



Revised Agenda

The Blue Mountains

Committee of the Whole Meeting

Date: Tuesday, February 4, 2025
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

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 February 4, 2025 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 Special Committee of the Whole minutes of January 13, 2025 be adopted as circulated, including any revisions to be made.

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B. Staff Reports, Deputations, Correspondence

Operations - To be chaired by Councillor McKinlay

B.1 Deputations, if any

*B.1.1 Bill Abbotts, Resident

Re: Comments on Bay Street East Reconstruction PIC 2 Follow-up,
OPS.25.004

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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 is 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 Lynn Keays and Cim Nunn, Residents** 20
Re: Comments on Bay Street East Reconstruction PIC 2 Follow-up, OPS.25.004

B.4 Staff Reports

- B.4.1 Bay Street East Reconstruction PIC 2 Follow-up, OPS.25.004** 21

Recommended (Move, Second)

THAT Council receive Staff Report OPS.25.004, entitled “Bay Street Reconstruction PIC 2 Follow-up”;

AND THAT Council receive the “Bay Street East Reconstruction” Public Information Centre 2 presentation included as Attachment 1 and Follow-up Summary included as Attachment 2;

AND THAT Council direct Staff to proceed to final design, tender and construction of Bay St East in accordance to Council’s previous direction in response to staff report . The Council resolution states that the reconstruction of Bay Street East is to include “sanitary forcemain, sanitary sewer and watermain by undertaking a preliminary design of a one-way street cross section with an alignment that minimizes the impact to the existing streetscape while not compromising safety or needed infrastructure.” The design to include “1. Stormwater bike safe grates/basins within the asphalt and or semi mountable curb” and “2. No sidewalks, multi-use trail or drainage ditches”;

<https://www.thebluemountains.ca/sites/default/files/2024-07/CSOPS.24.031-Bay-Street-East-Reconstruction-PIC-1-Follow-up.pdf>

AND THAT Council direct Staff to proceed to final design, tender and construction of Grey St in accordance to Councils previous direction “ beginning south from Bay Street East to Highway 26 in a

complimentary manner to Bay Street East cross-section from Highway 26 to the Wastewater Treatment Plant with restoration to the Town standard local urban 20m ROW with no parking cross-section with 7.5 metre asphalt width and 2.7 metre multi-use trail including the installation of the outfall, sanitary forcemain, storm sewer and watermain”;

AND THAT Council approve an increase in the engineering contingency by \$150,000 to allow for additional communications requested by residents related to tree removal and replanting of trees adjacent parklands and on private property. This includes services of an arborist, landscape architect and designer.

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

Planning and Building - To be chaired by Councillor Hope

B.6 Deputations, if any

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| *B.6.1 | Kenneth Hale, Vice President, Land Development, Great Gulf
Re: Comments on Follow Up Recommendation Report - Official Plan 5
Year Review, PBS.25.004 | 70 |
| *B.6.2 | Anna Lu and Peter Harrington, Aird Berlis
Re: Comments on Follow Up Recommendation Report - Official Plan 5
Year Review, PBS.25.004 and comments on impact of changes to 99
Camperdown Road | 73 |
| *B.6.3 | Andrew McCammon, Executive Director, The Ontario Headwaters
Institute
Re: Comments on Follow Up Recommendation Report - Official Plan 5
Year Review | 77 |

B.7 Public Comment Period regarding matters included in the Planning and Building portion of the meeting (each speaker is allotted three minutes)

NOTE: In accordance with the Town Procedural By-law 2023-62 ten minutes is 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

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| *B.8.1 | Brian Nelson, Resident
Re: Comments on Follow Up Recommendation Report - Official Plan 5 | 79 |
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Year Review, PBS.25.004

*B.8.2 Betty Muise, Tree Trust TBM 81
Re: Comments on Follow- Up Recommendation Report - Official Plan
5 Year Review, PBS.25.004

*B.8.3 Paul Reale, Resident 82
Re: Comments on Follow Up Recommendation Report - Official Plan 5
Year Review, PBS.25.004

B.9 Staff Reports

B.9.1 Follow Up Recommendation Report – Official Plan 5 Year Review, 86
PBS.25.004

Recommended (Move, Second)

THAT Council receive Staff Report PBS.25.004, entitled “Follow Up
Recommendation Report – Official Plan 5 Year Review”;

AND THAT Council accept the recommendations set out in this Report
and proceed to adopt Official Plan Amendment No. 5, being the
recommended Official Plan Amendment, directing Staff to forward to
the County of Grey for final decision

B.9.2 Followup Report Re FAF.24.089 and Grey County Housing 103
Report, PBS.25.014

Recommended (Move, Second)

THAT Council receive Staff Report PBS.25.014 entitled “Follow-Up
Report re: FAF.24.089 and Grey County Housing Report”;

AND THAT Council approve the 2025 – 2026 Action Plan to support
affordable and attainable housing projects in community.

B.9.3 Request for Public Meeting - Planning and Building Services Fees, 121
PBS.25.003

Recommended (Move, Second)

THAT Council receive Staff Report PBS.25.003, entitled “Request for
Public Meeting – Planning and Development Services Fees”;

AND THAT Council direct staff to proceed with a Public Meeting to
receive comments on prospective amendments to By-law 2014-18
Being a By-law under the Building Code Act, S.O. 1992, c.23,
respecting Permits and Related Matters and By-law 2024-19 - Fees
and Charges By-law

**B.10 Public Comment Period regarding matters included in the Planning and Building
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

Special Meeting of Council, February 4, 2025, 1:00 p.m.
Town Hall, Council Chambers and Virtual

Council, Public Meeting, February 11, 2025
Town Hall, Council Chambers and Virtual

Council Meeting, February 18, 2025
Town Hall, Council Chambers and Virtual

Committee of the Whole Meeting, Administration, Corporate & Financial Services,
Strategic Initiatives, and Community Services, February 24, 2025
Town Hall, Council Chambers and Virtual

Committee of the Whole Meeting, Operations, and Planning & Building Services,
February 25, 2025
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
February 25, 2025, Town Hall, Council Chambers and Virtually, or at the call of the
Chair.