



# Minutes

---

The Blue Mountains, Committee of the Whole Meeting

**Meeting Date:** October 7, 2019  
**Meeting Time:** 1:00 p.m.  
**Location:** Town Hall, Council Chambers  
32 Mill Street, Thornbury, ON  
**Prepared by** Corrina Giles, Town Clerk

---

## A. Call to Order

---

Mayor Alar Soever called the meeting to order with all members in attendance save Councillor Bordignon absent due to previous commitment.

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, Budget Analyst Katherine Dabrowa, Director of Human Resources Jenn Moreau, Director of Community Services Ryan Gibbons, Senior Policy Planner Shawn Postma, Manager of Planning Trevor Houghton, Construction Coordinator Mike Campbell, Manager of Water and Wastewater Allison Kershaw.

Committee then paused for a Moment of Reflection.

### ▪ Approval of Agenda

Moved by: Rob Potter                      Seconded by: Andrea Matrosovs

THAT the Agenda of October 7, 2019 be approved as circulated, including any items added to the Agenda being Agenda Item D.2.1 Resignation of Committee of Adjustment member, 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 Rob Potter declared a pecuniary interest in Agenda Item B.3.2 New Year's Eve Party / Raise the Roof Fundraiser –Marsh Street Community Centre – Noise By-law Relief Request, FAF.19.204 as he is a member of the organization.

### ▪ Previous Minutes

Moved by: Jim Uram                      Seconded by: Andrea Matrosovs

THAT the Committee of the Whole minutes of August 26, 2019, September 16, 2019 and Special Committee of the Whole minutes of September 17, 2019 be adopted as circulated, including any revisions to be made, Carried.



Moved by: Alar Soever

Seconded by: Odette Bartnicki

THAT Council receive the deputation of Helmut Hock regarding a request to purchase a portion of Victoria Street North, Thornbury;

AND THAT Council direct staff to provide a staff report in response to the request of Mr. Hock to purchase a portion of the Victoria Street North, Thornbury road allowance, including details of the Municipal Land Use Permit, and a full inventory of the Town's waterfront lands, Carried.

**B.1.2 Presentation: John White and Robert Turner, Council Compensation Review Committee**

**Re: Council Compensation Review**

Committee Member, Robert Turner provided a presentation on the recommendations of the Council Compensation Review Committee and provided the current compensation for all members of Council, and the proposed increases.

Mr. Turner noted that it is recommended that, effective the next term of Council, that the Council membership will be reduced from 7 to 5, with the Deputy Mayor role being eliminated, and that each Councillor would fulfil the role of Grey County Councillor for an annual term of office. Mr. Turner noted that by reducing the Council composition, that the total Council compensation would be reduced.

Mr. Turner reviewed the history of the council compensation and noted that the Council compensation has not been adjusted since 2009, further noting that the 1/3 tax exemption was eliminated in 2019. Mr. Turner noted that the Committee used 12 Ontario municipalities as comparators for the review.

Councillor Matrosovs spoke questioning if, with the removal of the 1/3 tax exemption, Council members today are making less than Council members in 2009, Mr. Turner replying yes.

Mr. Turner noted that the Committee was disappointed with the public attendance at their meetings, noting there were just one to two members of the public attending each meeting. Mr. Turner noted that Council will receive comments from the public at a future Public Meeting. Director of Human Resources Jennifer Moreau spoke noting that a Public Meeting will be scheduled and that the Council Compensation Review Committee will be involved.

Mr. Turner noted that the Committee worked with internal staff and has made recommendations to Council. Mr. Turner reviewed the mandate of the Committee and noted that the Committee work is now completed. Mr. Turner then spoke regarding the Professor Kurt Schobel findings regarding municipal remuneration and compensation reports.

Deputy Mayor Bartnicki questioned, of the 22 municipalities studied by Professor Schobel, how many municipalities are recommending a reduction in the Council composition in municipalities that have significant growth. Committee Member, John White spoke noting this is unknown but noted that a number of municipalities have made this recommendation, further noting that decades ago, a Councillor position was a part time obligation or position, though as the demands of the position have increased, it has become a full time responsibility that can be achieved by less Councillors, that can achieve the same purpose.

