

Andrew spoke regarding the two year moratorium versus rezoning noting that some properties in the downtown area have been rezoned.

Andrew spoke regarding the Development D zone and Height, noting that the height will remain status quo and suggested that Council permit another story to three storeys, with a 12 metre maximum height similar to Collingwood.

Andrew requested that the Tyrolean lands be in the Recreation zone rather than the D zone preventing the need for a zoning by-law amendment in the future.

Andrew summarized his requests made and requested the holding of a second public meeting.

Councillor Halos spoke noting that he agrees with much of the presentation with respect to rezoning and questioned what is suggested for the rest of Thornbury. Councillor Halos questioned if there is zoning that allows some flexibility, noting multiples should be considered.

Councillor McGee spoke noting that neighbours should have an opportunity to comment, further noting there is merit in taking time before passing the comprehensive zoning by-law.

Councillor Martin spoke noting that he agrees with the comments, though disagrees with the request for additional height and the D zone. Councillor Martin requested that another public meeting be scheduled.

Deputy Mayor Ardiel spoke noting that we need a design plan, further noting that she agrees with the other comments made. Deputy Mayor Ardiel noted that a design committee should be formed, and that a second public meeting is a good idea. Deputy Mayor Ardiel noted that she does not agree with the increased height, further noting that we should maintain the small-town feel.

Mayor McKean spoke noting that he disagrees with all comments made. Mayor McKean noted that the Town should not rezone D lands, as there may not be development on the lands for 25 years. Mayor McKean noted that third storeys may assist with the attainable housing shortage. Mayor McKean noted that there are 1000 lots on the books in The Blue Mountains and that Council should try to determine what housing and density should be.

Mayor McKean questioned reference to the two-year moratorium. Senior Policy Planner Shawn Postma spoke noting that Council has the option under Bill 73, by way of Council resolution, to waive the two-year moratorium on a series or certain types of applications, further noting that various levels can be waived. Andrew Pascuzzo noted that he is not asking that all D zones be rezoned.

Councillor Martin noted that D zone is problematic, further noting that Council should eliminate the D zones in the official plan and zoning by-law and leave as they were previously. Councillor Martin noted that the D zone affects neighbouring properties.

B.2 Terry Kellar, STA Committee Chairperson, Blue Mountain Ratepayers Association, Re: Short Term Accommodation Staff Report

Terry Kellar spoke as Chair of the Blue Mountain Ratepayers Association, Short Term Accommodation Committee. Mr. Kellar spoke noting that Staff Report FAF.18.126 recommends that the Town legitimizes the “plus four” model as opposed to the “plus two” model recommended in the last version of this report. Mr. Kellar noted

that at the public meeting, it was clear that residents were in full support of the plus two model, further noting that it adhered to the bylaw and helped to reduce the noise and disturbance issues.

Mr. Kellar spoke regarding the Ontario Municipal Board (“OMB”) hearings wherein it was found there was incompatibility with STA’s in residential areas and that the integrity and character of neighbourhoods was being undermined.

Mr. Kellar noted that two less people in the STA units will see less congestion, traffic and noise, further noting that less people will have less chance of problems. Mr. Kellar asked that the plus four model be rejected.

Mr. Kellar spoke regarding the demerit point system, noting that Council has already addressed this. Mr. Kellar noted that there has been a decline in complaints and charges laid, further noting this relates to the demerit point system currently in place. Mr. Kellar noted that the Provincial Offences Court will cause more work and delays in the system and would reduce revenue to The Blue Mountains. Mr. Kellar suggested that By-law officers be allowed to issue tickets and enforce the by-law.

Mr. Kellar noted that there is a role for the short term accommodation industry in this area, and asked that Council maintain the rights of the residents and to continue with the current by-law as intended.

B.3 Jim Uram

Re: New Town of The Blue Mountains Zoning By-law Draft

Jim Uram spoke regarding Bruce Street from Thornbury to Clarksburg, noting that a new commercial zone category in section 7 Commercial Uses is put in place that would implement the directions of Section B3.1.8 of the Official Plan which permits appropriate small scale businesses anywhere along Bruce Street between the Thornbury Commercial Area and the Clarksburg Commercial Area.

Mr. Uram noted that he has not found any documentation that can offer support for the idea of being promoted by the policy. Mr. Uram noted that he is concerned with the negative impact of the policy and any implementing zoning on existing and historical commercial areas in both Thornbury and Clarksburg, particularly the efforts to realize commercial development along the Commercially designated and still vacant areas along Highway 26, the potential negative impact that conversions would have on existing and rising residential property values along Bruce Street, and the lack of any analysis that would indicate the potential impact on our public school or on those properties that may not wish to proceed with commercial uses from the introduction of commercially generated traffic, parking and other challenges that conversion would impose on other existing properties in the area.

