

Minutes - The Blue Mountains Planning Council Meeting



MEETING DATE: January 21, 2008 – 7:00 pm
LOCATION: L. E. Shore Memorial Library
PREPARED BY: Corrina Giles, Deputy Clerk

A. Call to Order

- Mayor Anderson called the meeting to order with all members in attendance save Councillor McKean absent due to a previous commitment.
- Also in attendance were Chief Administrative Officer Paul Graham, Director of Planning Peter Tollefsen, Manager of Development Planning Rob Armstrong, Planner Bryan Pearce, Senior Policy Planner Cindy Welsh, Manager of Environment Services John Caswell, Director of Building and by-law Enforcement David Finbow and Planner Shawn Postma
- Council then paused for a moment of Personal Prayer or Reflection
- Approval of Agenda
Moved by: John McGee Seconded by: R. J. Gamble
THAT the Agenda of January 21, 2008 be approved as circulated, including any items added to the Agenda, Carried.
- No member declared a Pecuniary Interest with any matter as listed on the Agenda .

B. Presentation

Mayor Anderson then welcomed Tom Gazda of Gazda, Houlne & Associates to do a presentation regarding Performance Management .

Tom Gazda thanked council for hearing his presentation. Tom then noted he conducted a presentation to TBM Council in 2006 regarding a performance management program.

Tom advised Gazda, Houlne & Associates are a municipal management consulting firm servicing town, county and regional levels in areas including strategic planning, organization, compensation and performance management, noting that his firm has expended from 30 municipalities in 2006 to currently over 135 Ontario municipalities.

Tom noted that the market competitiveness has been completed for TBM and pay equity is still to be completed and pay for performance management still to be completed.

Ellen asked if in comparing wages, municipalities in our immediate area are looked at for comparatives, Tom replying that the search criteria includes the size of the municipality, rural/urban mix, tourism aspect, waterfront aspect and further confirmed GTA municipalities would not be a comparative.

Tom noted a salary distribution of the same position is completed noting the criteria also includes the demand of the position and confirmed this is very important to availability of position. Tom further noted the exact salary is

never released as this is confidential information confirming in order to do matching they require organizational charts to do a breakdown.

Tom noted in 2006, Gazda's Report determined that TBM is not overstaffed, and that it is exactly where it should be.

Tom then noted performance management documents 15 key details of a job confirming skills inventory indicates skills brought to the position by an employee and indicates skills gaps.

Tom noted that performance reviews would prioritize responsibilities for the year and then would be assessed annually - this assists in determining training for short term development for improvement in performance.

Tom then noted that council comparatives are done once per term. Tom further noted that comparative is done with municipality slightly smaller than TBM.

Tom noted pay is shifted from standard gain in pay to skill based pay and noted progression through salary range is if employee brings performance to position.

Councillor Michael Martin then questioned job rate, Tom replying job rate is the maximum an employee can be paid in a position and must be qualified and bring skills.

Tom then reviewed position mandates and noted this is used for basis of defining knowledge and skills requirement and captures what responsibilities should be and is a reference for job evaluation. Tom further noted certain portfolios could be blended in municipalities such as TBM because of its size.

Tom then reviewed the skills inventories and noted this includes technical knowledge and skills, knowledge of municipal administration, public and customer contact skills, management and leadership skills and support skills. Tom further noted 80% or more of skill based inventory would be qualify employee to receive full rate of pay and noted skills inventories can identify skill gaps.

Tom then noted reviewed performance reviews, including frequencies, measurement, feedback tools and outcome. Tom noted overall performance can be noted in reviews, indicating where employee stands, is fair and can assist employee improve their performance.

Tom then reviewed personal development plans noting this is a documented list of training actions to be completed over the next year by the employee, noting a portion of the time would be completed on employee's own time.

Tom then reviewed 5 key applications for pay performance principle built into the Performance Management Program. Tom noted that higher levels could be used for special purposes, ie. an employee covering for another employee's duties for up to a month would receive special compensation if work is completed satisfactorily.

Tom then reviewed the benefits of performance management program implementation, noting that the job description is used on an ongoing basis to assure job duties are being met.

Councillor McGee then questioned the costs of ongoing support for the program, Tom replying his firm would do a turnkey for SMT and provide technical background and support, further noting Gazda would be active initially with technical support. Tom then noted the time TBM requires to carry on with the program should not be an issue as it should be constantly maintained. Tom noted that it is important that the program be implemented from the top down so that SMT can apply it to their work.

