



Minutes

The Blue Mountains, Committee of Adjustment

Date: February 19, 2025
Time: 1:00 p.m.
Location: Town Hall, Council Chambers and Virtual Meeting
32 Mill Street, Thornbury ON
Prepared by: Carrie Fairley, Secretary-Treasurer

Members Present: Michael Martin, Duncan McKinlay, Jan Pratt, Robert Waind, Jim Oliver

Staff Present: Manager of Community Planning Shawn Postma, Deputy Chief Building Official Nancy Laythorpe, and Planner I Manuel Riveria

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 Committee Member Attendance

Chair Oliver called the meeting to order at 1:00 p.m. Secretary-Treasurer Carrie Fairley noted all Committee of Adjustment Members were present, in Council Chambers.

A.3 Approval of Agenda

Moved by: Duncan McKinlay

Seconded by: Michael Martin

THAT the Agenda of February 19, 2025, be approved as circulated, including any additions to the agenda.

Yay (5): Michael Martin, Duncan McKinlay, Jan Pratt, Robert Waind, and Jim Oliver

The motion is Carried (5 to 0)

A.4 Declaration of pecuniary interest and general nature thereof

NOTE: In accordance with the *Municipal Conflict of Interest Act*, the Town Committee of Adjustment By-Law 2024-04, and the Town Procedural By-law 2023-62, Committee of Adjustment Committee Members must file a written statement of the interest and its general nature with the Clerk for inclusion on the Registry.

A.5 Previous Minutes

Moved by: Robert Waind

Seconded by: Michael Martin

THAT the Minutes of January 15, 2025, be approved as circulated, including any revisions to be made.

Yay (5): Michael Martin, Duncan McKinlay, Jan Pratt, Robert Waind, and Jim Oliver

The motion is Carried (5 to 0)

A.6 Business Arising from Previous Minutes

None

B. Public Meeting

Under the authority of the Municipal Act, 2001 and in accordance with Ontario's Municipal Freedom of Information and Protection of Privacy Act (MFIPPA). The Corporation of the Town of The Blue Mountains wishes to inform the public that all information including opinions, presentations, reports and documentation provided for or at a Public Meeting, Public Consultation, or other Public Process are considered part of the public record. This information may be posted on the Town's website and/or made available to the public upon request.

B.1 Minor Variance Application No. A01-2025

Owner: Blue Mountain Resorts LP

Applicant/Agent: Colin Travis, Travis & Associates

Municipal Address: 108 Jozo Weider Boulevard

Legal Description: PLAN 733 LOT 33 TO 35 PT 36 PLAN 733 N PT BLOCK B RP 16R1686
PART 3 PT PTS 1,2

Chair Oliver read aloud the Public Meeting Notice, and the Secretary-Treasurer confirmed that the Public Hearing Notice was circulated in accordance with the Planning Act by pre-paid first-class mail and was posted on-site on the subject lands. The

Secretary/Treasurer provided a summary of all written comments received as a result of the Public Notice. Planning Staff then provided an overview of the review and recommendations contained in the Staff Recommendation Report.

Member McKinlay questioned how the proposed change will affect the village parking master plan or if it will have an affect on the overall parking inventory. Planner Manuel noted that the parking lot is sufficient as is and would not affect the overall parking in the area. Member McKinlay noted parking is never adequate at Blue Mountain Resort and sought clarification on Manuel's interpretation on whether that alters the capacity of the parking area. Manuel confirmed that to be correct.

Chair Oliver questioned what the owner's policy is if a nonelectric vehicle needed a parking space and the only available parking is the EV charging parking spaces and therefore, they park in one of those spaces. Manuel noted should the Committee vote in favour of this application, part of the proposed conditions for this application is that there is signage posted that the parking is for the sole use of electric vehicles, to avoid a conventional car parking there, taking the space.

Member Waind spoke regarding these types of vehicles becoming more popular and questioned if staff will be updating the Zoning Bylaw or if they will continue to come forward individually. Manager of Community Planning, Shawn Postma noted that Planning Staff's primary focus has been updating the Official Plan and further noted that once that is complete, staff will be turning their attention to the Zoning By-law and also perhaps considering the Community Planning Permit System. Shawn noted that through the zoning review process, staff will look at whether new standards need to be introduced for electric vehicle parking, new standards for supporting accessory buildings and develop regulations, at that time.

