



# Revised Agenda

## The Blue Mountains, Council Meeting

**Date:** Monday, April 15, 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

---

Pages

### A. Call to Order

#### A.1 Traditional Territory Acknowledgement and Moment of Reflection

We would like to begin our meeting by recognizing the First Nations, Metis and Inuit peoples of Canada as traditional stewards of the land. The municipality is located within the boundary of Treaty 18 region of 1818 which is the traditional land of the Anishnaabek, Haudenosaunee and Wendat-Wyandot-Wyandotte peoples.

#### A.2 Approval of Agenda

##### **Recommended (Move, Second)**

THAT the Agenda of April 15, 2024 be approved as circulated, including any items added to the Agenda.

#### A.3 Declaration of Pecuniary Interest and general nature thereof

NOTE: In accordance with the *Municipal Conflict of Interest Act* and the Town Procedural By-law 2023-62, Council Members must file a written statement of the interest and its general nature with the Clerk for inclusion on the Registry.

#### A.4 Previous Minutes

##### **Recommended (Move, Second)**

THAT the Council Public Meeting Minutes of March 12, 2024, the Council Meeting Minutes of April 2, 2024, and the Special Meeting of Council Minutes of April 8, 2024 be adopted as circulated, including any revisions to be made.

9

### B. Deputation / Presentations

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.

**B.1** Maureen Munden, Community Coordinator/Treasurer and Cyndy Tyndall, Grants and Donations Coordinator/Signing Officer, Special Olympics Meaford/Thornbury 68  
Re: Request for Council to approve a subsidy to the Special Olympics Meaford/Thornbury at Tomahawk Golf Course for the 2024 season.

**B.2** Jesse Hamilton, Vice President, Hospitality, & Thomas Moore, Food & Beverage Quality Assurance Regulator, Blue Mountain Resorts LP 69  
Re: Proposed Schedule for requesting Council consideration for Declarations of Municipally Significant Events and Request for Council to declare the Summit 700 event to be held on Saturday July 7, 2024 and the Spartan event to be held on October 19 to October 30, 2024 be declared Municipally Significant.

**\*B.3** Ben Carleton, Resident 72  
Re: Comments regarding staff report PDS.24.053 Response to Sydney Carleton Re Requesting that Council waive the conditions.

**C. Public Comment Period**

**NOTE:** In accordance with the Town Procedural By-law 2023-62 any person may provide comments during the Public Comment Period at a Council Meeting, regarding Town matters. Each person providing comments during a Public Comment Period shall be limited to not more than three minutes. The Clerk or a countdown clock shall alert the speaker when they have one minute remaining to address Council. Each person shall provide their name and address, and is required to address their comments to the Chair. Comments shall not refer to personal, litigation or potential litigation matters, or be in response to matters that have been the subject of a Public Meeting, it being noted that the **verbal** commenting period has ended. Written correspondence may still be received in response to matters that have been the subject of a Public Meeting. If a person is unable to personally attend the meeting, or during any period where an emergency has been declared to exist in the municipality, they shall provide their Public Comments in writing to the Clerk in advance of the meeting for the Clerk to read on behalf of the author during the Public Comment Period.

**D. Adoption of Consent Agenda**

**D.1 Correspondence**

**Recommended (Move, Second)**

THAT Council receives the correspondence listed as Agenda item D.1.1 to D.1.2, less any items requested for separate review and discussion, and further does support the Staff recommendation made with regard to the Correspondence items, including any additional direction given to Staff through discussion, with an appropriate Staff action or response awaited for report back to Committee or Council, where indicated.

