

B. Staff Reports, Deputations, Correspondence

Finance, Administration and Fire Reports To be chaired by Councillor Gail Ardiel

B.1 DEPUTATIONS

B.1.1 Blue Mountain Ratepayers Association – Budget Review Committee Re: Review the Value of the Grey County Fiscal Relationship

John Leckie spoke on behalf of the Blue Mountain Ratepayers Association – Budget Review Committee and the flow of money to and from the County. Mr. Leckie noted that The Blue Mountains has needs here, referencing the tourist draw experienced by the Town and the requirement for additional services, infrastructure and institutions ie. OPP.

Mr. Leckie noted that County Council and Town Council need to work together to get better value for County services.

Councillor McKean then spoke suggesting that the BMRA - Budget Review Committee request that the County of Grey, TAPS Committee provide a summary of what has been spent in The Blue Mountains in the last five years on roads and infrastructure and social housing units located in The Blue Mountains.

Councillor Martin then spoke expressing concern that the 7000 fulltime residents of The Blue Mountains are contributing 25% of the County's budget, further noting that there is an obligation of the County to advise how and where the 25% is being spent. Michael then noted that other municipalities need to know how much they are being subsidized as well. Michael noted that The Blue Mountains needs accountability from the County, further noting that this issue should not go away. Michael then noted that the Town should direct its County representatives to enquire as to how the funds are spent.

Councillor Gamble then spoke noting the administration at the County is concerning, further noting that The Blue Mountains pays 26% of the County administration costs, further noting that he believes The Blue Mountains is paying 2.5 times what it should be paying.

Councillor Halos then thanked Mr. Leckie for his presentation and letter. Councillor Halos noted that Deputy Mayor McKinlay works very hard for the Town and that communication to the Town should maintain a professional level. Joe then noted he agrees with Councillors McKean, Martin and Gamble.

Deputy Mayor McKinlay then spoke noting that ensuring The Blue Mountains taxpayers dollars are best spent, as well as County residents, is a priority. Duncan noted that there is a system set up and existing at the County. Duncan noted that he has always done things and made decisions for the best interest of the whole County. Duncan noted he is a strong advocate for the county-wide roads study, further noting this study is ongoing. Duncan then noted the County has recently undergone a review of its HR, Housing, and Operational Services departments. Duncan noted that there needs to be a continued effort to ensure all County interests are considered. Duncan then spoke to reference that the County boundaries should change, further noting that the Minister of Municipal Affairs and Housing is not interested.

Mr. Leckie noted that the BMRA – Budget Review Committee wants to work together.

Councillor Ardiel spoke noting she was The Blue Mountains County Councillor from 2003 to 2006, and was elected "at large". Gail noted that the County does not require additional software to provide this information to the Town, and suggested that the

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

THAT with respect to Staff Report FIT.14.04 entitled “2014 Grants and Donations Program – Applications”, that Council grant the funding as requested by the Business Associations, as follows:

1. Blue Mountain Village Association, \$5000 cash
2. Clarksburg Business Association, \$5000 cash, Carried.

B.2.2 2014 Christmas Closure – Town Hall, HR.14.02

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

THAT Council receive Staff Report HR.14.02 “2014 Christmas Closure – Town Hall”; and

THAT Council direct that the Town Hall will be closed from noon on Wednesday, December 24, 2014 and will reopen on Monday, January 5, 2015, Carried.

B.3 FINANCE, ADMINISTRATION AND FIRE “INFORMATION REPORTS” AND CORRESPONDENCE TO BE CONSIDERED IN THE ADOPTION OF THE CONSENT AGENDA

B.3.1 The Blue Mountains Fire Department Year End Report, January – December 2013, FD.14.1

THAT Council receive Staff Report FD.14.1 “The Blue Mountains Fire Department Year End Report January – December, 2013” for information purposes, Carried.

B.4 CORRESPONDENCE

None

**Engineering & Public Works and Recreation Reports
To be chaired by Councillor Joe Halos**

B.5 DEPUTATIONS

None

B.6 STAFF REPORTS

B.6.1 Event Temporary Road Closures for 2014, DOR.14.02

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

THAT Council receive Staff Report DOR.14.02 titled “Event Road Closures for 2014” for their information, and

THAT Council authorize the temporary closure of certain Town highway portions as outlined in this report subject to approval through the Event Notification process; and,

THAT Council authorize Town Staff to assist proponents with the application process to the County of Grey for the temporary closure of certain County highway portions as outlined in this report subject to approval through the Event Notification process, being:

B.7 ENGINEERING & PUBLIC WORKS AND RECREATION “INFORMATION REPORTS” AND CORRESPONDENCE TO BE CONSIDERED IN THE ADOPTION OF THE CONSENT AGENDA:

B.7.1 Water Section Operations Update- September to December 2013, EPW.14.007

THAT Council receives Report EPW.14.007 entitled “Water Section Operations Update – September to December 201” for their information, Carried.