Councillor Matrosovs spoke noting that if the number of Councillors are reduced, that this would mean more work for less Council members. Mr. Turner spoke in response noting that after this year, that the number of meetings will be reduced, and that a new customer service technology is proposed that will reduce the workload for Councillors by 20%.

Mr. Turner noted that the Committee is requesting that they reconvene 18 months prior to the end of this term of Council to determine if a reduction in the Council composition is feasible. Councillor Uram spoke noting that Council should look at how the numbers and issues would be affected if the Council composition is reduced, further noting that the Council composition and compensation should be considered separately. Mr. Turner noted that the current Council compensation envelope is less than 1% of the total Town revenues, and that by reducing the Council composition, that there would be a decreased.

Deputy Mayor Bartnicki spoke noting that raising the compensation should equalize the number of committees each member sits on as well. Deputy Mayor Bartnicki noted that assuming a rotational Grey County Council member would make it difficult to build and make relationships at Grey County. Mr. Turner noted that he agrees with the Deputy Mayor's comment regarding relationship building at the County

Deputy Mayor Bartnicki noted that the Committee's professionalism is exceptional. Mr. Turner thanked Council for the opportunity and asked that Council take the recommendations of the Committee seriously.

Councillor Sampson thanked the Committee members for their presentation.

### **B.1.3 Deputation: Doug Hackbart**

#### **Re: Comments and Response to request to purchase a portion of Victoria Street North Thornbury**

Mr. Hackbart spoke in response to Mr. Hock's request to purchase a portion of the Victoria Street North road allowance, further noting that he lives directly across from the road allowance and noted that they enjoy the use of the water access road allowance. Mr. Hackbart noted visitors access the waterfront from this road allowance access, but that many do not know if it is public access or not. Mr. Hackbart noted that his family and neighbours use the access for canoeing, etc., further noting that this additional access is needed. Mr. Hackbart noted that he and the neighbours maintain the access, and make it passable for access.

Mr. Hackbart referenced the irregular shaped lot of Mr. Hock, noting that a portion of the land was sold to a previous landowner to bring the lot into compliance with side clearances of the Town By-laws, and make the lot sellable.

Mr. Hackbart asked that Council not sell the road allowance, further noting that it is precedent setting to sell a water access road allowance, and asked that the water access road allowances be identified as being water access with signage. Mr. Hackbart noted that this is in keeping with the Strategic Plan of the Town, encouraging healthy lifestyles and maintaining natural characteristics of the area. Mr. Hackbart thanked Council for requesting a staff report on this request.

### **B.2 Public Comment Period (each speaker is allotted three minutes)**

NOTE: In accordance with the Town Procedural By-law 2018-20 ten minutes is allotted to receive public comments regarding staff reports included on the Agenda. The speaker shall provide their name and address, and shall address their comments to the Chair. Comments shall not refer to personnel, litigation or potential litigation matters, or regarding matters that are a follow-up to a Public Meeting.

**B.2.1 June Porter**, resident of Lakeshore Drive spoke noting that she echos Mr. Hackbart's comments and is pleased to see that Council has requested a report on the request to purchase a portion of the water access road allowance. Ms. Porter noted that there is a driveway on the other side of the road allowance where water pools and freezes in the winter, further noting that there is a drainage concern in the area. Ms. Porter noted that

she would like to see a park bench placed on the unopened road allowance and noted that the water access points could be used by tourists and residents.

**B.2.2 Paula Hope**, resident of King Street East, spoke thanking the Council Compensation Review committee for their work, noting the Committee was very professional. Ms. Hope referenced the statement that 20% of Council's workload will be reduced with a public engagement software, and noted that this is not correct, and that the public will always want the ability to speak with Council. Ms. Hope noted that communication is so much more, that includes auditory and body language.

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

#### **B.3.1 Council Compensation Review, FAF.19.187**

Moved by: Rob Potter                      Seconded by: Andrea Matrosovs

THAT Council receive Staff Report FAF.19.187, entitled "Council Compensation Review" for information;

AND THAT Council direct staff to proceed to a Public Meeting to receive comments, as is required by the Provision of Notice and Manner of Giving Notice Policy POL.COR.07.03;

AND THAT the Council Compensation Review Committee propose the annual remuneration for Council members be considered effective January 1, 2019;

AND THAT Council consider the increase through the 2020 Budget process, as follows and as detailed in the Financial Impact Section of this report:

- (1) Mayor compensation increase from \$31,000 to \$39,427;
- (2) Deputy Mayor compensation increase from \$22,000 to \$28,250; and
- (3) Councilor compensation increase from \$17,500 to \$29,120.

