



# Committee Report

## The Blue Mountains

### Committee of the Whole Meeting

**Date:** Tuesday, April 9, 2024  
**Time:** 9:30 a.m.  
**Location:** Town Hall, Council Chambers and Virtual Meeting  
32 Mill Street, Thornbury, ON  
**Prepared by:** Corrina Giles, Town Clerk

**Members Present:** Mayor Andrea Matrosovs, Councillor Gail Ardiel, Councillor Paula Hope, Councillor Alex Maxwell, Councillor Shawn McKinlay, Councillor June Porter

**Members Absent:** Deputy Mayor Peter Bordignon

**Staff Present:** Director of Planning and Development Services Adam Smith, Acting Director of Operations Jeff Fletcher

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## **B. Staff Reports, Deputations, Correspondence**

### **Operations Reports - To be chaired by Councillor Porter**

#### **B.1 Deputations, if any**

##### **B.1.1 David Shiner, Resident Re: Comments regarding suggested drainage route and impacts to property, Lakewood Drive Reconstruction PIC Follow-up, CSOPS.24.002**

THAT Council of Town of The Blue Mountains receives for information the deputation of David Shiner, Resident, Re: Comments regarding suggested drainage route and impacts to property, Lakewood Drive Reconstruction PIC Follow-up, CSOPS.24.002, Carried.

#### **B.3 Correspondence, if any**

None

#### **B.4 Staff Reports**

##### **B.4.1 Lakewood Drive Reconstruction PIC Follow-up, CSOPS.24.002**

THAT Council receive Staff Report CSOPS.24.002, entitled "Lakewood Drive Reconstruction PIC Follow-up";

AND THAT Council direct staff to advance the Lakewood Drive Reconstruction project design to the 90% stage with adjustments to the storm water routing to direct water to

the beach as possible and shelve the project until an opportunity to advance the construction is available, Carried.

**Planning and Development Services Reports - To be chaired by Councillor Hope**

**B.6 Deputations, if any**

**B.6.1 Paul Reale, Resident Re: Traffic safety concerns regarding Recommendation Report - Zoning By-law Amendment and Plan of Subdivision for Part Lot 35 and 26, Concession 10 (Lora Greens), PDS.24.056**

a) THAT Council of Town of The Blue Mountains receives for information the deputation of Paul Reale, Resident Re: Traffic safety concerns regarding Recommendation Report - Zoning By-law Amendment and Plan of Subdivision for Part Lot 35 and 26, Concession 10 (Lora Greens), PDS.24.056, Carried.

b) THAT with respect to the deputation of Paul Reale, Resident Re: Traffic safety concerns regarding Recommendation Report - Zoning By-law Amendment and Plan of Subdivision for Part Lot 35 and 26, Concession 10 (Lora Greens), PDS.24.056, Council direct staff to follow-up with Mr. Reale and include a response in the follow-up staff report regarding Lora Greens, Carried.

**B.8 Correspondence, if any**

None

**B.9 Staff Reports**

**B.9.1 Follow Up Report for Amendment to the Delegation By-Law, PDS.24.057**

THAT Council receive Staff Report PDS.24.057, entitled "Follow Up Report for Amendment to the Delegation By-Law";

AND THAT Council approve the proposed amendments to Schedule A of the Town's Corporate Delegation by Council of Powers and Duties Policy POL.COR.07.04 as outlined in Attachment 1 to Staff Report PDS.24.057;

AND THAT Council approve the attached by-law to amend By-law 2021-61 being a By-law detailing certain Delegation of Powers and Duties by the municipality as it relates to delegations to the Director of Planning and Development Services;

AND THAT Council direct staff to provide the by-law to Council for enactment at the April 15, 2024 Council Meeting, Carried.

