

Mylisa spoke regarding Priority #2 and noted that planning and development has been discussed and noted the importance of keeping the communication open with both the developer and with town staff. Mylisa noted that there are great changes and updates, but noted there is feedback from organizations that specific issues should be forwarded to the Director of Planning and Development, for review, referencing comments from Andrew Hill of the Georgian Triangle Development Institute.

Mylisa spoke regarding Priority #3, being the expansion of a regional transit, and noted this remains a priority for both the committee as well as the area. Mylisa noted that there are solutions being discussed across South Georgian Bay, much like the childcare session held last October. Mylisa noted that Collingwood will be hosting a transportation forum in February to try and advance the issue of transit.

Mylisa provided a recap of some of the priorities we have identified in addition to those just discussed, including workforce and interesting challenges to ensure that businesses have enough staff for their business and to enable businesses to grow. There are some specific challenges, and through the Four County Labour Market Planning Board, there is good research and references that we can bring forward.

Mylisa noted that there are more issues than just labour issues and people finding jobs, noting that this includes attainable housing, transit, labour supply and where these people are coming from and childcare. This is a cross regional issue, and bringing all together to talk about this issue is key. Mylisa noted that Chambers of Commerce will help EDAC look at the industries beyond tourism, that including trades, and industry to ensure their concerns and issues are heard as well.

Elizabeth spoke regarding the Childcare Forum held at the Marsh Street Centre in Clarksburg, noting their goal was to receive feedback on childcare issues in the community. Elizabeth noted that those in attendance were from the childcare community, including BVO and Grey County Social Services. A survey was conducted, and it was noted that childcare has a significant impact on workforce availability. This means that some workers have had to modify their workday, or change employers as they are unable to continue their work with their current employer. Elizabeth noted that in a Town with a high cost of living, families cannot afford to be underemployed.

Elizabeth noted that the Town's role is to raise awareness and advocate for our families. Child care is not under municipal control, it is a county and provincial issue. Elizabeth noted that most of those that completed the survey have not investigated all options available for child care. The Town has committed to providing childcare information on the new website, with links to resources at the local and county level. Elizabeth provided an update from the BVO as to the length of their waitlist, further noting that the BVO would have to more than double its size to accommodate all children wanting care at this time. Blue Mountain is planning to relocate its staff day-care facility due to long wait lists, as well.

Elizabeth noted that the Clarksburg Village Association has been included in the EDAC. Elizabeth noted that the Town sponsored an amazing event on behalf of EDAC, making connections to boost your business, learning and networking for women.

Elizabeth spoke regarding the new EDAC newsletter, noting it will be distributed quarterly to update residents and the business community on the key initiatives of the Town and EDAC, to highlight upcoming business events, share success stories and provide information on an upcoming basis. This newsletter is being distributed to members of our community via Twitter and through the e-blast and to all business community members through their own newsletters, reaching 3100 individuals and businesses, noting this can reach another 4500 through sharing by Grey and others.

Elizabeth noted that EDAC has identified some key priorities for 2018, including moving Town of The Blue Mountains Council from awareness to action on attainable housing, working with the Town on unique transit approaches, maintaining our commitment to work with business in the community to support their ability to grow their businesses through networking, events and education, and improve communications about EDAC's priorities and activities.

Andrew Siegart, President, Blue Mountain Village Association, spoke regarding the Tourism Labour Supply Task Force initiative. Andrew noted that the workforce shortage is going to be an ongoing crisis with the potential to inhibit growth in the area, further noting that we need to act now to attract new individuals to the area to fill these positions, and will need to address housing, transit and child care. Outmigration and early retirement is an issue in workforce.

Andrew noted that funds have been raised to hire a consultant to speak with employers and employees, to look at all municipalities in the South Georgian Bay region and try to identify the demand for housing units, a sense of what employers are willing to contribute to bringing projects online, an assessment of the municipalities in our region to try to understand which municipalities are willing to "play". Andrew noted that the consultant will look at global best practices and strategies for attainable housing in tourism destinations, and will consider the Whistler and Banff models. Will look at development levers, ie. development fees, incentives to build in the region, and then will put this together in a business case document and put it out to the development world and will ask for people to come forward with innovative projects.