Chair Oliver invited the applicant or agent to provide comments. Colin Travis, of Travis & Associates and Agent for the Applicant spoke in support of the application. Colin noted that through the zoning by-law review, staff will look at zones and regulations and noted that this topic is still relatively new as a feature in parking areas. Colin further noted the application is before the Committee as they wanted to make sure putting the structure in place was correctly done. Colin spoke regarding the question of parking and noted that there are currently 20 spaces, and those 20 spaces will be used for EV – electrical charging stations. Colin further noted there is no doubt a large volume of cars at Blue Mountain Resort and a lot of those cars are EV and will use the charging stations while they are making use of the resort facilities. Colin noted it is a "like for like" with regard to the use of the parking spaces. Colin noted that Blue Mountain Resort's regular approach when dealing with people who are doing what they are not supposed to be doing, is

giving a gentle reminder and if it persists, there probably will not be another gentle reminder. Colin further noted that it is up to Blue Mountain Resort to monitor parking and noted they do have a parking monitoring program. Colin further noted it is on private property and is in Blue Mountain's best interest to ensure those spaces are available for those clients and visitors who want to make use of them.

Colin noted regarding the facility itself, it is a brand-new idea and there will be a charge of \$2.50 per hour to make use of the facility. Colin further noted that during the off season, these charging stations will be open to the public, and you do not need to be a guest at Blue Mountain Resort.

Colin spoke regarding the recommendation put before the Committee and noted there is reference to a provision of a nine square metre building. Colin requested that rather than nine square metres it be ten square metres and noted this change would be helpful because they are currently finalizing the design and measurements.

Chair Oliver noted the staff report contains a photograph or schematic of the proposed structure and questioned if the view seen would be facing the street or will the man door be facing the parking lot. Colin noted it will be facing the parking lot because the man door is for maintenance.

Member Martin noted his concerns were the definition of parking in the by-law and the setbacks. Member Martin further noted that electric vehicles are a thing of the future and therefore the bylaw needs to be addressed in this regard.

Chair Oliver then opened the public portion of the hearing and asked if anyone in attendance wished to speak to the application.

As there was no one else in attendance to speak in favour of or in opposition to the proposal, Chair Oliver closed the public meeting.

Moved by: Jan Pratt

Seconded by: Michael Martin

THAT the Committee of Adjustment receive Staff Report PBS.25.013, entitled "Recommendation Report – Minor Variance A01-2025 – 108 Jozo Weider Blvd. (Blue Mountain Resorts LP);"

Yay (5): Michael Martin, Duncan McKinlay, Jan Pratt, Robert Waind, and Jim Oliver

The motion is Carried (5 to 0)

Moved by: Robert Waind

Seconded by: Jan Pratt

AND THAT the Committee of Adjustment GRANT a minor variance for A01-2025 subject to the following conditions:

1. That the site development be constructed in a manner substantially in accordance with the submitted site plan and that the proposed structure not exceed 10 square metres in floor area;
2. Obtain a permit form Electrical Safety Authority and adhere to any additional requirements that may be needed;
3. A Reserved Electric Vehicle Charging Parking Sign posted along designated parking spaces for charging vehicles;

Yay (5): Michael Martin, Duncan McKinlay, Jan Pratt, Robert Waind, and Jim Oliver

The motion is Carried (5 to 0)

C. Other Business

None

D. Committee Member Expenses

The Committee Members provided their travel expenses to the subject properties, to the Secretary-Treasurer.

E. Notice of Meeting Date

March 19, 2025

Town Hall, Council Chambers and Virtual

April 16, 2025

Town Hall, Council Chambers and Virtual

F. Adjournment

Moved by: Duncan McKinlay

Seconded by: Michael Martin

THAT the Committee of Adjustment does now adjourn at 1:30 p.m. to meet again at the call of the Chair.

Yay (5): Michael Martin, Duncan McKinlay, Jan Pratt, Robert Waind, and Jim Oliver

The motion is Carried (5 to 0)