



Revised Agenda

The Blue Mountains

Committee of the Whole Meeting

Date: Tuesday, April 30, 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 30, 2024 be approved as circulated, including any items added to the Agenda.

A.3 Declaration of Pecuniary Interest

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 Committee of the Whole minutes of April 9, 2024, be adopted as circulated, including any revisions to be made.

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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 Paul Reale, Resident

Re: Comments regarding CSOPS.24.018 125 Peel Street South
Servicing Public Information Centre Follow-up

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*B.1.2	Melissa Herod, Resident Re: Comments regarding CSOPS.24.018 125 Peel Street South Servicing Public Information Centre Follow-up	21
*B.1.3	Christine Sivell, Resident Re: Comments regarding CSOPS.24.018 125 Peel Street South Servicing Public Information Centre Follow-up	24
*B.1.4	Jillaine Thomson, Resident Re: Comments regarding CSOPS.24.018 125 Peel Street South Servicing Public Information Centre Follow-up	29
*B.1.5	Wendy and Tom Maloney, Residents Re: Comments regarding CSOPS.24.018 125 Peel Street South Servicing Public Information Centre Follow-up	32
*B.1.6	Bill Abbotts, Resident Re: Comments regarding CSOPS.24.018 125 Peel Street South Servicing Public Information Centre Follow-up	39
B.2	Public Comment Period regarding matters included in the Operations portion of the meeting (each speaker is allotted three minutes) NOTE: In accordance with the Town Procedural By-law 2023-62 Ten minutes are allotted at the beginning and end of each section of the Committee of the Whole Meeting to receive public comments regarding matters included on the Agenda. 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.	
B.3	Correspondence, if any None	
B.4	Staff Reports	
B.4.1	Drainage Master Plan Engineering Scope Change, CSOPS.24.028 Recommended (Move, Second) THAT Council receive Staff Report CSOPS.24.028, entitled "Drainage Master Plan Engineering Scope Change" for their information; AND THAT Council approve increasing the contract with Tatham Engineering Ltd., related to the Town Wide Drainage Master Plan and Stormwater Hydraulic Model Development by \$106,000 from \$468,265 to a total upset limit of \$574,265, including contingency.	50

B.4.2 125 Peel Street South Servicing Public Information Centre Follow-up, CSOPS.24.018

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Recommended (Move, Second)

THAT Council receive Staff Report CSOPS.24.018, entitled “125 Peel Street South Servicing Public Information Centre Follow-up”;

AND THAT Council receive the “125 Peel Street South Servicing Public Information Centre #1 Presentation included as Attachment 1 and Follow-up Summary included as Attachment 2;

AND THAT Council direct Staff to proceed with the design and construction of Peel St South with the Level of Service as described in Servicing Alternative A: Fully service Peel St S (water, wastewater, 3rd party utilities) with watermain replacement only on Alice St and Baring St;

AND THAT Council direct Staff to proceed with Peel St S Cross-section Alternative 2: Full Urban Cross-section and Multi-use Trail;

AND THAT Council direct Staff to replace the deficient watermain on Alice St with Cross-section Alternative 2: Existing rural cross-section (restoration of disturbed areas) including drainage improvements and intersection improvements at the Alice St and Lansdowne St intersection;

AND THAT Council direct Staff to replace the deficient watermain on Baring St with Cross-section Alternative 2: Existing rural cross-section (restoration of disturbed areas) as per Baring St Alternative 1 including drainage improvements and intersection improvements at the Baring St and Peel St S intersection;

AND THAT Council approve increasing the engineering contingency by \$100,000 to allow for Legal surveying and other miscellaneous costs.

B.4.3 East Side Municipal Class EA Public Information Centre 2 Follow-up, CSOPS.24.026

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Recommended (Move, Second)

THAT Council receive Staff Report CSOPS.24.026, entitled “East Side Municipal Class EA Public Information Centre 2 Follow-up”;

AND THAT Council adopt Alternative 2A as the Preferred Alternative (increase Thornbury Water Treatment Plant (WTP) capacity, construct a new WTP, at-grade reservoir, and Booster Pumping Station at Site 2/5, and twin watermain from Site 2/5 to Happy Valley Reservoir and from Happy Valley Reservoir to East of pressure Zone 4);

B.4.4 East Side Municipal Class EA Budget Increase Request, CSOPS.24.029

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Recommended (Move, Second)

THAT Council receive Staff Report CSOPS.24.029, entitled “East Side Municipal Class EA Budget Increase Request”;

AND THAT Council approve increasing the project budget for the East

Side Municipal Class EA from \$500,000 to a total budget of \$610,000, to be funded from the Water Treatment Development Charges Reserve Fund;

AND THAT Council approve increasing the contract value with J.L. Richards and Associates related to the East Side Municipal Class EA, from \$417,608.75 to \$544,214.75 to cover additional works outlined in this report and an engineering contingency of \$65,785.25.

B.5 Public Comment Period regarding matters included in the Operations portion of the meeting (each speaker is allotted three minutes)

B.6 Public Meeting

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.

NOTE: An opportunity shall be granted for members of the public to provide verbal comments in response to the subject Notice of Public Meeting. Each commenter shall be limited in speaking to not more than ten minutes at the Public Meeting. An extension of this time limit shall be permitted at the discretion of the Chair. Comments shall address only those matters that are directly related to the matters for which the Public Meeting is being held.