Andrew noted that EDAC is showing leadership around the table, further noting there are other regional economic goals that we should be looking at, and perhaps look at new task forces.

Andrew asked that the Committee make a recommendation to Council to ensure it is acting on the goals currently in the Town's Strategic Plan to increase the range of housing choices and to promote housing affordability. Andrew requested that the Committee direct the CAO to engage in the process with EDAC to start thinking about this strategy for The Blue Mountains, further noting that this will involve additional conversations with industry and locals in the community. Andrew noted that locals are interested and aligned with attainable housing, further noting that he would like to see families living and growing here in The Blue Mountains.

Andrew noted that he is very proud of the team working on behalf of The Blue Mountains and for the businesses in The Blue Mountains, further noting they are doing interesting work, and providing Council with the information Council needs to make the right decisions for the community.

Councillor Seguin spoke regarding daycare and questioned if those that need daycare, if employment experience is an issue for those looking for work. Andrew noted that he does not see skill gaps in those looking for work, further noting that employees are motivated for work, and that he sees a lot of confidence at the entry level to the part-time retired worker. Andrew noted there is not enough people in all cohorts to fill demand.

Councillor Seguin questioned if businesses are willing to train, Andrew replying yes, further noting that in many instances, employers are hiring underqualified individuals due to the demand, making it a necessity to train.

Councillor Halos then spoke noting partnerships are important because many attainable housing corporations and projects that have been built, have not generally been completed by the municipality, there have been other partners involved. Councillor Halos is pleased that this initiative is moving forward to bring employers, municipalities, developers and CMHC together as no one can do it on their own. Councillor Halos spoke regarding location, further noting that this has to be looked at regionally, noting that transit and shopping have to be available for residents. Andrew spoke in response noting that he agrees that bringing everyone together regionally is important, further noting that they are now coming to municipalities to ask that staff drive this request to prioritize attainable housing for the team.

Councillor McGee spoke noting that what is changing is the new inclusive housing legislation, to permit ranges of housing, further noting that staff are working on what that legislation means, and what are tools are available. Councillor McGee noted it is good timing, further noting that the private sector is mobilizing, and now that the Town has new legislative powers, this can all be brought together, referencing the Attainable Housing Corporation, secondary suites, and the down-payment assistance program. Councillor McGee noted that he is hopeful there are solutions to move forward.

Mayor McKean spoke noting the Town requires much more information, further noting that EDAC should look at what municipalities are closest to provide affordable housing, noting they should consider when people get home from work, what amenities are available, who is at the forefront of being able to provide affordable/attainable housing, where can people shop, where can they buy their clothes, where will their children play sports, further noting that the “after work” will be a part of the discussion. Andrew spoke noting municipal readiness will be a part of the discussion, further noting that their recommendation is that the Committee recommend to Council that the CAO, Director of Planning and Economic Development work together on this initiative to bring those insights back to Council in anticipation of developing a strategy at the municipal level.

Mayor McKean noted that Council need to look at this and determine if this is where staff should be focusing their efforts. Andrew noted that this is a crisis in terms of employment, further noting that EDAC are asking staff to start working on a plan, following all of the building EDAC have been doing, and the research they are self-funding, noting that this would be respectful to the Committee and is necessary.

Mylisa spoke noting that business owners are solidly in line with Andrew’s comments, and with respect to the comments about capacity, that there is capacity here, noting that the arena is empty here, there are lots of capacity for kids to play sports here, and that we should be ahead of the curve to think about how The Blue Mountains can become a place where families can live, prosper, and get the work they need.

