

MINUTES The Blue Mountains Special Meeting of Council



MEETING DATE: February 29, 2016
MEETING TIME: 2:30 p.m.
LOCATION: Town Hall, Council Chambers
PREPARED BY: Krista Royal, Deputy Clerk

A. Call to Order

Mayor McKean called the meeting to order with all members in attendance save Councillor McGee absent due to vacation.

Also in attendance were CAO Troy Speck, Director of Infrastructure & Public Works Reg Russwurm, Director of Planning and Development Services Michael Benner, Director of Finance & IT Services Ruth Prince, Manager of Water & Wastewater Services John Caswell, Communications & Economic Development Coordinator Elizabeth Cornish, Manager of Human Resources Jennifer Moreau, Planner II Bryan Pearce, Senior Policy Planner Shawn Postma, Planner I Denise Whaley, Manager of Development Engineering Brian Worsley, and Development Engineering Technologist Tom Gray.

Council then paused for a Moment of Reflection.

▪ **Approval of Agenda**

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

THAT the Agenda of February 29, 2016 be approved as circulated, including any items added to the Agenda, Carried.

▪ **Declaration of Pecuniary Interest and general nature thereof**

No member declared a pecuniary interest to any matter on the Agenda

▪ **Adoption of Consent Agenda**

With the adoption of the Consent Agenda, all Recommendations found within previous Committee Reports or Minutes are then approved or received by Council, as noted. These Committee meetings are open to the public. The Consent Agenda content is available to the public when the Agenda is finalized but is not subject to discussion from the floor at this time, however, representations may be made at subsequent meetings on matters of interest.

Moved by: Gail Ardiel Seconded by: Michael Martin

THAT the Consent Agenda of February 29, 2016, be adopted as circulated, less any items requested for separate review and discussion, Carried.

B. Deputations / Presentations / Public Meeting

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.

B.1 Andrew Pascuzzo and David Slade, D.C. Slade Consultants Inc. Re: 2014 Official Plan Discussion Paper

David Slade addressed Council and thanked them for the opportunity to speak to the Staff report being presented to Council. David noted that Staff have done a great job in reviewing the Official Plan and have provided the essential material in the review which is all about being fair to the general public, it's complicated and for the growth in future development within the municipality. David further noted that he applauds Council for relooking at the issue.

David noted that in general he supports the Official Plan Report, allowing 10 units/hectare, good starting point with realistic density, which will avoid constant amendments to the Official Plan as the existing density of 5 units/hectare is too low. David further noted there is room for growth as our existing sewer and water is currently underutilized with only using 1/3 of our Sewage Treatment Plant, the Town can easily accommodate development.

David then spoke on Bonusing, noting Council will need to be careful and provide clear guidelines to be implemented but there should have a maximum cap on Bonusing, suggesting 20% increase in density. David noted that the Bonusing is a useful tool and should be used for special circumstances like affordable housing. David then noted bonusing could be useful for key lands for the Town to expand beach areas or for hard services such as community facilities.

David then advised that formal comments will be provided once he reviews the final draft of the Official Plan in the next couple of weeks and is hopeful the OP is released prior to the public meeting.

Mayor McKean thanked David for providing his comments to Council.

Councillor Sequin asked Mr. Slade of what option would he support based on the staff report presented. David replied that he would not want to slow down the new Official Plan process but supports Option 5 this can be achieved with provisions that bonusing should still be an option but strict guidelines should be in place.

Councillor Halos commented that it is important to have a clear policy in place for the Town to operate for years to come without the political bodies making the decisions for amendments to the Official Plan being brought forward to Council on an ongoing basis.

B.2 Brian Nelson, Blue Mountain Ratepayers' Association Re: Density and Bonusing

Brian Nelson reviewed his Density and Bonusing presentation with Council covering areas of concern which outlined what the Community wants, protection of our natural surroundings, growth and development that respects and enhances our community assets, and an Official Plan that reflects our community.

6. A further review of employment land policies should be undertaken to ensure they are poised to accept the form of employment that would be most appropriate for the Town, Carried.

C.2 2014 Official Plan Discussion Paper Review, PDS.16.14

Moved by: Michael Seguin Seconded by: Joe Halos

THAT Council receive Staff Report PDS.16.14 “2014 Official Plan Discussion Paper, Density, Height and Bonus Density Review”; and

THAT Council consider the five options presented on Density and Bonus Density policy direction; and

THAT Council direct Staff to proceed with Bonus Density Option 2 as outlined in Staff Report PDS.16.14 and to report back to Council with a list of proposed modifications to the Density and Bonus Density sections of the Official Plan, Carried.

Moved by: Michael Seguin Seconded by: Joe Halos

THAT Council direct Staff to proceed prepare detailed Bonus Density Guidelines for possible adoption for a future Official Plan Amendment following receipt of public comments and consideration by Council, Carried.

D. Consent Agenda

Reports List (Adopt)

D.1 Committee of the Whole Report – (Additions to COW Agenda items D.2.1 and D.2.2 only), dated February 24, 2016

E. By-laws

E.1 By-law to Delegate Certain Power or Authority

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

THAT By-law No. 2016 - 9 being a By-law to delegate certain power or authority, be passed this 29th day of February, 2016, Carried.

F. Adjournment

Moved by: Michael Martin Seconded by: Gail Ardiel

THAT this Council does now adjourn at 6:04 p.m. to meet again at the call of the Chair, Carried.

John McKean, Mayor

Krista Royal, Deputy Clerk