



Revised Agenda

The Blue Mountains

Committee of the Whole Meeting

Date: Tuesday, July 2, 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 July 2, 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 June 11, 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 John and Tina Edwards, Residents

Re: Comments on CSOPS.24.031 Bay Street East Reconstruction PIC 1
Follow-up

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*B.1.2	Katy Leighton, Resident Re: Comments on CSOPS.24.031 Bay Street East Reconstruction Project PIC 1 Follow-up	17
*B.1.3	Cim Nunn, Resident Re: Comments on CSOPS.24.031 Bay Street East Reconstruction Project PIC 1 Follow-up	19
*B.1.4	John and Cora Van Laar, Residents Re: Comments on CSOPS.24.031 Bay Street East Reconstruction Project, PIC 1 Follow-up	22
*B.1.5	Sandra Banks, Resident Re: Comments on CSOPS.24.031 Bay Street East Reconstruction Project PIC 1 Follow-up	24
*B.1.6	Lynne Richardson, Resident Re: Comments on CSOPS.24.031 Bay Street East Reconstruction PIC 1 Follow-up	26
*B.1.7	Mark and Gail Carlin, Residents Re: Comments on CSOPS.24.031 Bay Street East Reconstruction Project PIC 1 Follow-up	29
*B.1.8	Keith McQueen, Resident Re: Comments on CSOPS.24.031 Bay Street East Reconstruction Project PIC 1 Follow-up	31
*B.1.9	Ted Squires, Resident Re: Comments on CSOPS.24.031 Bay Street East Reconstruction Project PIC 1 Follow-up	45

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

*B.3.1	Mark and Laurie Condie, Residents Re: Comments on CSOPS.24.031 Bay Street East Reconstruction Project PIC 1 Follow-up	50
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*B.3.2	Betty Muise, Tree Trust TBM Re: Comments on CSOPS.24.031 Bay Street East Reconstruction Project PIC 1 Follow-up	51
B.4	Staff Reports	
B.4.1	Water Operations Update – January 1, 2024 to April 30, 2024, CSOPS.24.033 Recommended (Move, Second) THAT Council receive Staff Report CSOPS.24.033, entitled “Water Operations Update – January 1, 2024 to April 30, 2024” for their information.	52
B.4.2	Wastewater Master Plan PIC 1 Follow-up, CSOPS.24.040 Recommended (Move, Second) THAT Council receive Staff Report CSOPS.24.040, entitled “Wastewater Master Plan PIC 1 Follow-up” for their information.	66
B.4.3	2023 Year End Water and Wastewater Capacity Report, CSOPS.24.039 Recommended (Move, Second) THAT Council receive Staff Report CSOPS.24.039, entitled “2023 Year End Water and Wastewater Capacity Report” for their information.	75
B.4.4	Bay Street East Reconstruction PIC 1 Follow-up, CSOPS.24.031 Recommended (Move, Second) THAT Council receive Staff Report CSOPS.24.031, entitled “Bay Street East Reconstruction PIC 1 Follow-up”; AND THAT Council receive the “Bay Street East Reconstruction PIC 1 Follow-up Presentation included as Attachment 1 and Follow-up Summary included as Attachment 2; AND THAT Council direct Staff to proceed with the design of Bay Street East including sanitary forcemain, sanitary sewer, storm sewer and watermain with restoration to the Town Standard Local Urban 20m ROW with No Parking Cross-section with 7.5m asphalt width, and 2.7m multi-use trail; AND THAT Council direct staff to proceed with the design of Grey Street from Bay Street East to the Thornbury Wastewater Treatment Plant including the installation of the outfall, sanitary forcemain, storm sewer and watermain with restoration to the Town Standard Local Urban 20m ROW with No Parking Cross-section with 7.5m asphalt width and 2.7m multi-use trail;	94

B.4.5 Scope Changes for Peel Street North Reconstruction, CSOPS.24.047

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Recommended (Move, Second)

THAT Council receive Staff Report CSOPS.24.047, entitled “Scope Changes for Peel Street North Reconstruction”;

AND THAT Council direct Staff to create a Trailhead Forest east of the redesigned Trailhead Parking Facility;

AND THAT Council direct Staff to work with the developer of Lora Greens to construct services on a portion of the Georgian Trail consisting of 200mm sanitary sewer, 400mm water main, and 100mm IT duct.