Mayor McKean spoke regarding the comparison of The Blue Mountains to Whistler and Banff, further noting that he compares the area to Fort McMurray. Fort McMurray could not get any workers to go to Fort McMurray until the rate of pay was changed. Mayor McKean noted that Fort McMurray realized that they have to pay people a certain wage to have workers live there. Mayor McKean noted that there are lots of way of looking at this, where we go from here, and how we get people to move to this area for work. Mayor McKean noted that we should not always compare ourselves to tourism centres, further noting that we should look at other companies, municipalities and regions that changed over time to where they had all the workers required. Andrew spoke in response noting that employers in this region that are winning and driving this economy are paying their employees quite well, and are having to compete on wage. Andrew noted that the scope of tourism jobs in this region goes from entry level positions to management positions, to every business discipline you can imagine. Andrew noted that he is speaking on behalf of every tourism business, noting that they want the municipality to engage and prove to the business community that the pillar in the strategic plan which says that attainable housing to support our economy is being actioned on. Andrew noted that what he has asked for is that staff work with this external initiative, take a little bit of time and work with them on this, and commit to advancing their work forward.

Interim CAO Shawn Everitt spoke noting that staff are on board with a lot of the points Andrew has brought forward. Shawn noted that a lot of good work is being done, and noted that he will work with staff to bring a report forward to a future meeting regarding next steps and outcomes.

Councillor McGee spoke regarding the attainable housing corporation, noting they are looking at a continuum of housing, everything from emergency housing to attainable housing, noting there is a need throughout this area. Councillor McGee noted that there was a 2010 needs

B.10.2 Request for Municipal Concurrence – Proposed Telecommunications Tower (Rogers Communications c/o Forbes Bros Ltd Telecommunication Services), PDS.18.10

Moved by: John McKean

Seconded by: John McGee

THAT Council receive Staff Report PDS.18.10, entitled “Request for Municipal Concurrence - Proposed Telecommunications Tower (Rogers Communications c/o Forbes Bros Ltd Telecommunication Services)” for the lands known as Plan 482, Lot 37 to 38 E, Part Lot 36, Registered Plan 16R-1793, Part 4, Craigleith, and for those known as Plan 482, Lot 35 West, Part Lot 36, Registered Plan 16R-1793, Part 5;

THAT Council support the installation of the proposed 25 metre tall shrouded mono-pole telecommunications tower and associated equipment within a 10m x 7m fenced compound, subject to the following conditions:

1. The applicant provide a letter to the Town of The Blue Mountains Planning and Development Services Department agreeing to completely dismantle and remove the facility from the subject lands upon termination of its use;
2. The applicant provide one (1) set of scaled engineering drawings, stamped and certified by a professional engineer, of the proposed support structure indicating the construction specifications to the Town of The Blue Mountains Planning and Development Services Department;
3. That future colocation requests for the proposed facility follow the Municipal Protocol and the existing installation design;
4. The applicant provide to the Town of The Blue Mountains Planning and Development Services Department a copy of the lease agreement for the site location, once finalized;
5. That the applicant obtain a Development Permit from the Grey Sauble Conservation Authority prior to construction;
6. That the applicant provide an acceptable engineered site grading and drainage plan to the Grey Sauble Conservation Authority;
7. That the applicant obtain confirmation from the Ministry of Natural Resources and Forestry that the proposal will not impact any habitat for species-at-risk and implement any mitigation recommendations received from the Ministry in this regard;
8. That the applicant obtain a Building and Land Use Permit from the Ministry of Transportation of Ontario for the installation of the tower and all components;
9. That the applicant obtain an Entrance Permit from the Ministry of Transportation of Ontario to redefine/add the proposed secondary use to the existing commercial entrance; and
10. That the applicant obtain an Encroachment Permit from the Ministry of Transportation of Ontario for any necessary utility connections.

AND THAT Council direct Planning Staff to forward these comments and recommendations to Innovation, Science and Economic Development Canada for their consideration, Carried.

B.11 Planning & Development Services Information Reports and correspondence to be considered in the adoption of the Consent Agenda:

B.11.1 Committee of Adjustment 2017 Annual Report, PDS.18.06

THAT Council receive Staff Report #PDS.18.06, “Committee of Adjustment 2017 Annual Report” for information purposes, Carried.