B.8 CORRESPONDENCE

None

**Planning, Building and By-Law Enforcement Reports
To be chaired by Councillor Michael Martin**

B.9 DEPUTATIONS

None

B.10 STAFF REPORTS

B.10.1 Application for Consent B05-2013, Sid and Louise McFarlane, Town Plot Part Lot 7, Louisa W/S 36 Elma Street South, Town of The Blue Mountains, PL.14.14

Councillor Gamble then vacated the Council Chamber having earlier declared a pecuniary interest regarding Agenda item B.10.1.

Moved by: John McKean Seconded by: Joe Halos

THAT Council receive Staff Report PL.14.14 “Application for Consent B05-2013, Sid and Louise McFarlane, Town Plot Part Lot 7, Louisa W/S, 36 Elma Street South, Town of The Blue Mountains”; and,

THAT Council grant Application for Consent B05-2013 subject to the following conditions:

1. That the Applicant meet all the requirements, financial, including, but not limited to, Development Charges and Cash-in-lieu of Parkland, and otherwise of the Town for the Certificate of Consent to be issued.
2. That the Applicant provide a description of the land which can be registered in the Land Registry Office.
3. That the Applicant remove a section of the existing cedar hedge along the northerly side lot line of the severed parcel measured from the front lot line to a point 3.0 metres into the property.
4. That all conditions noted above shall be fulfilled within one year of the decision so that the Town’s Clerk is authorized to issue the Certificate of Consent pursuant to Section 53(42) of the Planning Act, Carried.

B.10.2 Thornbury Square (Sobeys) – Development Proposal Update, PL.14.17

Moved by: D.R. McKinlay Seconded by: Gail Ardiel

THAT Council receive Staff Report PL.14.17 respecting “Thornbury Square (Sobeys) Development Proposal Update” for information purposes and that Council confirm that a further public meeting is not required for the subject proposal, Carried.

B.11 PLANNING AND BUILDING “INFORMATION REPORTS” AND CORRESPONDENCE TO BE CONSIDERED IN THE ADOPTION OF THE CONSENT AGENDA:

B.11.1 Committee of Adjustment 2013 Annual Report, PL.14.01

THAT Council receive Report No, PL.14.01, “Committee of Adjustment 2013 Annual Report’ for information purposes, Carried.

B.11.2 Official Plan Steering Committee Minutes, July 18, 2013

That Council receive Official Plan Steering Committee Minutes dated July 18, 2013, Carried

B.12 CORRESPONDENCE

None

C. 5:00 PM Public Meetings / Deputations

C.1 Statutory Public Meetings

C.1 Statutory Public Meetings

C.1.1 Applications for Consent and Zoning By-law Amendment

File No. B08-2013: Applicant Michael Sheridan

File No. B09-2013: Applicant Mary-Lynn Sheridan

File No. B10-2013: Applicant Mary-Lynn Sheridan

File No. B08-2013: Applicant Michael Sheridan

Councillor Michael Martin, as Chair of the Planning, Building and By-law portion of the Committee of the Whole meeting, 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.

Councillor Martin then read the meeting notice regarding Application for Consent B08-2013, noting the Owner is Michael Sheridan, the agent is D.C. Slade Consultants Inc.

Councillor Martin noted the purpose and effect of this consent is to consider a request for a lot addition. The request proposes to sever a 3.02 hectare parcel of agricultural land and deed it as a lot addition to an existing non-farm residential lot. This application is submitted with two additional applications that ultimately propose to create three separate farm parcels from two existing farm parcels and an existing non-farm residential lot. (See also Consent File B09-2013 and B10-2013)

Councillor Martin noted that the legal description of the property is Part Lot 25, Concession 10, Town of The Blue Mountains, and that the severed parcel has a frontage of 123 m, a depth of 288m, and an area of 3.02 ha.

Councillor Martin noted that the retained parcel has a frontage of 211 m, a depth of 601m and an area of 19.58 ha. Councillor Martin noted that the property has access on an open and maintained municipal street and that there is no municipal water or municipal services on the property.

Councillor Martin noted that the land is not subject to an official plan amendment, but is subject to a zoning by-law amendment.

File No. B09-2013: Applicant Mary-Lynn Sheridan

Councillor Martin then read the Application for Consent regarding File No. B09-2013, noting that the Owner is Mary-Lynn Sheridan, and the Agent is D.C. Slade Consultants Inc.

Councillor Martin noted the purpose of this consent is to consider a request for a lot addition. The request proposes to sever a 0.55 hectare parcel of agricultural land and deed it as a lot addition to an agricultural property. This application is submitted with two additional applications that ultimately propose to create three separate farm parcels from two existing farm parcels and an existing non-farm residential lot. (See also Consent File B08-2013 and B10-2013).