Councillor Martin then questioned Tom's experience with this program's success, Tom replying this program is usually embraced by SMT and middle-management once incentive is completed, staff do not want to go back as it tends to create expectations.

Deputy Mayor McKinlay questioned how the program works with every day employees who may have attendance issues or that do not work well with others, questioning if these issues are dealt with as well, Tom replying that it works and showed how instruments work, noting that employees who give the extra effort versus employees who do not, tends to bring good employees down. Pay for performance brings performance up and will raise the performance bar.

Michael then noted the logic behind the system is position mandate and questioned how this evolves over time, Tom replying that municipalities are pushing for this, noting that generally 2/3 of municipality's budgets are employees wages noting employees are most valuable resource.

Bob then suggested a general discussion with Council and the CAO regarding operating discussions and programs before proceeding.

John McGee noted this program assists employees in giving them a roadmap of their careers noting that performance management can give direction and give tools to manage business for services we offer to the taxpayer. John noted this is a very valuable tool and is more objective than subjective.

Councillor Kennedy then questioned the number of staff under this program, Chief Administrative Officer Paul Graham confirming that fully rolled out it would include all employees.

Duncan then questioned what additional work will be needed to proceed with program on an ongoing basis, Tom replying the program should be CAO driven or through a Human Resources person, noting ideally the program requires a dedicated person.

Ellen then thanked Tom for his presentation.

C. Motions and Staff Reports

C.1 PLANNING COMMITTEE OF THE WHOLE

Moved by: D. R. McKinlay Seconded by: John McGee

THAT Council do now move into Planning Committee of the Whole with Chair of Planning Michael Martin in the Chair, Carried.

C.2 Performance Management - #CAO.08.01

Chair Michael Martin requested Chief Administrative Officer, Paul Graham review the Performance Management Report CAO.08.01.

Paul then reviewed Performance Management Report CAO.08.01 noting the reason Council is receiving this Report is because in order for TBM to become a high performance organization, that it needs the tools to evaluate performance. Paul noted TBM has a professional development budget and needs to go through processes to get best employee performance for pay. Paul further noted Tom Gazda recently reviewed the Performance Management program with SMT and believes it can make a difference in time.

Ellen then noted support for the program and noted this Report is in response to what Council has requested of Paul in the past.

Michael noted time may be required for more review.

The Committee then dealt with the following Recommendation:

Moved by: Ellen Anderson Seconded by: Cameron Kennedy

THAT Council receive Report No. CAO.08.01, "Performance Management"; and

THAT Council support the retainment of Gazda, Houlne & Associates Inc. to carry out a Performance Management Implementation Project; and

THAT Council authorize the Chief Administrative Officer to execute the Offer of Service agreement.

In speaking to the main Motion, Bob then moved to table the Motion so as to further discuss the plan and deal with it at the next regular council meeting, seconded by D.R. McKinlay, the tabling Motion failing to pass.

In speaking to the main Motion, Duncan then questioned if there is a 3 or 5 year budget on this.

Michael then noted there is room for this in the budget as noted in the Report and questioned if this would be finalized before the budget is passed, Paul replying either way is satisfactory, confirming if passed it would be a preapproval of the Budget.

The Committee then voted on the main Motion for Recommendation, Carried.

C.3 By-law to empower the Committee of Adjustment to grant variances to Fence By-law No. 2003-14, as amended

The Committee then dealt with the following Recommendation:

Moved by: R. J. Gamble Seconded by: D. R. McKinlay

THAT Council receive Planning Staff Report No. PL.08.10, "By-law to empower the Committee of Adjustment to grant variances to Fence By-law No. 2003-14, as amended"; and

THAT Council authorize the Committee of Adjustment the authority to grant variances from the provisions of Fence By-law No. 2003-14, as amended, Carried.

C.4 Affordable Housing – Final Report, Tim Welch Consulting Inc. - #PL.08.08

Moved by: Ellen Anderson Seconded by: Cameron Kennedy

THAT Council receive Planning Staff Report No. PL.08.08, “Affordable Housing – Final Report, Tim Welch Consulting Inc.” for information purposes.

Duncan then questioned if this was the first time this report was brought forward, Ellen replying that it has been previously received by Council.