B.12 Correspondence, if any

None

C. 5:00 PM Public Meetings / Deputations

Mayor McKean noted 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 Statutory Public Meetings

C.1.1 Public Meeting: Application for Official Plan Amendment and Zoning By-law Amendment, 214 Scenic Caves Road, Part Lot 16, Concession 3 (Scenic Caves Nature Adventures – Parking Area)

Mayor John McKean read the Notice of Complete Application and Notice of Public Meeting and to take notice that the Town of The Blue Mountains has received Complete Applications for Official Plan Amendment and Zoning By-law Amendment in accordance with the Planning Act and the Town of The Blue Mountains Official Plan.

John noted the property location is 214 Scenic Caves Road Part Lot 16, Concession 3.

John noted the purpose and effect of these applications is to consider a proposal for an overflow parking area on the subject lands to support the adjacent Scenic Caves Nature Adventures property.

John noted should the above amendments be approved, an application for Site Plan Approval will be required to address vehicle and pedestrian access, site entrance location, site drainage and grading, landscaping, buffering and other items. An application for Site Plan Approval has not been submitted at this time.

John noted the public meeting is your chance to hear more about the proposal and make your views about it known. You may also speak at the meeting or submit written comments. Information from the public will help Council in their decision-making process, so make sure to have your say!

John noted any person or agency may attend the Public Meeting and/or make verbal or written comments either in support or in opposition to the proposed amendment.

John noted a decision on this proposal has NOT been made at this point and will NOT be made at the Public Meeting.

John noted after reviewing the application and any comments received, Town staff will bring a recommendation on this project to a future council meeting.

John noted you must make a request in writing if you wish to receive a notice of any decision of Council on this proposal.

John noted if a person or public body does not make oral submissions at a public meeting or make written submissions to Town of The Blue Mountains before the Official Plan Amendment is adopted or By-law is passed, the person or public body is not entitled to appeal the decision of Council to the Ontario Municipal Board.

John further noted if a person or public body does not make oral submissions at a public meeting, or make written submissions to Town of The Blue Mountains before the Official Plan Amendment is adopted or By-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

The Clerk noted that notice of the public meeting was given in accordance with the Planning Act and that in response comments were received from Grey County Planning and Development Services, Grey County Transportation Services, Grey Sauble Conservation Authority, Historic Saugeen Metis (HSM) Lands, Resources and Consultation Department, The Blue Mountains Infrastructure and Public Works Department, Niagara Escarpment Commission, residents Elizabeth Stephenson, Sergei and Oxana Timoshenko, Lisa and Peter Yaromich, Herve, Lysane and Nicolas Boyer, Isabelle Osmar, Rick Garland, Shelley Wells on behalf of Elizabeth and Bruce Perkins, Arnie and Mildred Valian, Tim and Deirdre Davy.

Planner Shawn Postma spoke reviewed the application and noted that the proposal is to consider a zoning by-law amendment and official plan amendment, to provide for a new overflow parking lot on the subject lands, adjacent to the Scenic Caves property. Shawn noted that staff are looking for all comments in response to the application, and that a followup staff report will come forward to include all comments received.

Shawn identified the location of the property and noted that there is an existing house on the subject lands. Shawn noted that the parking area will be connected via a trail to the main Scenic Caves property. Shawn noted that notice of complete application was sent out to those within 400' of the subject lands, (120 metres) and to those that expressed interest in the recent public meeting regarding the Blue Mountain Resort parking lot in that same area, and to the normal circulation list.

Shawn noted that staff will consider all public comments, review conformity with planning documents, provincial policy, official plan and zoning by-law reviews, and this information will be included in the followup staff report and brought back to the Committee for recommendation to Council to make a decision on the official plan amendment and zoning by-law amendment. Shawn noted that if the official plan amendment is approved, the County of Grey is the approval authority so, technically the County of Grey would consider the official plan amendment. Shawn noted that a future application for site plan approval to deal with a lot of the issues that have been brought forward in the public process will be wrapped into the site plan application that will be reviewed and considered for approval at a future date.

