

Minutes The Blue Mountains Council Meeting



MEETING DATE: March 4, 2013

LOCATION: Town Hall, Council Chamber

PREPARED BY: Corrina Giles, Town Clerk

A. Call to Order

- Deputy Mayor McKinlay called the meeting to order with all members in attendance save Mayor Anderson absent due to vacation, Councillor Halos and Councillor Martin absent due to previous commitments.

Also in attendance were CAO Troy Speck, Director of Engineering & Public Works Reg Russwurm, Director of Planning & Building Services David Finbow, Director of Recreation Shawn Everitt, Communications & Economic Development Coordinator Lisa Kidd, Director of Finance & IT Services Robert Cummings, Manager of Water & Wastewater Services John Caswell, Capital Accountant Darcy Chapman, Environmental Initiatives Coordinator Adam McMullin and Solicitor John Metras.

- Council then paused for a moment of Personal Prayer or Reflection.
- Approval of Agenda

Moved by: John McKean Seconded by: Gail Ardiel

THAT the Agenda of March 4, 2013 be approved as circulated, including any items added to the Agenda, unanimously Carried.

- No member declared a pecuniary interest with any matter as listed on the Agenda, save Councillor McKean regarding Agenda item F.2 and his place of employment.
- Adoption of Consent Agenda

Moved by: R.J. Gamble Seconded by: Gail Ardiel

THAT the Consent Agenda of March 4, 2013 be adopted as circulated, less any items requested for separate review and discussion, being Agenda item, F.4 Infrastructure and Recreation Committee Report dated February 12, 2013, Carried.

- Previous Minutes

Moved by: R.J. Gamble Seconded by: John McKean

THAT the Special Meeting of Council minutes of January 30, 2013 and February 13, 2013, and the Council minutes of February 11, 2013, be adopted as circulated, including any revisions to be made, unanimously Carried.

B. Deputations / Public Meetings

The Clerk noted that 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 Public Meeting - To Consider the Non-Profit Blue Mountains Housing Corporation

Deputy Mayor McKinlay read the Notice of Public Information and Public Meeting regarding the creation of a Non-Profit Blue Mountains Housing Corporation.

Duncan noted that a Statutory Public Meeting to consider the Non-Profit Blue Mountains Housing Corporation will be held in the Council Chamber at The Blue Mountains Municipal Office at 7:00 pm. on Monday, March 4, 2013. Duncan noted that any person may attend the Public Meeting and /or make written or verbal representation regarding this matter.

Duncan noted that Notice is hereby given that the Council of The Corporation of the Town of The Blue Mountains, at its regularly scheduled Council Meeting of Monday, March 25, 2013 will receive a Report from Staff summarizing the public consultation with recommendations with respect to incorporation of a non-profit housing corporation for The Blue Mountains.

The Clerk noted that Notice was given in accordance with the Town's Policy for Giving Notice and in accordance with the *Municipal Act* and in response correspondence was received from the Housing Resource Centre, Sustainable Path Implementation Steering Committee, Beaver Valley Outreach and resident Janet Findlay.

CAO Troy Speck spoke noting that in recent years many strategic documents and studies have been commissioned by the Town that have pointed to the need for more diverse and attainable housing within the Town.

Troy noted that in April of 2012, the Town's Housing Committee brought a report to Council which presented a business plan for one avenue of moving from plans, to actually taking action to address housing attainability. That plan recommended the creation of a Non-Profit Housing Corporation to deliver on the business model. Troy noted that Town staff worked with members of the committee, and legal counsel, to scope out what that Non-Profit Housing Corporation would look like, and in December 2012, Council was presented with draft Letters Patent and draft By-Laws that would establish the "TBM Attainable Housing Corporation".

Troy confirmed that in December, 2012, Council directed that, as required by the *Municipal Act*, a public meeting is being held to consult with the public regarding the proposal to establish the TBM Housing Corporation. Troy noted that notice was advertised, in local newspapers and the Town's website and, earlier this evening, a Public Open House was held allowing anyone interested to attend and ask questions of the Housing Committee regarding the proposed creation of the corporation.

Troy noted that this project will not solve the issue of housing attainability entirely, but that it is one small step in the right direction.

