



# **Committee Report**

## **The Blue Mountains**

### **Committee of the Whole**

**Date:** September 27, 2022  
**Time:** 9:00 a.m.  
**Location:** Town Hall, Council Chambers and Virtual Meeting  
32 Mill Street, Thornbury, ON  
Prepared by: Kyra Dunlop, Deputy Clerk

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### **Staff Reports, Deputations, Correspondence**

#### **Finance, Administration and Legal Services Reports - To be chaired by Councillor Andrea Matrosovs**

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

None

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

None

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

###### **B.4.1 Follow Up to Request to Waive Fire Service Charges for April 10, 2022 Rescue, FAF.22.153**

THAT Council receive Staff Report FAF.22.153, entitled "Follow Up to Request to Waive Fire Service Charges for April 10, 2022 Rescue";

AND THAT Council direct staff to proceed with the collection of the outstanding Fire Service charges for the April 10, 2022 rescue at Metcalf Rock with payment terms to be arranged through the Finance Department to a maximum of 9 months, CARRIED.

###### **B.4.2 Tools for Clarification of Information Provided at Council, FAF.22.143**

THAT Council receive Staff Report FAF.22.143, entitled "Tools for Clarification of Information Provided at Council" for information purposes, CARRIED.

###### **B.4.3 Additional Follow Up Information Relating to Service Delivery, FAF.22.148**

THAT Council receive Staff Report FAF.22.148, entitled "Additional Follow Up Information Relating to Service Delivery" as supplementary information to Staff Report FAF.22.110;

AND THAT Council direct staff to update the report using the tax-burden data provided based on median household incomes, average household incomes and average or median assessments, CARRIED.

#### **B.4.4 Attainable Housing Strategy Discussion Follow-up, FAF.22.155**

THAT Council receive Staff Report FAF.22.155, entitled “Attainable Housing Strategy Discussion Follow Up”;

AND THAT Council confirm and endorse the established Attainable Housing Unit Goals identified in the 2019 Blue Mountains Attainable Housing Corporation Conceptual Business Model as follows:

1. Rentals built in the next five (5) years (2019 – 2023)
  - West end of The Blue Mountains: 50 – 100 units (minimum) beginning in 2019
  - East end of The Blue Mountains: 50 – 100 units (minimum) beginning in 2019
2. Ownership seeing 50 units (minimum) beginning 2021; housing for which the purchase price is at least 10% below the average purchase price of a resale unit in the regional market area as defined by the Ministry as attainable;

AND THAT Council direct staff to review and develop a suite of options that would promote and encourage innovative means to increase the range of housing and accommodation options for a sustainable and vibrant community including, but not limited to, the following opportunities:

1. Consider the merits and options to establish a “Vacant Home Tax” in the Town of The Blue Mountains similar to the efforts currently being considered in the Region of York
2. Promoting the building of a range of attainable market stock and providing incentives to building smaller single dwelling homes by considering:
  - Expanding incentive programs for the inclusion of Secondary Suites in new developments, new builds and renovations; and
  - Setting a permitted Maximum size for all new single residential dwellings; and
  - Establishment of an exceedance of the Maximum single residential dwellings fee; and
  - Review of the Maximum Percentage of lot coverage for all single residential dwellings; and
  - Council providing clearly defined ranges and price points of Attainable Housing rates in collaboration with The Blue Mountains Attainable Housing Corporation and other key stakeholders; and
  - Voluntary Contribution in Lieu of Provision of Attainable Housing Units Programs for new developments; and
  - The Suite of Options Included in the Official Plan Review relating to Attainable Housing;

AND THAT Council direct staff to include a proposed budget project sheet to complete a Comprehensive Attainable Housing Strategy for the future Council’s consideration through the 2023 budget process, CARRIED.

#### **B.4.5 Aquavil Master Development Agreement, FAF.22.156**

THAT Council receive Staff Report FAF.22.156, entitled “Aquavil Master Development Agreement”;  
AND THAT Council delegate authority to the Mayor and Clerk to execute a Master Development Agreement related to the Aquavil Development, CARRIED.

#### **B.4.6 Year-End Analysis, FAF.22.145**

THAT Council receive Staff Report FAF.22.145, entitled “Year-End Analysis” for information purposes, CARRIED.