Councillor McGee questioned if the lands to the south of the subject site are also owned by Scenic Caves. Shawn replying yes.

Krystin Rennie, Georgian Planning Solutions, planning consultant for Scenic Caves spoke noting the property is located at 214 Scenic Caves Road. Krystin noted that the County Official Plan designates the property as Escarpment Recreation Area, The Blue Mountains Official Plan designates the site as Residential Recreation Area and Hazard, the Township of Collingwood Zoning By-law 83-40 zones the property as estate residential.

Krystin provided the history of Scenic Caves, and the awards won by Scenic Caves. Krystin noted that the main parking area currently accommodates 70 cars, further noting there is no space to expand the current parking lot. Proposed parking will provide a solution for overflow parking, referencing pedestrian and parking concerns along Scenic Caves Road. Krystin noted that Scenic Caves have been working on a parking solution for several years, further noting there are natural constraints in this area, and the existing infrastructure limits expansion. Krystin noted that Scenic Caves have also looked at purchasing larger parcels at the top, but was unable to acquire additional lands, but also lead to shuttling service constraints. Acquiring lands through relationship and partnerships with other resorts was not a viable or long-term solution.

Krystin provided an overview of the site, noting it is adjacent to the lands owned by Scenic Caves and adjacent to Sideroad 15A, and will provide 110 parking spaces. Krystin noted there are plans for a buffer along Scenic Caves Road, as well as the pond area, trees along the northerly property line will remain, and that an enhanced buffer will be put in place. Krystin noted that the area at the back, behind the adjacent residential property, will not have parking

and no lighting is proposed for the site. Krystin noted that the parking lot will only be used when the main parking lot is full. Krystin noted that vehicle and pedestrian safety will be enhanced as the pedestrians will follow a trail, and will not walk along Scenic Caves Road to get to the main Scenic Caves site.

Krystin noted the surface runoff from the parking area will be collected and conveyed overland via subdrain to a stormwater control feature, linear LID swale, where quality and quantity of water will be addressed. The treated runoff will then be discharged to the adjacent stream across Scenic Caves and down the escarpment, and it will not become part of the groundwater regime. Krystin noted that they do not anticipate this will be a problem for wells as the existing soils and groundwater are not suited for filtration. Stormwater management solutions will be reviewed in detail by the Town of The Blue Mountains, Niagara Escarpment Commission and Grey Sauble Conservation Authority.

Krystin noted that the site will alleviate pressure of parking along Scenic Caves Road.

Councillor Seguin questioned if the existing parking lot can accommodate 140 spaces? Krystin replying correct. Councillor Seguin questioned if Blue Mountain patrons could use this parking lot as well, Krystin noted that this parking lot is for Scenic Caves patrons.

Councillor Halos questioned if the parking lot will be gated or have controlled access, Krystin noted that there will be signage in place, further noting that there are parking attendants at the main parking lot and that this parking lot would be used only when the main parking lot is full.

Councillor McGee questioned if the pond is man-made, Krystin replying, yes, she believes so. Councillor McGee questioned if the pond could be moved to the other side of the site, closer to the residential house, to get the parking away from the residential homes and get the parking lot closer to the Sideroad 15A. Councillor McGee questioned the constraints of the Scenic Caves property on the south side of Sideroad 15A, Krystin replying old growth cedars are in place and the escarpment slope.

Deputy Mayor Ardiel spoke questioning if the proposed overflow parking lot will accommodate all cars, or will cars still park on Scenic Caves Road, Krystin spoke in response noting that it is anticipated that the proposed overflow parking lot will accommodate all cars based on their numbers. Krystin noted that fencing the pond will be considered through the site plan process.

Councillor Seguin spoke questioning if the Blue Mountain Resort shuttle provides drop off to Scenic Caves, Rob Thorburn replying no.

