

significant reduction in consulting expenses in the 2020 budget, noting that the two compared resulted in a net decline. Councillor Sampson noted that it would be helpful to have that data added to the explanation. Councillor Sampson noted that it is important that the Town is true to the intent of the funding grant that was provided by the Province, further noting that the Town was challenged to spend the Province's money to try to find ways to work more efficiently, noting that there are areas identified where the Town can be more efficient or more revenue effective, and possibly cost effective.

Matthew noted that the initial goal was to identify areas where there would appear to be outliers in the spending, whether internally or on a trend basis, or with the comparator group, further noting that they believe they have identified where they believe to be opportunities. Matthew noted that as a fallout of this, though noting that this was not the primary objective, there was the potential for enhanced revenue opportunities that they could not leave behind.

Councillor Hope spoke providing her support to Councillor Sampson and to the comments of Ms. Prince, regarding a mid-year report.

Mayor Soever spoke referencing "contributed assets" from developers, noting that historically these have fallen behind and are now catching up, further noting that the reference to "revenue per household" is not money that is taken from each household, but is actually money from developers, ie. roads, distribution systems, water that are assumed from developers.

Matthew noted that recreation spending in The Blue Mountains is lower than much of the comparators, and that this is primarily due to the fact that The Blue Mountains has less recreational facilities. Matthew noted that potentially enhancing the area of recreation is on the strategic considerations for Council.

In closing, Matthew noted that there are many members of management within The Blue Mountains that participated in the project and that KPMG received great cooperation from those members.

Councillor Uram joined the meeting at 1:24 pm

## **C. Public Meetings**

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.

### **C.1 Public Meeting: Plan of Subdivision Application, Windfall Phase 6, County File No. 42T-2010-03, Block 40, RP 16M-42, Part of Lot 16, Concession 1**

Councillor Sampson declared a conflict regarding Agenda item C.1 as he resides in Windfall Phase One and may have an interest in the Application. Councillor Sampson removed himself from the discussion regarding this Agenda item.

Mayor Soever noted that this is a public meeting regarding the Windfall development. The County and Town are seeking input on development applications for a proposed Zoning By-law Amendment and revised Draft Plan of Subdivision. The subject property is legally described as Part Lot 41,

Registered Plan 16M-42 and Part of Lot 16, Concession 1, Town of The Blue Mountains. The Windfall project has an existing land-use planning approvals including local Official Plan policies, Zoning By-law provisions and an approved Draft Plan of Subdivision that is subject to several conditions. The current approvals enable the development of up to 609 residential dwelling units. The requested planning approvals seek to increase the total number of residential units within Phase 6 of the development to 166 dwelling units comprised of 58 single detached homes and 108 semi-detached units. The overall increase in residential units within the Windfall development would increase from 609 to 659 units. The public meeting is an opportunity for members of the public to learn more about the proposed development. The moderator will keep the meeting in order and allow the applicant and their development team, the public and members of Council to speak and ask questions. No decisions are made at this meeting, it is simply an opportunity to learn and provide feedback. Any person may make written or verbal comments either in support or in opposition to applications being considered. If a person does not provide written or verbal comments prior to Council making a decision on the applications, the person or public body is not entitled to appeal the decisions and may not be added as a party to an appeal unless in the opinion of the Local Planning Appeals Tribunal that there are reasonable grounds to do so. Recent changes to the Planning Act limits who may appeal a decision on the draft plan of subdivision to a prescribed list of persons. If you wish to be notified of the decision of the Town or County, you must make written request to the Town or County referencing the appropriate file numbers. All those who have provided written correspondence with an email address will receive future notice. Finally, if you have any questions, please do not hesitate to contact County or Town staff who will be happy to answer any questions you may have.

The Town Clerk spoke noting that notice of the Public Meeting was given in accordance with the Planning Act, and in response comments were received. The Town Clerk confirmed that Council has received the comments in their entirety. The Clerk noted that comments were received from Bell Canada, Nottawasaga Valley Conservation Authority, Scandivave Spa Blue Mountain, David & Caroline Harbinson, Cindy and Roman Jozefiak, Jacquelyn Patterson and Rob Schaefer, Beata Szulc and John Wasiuk, Ankica Oroz and Derek Day, John Peden and Mary Ann Peden, Alexandra Godwin and John Gallacher, Anita Soni, Andrew Newton and Gerry Wayland, Laura Vanags, Kevin and Martina Boughen, Brenda and Don Brazier, Angela Beatty, Ingeborg Scholz, Thomas Kochuta and Marian Watson, Erroll Rowe, Diana Garbutt, Dianne Stoneman and John Stoneman, Bell Canada, Mike Hannalah and Marian Massoud, Sam Hannaalla, Karen Hurley, Scott and Sylvia Bamford, Mary Warrick, Caroline Breton, Robert and Jeri Wearing, Dominic Macchia, Carol Spiess, Jane McDonough