Mr. Uram noted that until this meeting, there have been no zone requirements presented at any previous public meetings regarding this area, further noting that he would have expected that this matter would have had a public presentation prior to this meeting explaining the origin, and intent of the zoning affecting this area.

Mr. Uram noted that in view of these deficiencies in public process, asked that Council defer adoption of this by-law at this time or at the least any consideration of any commercial or residential zone intended to enable the directions of section B3.1.8 of the Official Plan until a more fulsome review of the potential impacts of the land use change can be determined. Mr. Uram requested that this Council direct staff to hold a further public meeting under the authority of the Planning Act to introduce the new provisions intended to implement Official Plan Section B3.1.8.

Councillor Potter spoke noting that historically, this is how a main street will grow, further noting that we need to determine how Bruce Street, the sidestreets and the school would handle this type of development. Councillor Potter noted that the school and Bruce Street need to be considered.

Councillor Martin questioned if Mr. Uram is requesting a comprehensive study be completed for Bruce Street, Mr. Uram replying yes, further noting that he would like to see the character of Bruce Street to continue.

Councillor Halos questioned where this initiative is coming from.

Deputy Mayor Ardiel spoke questioning if this zoning would permit small home occupation businesses along Bruce Street. Senior Policy Planner Shawn Postma spoke noting that the intent of the Bruce Street/Marsh Street zone is to identify that increased commercial uses could be allowed, further noting that it is a higher use than a home occupation. Shawn Postma noted that the Bruce Street/Marsh Street corridor would permit uses like a dentist, lawyer, accountant offices, that would require less parking. Shawn noted that Bruce Street will be returned to residential and that Planning will have to go through the review.

B.4 Eric Miles, MHBC
Re: New Zoning By-law and Ability to Make Amendments to D Zone Properties within Two Year Moratorium

Eric Miles, MHBC, spoke on behalf of Kerry Homebuilders, further noting that Kerry Homebuilders have recently purchased the property at 61 Alfred Street, and owns property in Ashbury subdivision. Mr. Miles noted that there has been much discussion about the D zone and the ability to bring amendments to the zone. Mr. Miles noted that a two year moratorium would affect this land but this could be waived through a Council resolution. Mr. Miles noted that staff may recommend waiving the moratorium as it would allow development to continue if such a resolution is not passed, he would encourage Council to allow amendments to the D zone properties. Mr. Miles noted that with respect to prezoning, some properties would not favour prezoning. Mr. Miles noted that they are in the process of bringing an application forward located in the community living area, and would like not to have to wait the two year period to bring this application forward. Mr. Miles noted the lands are surrounded by development, most of which is residential, and that this application would be an efficient use of the land and would fill in a gap in development that is currently not available in Thornbury. Mr. Miles noted that a Council resolution waiting two year moratorium would still require a public process as application advanced.

Councillor McGee spoke questioning if this land was rezoned, if it could be rezoned through an application process in the future, Shawn Postma replying yes.

Councillor Martin asked the Mr. Miles to provide a rough concept plan before the development plans are too mature.

B.5 David Finbow, Short Term Accommodation Association
Re: Staff Report FAF.18.126 and Proposed Changes to Short Term Accommodation Licensing By-law

David Finbow spoke on behalf of the Blue Mountains Short Term Accommodation Owners Association (“BMSTA”) regarding Staff Report FAF.18.126 noting that BMSTA continue to support a STA Program that is fair and reasonable to all. BMSTA encourages Council to ensure that staff are given the tools for the fair and effective enforcement of the Town’s Zoning By-laws and Licensing By-law.

David noted that BMSTA encourages Council to cause a review of enforcement measures in place in other jurisdictions related to non-licensed STAs. David noted that based on the Town's own statistics, that the STA Licensing Program has been extremely successful in addressing those concerns identified in the community.

David noted that the BMSTA has met with staff and reviewed staff report FAF.18.126, and staff have provided clarification to BMSTA as it relates to the operational aspects of the existing and proposed STA Program that effectively has addressed any concerns including the continuation of pre-existing STAs and concurrence on the degree/extent of the protections afforded to these properties by Provincial Legislation.

David noted that BMSTA believes that the staff report and related recommendations balance the interests of the residents, tourism industry and economic interests of the community.

B.6 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.6.1 Vicky Kellar, resident of Lucile Wheeler, spoke with respect to Agenda item C.1 and C.2 and reference to occupant load. Mrs. Kellar noted that we are fortunate to have regulations in Town to regulate short term accommodation. Mrs. Kellar noted that we should legitimize the "plus four" model, further noting that this is not taking the residents' concerns into consideration. Allowing more people to stay in a residence is a problem.

