



Committee Report

The Blue Mountains

Committee of the Whole Meeting

Date: January 12, 2021
Time: 9:00 a.m.
Location: Town Hall, Council Chambers - Virtual Meeting
32 Mill Street, Thornbury, ON
Prepared by:
Corrina Giles, Town Clerk

Staff Reports, Deputations, Correspondence

Finance Administration, Enforcement and Fire Reports - To be chaired by Councillor Rob Sampson

B.1 Deputations, if any

B.1.1 Deputation: Hank and Cheryl Al

Re: 12th Side Road, Town of The Blue Mountains Parking Issues

- a) THAT Council of the Town of The Blue Mountains receives the deputation of Cheryl Al regarding the 12th Sideroad, Parking Issues;

AND THAT Council refers this request to the Operations Department as it relates to a temporary solution for municipal parking in the area for consideration, pending a full review and report back to Council as it relates to municipal vehicle access, in consultation with By-law Enforcement and the Transportation Committee, Carried.

- b) THAT Council of the Town of The Blue Mountains directs staff to provide a report regarding towing of vehicles and an impound yard for towed vehicles in The Blue Mountains, Carried.

B.3 Staff Reports

B.3.1 Follow up to the Establish and Regulate a Fire Department By-law Public Meeting (FAF.21.015)

THAT Council receive Staff Report FAF.21.015 entitled "Follow up to the Establish and Regulate Fire Department By-law Public Meeting".

AND THAT Council approve the "Establish and Regulate a Fire Department By-law" as attached to this report and direct staff to bring the By-law forward for enactment at the January 27, 2021 Council meeting, Carried.

B.3.2 [Monthly Financial Report – November 2020 \(FAF.21.012\)](#)

THAT Council receive Staff Report FAF.21.012 entitled “Monthly Financial Report – November 2020” for information purposes, Carried.

B.3.3 [2021 Holidays and Town Closures \(FAF.21.004\)](#)

THAT Council receive Staff Report FAF.21.004, entitled “2021 Holidays and Town Closures”;

AND THAT Council direct staff to close Town Hall for our Holiday Closure from noon Friday December 24, 2021 and reopen Monday January 3, 2022 at 8:30 a.m., Carried.

B.3.4 [Borrowing By-law Update \(FAF.21.001\)](#)

THAT Council receive Staff Report FAF.21.001, entitled “Borrowing By-law Update”;

AND THAT Council approve the By-law to authorize temporary borrowing to meet the current expenses for the year ending December 31, 2021 at the January 27, 2021 Council Meeting, Carried.

B.3.5 [Interim Levy By-law Update \(FAF.21.002\)](#)

THAT Council receive Staff Report FAF.21.002, entitled “Interim Levy By-law Update”;

AND THAT Council approve the By-law to levy amounts on the assessment of property in the local municipality rateable for local municipality purposes as per the *Municipal Act, 2001*, S.O. 2001, c. 25, s. 317;

AND THAT Council direct staff to waive penalty and interest on tax instalments for April, May and June, 2021, Carried.

B.4 Finance, Administration, Enforcement and Fire “Information Reports” and correspondence to be considered in the adoption of the Consent Agenda

None

B.5 Correspondence, if any

None

Community Services and Operations Reports - To be chaired by Councillor Peter Bordignon

B.7 Deputations, if any

B.7.1 [Deputation: Anna Gordon and Andrew Robertson](#)

Re: Outdoor Recreation Enhancement including Skatepark Modifications and Pump Track

THAT Council of the Town of The Blue Mountains receives the deputation of Anna Gordon and Andrew Robertson regarding outdoor recreation enhancement including skatepark modifications and pump track;

AND THAT Council refer the deputation materials to the Leisure Activities Plan Steering Committee for information and consideration, Carried.

B.9 Staff Reports

B.9.1 [Public Information Centre for Water Pressure Zone4C Distribution Improvement Project \(CSOPS.21.002\)](#)

THAT Council receive Staff Report CSOPS.21.002, entitled “Public Information Centre for Water Pressure Zone 4C Distribution Improvement Project”;

AND THAT Council direct staff to proceed with holding a virtual Public Information Centre, Carried.