Shawn Postma Senior Policy Planner with the Town spoke noting that he is the Town Planner on the file. Shawn provided a brief overview of the applications submitted, for a zoning by-law amendment and a revised application for draft plan approval. Shawn noted that Town Council will consider the zoning by-law amendment, and that the revised application for draft plan approval will be considered by Town Council, but confirmed that the approval authority is Grey County. Shawn noted that the purpose of the public meeting is to provide a brief overview of the applications received, including a presentation by the applicant, and to receive comments, questions and concerns in support or against the applications being considered. Shawn noted that there is no decision being made today, and

that following this meeting, Town staff will compile the comments received and will provide a staff report and recommendation for Council consideration at a future meeting. Shawn noted that the owner of the lands is Windfall GP Inc., the applications have been submitted by the Agent Colin Travis of Travis & Associates, property location is Block 40, Registered Plan 16M-42 in the area of Grey Road 19 and Grey Road 21, and Crosswinds Boulevard. Shawn noted that the applications were originally received in December 2018, however they were put on hold and eventually revised in July 2020. Shawn noted that the revised applications were received and deemed complete in October, 2020, at which time notice of this public meeting was provided. Shawn identified the location of the Phase 6 lands, and provided a summary of the Windfall Phases, noting that Phases 1, 2 and 3 are all built with most units occupied. Phase 4 is currently under construction, and that Phase 5 is currently under an engineering technical review, with anticipated construction in 2021, and Phase 6 are the subject lands of these applications. Shawn reviewed the current official plan designation, being designated residential recreational area, noting that this designation does recognize those areas of the Town where we want to see a mix of seasonal and permanent residential uses as well as supporting recreational uses. Shawn noted that the Comprehensive Zoning By-law 2018-65 places these lands in the residential R1-3-62-h19 zone that recognizes permitted uses, including single detached and semi-detached units, and that accessory uses are permitted. Shawn noted that the R1-3 zone does recognize smaller lots for single detached and semi-detached purposes. Exception 62 establishes a number of site specific lot development requirements, including site specific setbacks, lot coverage recognizes the requirements for a private recreational facility and establishes the maximum density on all of the Windfall lands to a maximum of 609 units. Shawn noted that the h19 is a holding symbol that outlines requirements for agreements and registration of the plan prior to development occurring on the lands. Shawn noted that the proposed zoning by-law amendment is seeking one change, being the increase in density to remove the maximum cap of 609 units and establish a new maximum of 659 units, further noting that all other requirements of the R1-3-62 zone would remain in place. Shawn reviewed the draft plan of subdivision noting that Windfall was originally draft plan approved in 2010, and at that time the draft plan of subdivision did recognize the maximum of 609 residential units and was granted subject to a number of conditions. Shawn noted that before each Phase can move forward, the conditions need to be satisfied before the lots can be registered and construction can begin. Shawn noted that the current draft plan of subdivision has proceeded and that generally, in its form that was approved in 2010, and that draft plan approval remains valid until November 2023. Shawn reviewed the redline revisions to the draft plan, to increase the density from 609 units to 659 units, further noting to accommodate the increase in density, the applicant is seeking to increase the ratio of single detached units to semi-detached units. Shawn noted that the current approvals are for 103 single detached and 20 semi-detached, and that the applicant is proposing a ratio of 58 single detached and 108 semi-detached units. Shawn noted that in addition, the draft plan proposes to remove one lot to accommodate a new walkway that is proposed from Street G into the community park, and makes a minor modification to the stormwater management block to increase the accessibility to get into that stormwater management block. Shawn noted that the studies and drawings can be accessed via the Town and/or the County of Grey website.

Councillor Bordignon spoke noting that this is a huge change with the increase in semi-detached and questioned the comment by the Scandinave Spa noting a covenant of the allowed use for these lands as a condition of the sale of this land from the Scandinave Spa to the applicant. Shawn spoke in response noting that this will be looked into and will be included in the followup staff report. Councillor Bordignon questioned if this is the first time the Town became aware of the sale covenant as referenced by Scandinave Spa. Shawn noted that correspondence to this effect was received by the Town when the Notice of Application was circulated, further noting that a legal review or opinion has not been prepared yet as to how the covenants would apply to this application. Mayor Soever noted that this matter has come up before and noted this is something the Town has been clear on that Council should not approve matters that are contrary to covenants.