AND THAT Council member compensation be proposed to increase automatically annually through a two-part formula:

- Any provincial general minimum wage increase; and
- Annual Canadian Consumer Price Index (CPI) as reported in September as approved through the budget process

AND THAT the current Compensation Review Committee reconvene within the final 18 months of this term of office to review the implementation of the final recommendations approved by Council with the benefit of the Public consultation process being completed to ensure these recommendations have been adequate;

AND THAT a Council Compensation Review Committee shall be reestablished by Council at a minimum of every two years and/or at the request of Council or the CAO to continue its mandate, Carried.

Moved by: Jim Uram                      Seconded by: Odette Bartnicki

THAT with respect to Staff Report FAF.19.187, entitled "Council Compensation Review" Council direct staff to provide a staff report in the second quarter of 2020 regarding Council composition and other electoral matter, Carried.

**B.3.2 New Year’s Eve Party / Raise the Roof Fundraiser –Marsh Street Community Centre – Noise By-law Relief Request, FAF.19.204**

Councillor Rob Potter vacated the Council Chambers having earlier declared a pecuniary interest regarding Agenda item B.3.2.

Moved by: Odette Bartnicki                      Seconded by: Jim Uram

THAT Council receive Staff Report FAF.19.204 “New Year’s Eve Party / Raise the Roof Fundraiser - Marsh Street Community Centre - Noise By-law Relief Request”; and

AND THAT Council grant relief from the provisions of the Noise By-law for a New Year’s Eve Party / Raise the Roof Fundraiser on December 31, 2019 from 6:00 p.m. to 1:00 a.m. with music from a live band, Carried.

**B.3.3 Removal of Two Sites from The Blue Mountains Attainable Housing Corporation Request for Information Process, FAF.19.210**

Moved by: Jim Uram                                      Seconded by: Odette Bartnicki

THAT Council receive Staff Report FAF.19.210, entitled “Removal of Two Sites from The Blue Mountains Attainable Housing Request for Information Process”;

AND THAT Council approve the removal of the two Town owned properties being Parcel #3 Gord Canning Drive and Parcel #4 118 Kandahar Lane (Heritage Park) from the list of Town owned properties that were originally identified in The Blue Mountains Attainable Housing Corporations Request for Information currently in process for consideration as potential attainable housing project sites, Carried.

**B.3.4 Short Term Accommodation (STA) Licensing Committee Appointment – Appeal numbers CEAPP2019-494 and DEAPP2019-525-Hearing dated December 3, 2019, FAF.19.207**

Moved by: Odette Bartnicki                                      Seconded by: Jim Uram

THAT Council receive Staff Report FAF.19.207, entitled “Short Term Accommodation (STA) Licensing Committee Appointment – Appeal numbers CEAPP2019-494 and CEAPP2019-525 – Hearing date December 3, 2019”

AND THAT Council appoint Mayor Alar Soever, Councillor Rob Potter and Councillor Rob Sampson, and as the three (3) members of Council plus Councillor Andrea Matrosovs as an alternate, to act as the STA Licensing Committee for the December 3, 2019 hearing date, Carried.

### **B.3.5 Agreement to Lower Thornbury Dam for Winter Season, FAF.19.198**

Moved by: Andrea Matrosovs                      Seconded by: Rob Potter

THAT Council receive Staff Report FAF.19.198, entitled “Agreement to Lower Thornbury Dam for Winter Season”;

AND THAT Council direct staff to negotiate with the owner of the Hydro Generation Mill an agreement for the lowering of the Thornbury Dam for the 2019/2020 winter season that is consistent with the current 2018/19 agreement that expires November 1<sup>st</sup>, 2019;

AND THAT Council direct staff to consult with the Ministry of Natural Resources and Forestry to ensure acceptance of the Terms of the agreement and Thornbury Dam Operational requirements;

AND THAT Council authorize the Chief Administrative Officer and Director of Operations to execute an agreement to allow for the Lowering of the Thornbury Dam for the 2019/2020 winter season, 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 – August 2019, FAF.19.199**

Moved by: Rob Potter                      Seconded by: Odette Bartnicki

THAT Council receive Staff Report FAF.19.199 entitled “Monthly Financial Report – August 2019” for information purposes, Carried.