Duncan then questioned why this was not brought ahead, Ellen replying the United Church is not proceeding as a partner but that TBM now has a footprint of a proposal, noting the Report was not a lost investment.

The Committee then voted on the Recommendation, Carried.

**C.5 Zoning By-law Review Discussion Papers - #PL.08.09
(Discussion Papers #1 – Bed and Breakfast Use and #2 – Ski Clubs)**

Michael then asked Planner Cindy Welsh to review the Discussion Papers.

Cindy then reviewed the discussion papers, noting the process TBM is currently going through, and confirmed Council is not being asked to approve papers, that they are for discussion purposes only.

Cindy noted discussion papers will be rolled out in bundles and will proceed with a public open house in April, 2008, noting it is her intention to have Council adopt new ZBA in February, 2009.

Cindy noted this is the first of discussion process, Michael noting the timetable is very aggressive.

Cindy noted staff has been appointed to each paper and requested that any written comments be directed to Cindy who will then redirect to the appropriate staff member. Cindy noted Planner Shawn Postma has been appointed to manage the Bed and Breakfast discussion paper.

Planner Shawn Postma then reviewed the Bed and Breakfast discussion paper and noted comparison of Collingwood Township and Town of Thornbury Bylaw regulations to include old definitions and bring By-laws up to date, and noted an up to date definition of Bed and Breakfast and reviewed how they should be regulated and licenced under the Municipal Act.

Cameron questioned the reference to home occupation and noted a statement that the bed and breakfast shall not interfere with radio TV reception, questioning if this is relevant.

Shawn noted that the papers speak about Bed and Breakfast designations and where they are located, confirming Collingwood Township treated Bed and Breakfasts as home occupations and Town of Thornbury permitted

use of Bed and Breakfasts. Shawn further noted the papers deal with location, size, parking requirements, signage, meals, licensing and more concise definitions and provides key recommendations on overall effect, not changing what is being done, rather establishing a more clear and concise set of rules across the municipality.

Bob then questioned Collingwood Township not allowing Bed and Breakfasts, as he believed there was a special by-law on size of units, and these were classed as a home occupation.

Duncan then requested an amendment to the paper to note that Collingwood Township had a by-law regarding Bed and Breakfasts.

Shawn noted Thornbury does allow Bed and Breakfasts in certain residential zones.

John McGee noted in paragraph 3.4 that the owner must reside in the dwelling and questioned how TBM can ensure this happens and noted this would require ongoing control, Shawn replying the proposed definition is specific and how it should be operated would be contained in By-Law form for enforcement.

Duncan then noted there is more to it, and that principle residence should be defined more clearly.

Michael then noted more clarification is required from planning before a public meeting.

John McGee noted he would like to see definitions defined more clearly, i.e. ancillary rooms, guest rooms, parking spaces, limiting number in a room, define what is a room.

Michael then confirmed the purpose of this exercise is to determine gaps in definitions and eliminate inconsistencies.

John McGee noted the document needs to be much more consistent.

Cameron questioned if Bed and Breakfasts will require a permit and how this will be regulated, if existing Bed and Breakfasts will need to be regulated and if there will be a fee for a permit, Shawn replying presently through the ZBA under section 4.2 the proposed criteria is noted and does not specify specific zones, and further noted discussion papers are to bring up specific issues and these usess should be subject to site plan control.

Duncan then noted the definition makes reference to licence but is not referenced in the By-Law.

Michael questioned if TBM wants to get into licensing, noting this could lead to other issues, Duncan replying TBM could require Bed and Breakfast owners be mandatory members of a Bed and Breakfast association.

Duncan then questioned if this is a zoning regulation matter, would it go to zoning or committee of adjustment for approval, Shawn answering this would be a full fledged zoning by-law amendment and would go through Council as such.

Michael noted a zoning bylaw amendment could include minor variance issues as well, such as parking issues.

Duncan then noted the standards of licensing does not mention public safety and questioned if this would apply to bed and breakfast uses, i.e. windows, fire safety issues, outdoor issues, nuisance issues, Shawn replying this is subject to site plan control and will give Council full information on what is happening on a property.

Duncan then questioned if there would be exceptions in the number of rooms, Shawn replying no.

Duncan then noted the reference to the family of the resident shall do the cleaning, noting this could be an issue.