NOTE: Written Submissions Received – Written submissions received by the Clerk prior to 12:00 pm Noon the Friday before the scheduled Public Meeting, will be circulated and included in the record of the Public Meeting. All written submissions received in response to a Public Meeting Notice, whether received before or after the Public Meeting, will be circulated to Council for information in accordance with the “Public Meeting Comments Policy, POL.COR.15.02” and will be considered prior to a decision on the matter for which the Public Meeting was held.

B.6.1 Public Meeting: Town initiated Zoning By-law Amendment to Apply a Holding (H) By-law and Related Provisions (150-160 King Street)

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

B.7 Deputations, if any

**B.7.1 Paul Mondell, 2483302 Ontario Inc.
Re: Update to Council on Preliminary Design Concept for Grey Road 19 Housing Development and Request for support of Community Infrastructure and Housing Accelerator Order (CIHA)**

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*B.7.2	Kristine Loft, Loft Planning Re: Comments regarding PDS.24.073 Draft Plan Extension for Matesa	168
*B.7.3	Paul Reale, Resident Re: Comments regarding PDS.24.075 Recommendation Report - Zoning By-law Amendment and Plan of Subdivision for Lora Greens	170
B.8	Public Comment Period regarding matters included in the Planning and Development Services portion of the meeting (each speaker is allotted three minutes) NOTE: In accordance with the Town Procedural By-law 2023-62 Ten minutes allotted at the beginning and end of each section of the Committee of the Whole Meeting to receive public comments regarding matters included on the Agenda. 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.	
B.9	Correspondence, if any None	
B.10	Staff Reports	
B.10.1	Recommendation Report - P3405 - Zoning By-Law Amendment to add Holding H By-Law to 150-160 King Street, PDS.24.069 Recommended (Move, Second) THAT Council receive Staff Report PDS.24.069, entitled “Recommendation Report - P3405 - Zoning By-Law Amendment to add Holding H By-Law to 150-160 King Street; AND THAT the Zoning By-law Amendment to amend the Town of The Blue Mountains Zoning By-law 2018-65, as amended, as shown on Attachment 1 to Staff report PDS.24.069 for the lands municipally known as 150-160 King Street, be approved.	174
B.10.2	Recommendation Report – Zoning By-Law Amendment and Plan of Subdivision for Part Lots 35 and 36, Concession 10 (Lora Greens), PDS.24.075 Recommended (Move, Second) THAT Council receive Staff Report PDS.24.075, entitled “Recommendation Report – Zoning By-Law Amendment & Plan of Subdivision for Part Lot 36 & 36, Concession 10 (Lora Greens); AND THAT Council enact a By-law to rezone the subject lands from the Development (D), Development-Holding 40 (D-h40) and Hazard-Holding 39 (H-h39) to Residential One-Holding 46 (R1-1-h46), Open	187

Space-Holding 46 (OS-h46) and Hazard-Holding 39 (H-h39) as outlined in Attachment 1 of Staff Report PDS.24.075;

AND THAT Council adopt the Draft Plan of Subdivision shown in Attachment 2 of Staff Report PDS.24.075 and refer the matter to Grey County Council for approval.

- B.10.3 Response to the deputation of Andrew Pascuzzo, Pascuzzo Planning Inc., with regards to the Bay Street unopened road allowance, PDS.24.017** 269

Recommended (Move, Second)

THAT Council receive Staff Report PDS.24.017, entitled “Response to the deputation of Andrew Pascuzzo, Pascuzzo Planning Inc., with regards to the Bay Street unopened road allowance”;

AND THAT Council direct staff to proceed with Option #1 which is to retain the unopened road allowance to be studied as a future trail connection in the Parks and Trails Master Plan and that reconsideration of divestment occur upon completion of the Plan.

- B.10.4 Draft Plan Extension for Matesa, PDS.24.073** 274

Recommended (Move, Second)

THAT Council receive Staff Report PDS.24.073, entitled “Draft Plan Extension for Matea”;

AND THAT Council support a one (1) year extension to the Matesa Draft Plan Approval (County File 42T-2006-06 and OMB File PL100598) located at Part 17 and Part 18, Plan 16R-1777 Town of The Blue Mountains.

- B.10.5 Committee of Adjustment 2023 Annual Report, PDS.24.031** 278

Recommended (Move, Second)

THAT Council receive Staff Report PDS.24.031, entitled “Committee of Adjustment 2023 Annual Report” for information.

- B.11 Public Comment Period regarding matters included in the Planning and Development Services portion of the meeting (each speaker is allotted three minutes)**

C. New and Unfinished Business

C.1 Committees of Council Reports

None

C.2 Notice of Motion (Council)

C.3 Additions to the Agenda

D. Notice of Meeting Dates

Council Meeting, May 13, 2024

Town Hall, Council Chambers and Virtual

Council, Public Meeting, May 14, 2024

Town Hall, Council Chambers and Virtual

Committee of the Whole Meeting, Finance, Administration, Fire Services and
Community Services, May 21, 2024

Town Hall, Council Chambers and Virtual

Committee of the Whole Meeting, Operations and Planning and Development
Services, May 27, 2024

Town Hall, Council Chambers and Virtual

E. Adjournment

Recommended (Move, Second)

THAT this Committee of the Whole does now adjourn at TIME p.m. to meet again on
May 27, 2024, Town Hall, Council Chambers and Virtually, or at the call of the Chair.