Colin Travis of Travis & Associates, planning consultant for the applicant spoke noting that this presentation compiled by his office, Tatham Engineering and Georgian Communities. Colin noted that the purpose of this meeting is to present the information with regard to the draft plan redline revision application and the corresponding zoning by-law amendment, and to receive comments from the public, prescribed commenting agencies and Council. Colin noted that the lands were purchased in 2007 by Georgian, and that through 2010 to 2011 received approvals for a site specific official plan amendment and zoning by-law amendment and the draft plan of subdivision. Colin noted that the first registered plan was registered in 2014 and identified the Phase 6 lands. Colin noted that the underlying registered plan created a series of larger blocks and spoke regarding each block. Colin noted that this is a resubmission of an application that was made in 2018, to seek an increase in the number of units on the overall draft plan from 609 units to 659 units. Colin referenced the concern of the Scandinave Spa and a covenant effecting the density and type of units on the lands immediately adjacent to the Spa, further noting that they reviewed the agreement between Windfall and the Spa and although a discussion had taken place to restrict the density and the types of unit in that basic area, those specific provisions were not carried forward on the final covenant. Colin noted that this is something that we need to be careful of before application is made, but noted that subsequent to 2019, they have reviewed the file and will provide confirmation to the Town through the Planning staff. Colin spoke regarding the minor adjustment of the area of the stormwater management block as a result of the lotting rearrangement along the east side of the plan. Colin identified the allocation of lots for singles and semi-detached, and the re-lotting arrangement along the north and east perimeter of Street G. Colin noted that the increase in lots from 609 to 659 is achieved through increasing the ratio of semis to singles, noting that the overall density on the subdivision plan will be increased from 12.4 units per hectare to 13.4 units per hectare. Colin noted that the official plan speaks to density, further noting that on the subject lands that the maximum density permitted in the official plan is 15 units per hectare. Colin noted that 15 units per hectare on the subject lands would yield a maximum unit yield of 745 units. Colin noted that with respect to density, the official plan specifies the maximum density being 15 units per hectare, and that the official plan states how that density is to be calculated, being gross area of the subdivision being 59 hectares, subtract environmental protection lands being 10 hectares, so the maximum density can be calculated on 49 hectares in accordance with the official plan. Colin noted that the only change that is requested is a change in the stipulated maximum number of units to 659 units. Colin spoke regarding the

supporting studies submitted to the Town, including the Planning Justification Report, review of Provincial Policy Statement, review of the County of Grey Official Plan, and the Town of The Blue Mountains Official Plan, and have concluded that the application is consistent with the Provincial Policy Statement and also conform to the intent of the County of Grey and Town Official Plans. Colin then spoke regarding the other supporting studies including a Functional Servicing Report, Stormwater Management Report, and a Traffic Impact Study, and noted that the overall conclusion is that there is adequate services that are available to support the 50 additional units. Colin noted that the Grey County Official Plan designates the area as recreational resort area and the Grey County Official Plan policies have identified settlement areas within the overall County of Grey, and noted that this is one such area. Colin noted that these settlement areas are intended for additional development on full municipal services in the Grey County Official Plan, further noting that the range of types of includes a range of dwelling units including single detached to apartment type units. Colin noted that the Town of The Blue Mountains Official Plan permits a range of uses including single detached, semi-detached, with a maximum density of 15 units per hectare. Colin noted that the comments received include a number of themes, including planning, traffic, engineering and parks. Colin noted that with regard to density, the entirety of the draft plan is considered, being 49 hectares, and noted that the Mountainhouse lands are excluded and not part of this draft plan. Colin noted that the density is defined, with a maximum of 15 units per hectare, and noted that the existing density is 12.4 units per hectare and that what is proposed is 13.4 units per hectare. Colin noted that housing form is limited to singles and semi-detached, and that what is proposed falls within the density limits of the official plan, further noting that a requested increase of one unit per hectare is not a large or unreasonable increase.

Councillor Bordignon questioned the density of Phase 6 alone and if it includes the stormwater pond. Colin spoke in response noting that no, he does not have this number, further noting that on the actual draft plan the Phases are not broken down according to area, they are broken down according to unit types. Councillor Bordignon noted that the density of Phase 6 will be exorbitantly high in relation, noting that this information is important to have. Colin noted that he can provide this information to Planning staff.