#### **B.4.2 3<sup>rd</sup> Quarter of 2019 Committees of Council Update, FAF.19.123**

Moved by: Rob Potter                      Seconded by: Alar Soever

THAT Council receive Staff Report FAF.19.123 entitled “3<sup>rd</sup> Quarter of 2019 Committees of Council Update” for information, Carried.

### **B.5 Correspondence, if any**

None

### **Community Services and Operations Reports**

**To be chaired by Councillor Rob Potter**

### **B.6 Deputations, if any**

#### **B.6.1 Deputation: Denis Martinek, Tyrolean Village Resorts Limited Re: Installation of a Gravity Fed Sanitary Sewer Line on Tyrolean Lane in order to provide Municipal Sewers to the chalets on Tyrolean Lane**

Denis Martinek spoke asking that Council consider extending the wastewater services on Tyrolean Lane, similar to the Arlberg Crescent extension a few years ago.

Moved by: Odette Bartnicki

Seconded by: Jim Uram

THAT Council receive the deputation of Denis Martinek, Tyrolean Village Resorts Limited requesting installation of a gravity fed sanitary sewer line on Tyrolean Lane in order to provide municipal sewers to the chalets on Tyrolean Lane;

AND THAT Council direct staff to include the Tyrolean Lane gravity fed sanitary sewer line in the 2020 Budget for Council consideration, 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.

**B.7.1 Sid McFarlane**, Elma Street resident, spoke regarding Agenda item B.8.1 Elma and Alice Street Area Streetscape, and noted that the sidewalks should be a town standard, and that the sidewalk placement should be placed close to the property line and away from the road. Mr. McFarlane asked for a pedestrian crossing on Highway 26, that the curbs be mountable, less not more street lighting, more shared trees with the property owners if the owners desire. Mr. McFarlane noted that the Town has an inadequate tree preservation policy, further noting that we should plant as many trees as possible. Mr. McFarlane asked that the grade be lowered to aid the flooding issue, and to improve sightlines, and that attention should be given to traffic calming measures.

**B.8 Staff Reports**

**B.8.1 Elma and Alice Street Area Streetscape Report, CSOPS.19.064**

Moved by: Odette Bartnicki

Seconded by: Jim Uram

THAT Council receive Staff Report CSOPS.19.064, entitled "Elma and Alice Area Streetscape Report";

AND THAT Council receive the Elma and Alice Area Streetscape Report by Tatham Engineering as presented;

AND THAT Council directs Staff to advance the Final Design with the level of service and design elements to be incorporated into Elma and Alice Street Area as follows:

1. Correction/extension of private plumbing responsibility of landowner
2. Level of service includes storm sewers and storm laterals
3. 8.5m road width
4. 1.5m wide sidewalk
5. Sidewalk on both sides of the street
6. Re-design parking on Town land and church property by agreement
7. Mountable curb
8. Mount standard cobra head fixtures on existing hydro poles, and
9. Replace street trees to achieve 16m boulevard spacing of specimen trees and remove miscellaneous private landscaping, Carried.



**B.9.3 Deputation for Sanitary Servicing of 102 Happy Valley Road, CSOPS.19.077**

THAT Council receive Staff Report CSOPS.19.077, entitled “Deputation for Sanitary Servicing of 102 Happy Valley Road”;

AND THAT Council receives this report for their information, Carried.