B.9.2 [Peel Street Sewage Pumping Station Upgrades Update \(CSOPS.21.003\)](#)

THAT Council receive Staff Report CSOPS.21.003, entitled “Peel Street Sewage Pumping Station Upgrades Update” for their information, Carried.

B.10 Community Services and Operations “Information Reports” and correspondence to be considered in the adoption of the Consent Agenda

None

B.11 Correspondence, if any

None

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

B.13 Deputations, if any

None

B.15 Staff Reports

B.15.1 [Assumption of Windfall Phase 2C \(PDS.21.005\)](#)

THAT Council receive Staff Report PDS.21.006, entitled “Assumption of Windfall Phase 2C”;

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 16M-57, as well as within Registered Plan 16M-42 Block 43, 54, 55, 61, 62, 65, Carried.

B.15.2 [Recommendation Report – Zoning By-law Amendment – 245 Cameron Street \(PDS.21.005\)](#)

THAT Council receive Staff Report PDS.21.005, entitled “Recommendation Report – Zoning By-law Amendment – 245 Cameron Street”; and

THAT Council enact a By-law to amend Zoning By-law 2018-65 in order to establish a site-specific exception to the subject lands to permit a detached accessory dwelling unit on the lands, subject to the following site-specific zoning provisions:

- That the minimum front yard setback for a detached accessory dwelling unit shall be 1.5m;
- That the minimum easterly interior side yard setback for a detached accessory dwelling unit shall be 0.4m;
- That Short Term Accommodation uses, as defined by the By-law, are not permitted on the subject lands, Carried.

B.15.3 P2878 20 Alice Street – Proposed Zoning By-law Amendment (PDS.21.010)-REVISED

THAT Council receive Staff Report PDS.21.010, entitled “P2878 20 Alice Street – Proposed Zoning By-law Amendment”;

Residential Three Exception >(R3-1) zone to permit the use of the lands for residential apartment dwelling units, subject to the following conditions:

1. That Table 9.1- Exceptions of Zoning By-law 2018-65 is amended by deleting and replacing the R1-1-1 exception zone provisions as follows:
 1. To recognize a 0.0m setback for the existing residential driveway, whereas a minimum setback of 1.0m is required by Part 5.3.1(c) of Zoning By-law 2018-65; and>
 2. To recognize an existing width of 4.9m for the existing residential driveway, whereas a minimum width of 6.0m is required by Part 5.1.7 of Zoning By-law 2018-65 for driveways with two-way traffic, Lost.

B.15.4 Update Report – Application to Demolish a Dwelling on a Cultural Heritage Designated Property – (Valley View Construction) (PDS.21.001)

THAT Council receive Staff Report PDS.21.001, entitled “Information Report Application to Demolish a Dwelling on a Cultural Heritage Designated Property - (Valleyview Construction)”, for the property known as 417014 10th Line; and

THAT Council authorize the extension of time under the Ontario Heritage Act for a decision on the Application to Demolish a Structure on a Designated Heritage Property, from 90 days to 132 days (April 20, 2021);

AND THAT in the interim period, the Curator of the Craigleith Heritage Depot be permitted to visit the site to determine any heritage artefacts that may be preserved from the site, and recommend the best way in which to preserve the architectural and agricultural history of the site, Carried.

B.15.5 [Recommendation Report – Zoning By-law Amendment Lot 27 Con 8 \(Valentine\) \(PDS.21.003\)](#)

THAT Council receive Staff Report PDS.21.003, entitled “Recommendation Report - Zoning By-law Amendment Lot 27 Con 8 (Valentine)”;

AND THAT Council enact a Zoning By-law Amendment to rezone the subject lands from Rural Except 46 (RU-46) and Hazard (H), to Rural (RU) and Hazard (H), to permit the development of a single detached dwelling, Carried.