Cameron noted there should be clarity on the number of people permitted to stay in a room and questioned the use of sprinklers, if a fire plan would be necessary and questioned how far TBM would regulate

Bob then questioned if parking spaces have to be on the subject property, Shawn replying yes.

Shawn then reviewed the Ski Club paper, noting various issues surrounding ski clubs, NEC involvement, and development permits required around ski clubs. Shawn further noted that above and below slopes zoning is in effect, and noted most requests are from above and below slopes. Shawn noted how this will affect development and want to ensure existing views are maintained, maintaining Collingwood Township By-law and noted no proposed changes to the zoning bylaw.

Cameron questioned if the name of the paper should be ski clubs or ski resorts and questioned if Blue Mountain Resorts falls under this title, Shawn replying it applies to all ski facilities.

Cameron then questioned if this would include the gondola to carry mountain bikes, mountain bike trails and hiking trails.

Duncan noted a more detailed description of these facilities is needed to protect these facilities because of mountain biking and any future development of recreational activities. Duncan further noted that environmental protection should be addressed as skiing does not affect the environment, though mountain biking does through wear on trails, and further questioned the responsibility of facilities relating to snow making or servicing and how this changes as seasons change and resorts change or as other uses are brought to the slopes.

Ellen then noted the Grey County Official Plan does not reference economic activity in the same manner that provincial policies reference economic prosperity, further noting that landscaping can effect a view and questioned if landscaping can be addressed through a zoning bylaw amendment. Ellen further questioned if we can prevent landscaping if it takes away from a view.

Bob then questioned if the proposal for Blue Mountain Resort accommodation at South Base Lodge requires a zoning change, Shawn

answering the Official Plan exercise noted this would be require Town approval for more control and placement of building .

Manager of Development Planning Rob Armstrong then noted the original approval of Blue Mountain Resorts confirmed they could have 100 units at the South end and further noted zoning will not permit residential development at the orchard.

Bob then questioned new development of ski lands cannot be pre-designated as noted in paragraph 3.e of the discussion paper, Shawn replying that any new development associated with ski resorts will be forced to go through the Town development process.

Cameron then noted with respect to groomer noise, the ski facility has to groom at optimum time and ski conditions.

Michael then noted groomer noise is an issue and all issues should be incorporated into the Report.

The Committee then dealt with the following Recommendation:

Moved by: John McGee Seconded by: Ellen Anderson

THAT Council receive Planning Staff Report No. PL.08.09, "Zoning By-law Review Discussion Papers" for information and review purposes, Carried.

C.6 Process with regard to the removal of Holding '-h' Symbol

Manager of Development Planning Rob Armstrong then reviewed the Report and questioned if a public meeting to remove a holding symbol is necessary as it is a procedural matter only. Rob noted when a holding symbol is placed on a property the matter is between the Town and the proponent, and further noted the Official Plan requires notice of intent to remove the holding symbol is given to those who have participated in the process to keep them informed.

Bob then questioned if the whole circulation process is completed to remove a holding symbol, Rob replying no, just the person affected plus anyone who has participated in the process and he suggested continuing this process.

Rob noted this process is backed up by legal opinion.

Duncan then questioned the outcome if Council did not remove a holding symbol, Rob replying there is no timeframe to remove a holding symbol.

John McGee then noted this is a valid matter and questioned what is a valid delay and what is not, Rob replying the Town usually knows of any problem or concern ahead of time.

Michael then questioned if the removal of a holding symbol was like a deputation process, that Council would not be required to make a decision that night.

John McGee then noted that Council could decide the validity.

The Committee then dealt with the following Recommendation:

Moved by: Ellen Anderson Seconded by: Cameron Kennedy

THAT Council receive Planning Staff Report No. PL.08.11, "Process with regard to the removal of Holding "-h" Symbol", for information purposes, Carried.

C.7 Request for Comments, Niagara Escarpment Commission File No. G/R/2007-2008/9124, Dorothy Ridley & Frank Koc, Part Lot 16, Concession 7, Parts 4 to 6, RP 16R-1347 - #PL.08.02

Rob then reviewed the report and clarified the area of the property, noting the owners have selected an acceptable location. Rob noted the purpose of the Report is because the garage is proposed to be in front of the dwelling.

Duncan questioned if this affected the hydro line going through the area, if this is a good use of agricultural land and if TBM has any control of this, Rob answering the Town has no policies in place where the NE Plan is in effect.