**D.1.1** Rosalyn Morrison, Volunteer Chair, The Institute of Southern Georgian Bay 73  
Re: The Institute of Southern Georgian Bay 2023 Annual Report (Receive For Information)

*D.1.2	Keri Lockhart, Resident Re: Request for Council to re-consider resolution regarding the re-zoning of 178 Marsh Street, Clarksburg (von Teichman) (Receive For Information)	86
D.2	<b>Committee and Board Minutes (Received for Information)</b>	88
	<b>Recommended (Move, Second)</b> THAT Council of the Town of The Blue Mountains receives the Committee and Board minutes included on the April 15, 2024 Council Agenda, for information, less any items pulled for separate discussion.	
D.2.1	<b>Drinking Water Source Protection Committee Minutes dated November 24, 2023</b>	94
D.2.2	<b>Grey Sauble Conservation Authority Board Minutes dated February 28, 2024</b>	100
D.2.3	<b>Nottawasaga Valley Conservation Authority Board Highlights dated March 2024</b>	110
D.2.4	<b>Thornbury Business Improvement Area Board Minutes dated February 7, 2024</b>	113
*D.2.5	<b>Accountability and Transparency Committee Minutes dated March 4, 2024</b>	117
D.3	<b>Committee Reports</b> With the adoption of the Committee Reports included on the Consent Agenda, all Recommendations found within the Committee Report(s) are approved by Council, as recommended, less any items requested for separate review and discussion.	
	<b>Recommended (Move, Second)</b> THAT the recommendations found within the Committee Reports included on the April 15, 2024 Council Agenda are approved by Council, as recommended, less any items requested for separate review and discussion.	
D.3.1	<b>Committee of the Whole Report dated April 8, 2024</b>	123
D.3.2	<b>Committee of the Whole Report dated April 9, 2024</b>	126
E.	<b>Motions and Staff Reports</b>	
*E.1	<b>Recommendation Report - Additional Residential Unit (ARU) Zoning By-law Amendment Discussion Follow-Up, PDS.24.071</b> <b>Recommended (Move, Second)</b> THAT Council receive Staff Report PDS.24.071, entitled "Recommendation Report – Additional Residential Unit (ARU) Zoning By-Law Amendment Discussion Follow-Up";  AND THAT Council support a modification to the maximum gross floor area	130

provision to permit ARUs to have a maximum gross floor area of 50% that of the primary dwelling unit or 100 square metres, whichever is greater;

AND THAT Council support a modification to the rear yard setback provision to permit a minimum rear yard setback of 1.2 metres for detached accessory buildings containing an ARU;

AND THAT Council defer the enactment of a By-law to modify the number of bedroom and parking provisions of Zoning By-law 2018-65 until the updated Official Plan is adopted; and

AND THAT Council enact a By-law to modify the definitions and provisions of Zoning By-law 2018-65 in accordance with Attachment 1, modified as required based on decisions regarding maximum gross floor area and setbacks.

**\*E.2 Confirmation of Re-Appointment Under the Community Safety and Policing Act, 2019**

**Recommended (Move, Second)**

WHEREAS, in accordance with the *Police Services Act*, at the November 28, 2022 Council Meeting, Mayor Andrea Matrosovs was appointed as a Council Appointee to The Blue Mountains Police Services Board for the 2022 to 2026 term of Council;

AND WHEREAS, in accordance with the *Police Services Act*, at the October 30, 2023 Council Meeting, Councillor Gail Ardiel was appointed as a Council Appointee to The Blue Mountains Police Services Board for the 2022 to 2026 term of Council;

AND WHEREAS, in accordance with the *Police Services Act*, at the December 12, 2022 Council Meeting, Jim Oliver was appointed as a Public Appointee to The Blue Mountains Police Services Board for the 2022 to 2026 term of Council;

AND WHEREAS, effective April 1, 2024, the *Police Services Act*, was repealed and replaced with the *Community Safety and Policing Act, 2019*, and that a requirement of the *Community Safety and Policing Act, 2019* is that Council confirms and reappoints the members formerly appointed under the former *Police Services Act*, under the new *Community Safety and Policing Act, 2019*;

NOW THEREFORE, in accordance with the provisions of the *Community Safety and Policing Act, 2019* enacted on April 1, 2024, Council of the Town of The Blue Mountains hereby confirms and reappoints Mayor Andrea Matrosovs, Councillor Gail Ardiel and Jim Oliver for the balance of the 2022 to 2026 term of Council.