Mrs. Kellar noted that we want to protect our residential areas. Mrs. Kellar noted that if changes to the short term accommodation by-law is made, that there should be provision to stop illegal short term accommodation units. Mrs. Kellar noted that Council should not wait until someone is caught, and that there should be a sunset clause imposed on the large short term accommodation units. Mrs. Kellar noted that By-law Enforcement should enforce the current system with the Short Term Accommodation Licensing Committee.

B.6.2 Betty Wallace resident at Drakes Path spoke noting that resides in close proximity to two large short term accommodation units. Mrs. Wallace noted that with respect to Agenda items C.1 and C.2 that she echoes the comments of other residents, further noting that many are upset that the staff report was just released and that residents have not been given the same opportunity as the BMSTA to meet with staff. Mrs. Wallace noted that residents are opposed to the plus four model, and that the Town should have By-law Enforcement enforce the by-law. Mrs. Wallace asked that Council continue the demerit point system, keeping enforcement locally.

B.6.3 Sheldon Rosen, Lodges at Blue Mountain spoke regarding Agenda items C.1 and C.2. Mr. Rosen noted that the noise charges are always laid by the OPP, not By-law Enforcement. Mr. Rosen noted that there is no correlation to the number of guests in a unit with noise complaints. Mr. Rosen noted that CRU units have noise as well. Mr. Rosen noted that with respect to the demerit point system, he asked that the responsible person be charged as well. Mr. Rosen noted that the units are not rented based on the number of occupants.

C. Reports

C.1 Short Term Accommodation Uses – Official Plan Modifications, PDS.18.113

Moved by: Joe Halos

Seconded by: Rob Potter

THAT Council receive Staff Report PDS.18.113, entitled “Short Term Accommodation Uses – Official Plan Modifications”;

AND THAT Council support the proposed modifications and direct Staff to prepare the final version of the Official Plan policies related to Short Term Accommodation and other Accommodation types to be inserted into the 2016 Town of The Blue Mountains Official Plan, Carried.

C.2 Short Term Accommodation Uses – Zoning By-law Modifications, PDS.18.114

Moved by: Rob Potter

Seconded by: Joe Halos

THAT Council receive Staff Report PDS.18.114, entitled “Short Term Accommodation Uses –Zoning By-law Modifications”;

AND THAT Council support the proposed modifications and direct Staff to prepare the final version of the Zoning By-law Amendment related to Short Term Accommodation and other Accommodation types to be inserted into the Township of Collingwood Zoning By-law 83-40 and Town of Thornbury Zoning By-law 10-77, Carried.

C.3 Proposed Changes to the Short Term Accommodation Licensing By-law, FAF.18.126

Moved by: R. J. Gamble

Seconded by: John McGee

THAT Council receive Staff Report FAF.18.126, entitled “Proposed Changes to the Short Term Accommodation Licensing By-law”

AND THAT Council support the proposed changes and direct staff to prepare the final version of the Short Term Accommodation Licensing By-law, Carried.

C.4 Comprehensive Zoning By-law Public Meeting Follow Up and Proposed Modifications, PDS.18.112

Moved by: R. J. Gamble

Seconded by: Gail Ardiel

THAT Council receive Staff Report PDS.18.112, entitled “Comprehensive Zoning By-law Public Meeting Follow Up and Proposed Modifications”;

AND THAT Council direct Staff to make the necessary modifications to the Comprehensive Zoning By-law as outlined in Staff Report PDS.18.112 and bring back a final version of the Comprehensive Zoning By-law for final approval.

AND THAT Council support in principle a resolution to be passed at the same time as a decision on the Comprehensive Zoning By-law waiving the 2-year moratorium on all amendments and variances to the new Comprehensive Zoning By-law, Carried.

D. Correspondence

D.1 Georgian Triangle Development Institute

Re: Town of The Blue Mountains Comprehensive Zoning By-law

Moved by: John McGee

Seconded by: Joe Halos

THAT Council of the Town of The Blue Mountains receives for information the September 7, 2018 correspondence from Georgian Triangle Development Institute regarding The Blue Mountains Comprehensive Zoning By-law, Carried.

D.2 MHBC Planning Urban Design & Landscape Architecture

Re: Town of The Blue Mountains Zoning By-law Review

Moved by: Joe Halos

Seconded by: John McGee

THAT Council of the Town of The Blue Mountains receives for information the September 4, 2018 correspondence from MHBC regarding The Blue Mountains Comprehensive Zoning By-law Review, Carried.

Moved by: John McGee

Seconded by: Rob Potter

THAT Council of the Town of The Blue Mountains directs staff to provide at least two weeks' notice of the meeting, including copies of the final short term accommodation and zoning by-law documents, as recommended at the September 17, 2018 Special Committee of the Whole meeting, Carried.

E. Adjournment

Moved by: John McGee

Seconded by: Rob Potter

THAT this Committee of the Whole does now adjourn at 1:01 p.m. to meet again at the call of the Chair, Carried.

John McKean, Mayor

Corrina Giles, Town Clerk