**B.10 Correspondence, if any**

None

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

**B.11 Deputations, if any**

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**

None

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

None

**B.15 Correspondence, if any**

**B.15.1 Committee of Adjustment Application for a Consent - Lot Addition  
B14/2019 and B15-2019 Re: 808059 24<sup>th</sup> Sideroad and Part of Lot 25 Con 10  
(Sheridan)**

**B.15.2 Committee of Adjustment Application for a Minor Variance to Zoning By-law 2018-  
65  
A18/2019 Re: 209 Craigleith Road**

Moved by: Rob Potter                      Seconded by: Rob Sampson

THAT Council receive for information, the Agenda items B.15.1 Committee of Adjustment Application for a Consent – Lot Addition B14/2019 and B15/2019 Re 808059 24<sup>th</sup> Sideroad and Part of Lot 25 Con 10 (Sheridan) and B.15.2 Committee of Adjustment Application for a Minor Variance to Zoning By-law 2018-65 A18/2019 Re 209 Craigleith Road, Carried.

## **C. 5:00 PM Public Meetings / Deputations**

---

Mayor Soever noted under the authority of the *Municipal Act, 2001* and in accordance with Ontario's *Municipal Freedom of Information and Protection of Privacy Act* (MFIPPA), The Corporation of the Town of The Blue Mountains wishes to inform the public that all information including opinions, presentations, reports and documentation provided for or at a Public Meeting, Public Consultation, or other Public Process are considered part of the public record. This information may be posted on the Town's website and or/ made available to the public upon request.

### **C.1 Statutory Public Meetings**

#### **C.1.1 Public Meeting: Application for a Draft Plan of Subdivision Re: Block 38, RP 16M-24 (Ridge Estates)**

Mayor Alar Soever read the Notice of Public Meeting regarding Subdivision Application that would consider 31 single detached residential units. Mayor Soever noted the legal description is Block 38, Registered Plan 16M-24, Town of The Blue Mountains.

Mayor Soever noted the purpose of the proposed amendment is to change the permitted uses from a maximum of forty two (42) multi-residential uses to thirty one (31) single detached lots plus a private recreation facility serviced by a private condominium road.

Mayor Soever noted the effect of the proposed amendment is to rezone the subject lands from the Residential 'R2-47-h7' Zone, Open Space 'OS' Zone and Hazard 'H' Zone to the Residential 'R1-3-Exception' Zone and Recreation 'REC3' Zone. An Exception to the Residential 'R1-3' zone is requested to increase the maximum permitted height from 8 metres / 2 storeys to 9.5 metres / 2.5 storeys. The Recreation 'REC3' Zone would permit the development of the private recreation facility potentially consisting of a private pool, shared building and visitor parking proposed on Block 32.

Mayor Soever noted the public meeting is an opportunity for members of the public to learn more about the proposed development. Attendees have the opportunity to hear a brief presentation about the development, ask questions, and/or make statements either in favour of, or in opposition to the development.

Mayor Soever further noted under the legislation governing this development process, which is sections 34 and 51 of the *Planning Act*, you have the following rights:

1. Any persons may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the proposed Zoning By-law Amendment or Plan of Subdivision/Condominium.
2. If a person or public body does not make oral submissions at a public meeting or make written submissions to the Town of The Blue Mountains before the zoning by-law is approved or refused, or to the County of Grey before the Plan of Subdivision/Condominium is approved or refused, the person or public body is not entitled to appeal the decisions of the Town of The Blue Mountains or the County of Grey to the Local Planning Appeal Tribunal (LPAT).
3. If a person or public body does not make oral submissions at a public meeting or make written submissions to the Town of The Blue Mountains before the zoning by-law is approved or refused, or to the County of Grey before the Plan of Subdivision/Condominium is approved or refused, the person or public body may not be added as a party to the hearing of an appeal before the LPAT unless, in the opinion of the LPAT, there are reasonable grounds to do so.
4. If you wish to be notified of the decision by the Town of The Blue Mountains in respect to the approval or refusal of the Zoning By-law Amendment, or the County of

Grey in respect to the approval or refusal of the Plan of Subdivision/Condominium, you must make a written request to the Town or the County.

The Town Clerk spoke noting that the Notice of the Public Meeting was given in accordance with the Planning Act, and in response, comments were received from Historic Saugeen Metis, Hydro One, Wendy Muller, Heather Laidlaw, Fab Corazzola, David Camplin, Ron and Lesley Wilson, and Canada Post.

Andrew Pascuzzo, consultant acting on behalf of the applicant, Solcorp Developments, spoke and identified their project team present. Andrew noted that Grey County, Director of Planning, Randy Scherzer is unable to attend this joint public meeting due to illness. Andrew noted that Grey County is the approval authority for the draft plan of subdivision and draft plan of condominium, and that The Blue Mountains is the approval authority for the zoning by-law amendment.