**F. By-laws**

**F.1 By-law to amend By-law 2021-61 detailing certain Delegation of powers and Duties by the Municipality**

141

**Recommended (Move, Second)**

THAT By-law No. 2024-28 being a By-law to amend By-law 2021-61, being a By-law detailing certain Delegation of Powers and Duties by the Municipality, to delegate to the Director of Planning and Development Services, or their designate, the approval authority for uncontested Consent applications

pursuant to Section 53 of the Planning Act and with such delegation limited to those development that are in conformity with the applicable Zoning By-law and Official Plan, be hereby enacted as passed this 15th day of April, 2024.

**F.2 By-law to establish Development Charges for the Corporation of the Town of The Blue Mountains** 142

**Recommended (Move, Second)**

THAT By-law No. 2024-29, being a By-law to establish Development Charges for the Corporation of the Town of The Blue Mountains regarding the imposition of development charges against land for increased capital costs required because of the needs for services arising from development in the area to which the by-law applies, be hereby enacted as passed this 15th day of April, 2024.

**F.3 By-law to amend Zoning By-law 2018-65 to change the zoning symbols for 372 Grey Road 21 (Rhemm Properties)** 163

**Recommended (Move, Second)**

THAT By-law No. 2024-30, being a By-law to amend Zoning By-law 2018-65 to amend Schedule 'A' by changing the zoning symbols for the lands legally described as as PT LT 149 PL 529 COLLINGWOOD PT 1 & 2 16R801; S/T R226078; THE BLUE MOUNTAINS and PT LT 147-148 PL 529 COLLINGWOOD AS IN R262179; S/T R272237, R297829, R301646; THE BLUE MOUNTAINS from the Development (D), Hazard (H) and Wetland (WL) Zones to the Residential One Exception (R1-1-h47) Zone, Development (D), Hazard (H) and Wetland (WL) Zones and removing the Holding (h1) symbol from the lands to be zoned (R1-1-h47), as shown on the attached Schedule 'A-1', be hereby enacted this 15th day of April, 2024.

**\*F.4 By-law to amend Zoning By-law 2018-65 to replace the term "accessory apartment" with "additional residential unit" (ARU)** 166

**Recommended (Move, Second)**

THAT By-law No. 2024-31, being a By-law to amend Zoning By-law 2018-65, to delete the term "accessory apartment" and replace the term with "additional residential unit" wherever it appears, be hereby enacted as passed this 15th day of April, 2024, be hereby enacted as passed this 15th day of April, 2015.

**G. New and Unfinished Business**

**G.1 Grey County Council Update (Mayor, Deputy Mayor)**

## **G.2 Notice of Motion (Council)**

- G.2.1 Deputy Mayor Bordignon Notice of Motion Re: Additional Dwellings**  
Deputy Mayor Bordignon provided the following Notice of Motion at the April 2, 2024 Council Meeting. In accordance with Procedural By-law 2023-62 the Notice of Motion requires a mover and seconder to be put before Council.

### **Recommended (Move, Second)**

WHEREAS the demand for additional housing units within the Town of The Blue Mountains is ever increasing; family members are asking for clarification in regards to adding additional housing types on their property;

AND WHEREAS Provincial direction to increase density in existing neighbourhoods and create more affordable housing, such as second suites, within existing properties has raised the question of the type of housing allowed as accessory buildings permitted;

AND WHEREAS under our current Official Plan in B2.9 Garden Suites may be permitted and under the Provincial Policy Statement;

THAT Council of Town of The Blue Mountains direct staff to bring a staff report to a future Committee of the Whole meeting which will include types of additional dwellings that may be permitted within our current Zoning and Official Plan on private land including options for modular homes.