Bruce Taylor, Chair of the TBM Housing Committee then spoke, recognizing the members of the TBM Housing Committee, Bill Chapman, George Cornfield, Councillor Bob Gamble, Pamela Leeb (deceased), Carolyn Letourneau, Councillor Michael Martin, John McGee, TBM Staff Shawn Postma, and Rob Potter. Bruce then thanked CAO Troy Speck for his work over the last year on the TBM Attainable Housing Corporation.

Bruce noted that housing affordability is a key issue in The Blue Mountains, further noting there is a need for a range in housing for seniors and young families, and that the lack of affordable ownership and rental housing impacts the community's social and economic health.

Bruce then answered the question of why an independent housing corporation should be created, noting that there is a clear focus on attainable housing.

Bruce then spoke regarding the setup and establishment of the housing corporation and the goals and objectives, noting that part of the solution is taking the cost of the land out of the equation so that the cost of home ownership is reduced. Bruce noted that leasing the land reduces the income necessary to purchase a home in The Blue Mountains by 20 – 25%.

Bruce spoke regarding the needs that have been identified by the Committee, including the establishment of long term housing goals, establishing a housing delivery structure, establish funding mechanisms, and establish housing programs.

Bruce then spoke regarding how the housing corporation is controlled.

Bruce confirmed that this is not a social housing program, further noting it is for those who qualify to purchase a home, but not in The Blue Mountains.

Deputy Mayor McKinlay then spoke questioning if any member of Council had any questions of Chair Bruce Taylor, noting none. Deputy Mayor McKinlay then asked if any member of the public had any questions or comments regarding the proposed Attainable Housing Corporation.

Rosemary Gosselin, Thornbury resident, spoke questioning if the homeowner must purchase the land over time and who is responsible for paying the property taxes. Bruce Taylor spoke in response noting that the TBM Housing Corporation will purchase the land and that the homeowner will purchase the home, further noting that the homeowner must purchase the land for the initial appraised value (including costs) and can do so anytime from 5 to 20 years from the date of purchase. Committee member John McGee then spoke noting the homeowner will pay the property taxes, and that the principle and interest, taxes and heating are taken into consideration in determining affordability.

Rick Bergmann, Clarksburg resident, spoke questioning if the Housing Corporation will be compiling an inventory of land, Committee member John McGee spoke in response noting the Housing Corporation has no plan to pre-purchase land, further noting that the Housing Corporation will advertise the program and those that qualify will come forward to the Housing Corporation with the property they wish to purchase. Mr. Bergmann questioned how the value of the house will be separated from the value of the land, Committee member George Cornfield spoke noting the property will be valued by a qualified appraiser and that the land will be appraised separately.

Rita Mary Cote, resident, spoke questioning if the Housing Committee will be continued to generate other ideas. Ms. Cote noted she has concerns about the Telfer project and the prospect that it will be an adult-only community, to the exclusion of young families, John McGee spoke in response to Ms. Cote noting that a mandate will be created for the Housing Committee to move forward and to seek new members with the new mandate.

Glenn Stewart, resident and former Chair of the Housing Committee spoke questioning what level of support the Housing Committee is willing to provide and referenced the goal of 20 units by year 2020. John McGee spoke in response and noted Town staff will identify the amount of funding available, further noting that Council will provide the level of approval.

Glenn then spoke noting the Housing Committee's proposal addresses the lower income group, but does not answer the issue of different levels of income, further noting that he recommends that the Committee not stop, and that the Directors of the Committee should research other options and that the new Committee and the existing Committee members should work together.

Deputy Mayor McKinlay then spoke thanking the Committee for their work and the time to attend the Public Information Centre and for their time in attending the Public Meeting this evening. Duncan noted that he looks forward to receiving the staff report on March 25.

Mr. Bergmann then questioned if there will be a Blue Mountains Committee struck on employment in the Town, Deputy Mayor McKinlay spoke in response to Mr. Bergmann noting that the Town and the County are working together on economic development at both the County and municipal levels.

Roland Gosselin then spoke noting efforts should be made to increase the number of women participating in the Committee.