Andrew spoke regarding the LPAT shortened approval timeline and the restriction on third party appeals of plans of subdivisions, further noting that neighbours do not have appeal rights on a draft plan or subdivision.

Andrew then reiterated what is being requested by the applicant, being a zoning by-law amendment and draft plan of subdivision to create 31 freehold single detached residential units. Andrew noted that an associated draft plan of condominium has also been submitted to create private road allowances as well as a private recreational facility on proposed Block 32. Andrew noted that the lot sizes are between 16m and 20m wide, or 50' to 60' wide, and lot depths of 27 to 40m deep or 90 to 130 feet.

Andrew reviewed the timing of the project and the history of the timeline, noting that the 180 day mark was reached in March 2019.

Andrew reviewed the project team and noted that all reports are available on the Grey County website, and identified the studies completed to date.

Andrew then spoke regarding The Blue Mountains Official Plan 2016, residential recreational and hazard designation and reviewed the plan of subdivision that was approved in the early 2000s. Andrew noted that the current zoning permits 42 dwelling units, with multi-residential units and uses, building structures accessory thereto. Andrew noted that the proposed zoning R1-3-X would permit 31 single detached residential units only, a private road and a private recreation facility.

Andrew reviewed the proposed amenity area, proposed pool and visitor parking area with mailboxes and a shared community building. Andrew then reiterated that the rezoning is required as the plan is currently zoned for multi-residential and an amendment is required to single family dwellings.

Andrew spoke regarding the height increase requested, noting that they are requesting an increase in the permitted height from 8m to 9.5m, further noting that no decision will be made this evening.

Andrew spoke in response to Mr. Camplin's comments regarding neighbouring agricultural uses, and noted that minimum distance separation does not apply as this development is within a settlement area, further noting that his client will install a fence on the western boundary. Andrew spoke in response to the comment regarding the signage being improperly placed and noted that this has been addressed.

Andrew spoke in response to the comments of Ms. Laidlaw regarding the existing condition of the roads and noted that his client requires access through this development and that staff are looking into this as the previous developer went into default. Andrew noted that there will be buffers.

Councillor Sampson spoke questioning if the R1 zone excludes short term accommodation uses and if there will be a notice to this effect registered on title. Councillor Sampson noted that a recreation complex will be expensive and questioned where the request for a recreation complex is coming from. Andrew spoke in response noting that this is a requirement of the Town and that the official plan suggests recreation facilities in the residential designation. Andrew noted that his client would be satisfied to remove the recreation centre and replace with another building lot.

Councillor Matrosovs questioned the fence along the Camplin property and buffers, Andrew spoke in response noting that the applicant will develop to the fenceline.

Councillor Potter spoke questioning how the Town can protect agricultural uses that currently exist. Senior Policy Planner Shawn Postma spoke noting that the fence will create a physical barrier, further noting that there is not much the Town can do to prevent conflicts, including odours, as the minimum distance separation does not apply as the lands are within a settlement area. Shawn noted that these lands have been available for development since 1980, further noting that there was no minimum distance separation at that time. Shawn noted that the Town will do what it can to minimize conflict between the two uses.

Deputy Mayor Bartnicki spoke noting there is concern with people purchasing units that are not familiar with farm practices, including odours. Shawn spoke in response noting that there are tools available, including adding notice of warning clauses, similar to that on developments that border golf courses regarding golf spray, etc. Shawn noted that a notice of warning will be included.

Councillor Matrosovs spoke noting that she toured the neighbouring farm and noted there is reference to farm buildings and cattle grazing along the property line, further noting that we need to also maintain the wildlife corridor in this area, and questioned how we may implement a shared wildlife corridor.

Councillor Uram spoke noting that the condo road allowance is 16m, and questioned the measurement on the access location. Andrew spoke in response noting that the access is a 10m wide entrance, south of Block 40.

Councillor Uram spoke regarding the Right to Farm legislation and questioned how the road will be maintained through the existing subdivision. Shawn Postma spoke in response noting that the existing subdivision was registered in the mid-2000s, but that the roads have not been assumed by the Town. Shawn noted that the developer is in default, so the Town has taken over duties of snowclearing and regular maintenance, but reiterated that the Town has not assumed the road at this point.