Councillor Matrosovs spoke noting that there is a real absence of information to not be able to see the density formula calculation for Phase 6, further noting that she understands the process that the entire development is used for the density calculation, but noted that the other Phases have been built, and now the difference in the staff presentation is that we are looking for an extra 43 units crammed into Phase 6. Shawn spoke in response noting that staff does not have the density just for Phase 6, but noted that they will provide the density in a future staff report.

Colin then spoke noting that the existing planning policy is provided for in the Official Plan, and that it indicates how density is measured, and confirmed that this is what they have concentrated on, to conform to the policies of the Official Plan. Colin noted that the Official Plan does not foresee breaking down individual subdivision blocks for the purposes of calculating density, but noted these numbers can be provided.

Councillor Bordignon questioned if the stormwater pond is included in the density calculation, Colin replying yes, with the exception of the lands that are hazard lands or environmental lands.

Colin spoke reference to short term accommodations, and noted that the Town has been dealing with short term accommodations since the 1980s or 1990s, and noted that short term accommodation uses are not a permitted use in the zoning by-law or other regulations in the Town of The Blue Mountains in this development. Colin noted that if short term accommodation uses are occurring in Windfall, it is a question of policing and monitoring.

Colin then spoke in response to the comments regarding schools, noting that the responsibility for schools rests with the school boards, further noting that local school boards are circulated on all applications. Colin noted that he is not aware of any responses from the school boards on these applications.

Colin spoke in response to the comments that the application should be rejected as the validity of the information is not current or accurate, and noted that they make these applications with the information that is available at the time. Colin noted that if there is updated information, they usually can make supplementary submissions.

Colin noted that the 2016 Official Plan is four years old, and noted that he recognizes that it will be subject to a review in the coming year or two, but noted that the 2016 Official Plan refers to the 2006 Official Plan review. Colin noted that the land uses, and the allocation of different land uses across the Town including residential, commercial and open space, hazard lands and environmental lands, roads and traffic are based on information and studies that support those designations and allocations. Colin noted that the Long Point Road sewage treatment plant is being used for this development, and can accommodate substantially more units than what we see currently, and that this Plant is operating at a fraction of its ultimate capacity. Colin noted that as a condition of moving forward with the Windfall subdivision, Windfall upfronted a major sewage trunk that runs from Windfall north through to Highway 26, and was considered to be a public infrastructure program.

Colin spoke regarding the effect of COVID, and noted that there is an observation that as a result of COVID that more people are living full time in Windfall homes that were not previously occupied fulltime. Colin noted that the hard infrastructure estimates and engineering do not differentiate between fulltime or part-time, further noting that they do use fulltime factors when considering water and sewer. Colin spoke regarding the comment on the effect of COVID on social services, noting that the the municipality, County and the Province are constantly reviewing social services infrastructure implications.

Michael Cullip, Tatham Engineering, spoke noting that Tatham Engineering was responsible for looking at the transportation and traffic matters, servicing as it relates to stormwater, sanitary, and water, and in each case there were updated studies completed in June, 2020 with the specific intent of addressing the incremental changes or impacts of the additional 50 units on the respective infrastructure systems. Michael noted that those reports are available, and that this is what they will rely on for the commentary today. Michael noted that there is a concern that 50 additional units will result in additional traffic on the road system, which is a reality, and that the road system will not be able to accommodate that. Michael noted that the