**B.9.2 Response to Sydney Carleton re: requesting that Council waive the condition requiring parkland or cash-in-lieu condition for Severance Application, PDS.24.053**

THAT Council receive Staff Report PDS.24.053, entitled “Response to Sydney Carleton re: requesting that Council waive the condition requiring parkland or cash-in-lieu condition for Severance Application”;

AND THAT Council modify the conditions of the consent for Decision on Consent Application File P3300 in accordance with Option #3 to revert to the flat rate of \$650.00 in accordance with the previously established interim policy to satisfy the cash-in-lieu requirement for the provisional consent, Carried.

**B.9.3 Recommendation Report – Follow up to the Public Meeting for Additional Residential Unit (ARU) Zoning By-law Amendment, PDS.24.015**

a) THAT Council receive Staff Report PDS.24.015, entitled “Recommendation Report – Follow up to the Public Meeting for Additional Residential Unit (ARU) Zoning By-law Amendment”, Carried.

b) THAT, with respect to Staff Report PDS.24.015, entitled “Recommendation Report – Follow up to the Public Meeting for Additional Residential Unit (ARU) Zoning By-law Amendment”, Council support a modification to the lot coverage provisions in accordance with Option 2, which would permit a 5% per ARU increase to the maximum lot coverage for accessory buildings and/or main buildings containing an ARU;

AND THAT Council support a modification to the location of detached ARU provisions in accordance with Option 2, which would permit multiple ARUs to be located in one detached accessory building, Carried.

c) THAT, with respect to Staff Report PDS.24.015, entitled “Recommendation Report – Follow up to the Public Meeting for Additional Residential Unit (ARU) Zoning By-law Amendment”, Council direct Planning Staff to include a review of zoning provisions impacting recreational vehicles and trailers as part of the upcoming Zoning By-law update project, Carried.

d) THAT, with respect to Staff Report PDS.24.015, entitled “Recommendation Report – Follow up to the Public Meeting for Additional Residential Unit (ARU) Zoning By-law Amendment”, Council support a modification to the permitted number of units in accordance with Option 1, which would permit a maximum of two ARUs on eligible lots;

AND THAT Council direct Planning Staff to include a review of the potential to permit a third ARU on certain properties as part of the upcoming Zoning By-law update project, Carried.

e) THAT, with respect to Staff Report PDS.24.015, entitled “Recommendation Report – Follow up to the Public Meeting for Additional Residential Unit (ARU) Zoning By-law Amendment”, Council support in principle the removal of the provision limiting ARUs to a maximum of two bedrooms, pending adoption of the updated Official Plan, Carried.

f) THAT, with respect to Staff Report PDS.24.015, entitled “Recommendation Report – Follow up to the Public Meeting for Additional Residential Unit (ARU) Zoning By-law Amendment”, Council support in principle the modification of parking requirements for ARUs to require a minimum of one (1) parking space per dwelling unit on a lot that contains at least one ARU, pending adoption of the updated Official Plan, Carried.

g) THAT, with respect to Staff Report PDS.24.015, entitled “Recommendation Report – Follow up to the Public Meeting for Additional Residential Unit (ARU) Zoning By-law Amendment”, Council directs staff to review the following items and present recommendations in a follow-up staff report as follows:

1. Square footage/floor covering
2. Setbacks
3. Character
4. Land Taxation
5. STA Management, Carried.

**B.9.4 Recommendation Report – Zoning By-Law Amendment and Consents to Sever for 372 Grey Road 21 (Rhemm Properties), PDS.24.006**

THAT Council receive Staff Report PDS.24.006 entitled “Recommendation Report – Zoning By-Law Amendment and Consents to Sever for 372 Grey Road 21 (Rhemm Properties)”;

AND THAT Council enact a By-law to rezone the subject lands from Development (D), Hazard (H) and Wetland (WL) to Residential One – Holding (R1-1-h47), Hazard (H) and Wetland (WL), as outlined in Attachment 1 – Draft Zoning By-law Amendment;

AND THAT Council grant Provisional Consent to Applications P3166, P3167, P3168 subject to the conditions described in Attachment 2 Draft Consent Decision of report PDS.24.006, Carried.