Councillor Uram questioned who will maintain the condo road in the subject development, Andrew spoke in response noting that the condominium corporation will hire a private contractor to maintain the roads and garbage collection.

Councillor Uram questioned if the recreation facility can be a building without a pool, Andrew replying yes, further noting that this can be considered and that the applicant will consider what the neighbours, Council and staff want

Mayor Soever questioned the road to the west, Andrew spoke in response noting that this allows for further development should it occur, further noting that there is insufficient space for a public road, being only 10m.

Councillor Uram spoke noting that the condo road accesses the property to the west and if there will be a .3 metre reserve owned by the municipality. Councillor Uram questioned the design potential to replace the road and put a common lot between the property to the

west and the end of the property road. Andrew noted that this is a good suggestion, further noting that snow removal will be the responsibility of the condo corporation.

Shawn Postma spoke noting that the connections on the draft plan are not adapted to provide access to the westerly lands.

Heather Laidlaw, Lot 24 on the adjacent subdivision, spoke noting that the previous developer was involved in her subdivision. Ms. Laidlaw noted that there is one light on her road and that there are children living there, further noting it is difficult to see, the roads are terrible and that the Town continues to place asphalt into the potholes. Ms. Laidlaw expressed concern with the safety, road and lighting as the subject development will be accessed through her development and asked that the concerns of her development be addressed before proceeding with the next development that is beyond her development. Ms. Laidlaw asked that the residents of her development be provided the status of her development, further noting that the owners want to be involved and that the purchasers are entitled to have an understanding of what they are purchasing. Ms. Laidlaw noted that the previous development went into receivership and that the monies put into trust by the previous developer have been taken by the Town. Ms. Laidlaw noted if the Town has the developer's monies that were for the roads, that in her opinion, the Town has assumed the roads. Ms. Laidlaw expressed concern with the snow removal and asked why her road has a different level of snow removal than other roads.

Shawn Postma spoke noting that the Town's Development Engineer is reviewing the development, and the default status. Shawn noted that the road has failed and is being investigated and that there will be a determination of what can be done to correct using the securities. Shawn noted that the Town has not assumed the roads, and that this is more complex as the developer is in default. Shawn noted that a staff report is scheduled for this fall outlining the deficiencies.

Councillor Matrosovs spoke asking if the report will include a calculation of the traffic continuing though this road. Shawn spoke in response noting that this would be a different process, further noting that the report will deal with the original subdivision, including roads, curbs and sewers to bring the development up to a standard. Shawn noted that this report will not include traffic counts, further noting that the current approval allows 42 units, and the proposal is for 31 units.

Bryan Haier, George McRae Road, spoke noting that the school bus travels the road and that the road condition is concerning.

Councillor Sampson noted that the existing owners need to be made aware that the neighbouring developer defaulted and should be provided with the status of what the Town is and is not doing.

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

### **C.1.2 Public Meeting: Proposed Revisions to Regulating Sewer Discharge By-law 2013-37**

Mayor Alar Soever read the Notice of Public Meeting regarding proposed revisions to regulating Sewer Discharge By-law 2013-37.

Mayor Soever noted the Town is considering revisions to its existing Regulating Sewer Discharge By-Law 2013-37 to address the regulatory framework for high strength and industrial wastewater users.

Mayor Soever noted that by updating the By-Law and incorporating both sanitary and storm sewer discharge criteria, the By-law, if passed, will allow the Town to take a proactive and fiscally responsible initiative to safeguard the Town's infrastructure, public health, property and the environment, now and into the future. Mayor Soever noted the proposed draft

Regulating Sewer Discharge By-Law regulates all users: residential, industrial, commercial, and institutional and addresses extraneous flows from users discharging to the sewers.

Mayor Soever noted that notice is hereby given that the Council of the Town of The Blue Mountains, at its regularly scheduled Council Meeting on November 13, 2019, will consider the adoption of a new Regulating Sewer Discharge By-Law and repeal the existing Regulating Sewer Discharge By-law 2013-37.