Norman Wingrove, Acting President and Secretary of Blue Mountain Watershed Trust Foundation spoke expressing concern with the proposed parking lot. Norman noted that the headwaters of the Townline Creek run through the lot, further noting that they have partnered with the conservation authorities to study the water quality of Townline Creek. Norman noted that Townline Creek provides fish habitat and that studies have shown that development is having a negative impact on this watercourse. Norman noted that they are concerned that the proposed parking lot will introduce harmful pollutants such as road salt and petrochemicals into the watershed. Norman urged the Town to consider this application carefully and the potential negative impact on our natural heritage.

Shelley Wells, Planner with Wells Associates, spoke noting she is acting on behalf of Elizabeth and Bruce Perkins, property owners of 208 Scenic Caves Road. Shelley noted that the Perkins' property is directly adjacent to the subject lands. Shelley noted that the Perkins object to the Official Plan Amendment for the purposes of developing a parking lot and noted she has submitted an extensive detailed written opinion expressing the objection. Shelley noted that the application should have included a traffic impact study and an environmental impact study. Shelley noted that the burden of proof has not been met and that the applicant is relying on economic development to justify the official plan amendment, further noting that a private, for

profit business, will benefit. Shelley noted that the character and environment needs to be protected, further noting that the use is not compatible or suitable in this area.

Elizabeth Stephenson Perkins, owner of 208 Scenic Caves Road, spoke noting she owns the property next door to the subject lands. Elizabeth noted that if this parking lot is approved, that her property will be completely surrounded by parking lots. Elizabeth noted that the Blue Mountain Resort parking lot just approved on the other side of their property is adding 220 parking spaces, and that with this proposed parking lot, that there will be 4.5 acres of parking in a 1.1 km area. Elizabeth noted that there is no visual barrier between their property and the parking lots, and expressed concern for the safety of her small children. Elizabeth noted that their well draws just across the property-line, and expressed concern for the health of their well. Elizabeth noted that the rural residential area is beautiful, and adding another parking lot will take away from this. Elizabeth noted this is not what they envisioned when they purchased this property and asked that Council not approve the application.

R.B. Waind, resident in Swiss Meadows, spoke commending Scenic Caves for addressing the parking issues. R.B. noted that access will be from Sideroad 15A according to the County, and noted this will be a challenge with the pond in the current location. R.B. noted that pedestrian and vehicular safety is concerning along this stretch of Scenic Caves Road, noting there are already concerns for safety of pedestrians from new Blue Mountain Resorts parking lot crossing the Scenic Caves Road to get to the top of Blue Mountain for the skating link. R.B. noted that parking is an interim land use, and that with the new Official Plan in place, and other lands to be developed in this area for 12 or 13 residential units, that sporadic interim land use amendments is concerning.

Mary Vasny, resident at 62 Highlands Crescent, Collingwood, spoke regarding access to Scenic Caves and how will pedestrians get to the trail, Krystin Rennie spoke in response noting that pedestrians will have to cross Sideroad 15A to get to the trail to Scenic Caves. Mary then questioned how pedestrians will cross the creek and pond on the site, Krystin replying that this will be included in the site plan application and design.

As no one further wished to speak, Mayor McKean declared the public meeting to be closed.

C.2 Deputation

None

D. New and Unfinished Business

D.1 Notice of Motion (Council)

None

D.2 Additions to the Agenda

None

E. Notice of Meeting Dates

Special Committee of the Whole Meeting, February 5, 2018
Town Hall, Council Chambers, 1:00 p.m.

Council Meeting, February 12, 2018
Town Hall, Council Chambers

Committee of the Whole Meeting, February 21, 2018
Town Hall, Council Chambers

F. Adjournment

Moved by: John McGee

Seconded by: Gail Ardiel

THAT this Committee of the Whole does now adjourn at 5:54 p.m. to meet again, February 21, 2018 , Town Hall, Council Chambers, or at the call of the Chair, Carried.

John McKean, Mayor

Corrina Giles, Town Clerk