1:00 pm
Town Hall, Council Chambers

Council Meeting, September 30, 2019
Town Hall, Council Chambers

Committee of the Whole Meeting, October 7, 2019 1:00 p.m.
Town Hall, Council Chambers

F. Adjournment

Moved by: Jim Uram

Seconded by: Rob Potter

THAT this Committee of the Whole does now adjourn at 7:19 p.m. to meet again, October 7, 2019, Town Hall, Council Chambers, or at the call of the Chair, Carried.

Alar Soever, Mayor

Corrina Giles, Town Clerk