The Committee then dealt with the following Recommendation:

Moved by: John McGee Seconded by: Ellen Anderson

THAT Council receive Planning Staff Report No.PL.08.02, "Request for Comments, Niagara Escarpment Commission File No. G/R/2007-2008/9124, Dorothy Ridley & Frank Koc, Part Lot 16, Concession 7, Parts 4 to 6, RP 16R-1347"; and

THAT Council support Niagara Escarpment Commission File No. G/R/2007-2008/9124, subject to the conditions contained in Planning Staff Report PL.08.02, Carried.

C.8 Request for Comments, Niagara Escarpment Commission File No. G/R/2007-2008/9121, Andrew Brethour, Cabin #18 Craigleith Ski Club, Part Lot 21, Concession 3 and 4, 248 Arrowhead Road - #PL.08.01 RA

Rob then reviewed the Report, noting a proposed addition to the cabin and confirmed the proposed expansion is minor, adding a bedroom. Rob further noted that staff feels the cabin owner should connect to services and that the condominium corporation should be registered and connected to services. Rob noted that staff recommends not supporting the Permit Application.

Duncan then questioned if the cabins that were supposed to be moved have been moved, Rob replying the cabins will be moved when the leases expire in a couple of years. Rob further noted that services and emergency access is important.

Bob then questioned if the owners of the condo corporation have suggested to cabin owners that they should be moved, Rob replying the cabins to be removed are on the slopes.

Michael then noted it is the club's decision to move the cabins.

Cameron then questioned the effect on the condo corporation if this application is granted, Rob replying none, that it falls on requirements noting the cabin will not be connected to services and services are questionable. Rob further noted it is a principle issue in advance of registering a condominium corporation.

Cameron then questioned why Council should reject the proposal, Duncan replying if it is passed, it could open the floodgates for other approvals and could postpone registering the condo corporation and proceeding with full services.

Duncan then questioned if service charges have been paid, Rob replying the Club has paid TBM.

Cameron noted seeing no correlation between the condo corporation and the addition.

Duncan then questioned if the owner of the land has any say of the cabin size, Rob replying it is unknown.

The Committee then dealt with the following Recommendation:

Moved by: R. J. Gamble Seconded by: D. R. McKinlay

THAT Council receive Planning Staff Report No. PL.08.01, "Request for Comments, Niagara Escarpment Commission File No.G/R/2007-2008/9121, Andrew Brethour, Cabin #18 Craigleith Ski Club, Part Lot 21, Concession 3 and 4, 248 Arrowhead Road; and

THAT Council NOT support said Niagara Escarpment Commission Development Permit Application No. G/R/2007-2008/9121 being comprised of Part Lot 21, Concession3 and 4, 248 Arrowhead Road, Carried.

C.9 Application for Zoning By-law Amendment, Jeffery & Bonnie Flemington, West ½ Lot 19, Concession 4, 596197 4th Line - #PL.08.03

The Committee then dealt with the following Recommendation:

Moved by: D. R. McKinlay Seconded by: Ellen Anderson

THAT Council receive Staff Report #PL.08.03, "Application for Zoning By-law Amendment, Jeffery & Bonnie Flemington, West ½ Lot 19, Concession 4, 596197 4th Line"; and

THAT Council pass a Zoning By-law Amendment to rezone the severed lands from the General Rural (A1) Zone and Hazard (H) Zone to the Rural Estate Residential (RERc) Zone and the Hazard (H) Zone; to rezone the retained lands from the General Rural (A1) Zone and the Hazard (H) Zone to the General Rural (A1-h) Zone and the Hazard (H) Zone; and establish a new minimum lot area of 15.0 hectares for the retained parcel's General Rural Zone, Carried.

C.10 Memo – Reduction in Planning Council Meeting Dates

Ellen noted an amendment to the Memorandum to include March 17, 2008 for a Public Meeting regarding the Fees and Charges By-law.

Duncan then noted no objection to reducing the number of Planning Council dates as long as there is no undue delay to the public.

Peter noted Planning can put planning agenda items on regular council agendas.

Duncan then requested electronic calendars to be updated electronically to note any changes.

John McGee then questioned if there is any reasoning to the first or third Monday, Peter answering no.

The Committee then dealt with the following Recommendation:

Moved by: D. R. McKinlay Seconded by: Cameron Kennedy

THAT Council receive the Memo dated January 21, 2008 from the Clerk regarding the reduction in Planning Council meeting dates, for information purposes, as amended, Carried.