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

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

B.6 Deputations, if any

B.6.1 Kristine Loft, Loft Planning

200

Re: Request for Council to approve the reduction of three (3) parking spaces at 1 Bruce Street to facilitate the operation of an additional permitted use on the property

B.7 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.8 Correspondence, if any

None

B.9 Staff Reports

B.9.1 Community Improvement Plan Spring 2024 Applications, PDS.24.085

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Recommended (Move, Second)

THAT Council receive Staff Report PDS.24.085, entitled “Community Improvement Plan Spring 2024 Applications”;

AND THAT Council approve the allocation of \$124,093.21 from the

CIP Reserve Fund to support the following projects as recommended by the Community Improvement Plan Review Committee;

Recipient	Recommended 2024 Funding
3 Grey Street North, Thornbury (The Blue Mountains Chamber of Commerce)	\$2035.10 Grant
187 Marsh Street, Clarksburg (Marsh Street Centre)	\$15,198.72 Grant
11 Bruce Street South, Thornbury (Brendan Thomson)	\$10,000.00 Grant
43 Bruce Street South, Thornbury (Jeanne Stellar)	\$25,000.00 Grant
496350 Grey Road 2, Clarksburg (Georgian Hills Vineyards Inc.)	\$15,000.00 Grant \$14,869.67 Loan
177 Marsh Street, Clarksburg (Roger Edwards)	\$12,571.25 Grant
175 Marsh Street, Clarksburg (ArtBank Collective)	\$9689.75 Grant
206 Marsh Street, Clarksburg (Al & Keri Lockhart)	\$2141.18 Grant
186 Marsh Street, Clarksburg (Clarksburg Village Association)	\$11,273.21 Grant
190 Russell Street East, Clarksburg (Lemonade Collective)	\$6314.33 Grant

AND THAT Council delegates signing authority for executed Community Improvement Plan Agreements to the Mayor and Clerk;

AND THAT Council support inclusion of the review of the Community Improvement Plans in the 2025 Budget.

B.9.2 Zoning Requirements for Food Trucks, PDS.24.097

220

Recommended (Move, Second)

THAT Council receive Staff Report PDS.24.097, entitled “Zoning Requirements for Food Trucks”;

AND THAT Council direct staff to include a Town Wide Zoning By-law Amendment for Food Trucks as part of a Future Comprehensive Zoning By-law Amendment Update (2025).

- B.9.3 Follow up and Recommendation Report – Follow up to the public meeting for Development ‘D’ Zones Zoning By-Law Amendment, PDS.24.096** 227

Recommended (Move, Second)

THAT Council receive Staff Report PDS.24.096, entitled “Follow up and Recommendation Report – Follow up to the public meeting for Development ‘D’ Zones Zoning By-Law Amendment”;

AND THAT Council enact a By-law to amend the text of Zoning By-law 2018-65 to modify the provisions of the Development ‘D’ zone, in accordance with Attachment 1 to Staff Report PDS.24.096.

- B.9.4 Recommendation Report – 24 Alfred Street, PDS.24.002** 244

Recommended (Move, Second)

THAT Council receive Staff Report PDS.24.002, entitled “Recommendation Report – 24 Alfred Street Draft Plan of Subdivision and Zoning By-Law Amendment”;

AND THAT Council defer their decision until such a time that the applicant has submitted a revised Draft Plan of Subdivision and Zoning By-law Amendment to address Staff’s comments and concerns.

- *B.9.5 Report in response of deputation of Andrew Pascuzzo for 150/160 King Street, PDS.24.100** 290

Recommended (Move, Second)

THAT Council receive Staff Report PDS.24.100, entitled “Report in response of deputation of Andrew Pascuzzo for 150/160 King Street”;

AND THAT Council direct staff to enter into a Development Charges Pre-Payment Agreement for the purposes of establishing the Development Charge Rate, Timing of Payments, and to establish an interest rate charge for the 150/160 King Street Development Project.

- B.10 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

Committee of the Whole Meeting, Finance, Administration, Fire Services and Community Services, July 8, 2024

Town Hall, Council Chambers and Virtual

Council, Public Meeting, July 9, 2024

Town Hall, Council Chambers and Virtual

Council Meeting, July 15, 2024

Town Hall, Council Chambers and Virtual

Committee of the Whole Meeting, Finance, Administration, Fire Services and Community Services, August 26 2024

Town Hall, Council Chambers and Virtual

Committee of the Whole Meeting, Operations and Planning and Development Services, August 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 August 27, 2024, Town Hall, Council Chambers and Virtually, or at the call of the Chair.