- G.2.2 Councillor Hope Notice of Motion Re: Cultural Assets**  
Councillor Hope provided the following Notice of Motion at the April 8, 2024 Committee of the Whole Meeting. In accordance with Procedural By-law 2023-62 the Notice of Motion requires a mover and seconder to be put before Council.

### **Recommended (Move, Second)**

WHEREAS the Town of The Blue Mountains is blessed with many undocumented cultural and heritage assets;

BE IT RESOLVED that Council direct staff to prepare a report to establish the process by which all Town cultural and heritage assets are identified, managed and preserved.

- \*G.2.3 Councillor McKinlay Notice of Motion Re:**  
Councillor McKinlay provided the following Notice of Motion at the April 9, 2024 Committee of the Whole Meeting. In accordance with Procedural By-law 2023-62 the Notice of Motion requires a mover and seconder to be put before Council.

### **Recommended (Move, Second)**

WHEREAS the demand for housing units within the Town of The Blue Mountains is ever increasing, and clarity and consistency are needed for single family dwelling units and severances;

THAT Council directs staff to conduct a fulsome review of planning policy regarding severances in Town of The Blue Mountains providing options on best practices for fees and charges, applications and provisional information necessary to land severances.

- \*G.2.4 Councillor Porter Notice of Motion Re: Georgian Trail**  
**Councillor Porter provided the following Notice of Motion at the April 9, 2024 Committee of the Whole Meeting. In accordance with Procedural By-law 2023-62 the Notice of Motion requires a mover and seconder to be put before Council.**

**Recommended (Move, Second)**

THAT Council of Town of The Blue Mountains direct staff to provide a copy of the agreed upon set of standards for the Georgian Trail which all three participating municipalities; Collingwood, The Blue Mountains and Meaford signed when the Georgian Cycle and Ski Trial Association would not be continuing to part of the ongoing oversight of the Georgian Trail circa 2017 and copies of the joint staff reports which each municipality was to receive annually as a result of the change in oversight.

**G.3 Additions to Agenda**

**G.4 News and Celebrations**

**H. Closed Session**

**Recommended (Move, Second)**

THAT with regard to subsection 239 of the Municipal Act, 2001, this Council does now move into closed session in order to address matters pertaining to:

- i. personal matters about an identifiable individual, including municipal or local board employees and with regard to the appointment of the Senior of the Year Award;
- ii. litigation or potential litigation, including matters before administrative tribunals affecting the municipality or local board and with regard to developments within the Town (two matters);
- iii. advice that is subject to solicitor-client privilege, including communications necessary for that purpose and litigation or potential litigation, including matters before administrative tribunals affecting the municipality or local board and with regard to an Ontario Land Tribunal matter;
- iv. personal matters about an identifiable individual, including municipal or local board employees, and with regard to the CAO review

Council moved into closed session at \_\_\_\_ p.m.

Council moved into public session at \_\_\_\_ p.m.

**H.1 Closed Session Reporting Out Statement**

**I. Notice of Meeting Dates**

Committee of the Whole Meeting, April 29, 2024  
Finance, Administration, Fire Services, Community Services  
Town Hall, Council Chambers and Virtual

Committee of the Whole Meeting, April 30, 2024  
Operations, Planning and Development Services  
Town Hall, Council Chambers and Virtual

Council Meeting, May 13, 2024  
Town Hall, Council Chambers and Virtual

Council, Public Meeting, May 14, 2024  
Town Hall, Council Chambers and Virtual

**J. Confirmation By-law**

169

**Recommended (Move, Second)**

THAT By-law No. 2024-32, being a By-law to confirm proceedings of the Council of The Corporation of the Town of The Blue Mountains on April 15, 2024 be hereby enacted as passed this 15th day of April, 2024.

**K. Adjournment**

**Recommended (Move, Second)**

THAT this Council does now adjourn at (time) p.m. to meet again May 13, 2024 Town Hall, Council Chambers and Virtual, or at the call of the Chair.