C.11 Project Update (verbal)

Rob then reviewed the scheduling of the Orchard Lodge Public Meeting and confirmed staff is currently determining if the Application is complete. Rob noted Blue Mountain Resorts held a public meeting regarding proposal and a formal TBM meeting has been requested.

Rob canvassed Council to determine if Council wished to hold the meeting on a Saturday morning versus Monday night.

Ellen noted the attendance would be large and questioned if the meeting should be held at a Blue Mountain Resort.

Michael recognized the need to meet the public though not in favour of a Saturday meeting.

Duncan questioned the date proposed and if it would be during the March Break.

Michael then noted he and Bob attended the public meeting at Blue Mountain and found they were addressed on a substantial amount of unrelated issues.

Rob suggested March 1, being the Saturday before the March break, Michael questioning if the meeting can be moved to April.

Paul then noted the proponent needs this done as soon as possible to meet deadlines for construction start at the south end and further noted if the meeting was moved to April it would be an extremely tight deadline.

Michael then confirmed the March 1 date for the public meeting.

Ellen suggested the meeting be held at the Beaver Valley Community Centre from 9:00 a.m. to 11:00 a.m. as parking will be an issue at BMR at that time.

C.12 Additions to Agenda

None

C.13 Planning Committee of the Whole to Rise

The Committee then dealt with the following Recommendation:

Moved by: D.R. McKinlay Seconded by: John McGee

THAT the Planning Committee of the Whole do now rise, Carried.

D. Planning Council

D.1 Call to Order - Planning Council

Mayor Anderson then called the Planning Council to order and Council heard the Report from Planning Committee of the Whole Chair Martin, Michael noting while in Committee of the Whole Recommendations C2, C3, C4, C5, C6, C7, C8, C9 and C10, as amended were adopted by Committee for recommendation to Council.

Council then dealt with the following Resolution:

Moved by: John McGee Seconded by: Cameron Kennedy

THAT Council adopt and support the following Recommendations and Motions considered and passed by Committee of the Whole:

- C2, C3, C4, C5, C6, C7, C8, C9 and C10, as amended

Carried.

D.2 Amending By-law to Fence By-law No. 2003-14

Moved by: D.R. McKinlay Seconded by: Cameron Kennedy

THAT By-law No. 2008-05, being a By-law to delegate to the Committee of Adjustment the authority to grant variances from the provisions of Fence By-law No. 2003-14, as amended, be hereby passed this 21st day of January, 2008, Carried.

D.3 Zoning By-law Amendment, Jeffery & Bonnie Flemington, West ½ Lot 19, Conc.4, 596197 4th Line

Moved by: Michael Martin Seconded by: R. J. Gamble

THAT By-law No. 2008-06, being a By-law to rezone the severed lands from the General Rural (A1) Zone and Hazard (H) Zone to the Rural Estate Residential (RERc) Zone and the Hazard (H) Zone; to rezone the retained lands from the General Rural (A1) Zone and the Hazard (H) Zone to the General Rural (A1-h) Zone and the Hazard (H) Zone; and establish a new minimum lot area of 15.0 hectares for the retained parcel's General Rural Zone, those lands comprised of the West ½ Lot 19, Concession 4, be hereby passed this 21st day of January, 2008, Carried.

E. Reports and Minutes List – RECEIVE

Duncan then questioned the conditions on approvals for applications, Shawn answering that accessory buildings cannot be used for habitation.

1. Committee of Adjustment – November 15, 2007

Moved by: D. R. McKinlay Seconded by: Cameron Kennedy

THAT the Committee of Adjustment minutes of November 15, 2007 be received as circulated, Carried.

F. New and Unfinished Business

None

G. Next Meeting Date(s)

February 4, 2008

H. Confirmation By-law and Adjournment

Moved by: John McGee Seconded by: Michael Martin

THAT By-law No. 2008- 07, being a By-law to confirm proceedings of the Council of the Corporation of the Town of The Blue Mountains on January 21, 2008, be hereby enacted as passed this twenty-first day of January, 2008, Carried.

Moved by: R. J. Gamble Seconded by: Cameron Kennedy

THAT this Planning Council meeting do now adjourn, Carried.

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Ellen Anderson, Mayor

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Corrina Giles, Deputy Clerk