As no one wished to speak, Deputy Mayor McKinlay declared the Public Meeting to be closed.

B.2 Public Meeting - Proposed Municipal Work Permit By-law

Deputy Mayor McKinlay read the Notice of Public Meeting regarding a new regulatory by-law and noted in accordance with the Corporate Provision of Notice Policy, that on March 4, 2013 the Council of the Town of The Blue Mountains will hold a public meeting regarding a proposed Municipal Work Permit By-Law (Entrance Landscaping, Mailbox Permit). Duncan noted that the current Entrance Permit fee of \$125 and security deposit charge of \$400 will remain unchanged.

Duncan noted the proposed By-law would replace the former Township of Collingwood By-Law 95-29 and would apply to the whole of the Town of The Blue Mountains.

Duncan noted that all interested parties are invited to attend the public meeting.

Duncan noted that any person may attend the public meeting and make written or verbal representation either in support of or in opposition to the by-laws. Duncan noted that written comments received and submissions made at the public meeting will be considered by Council prior to the enactment of a new Work Permit By-Law.

Duncan noted copies of the proposed Municipal Work Permit By-law will be available at Town Hall, Engineering and Public Works Department (second floor) and through the Town's website.

The Clerk then noted that Notice of this Public Meeting to consider a new regulatory by-law was given in accordance with the provisions of the Town's provision of notice and manner of giving notice to the public policy, by way of publication in the Courier Herald newspaper on February 6 and the Enterprise Bulletin newspaper on February 8 and by

posting the notice on the Town's website and posting the Notice in the Town Hall. The Clerk confirmed in response to the Notice, no comments were received,

Director of Engineering and Public Works Reg Russwurm spoke noting the proposed by-law is the same as the current Township of Collingwood By-law and that the proposed by-law applies to all of the Town of The Blue Mountains.

Duncan then questioned if any member of the public would like to provide comments regarding the proposed regulatory by-law.

As no one wished to speak, Deputy Mayor McKinlay declared the public meeting to be closed.

B.3 Community for Youth Coalition ("C4YC") Re: Beaver Crawl Update

Melri Wright, Chair of the C4YC, spoke introducing Nick Lemire of the C4YC. Nick spoke regarding the "Beaver Crawl" and noted this is an annual event that has been taking place since 2011, that promotes physical activity. Nick noted the event has in the past started in Kimberley, and involved cycling, paddling and running. Nick noted GBSS Students are involved and thanked Shawn Everitt for his assistance.

Nick noted that the 2012 event was run with the assistance of 22 volunteers, and noted over 600 prizes were offered. Nick noted that the feedback included comments like, "good", "fun" and "enjoyable". Nick noted that the proceeds from the event went to support the BVO, and that \$941 was donated with the funds to be used to subsidize youth opportunities.

Nick noted that the Beaver Crawl is planned for July 1 again this year and that a new route, starting in Ravenna has been planned. Nick noted that it is hoped that more youth will take part in the event, and confirmed that the registration cost has been reduced for youth.

Nick then invited Council and members of The Blue Mountains staff to participate in this year's event.

Councillor Ardiel then spoke noting she is pleased to see that the youth registration rate has been reduced this year, further noting that this may increase the number of youth participating and getting more active.

Deputy Mayor McKinlay then spoke thanking Melri and Nick for their presentation. Melri noted that many older students are involved with the event and noted they are encouraging younger students to be a part of the event, so that they can take over when the older students leave to further their education.

Duncan invited Melri to contact Grey County Tourism about the event.

C. Correspondence as previously circulated

Author	Recommendation / Action
C.1 Southern Georgian Bay Shoreline Initiative Re: Request for Support	Received for information
C.2 Ministry of Agriculture, Food & Rural Affairs Re: Response to Expression Of Interest Application for MIII	

Capital Program

Received for information

Deputy Mayor McKinlay spoke regarding Agenda item C.2 and asked that staff contact OMAFRA to determine if there are programs the Town could apply to, that may see the Town being successful in its application.

C.3 Ministry of Community Safety &
Correctional Services
Re: Congratulations for completion of
Emergency Management Program
Elements

Received for information

Moved by: John McKean

Seconded by: R.J. Gamble

THAT this Council does hereby receive the Correspondence of March 4, 2013 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, unanimously Carried.