Councillor Martin noted that the legal description of the property is Part Lot 25, Concession 10, Town of The Blue Mountains. Councillor Martin noted that the severed will have a frontage of 0 metres, a depth of 300 m, and an area of .55 ha. Councillor Martin noted that the retained parcel will have a frontage of 290m, a depth of 601 m and an area of 17.05 ha.

Councillor Martin noted the property has access on an open and maintained municipal street and that there is no municipal water or municipal sewer on the lands. Councillor Martin noted that the land is not subject to an official plan amendment, but is subject to a zoning by-law amendment.

File No. B10-2013: Applicant Mary-Lynn Sheridan

Councillor Martin then read the Application for Consent regarding File No. B10-2013, noting that the Owner is Mary-Lynn Sheridan and the Agenda is D.C. Slade Consultants Inc.

Councillor Martin noted that the purpose and effect of this consent is to consider a request for a lot addition. The request proposes to sever a 6.54 hectare parcel of agricultural land and deed it as a lot addition to create a new agricultural property. This application is submitted with two additional applications that ultimately propose to create three separate farm parcels from two existing farm parcels and an existing non-farm residential lot. (See also Consent File B08-2013 and B09-2013).

Councillor Martin noted the legal description of the property is Part Lot 25, Concession 10, Town of The Blue Mountains. Councillor Martin noted that the severed parcel will have a frontage of 120m, a depth of 601m, and an area of 6.54 ha. Councillor Martin noted that the retained parcel will have a frontage of 170m, a depth of 601m and an area of 10.51 ha.

Councillor Martin noted that the property has access on an open and maintained municipal street and that the property does not have municipal water or municipal sewer. Councillor Martin noted that the land is not subject to an official plan amendment and is subject to a zoning by-law amendment.

Zoning By-Law Amendment

Councillor Martin then read the Notice of Application and Public Meeting to Consider a Zoning By-Law Amendment noting that the Planning Department of the Corporation of the Town of The Blue Mountains has received an Application for Zoning By-law Amendment.

Councillor Martin noted that the purpose of this Public Meeting is to consider a potential condition of Consent that proposes to create three separate farm parcels from two existing farm parcels and one non-farm residential parcel. An Amendment is required in order to permit the proposed lot areas being less than the minimum required 20 hectares in size. It is also recognized that the subject lands are located within 500 metres of the existing Town Landfill Site. There is no development proposed within this buffer area at this time, and it is proposed that the Holding `h` symbol be placed on the buffer lands until the necessary evaluations and studies are completed.

Councillor Martin noted that the effect of this By-law is to establish a new minimum lot area requirement of 18 hectares for Parcel 1 and a minimum lot area of 10 hectares for proposed Parcel 2 and Parcel 3, and to place the Holding `h` symbol on those lands located within the 500 metre buffer area from the Town Landfill Site.

Councillor Martin noted that in support of this application, a Planning Justification Report has been submitted.

Councillor Martin noted that the lands subject to this By-law are comprised of Part Lot 25, Concession 11, Town of the Blue Mountains.

Councillor Martin noted that, with respect to the three Applications for Consent and the Zoning By-law Amendment that any person or agency may attend the Public Meeting and/or make written or verbal representation either in support of or in opposition to the proposed Amendment, and that if a person or public body does not make oral or written submissions at a public meeting to the Town of The Blue Mountains in respect of the proposed Zoning By-law Amendment, the person or public body is not entitled to appeal the decision of Town Council to the Ontario Municipal Board; and may not be added as a party to the Hearing of an appeal before the Ontario Municipal Board.

The Clerk then noted that with respect to the Applications for Consent and the Zoning By-Law Amendment, that Notice was given in accordance with the Planning Act and the Town's Notice Policy, and that in response, comments were received from Grey Sauble Conservation Authority and Grey County Planning.

Deputy Mayor McKinlay then questioned if the holding symbol is limited to structures, Planner Shawn Postma replying yes.

Councillor Ardiel questioned the location of the boundaries of the original 100 acre parcel, Applicant Michael Sheridan replying that the original parcel was 125 acres, and that the purpose of the applications is to straighten the lot lines, and to make three agricultural parcels.

Duncan then questioned if the followup staff report will speak to specialty agricultural designations and criteria, Shawn replying yes.

Miriam Vasni, Consultant with DC Slade Consultants, then spoke identifying the location of the existing lot lines. Miriam noted there is an existing well on parcel 1 in favour of parcel 2, and noted that the owner would like to leave this in place at this time. Miriam noted that parcel 2 will have its own well in time. Miriam noted that the end effect of the consent will be three viable specialty crop parcels and will eliminate the non-farm compatibility use.