Mayor Soever noted it is important to note that a decision on proposed revisions to the Regulating Sewer Discharge By-law 2013-37 has not been made at this point and will not be made at this Public Meeting.

Mayor Soever noted after reviewing comments from the public, Staff will begin its recommendations to Council at a future Council Meeting.

Mayor Soever noted comments at the Public Meeting aid the Town and Council in their decision making process, so be sure to have your say.

Mayor Soever noted any person or agency may attend the Public Meeting and/or make verbal or written comments regarding the proposed revisions to the Regulating Sewer Discharge By-law 2013-37.

The Town Clerk spoke noting that the Notice of the Public Meeting was given in accordance with the Planning Act, and in response and no comments were received.

Allison Kershaw, Manager of Water and Wastewater Services spoke noting that the purpose of the by-law is to address high strength users.

Councillor Sampson questioned if the Cidery is aware of this Public Meeting, further noting that the Cidery representatives appeared as a deputation earlier this year regarding this matter. Allison spoke in response noting that the Cidery was made aware of this Public Meeting. Councillor Sampson asked that the Cidery's previous comments be included in the followup staff report regarding this matter.

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

### **C.1.3 Public Meeting: Application for Zoning Amendment Re: Part of Lot 18, Concession 3, Vacant Lot (O'Neill & Renwick)**

Mayor Alar Soever read the Notice of Public Meeting regarding Zoning By-law Amendment for property location of Part of Lot 18, Concession 3, Swiss Meadows.

Mayor Soever noted the applicants are seeking approval to refine the zoned hazard area on the property, to allow them to build a single detached house. The current zoning is Residential (R1-1) and Hazard (H). The area of Hazard (H) is through the centre of the lot and impacts the ability to build a house.

Mayor Soever noted this application requests to reduce the area of mapped hazard, as recommended by the Grey Sauble Conservation Authority. Mayor Soever noted if this application is approved, the zoning will remain Residential (R1-1); however the Hazard (H) will be reduced to a small area on the north east portion of the lot. No other development is proposed.

Mayor Soever noted the legal description of this lot is Part of Lot 18, Concession 3, (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 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, Grey County Planning and Development and Grey Sauble Conservation Authority.

Manager of Planning, Trevor Houghton, spoke noting that 1/3 of the centre of the property was in a hazard zone, and that Grey Sauble Conservation Authority has now completed an inspection, noting that now this is not the case, and that the stream is off the property and is located near the northwest corner of the property. Trevor noted that the application was made for a building permit in the centre of the property, and that subject to further analysis, these lands could be rezoned to the R1 zone giving the applicants a better building envelope.

Councillor Matrosovs questioned the purpose of the road in relation to where the intermittent stream was located. Trevor spoke in response noting that it is the maintenance access road, that twins the Bruce Trail and is an access to the top of the north end of Blue Mountain Resort.

Councillor Matrosovs questioned how the identified hazard area relates to the trail? Trevor spoke in response noting that GSCA has shown that the intermittent creek is on the east border of the service road and if not already zoned, would be in an open space zone, and would remain this way.

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

## **C.2 Deputation**

None

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

---

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

None

## **D.2 Additions to the Agenda**

### **D.2.1 Resignation of Committee of Adjustment Member**

Moved by: Jim Uram                      Seconded by: Odette Bartnicki

THAT Council of the Town of The Blue Mountains acknowledges receipt of the resignation letter of David Morgan from The Blue Mountains Committee of Adjustment, effective immediately;

AND THAT Council extends its sincere appreciation and thanks to Mr. Morgan for his years of service on The Blue Mountains Committee of Adjustment, being from 2010 to October 3, 2019, Carried.

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

---

Council Meeting, October 21, 2019 7:00 p.m.  
Blue Mountain Resort, Petun Ballroom

Committee of the Whole Meeting, October 28, 2019 1:00 p.m.  
Town Hall, Council Chambers

## **F. Adjournment**

---

Moved by: Rob Potter                      Seconded by: Andrea Matrosovs

THAT this Committee of the Whole does now adjourn at 6:17 p.m. to meet again, October 28, 2019, Town Hall, Council Chambers, or at the call of the Chair, Carried.

---

Alar Soever, Mayor

---

Corrina Giles, Town Clerk