updated traffic study speaks to the additional 50 units, and the additional traffic that it will generate, analyzes the adjacent road system that extends from the intersection of 19 and 21 at Mountainside Sports through to the Crosswinds intersection at Grey Road 19 and the roundabout at Scenic Caves Road and the signalized intersection at Jozo Weider. Michael noted that the allocation of the additional 50 units of traffic to the area road system was analyzed and appropriately addressed through the traffic study. Michael noted that the road systems proposed within Windfall recognize the nature and purpose that they will serve, further noting that Crosswinds runs through Windfall from Jozo Weider intersection to Grey Road 19 and is designated as a collector road. Michael noted that the remainder of the roads are local infrastructure roads, and as per Town standards, it is the intent to connect that collector road to the residents further to the arterial road systems. Michael noted that as phases are completed and as additional phases occur, that often upgrades to the roads system are necessary so there are a staged introduction of road system improvements. Michael spoke in response to the comment regarding street parking and that with the addition of semi-detached units that it will make parking more difficult, noting that the increased number of driveways will reduce the amount of curb-space available for on-street parking, and noted that as they plan for the development, parking is provided in accordance with the Town of The Blue Mountains standards, being two spaces per unit. Michael noted that in most cases, this is the minimum which is one space in the garage and one space on the driveway, further noting that this is applicable to those units that have attached garages and that have a sidewalk in front of them. Michael noted that those units with a detached rear garage have a much longer driveway and can accommodate more vehicles. Michael noted that those units that do not have sidewalks on their frontage, often can accommodate two vehicles in the driveway, bumper to bumper, plus parking in the garage. Michael noted that they are working with Georgian Communities as part of the Phase 6 redevelopment to try to look at alternative parking opportunities that would be available for use, over and above the driveway and the garage parking. Michael spoke regarding snow clearing, noting that in accordance with the Town's by-laws, parking is not permitted across a sidewalk that would restrict pedestrian and snowclearing equipment, and no overnight onstreet parking is permitted that would restrict snowplowing. Michael noted that residents have to utilize the parking spaces they are provided, to ensure that snow removal can occur, further noting this is not unique to Windfall, but is true of all developments. Michael spoke in response to the comment that that the traffic study is flawed, noting that it does not provide specific details, and noted that he is unable to address the concern, but noted that the study was completed in June 2020 and builds upon traffic data that was collected on the external four intersections in the winter of 2017, and was done as part of the original 2018 application. Michael noted that the timing of the traffic counts reflects the winter ski season, with counts being completed on the Friday evening, over the course of a Saturday afternoon, and at the end of the March break. Michael noted that for a residential development, the peak hours or critical periods of time would be Monday to Thursday, in the morning peak hours and afternoon peak hours when people are travelling to and from work, at the start and end of each day. Michael noted that recognizing the location of the Windfall development, in the context of the Village and Blue Mountain Resort, and working with Town staff through to the onset of the development, it was determined that the Friday peak hour and the Saturday peak hour, which corresponds to the end of the day and

transition of day to night skiing. Michael noted they also had a count completed at the intersection of Crosswinds and Grey Road 19 in the winter of 2020 as well. Michael then spoke regarding the provision of emergency services, noting that it is not typically addressed through a traffic impact study, as they are infrequent uses with respect to emergency vehicles and snow plows. Michael noted that the development of the road system within the development is completed in accordance with the municipal road standards, accommodates and does ensure that emergency services and snow removing equipment can be appropriately accommodated within the development, including the designation of the roads, whether it be a local road or a collector road, including road width and road geometries. Michael referenced the comments that 50 additional units will extend the construction time for this development and result in additional noise, and noted that this is certainly reality, but noted that, as with any development, this is a staged development and will occur over time, and that the construction impacts are not permanent, but are interim measures. Michael noted that the developer is taking the measures possible to try to minimize impact, and is dictated through their construction program.

## **D. Public Comment Period**

**NOTE:** In accordance with the Town Procedural By-law 2019-56 fifteen minutes allotted at the Council Meeting to receive public comments regarding Town matters. Comments may be provided regarding staff recommendations contained in staff reports that are a follow-up to a Public Meeting, it being noted that the commenting period has ended.

**NOTE:** The Town of The Blue Mountains continues to be in a declared state of emergency, and Council and Committee Meetings continue to be held virtually during this time. Comments received from the public, that have not been included on the Agenda, will be read at the meeting by the Town Clerk.

None

## **E. Correspondence as previously circulated**

THAT this Council does hereby receive the Correspondence of E.1 to E.9 and further does support the Staff Recommendation made with regard to the Correspondence items, including any additional direction given to Staff through discussion, with an appropriate Staff action or response awaited for report back to Committee or Council where indicated.

### **E.1 The Royal Canadian Legion Ontario Command Re: 8th Annual Military Service Recognition Book**

Moved by: Councillor Bordignon  
Seconded by: Deputy Mayor Potter

THAT Council of the Town of The Blue Mountains supports The Royal Canadian Legion Ontario Command Remembrance project, sponsoring a ¼ page full colour advertisement in the “Military Service Recognition Book” at the cost of \$504.42 plus HST

Yay (7): Mayor Soever, Deputy Mayor Potter, Councillor Bordignon, Councillor Hope, Councillor Matrosovs, Councillor Sampson, and Councillor Uram

**The motion is Carried (7 to 0)**