B.15.6 [Recommendation Report for Solcorp Developments \(Peaks Ridge\) Inc. Applications for Draft Plan of Subdivision, Draft Plan of Condominium and Zoning By-law Amendment, Block 38, Plan 16M-24 \(PDS.21.009\)](#)

THAT Council receive Staff Report PDS.21.009, entitled “Recommendation Report for Solcorp Developments (Peaks Ridge) Inc. Applications for Draft Plan of Subdivision, Draft Plan of Condominium and Zoning By-law Amendment. Block 38, Plan 16M-24, Town of The Blue Mountains”;

AND THAT Council support a recommendation to the County of Grey to grant Draft Plan Approval of Subdivision and Draft Plan Approval of Condominium (County File 42T-2018-13A & B) subject to the Draft Plan Conditions attached to Staff Report PDS.21.009; >

AND THAT Council enact a Zoning By-law Amendment to: rezone the subject lands from the Residential ‘R2-42-h7’ Zone, Open Space ‘OS’ Zone and Hazard ‘H’ Zone to the Residential ‘R1-3-42-h38’ Zone and Recreation ‘REC3-h38’ Zone; to modify Exception 42 to increase the maximum permitted height from 8 metres / 2 storeys to 9.5 metres / 2.5 storeys; to insert a new Holding ‘-h38’ symbol to require the execution of a subdivision/condominium agreement and the lifting of a 0.3 metre reserve prior to development on the lands; and to prohibit Short Term Accommodation uses.

AND THAT Council enact a By-law so as to lift the 0.3 metre reserve described as Block 47 of Registered Plan 16M-24 and dedicate and assume the lands as part of the Public Highway known as George McRae Road.

AND THAT staff be directed to include specific timing on the lifting of the 0.3 metre reserve for Council consideration, Carried.

B.16 Planning & Development Services Information Reports and correspondence to be considered in the adoption of the Consent Agenda:

B.16.1 [Update Report – Old Lakeshore Road Neighbourhood Plan \(PDS.21.004\)](#)

THAT Council receive Staff Report PDS.21.004, entitled “Update Report – Old Lakeshore Road Neighbourhood Plan”, for information, Carried.

B.17 Correspondence, if any

None

C. New and Unfinished Business

C.1 Committees of Council Reports

C.1.1 [The Blue Mountains Attainable Housing Corporation, dated November 5, 2020](#)

C.1.2 [The Blue Mountains Attainable Housing Corporation, dated November 19, 2020](#)

C.1.3 [The Blue Mountains Attainable Housing Corporation Annual General Meeting Report, dated December 16, 2020](#)

THAT Council of the Town of The Blue Mountains receives The Blue Mountains Attainable Housing Corporation:

- i. Meeting Minutes dated November 5, 2020
- ii. Special Board Minutes dated November 19, 2020, and
- iii. Annual General Meeting Board Minutes dated December 16, 2020, Carried.

C.1.4 [Grants and Donations Committee, dated November 6, 2020](#)

THAT Council of The Town of The Blue Mountains receives the Grants and Donations Committee Special Meeting Minutes dated November 6, 2020 as attached, for information purposes, Carried.

C.1.5 [Economic Development Advisory Committee, dated November 9, 2020](#)

THAT Council of The Town of The Blue Mountains receives Economic Development Advisory Committee minutes dated November 9, 2020, as attached, for information purposes, Carried.

C.1.6 [Transportation Committee, dated November 10, 2020](#)

a) THAT Council of the Town of The Blue Mountains receives the Transportation Committee minutes dated November 10, 2020, as attached, for information purposes, Carried.

b) THAT Council of the Town of The Blue Mountains approves the November 10, 2020 Transportation Committee motion with respect to collection of traffic volume data collection at key traffic points, including the action items identified herein, as follows:

Whereas the Town receives or commissions or participates in a number of transportation impact studies each and every year, and

Whereas these studies are used to set Town transportation infrastructure policies and priorities and to consider the transportation infrastructure impacts of future developments, and

