



Committee Report

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

Members Present: Mayor Andrea Matrosovs, Deputy Mayor Peter Bordignon, Councillor Gail Ardiel, Councillor Paula Hope, Councillor Alex Maxwell, Councillor Shawn McKinlay, Councillor June Porter

Staff Present: Director of Operations Alan Pacheco, Acting Chief Administrative Officer Adam Smith

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

THAT Council of the Town of The Blue Mountains receive for information the deputation of Bill Abbotts, Resident Re: Comments on Bay Street East Reconstruction PIC 2 Follow-up, OPS.25.004, Carried.

B.3 Correspondence, if any

B.3.1 Lynn Keays and Cim Nunn, Residents Re: Comments on Bay Street East Reconstruction PIC 2 Follow-up, OPS.25.004

Moved by: Councillor Porter

Seconded by: Mayor Matrosovs

THAT Council of the Town of The Blue Mountains receive for information the correspondence of Lynn Keays and Cim Nunn, Residents Re: Comments on Bay Street East Reconstruction PIC 2 Follow-up, OPS.25.004, Carried.

B.4 Staff Reports

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

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”;

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, Carried.

Planning and Building - To be chaired by Councillor Hope

B.6 Deputations, if any

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

THAT Council of the Town of The Blue Mountains receives for information the deputation of Kenneth Hale, Vice President, Land Development, Great Gulf Re: Comments on Follow Up Recommendation Report - Official Plan 5 Year Review, PBS.25.004, Carried.

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

THAT Council of the Town of The Blue Mountains receives for information the deputation of 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, Carried.

B.6.3 Andrew McCammon, Executive Director, The Ontario Headwaters Institute Re: Comments on Follow Up Recommendation Report - Official Plan 5 Year Review

THAT Council of the Town of The Blue Mountains receives for information the deputation of Andrew McCammon, Executive Director, The Ontario Headwaters Institute Re: Comments on Follow Up Recommendation Report - Official Plan 5 Year Review, PBS.25.004, Carried

B.8 Correspondence, if any

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

THAT Council of the Town of The Blue Mountains receives for information the correspondence of Brian Nelson, Resident Re: Comments on Follow Up Recommendation Report - Official Plan 5 Year Review, PBS.25.004, Carried

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

THAT Council of the Town of The Blue Mountains receives for information the correspondence of Betty Muise, Tree Trust TBM Re: Comments on Follow Up Recommendation Report - Official Plan 5 Year Review, PBS.25.004, Carried

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

THAT Council of the Town of The Blue Mountains receives for information the correspondence of Paul Reale, Resident Re: Comments on Follow Up Recommendation Report - Official Plan 5 Year Review, PBS.25.004, Carried

B.9 Staff Reports

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

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

AND THAT Council direct staff to provide a further staff report that provides further information regarding:

1. Attainable Housing - further clarity required specifically in the area of an offsetting arrangement
2. Building Height and Density - housing density scale by height, with further clarity required, Carried

B) THAT, with respect to Staff Report PBS.25.004, entitled “Follow Up Recommendation Report – Official Plan 5 Year Review”, Council direct staff to provide a further staff report to provide information regarding the following:

1. Parkland Dedication - further wording regarding the verification of the delivery of services within the area
2. Georgian Trail Access - vehicular crossing language could be stronger
3. Tree Protection - further wording noting that this applies specifically to development lands, Carried

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

This report will be included on a future Committee of the Whole Agenda, for consideration.

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

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, Carried