#### **B.4.7 Followup to Public Meeting Re: Proposed Revisions to Council and Committee of Adjustment Procedural By-laws as it relates to Meeting Cycles, FAF.22.128**

THAT Council receive Staff Report FAF.22.128, entitled “Followup to Public Meeting Re: Proposed Revisions to Council and Committee of Adjustment Procedural By-laws as it relates to Meeting Cycles”;

AND THAT, with respect to the Committee of Adjustment Procedural By-law, Council direct staff to bring forth a draft By-law for Council consideration to revise the Committee of Adjustment Procedural By-law 2019-5 to confirm the meeting start time at 1:00 p.m, including any associated housekeeping amendments;

AND THAT, with respect to “Council, Public Meetings”, Council acknowledges that considering the comments received and the staff recommendations contained in this report, that the “Council, Public Meetings” will be scheduled monthly on a Tuesday, commencing at 9:30 a.m.;

AND THAT, with respect to the Council and Committee of the Whole meeting cycle, Council direct staff to bring forth a draft By-law for Council consideration to revise the Procedural By-law 2021-76 as it relates to Council and Committee of the Whole meeting cycle, including any associated housekeeping matters, as follows:

- Week 1:
  - Monday, Committee of the Whole commencing at 9:30 a.m.
    - Finance, Administration, Legal Services
    - Community Services
  - Tuesday, Committee of the Whole commencing at 9:30 a.m.
    - Planning and Development Services
    - Operations
- Week 2
  - No Meetings
- Week 3
  - Monday, Council Meeting commencing 9:30 a.m.
  - Tuesday Council, Public Meeting commencing 9:30 a.m.

- NOTE: When a Committee of the Whole or Council Meeting falls on a Statutory Holiday, the meeting will be scheduled on an alternate date, if required, as approved by Council through approval of the annual meeting calendar, CARRIED.

**B.4.8 Committee of Adjustment Term, Consent Applications under the Planning Act, and Sign By-law Variance Requests, FAF.22.157**

THAT Council receives Staff Report FAF.22.157, entitled “Committee of Adjustment Term, Consent Applications under the Planning Act, and Sign By-law Variance Requests”;

AND THAT it is noted that the last Committee of Adjustment meeting for the current term of Council is November 16, 2022;

AND THAT Council directs that in accordance with the requirements of section 54(7) of the *Planning Act*, effective November 1, 2022, authority to consider consent applications will be withdrawn from the Town of The Blue Mountains Committee of Adjustment;

AND THAT, in accordance with the requirements of the *Planning Act*, Council directs that effective November 1, 2022, applications for consent will be considered by Council of the Town of The Blue Mountains;

AND THAT, effective November 1, 2022, sign by-law variance requests will be considered by Council of the Town of The Blue Mountains, CARRIED.

**Community Services and Operations Reports - To be chaired by Deputy Mayor Bordignon**

**B.6 Deputations, if any**

None

**B.8 Correspondence, if any**

None

**B.9 Staff Reports**

None

**Planning & Development Services Reports - To be chaired by Councillor Jim Uram**

**B.11 Deputations, if any**

None

**B.13 Correspondence, if any**

None

## **B.14 Staff Reports**

### **B.14.1 Regional Stormwater Management Plan Drainage Act Assessment – Other Agency Approvals and Draft By-Law, PDS.22.109**

THAT Council receive Staff Report PDS.22.109, entitled “Regional Stormwater Management Plan Drainage Act Assessment – Other Agency Approvals and Draft By-Law”;

AND THAT Council adopt the report by provisional by-law on October 11th, with enactment of the by-law being considered at the November 1, 2022 Committee of the Whole and November 14, 2022 Council meeting, CARRIED.

### **B.14.2 Assumption Second Nature Phase 1 and 2, PDS.22.035**

THAT Council receive Staff Report PDS.22.035, entitled Assumption of Second Nature Phase 1 and 2;

AND THAT Council enact a By-law to approve full acceptance and assumption of the public works constructed and installed within Registered Plan of Subdivision Plan 16M-59;

AND THAT Council enact a By-law to approve full acceptance and assumption of specific public works constructed and installed within Registered Plan of Subdivision Plan 16M-69 as part of Second Nature Phase 1 and 2, being the underground infrastructure works (sanitary, storm, and water) installed within Blocks 145, 149, 151, & 152; the linking 68m of sanitary infrastructure and 62m of water infrastructure installed underground on Springside Crescent; and the retaining wall, trails, and riprap works on Block 149;

AND THAT Council direct staff to provide a By-law to assume Creekwood Court and a portion of Crosswinds Boulevard, as shown on Registered Plan 16M-59, for public use, CARRIED.

### **B.14.3 Recommendation Report – Holding ‘h’ Removal – Phase 4, Block 39 (P3160), PDS.22.118**

THAT Council receive Staff Report PDS.22.118, entitled “Recommendation Report – Holding ‘h’ Removal – Phase 4, Block 39 (P3160)”;

AND THAT Council enact a Zoning By-law Amendment to remove the Holding ‘h’ Symbol in its entirety from those lands described as Block 39, Plan 16M-83, also known as Lora Bay Phase 4, Block 39, CARRIED.

### **B.14.4 Information and Recommendation Report – Tree By-Law Update, PDS.22.113**

THAT Council receive Staff Report PDS.22.113, entitled “Information and Recommendation Report – Tree By-Law Update”;

AND THAT Council defers consideration of the Tree By-law to the next term of Council, CARRIED.