Whereas these studies use a base data point(s) that are often quite different and rarely coordinated from study to study, and

Whereas there seems to be only casual references in these studies to other prior transportation impact studies in the same general area, and

Whereas in each transportation impact study, there seems to be little attention paid to a comparison of the estimated future impacts that were identified in prior impact studies, and the Town does not have the data readily available to track the accuracy of any of the projections contained in these transportation impact studies, and

Whereas the Town Planning could benefit from requiring the development community to use consistent, accurate, and similarly assembled base line transportation data in their development impact projections, and

Whereas it would be helpful for the Town to use actual real time transportation impact data as it plans and sets a transportation master plan and works with other area municipalities, governmental agencies and Ministries to set transportation policy on a regional basis,

Now Therefore the Transportation Advisory Committee advises Council to:

1. Direct staff to work with the Transportation Advisory Committee to hold a physical and or virtual transportation data technology forum (the “Trade Show”) in early 2021 (no later than the end of March 2021) whereby transportation data collection technology vendors would present their current data collection and assembly technology to the Town for consideration in any future RFP, and in the preparation of a consistent and reliable transportation Town Database and the Transportation Master Plan, and
2. Direct staff to prepare a report on how the Town can require the development industry and others to use this Town Database in the preparation of any transportation impact studies for their individual projects or requests, and
3. Direct staff to invite other municipalities in the region to participate in this Trade Show, and begin the attempt to make this Town Database a more regional database. (Carried by Transportation Committee), Carried.

C.1.7 [Leisure Activities Plan Steering Committee, dated November 12, 2020](#)

C.1.8 [Leisure Activities Plan Steering Committee, dated November 26, 2020](#)

C.1.9 [Leisure Activities Plan Steering Committee, dated December 10, 2020](#)

THAT Council of The Town of The Blue Mountains receives the Leisure Activities Plan Steering Committee Meeting Minutes dated November 12, 2020, November 26, 2020 and December 10, 2020, for information purposes, Carried.

C.1.10 [Agricultural Advisory Committee, dated November 19, 2020](#)

a) THAT Council of the Town of The Blue Mountains receives the Agricultural Advisory Committee Minutes dated November 19, 2020 as attached, for information purposes, Carried.

b) THAT Council of the Town of The Blue Mountains acknowledges receipt of the November 19, 2020 Committee recommendation regarding the Proposed Bayou Cable Park as follows:

THAT the Agricultural Advisory Committee requests the Committee's comments regarding the Bayou Cable Park, as revised and detailed in the Committee memorandum dated November 19, 2020, be provided to Council for information and provided to the Town Clerk and Planning and Development Services Department for consideration and inclusion in the staff report that is a follow-up to the Public Meeting, CARRIED.

AND THAT Council receives the comments as noted in the memorandum linked to this report for information and provides the same to the Town Clerk and the Planning and Development Services Department for consideration and inclusion in the staff report that is a follow-up to the Public Meeting.

AND THAT the Planning and Development Services Department will notify the Agricultural Advisory Committee immediately, through the Executive Assistant Committees of Council, of any further staff reports regarding this development, Carried.

c) THAT Council of the Town of The Blue Mountains receives the November 19, 2020 Agricultural Advisory Committee recommendation as noted below:

THAT with respect to Item C.4 Livestock Escapes Discussion and Role of Agricultural Advisory Committee, the Agricultural Advisory Committee recommends that Council provide resources to the Agricultural Advisory Committee regarding the issue of "livestock at large without supervision" with the goal of exploring education and coordinated responses, CARRIED.

AND THAT Council approves the request for resources for the Committee regarding the issue of "livestock at large without supervision" and forwards this matter to By-law staff for review with the Committee with the goal of exploring education and coordinated response, Carried.

C.1.11 Community Communications Advisory Committee, dated November 20, 2020

THAT Council of The Town of The Blue Mountains receives the Community Communications Advisory Committee Minutes dated November 20, 2020 as attached, for information purposes, Carried.