D. Motions and Staff Reports

D.1 Recommended 2012 Year-End Transfers, FIT.13.13

Moved by: R.J. Gamble

Seconded by: Gail Ardiel

THAT Council receive Staff Report FIT.13.13 "Recommended 2012 Year-end Transfers" and approve the recommendation contained therein, being the transfer to and from Reserves and Reserve Funds as itemized in Schedules "A", "B", "C" and "D", attached to this Report, Carried.

D.2 Municipal Infrastructure Investment Initiative Funding Agreement, FIT.13.14

Moved by: John McKean

Seconded by: R.J. Gamble

THAT Council receive Staff Report FIT.13.14 "Municipal Infrastructure Investment Initiative Funding Agreement" for information purposes;

AND THAT the Mayor and Clerk be authorized to execute the agreement between Her Majesty the Queen in Right of Ontario and Town of The Blue Mountains, Carried.

D.3 Victoria Street Sidewalks, PL.13.23

Director of Planning and Building David Finbow reviewed the report, noting that the Ontario Municipal Board decision issued regarding the Telfer Meadows development, identified pedestrian connectivity as a concern. David noted the Town needs to consider detailed drawings as to what the developer is to do, and noted three options have been identified.

David then reviewed the three options available, and noted this must be resolved within 90 days of the date of the order.

Councillor Gamble spoke noting the Town should not consider construction at this time, and noted that Telfer should pay for the sidewalks along Victoria Street to Napier, and that they should not proceed from Napier to Alice at this time.

Bob noted he does not believe that large sums of money should be invested at this time and that the development should be developed first.

Bob then noted there is a high water table in this area and that drainage could be a concern, and reiterated that the development should be in place first.

Councillor McKean spoke questioning if option 3 would depend on when the development moves forward, David replying yes, further noting it is not within the five year capital plan.

David noted that Victoria Street is a Development Charges road, and that all of Victoria, south of Arthur Street to Duncan Street is a Development Charges road.

Moved by: John McKean Seconded by: Gail Ardiel

THAT Council receive Staff Report PL.13.23 respecting "Victoria Street Sidewalks"; and;

THAT Council instruct staff with respect to infrastructure works within the Victoria Street right-of-way, specifically storm sewers and sidewalks on the east side of the right-of-way, not to proceed with infrastructure works within the Victoria Street Right-of-Way fronting the Telfer Meadows Inc. site; and

THAT Council direct Town staff to develop a Capital Project Sheet for desired infrastructure works, including, but not limited to, curbs, gutters, storm sewers and sidewalks on the easterly portion of the Victoria Street right-of-way, between Alice Street West and the southerly extent of the Telfer Meadows Inc. site, or any portions thereof determined by Council, for Council's consideration during the 2014 budget process, Carried.

D.4 Disposition of Town Land – Road Allowance between Lots 15 and 16, Concession 2, from Grey Road 119 to Scenic Caves Road, PL.13.27

Director of Planning and Building David Finbow spoke reviewing the report. David noted that Blue Mountain Resort is developing "The Orchard", south of the existing skiable terrain. David noted that the issue of the unopened road allowance has come forward and noted that Blue Mountain Resort currently holds a 99 year lease of the unopened road allowance and that they have expressed an interest in purchasing the road allowance to be able to put works in the ground for the new development.

Councillor McKean spoke noting it would be a good idea to sell the unopened road allowance as it may be a liability in the future, and noted that staff should communicate with the County to determine if they will require a road widening along Scenic Caves in the future. David noted that the County has been involved in the discussions regarding a site plan application at the roundabout. David confirmed that he will ask the County if they are considering a road widening anywhere along Scenic Caves Road.

Councillor Gamble spoke noting the possibility of additional houses at the top of Blue Mountain and the potential for servicing requirements should be considered.

Moved by: John McKean Seconded by: R.G. Gamble

THAT Council receive Staff Report PL.13.27 with respect to "Disposition of Town Land – Road Allowance between Lots 15 and 16, Concession 2, from Grey Road 119 to Scenic Caves Road"; and,

THAT Council direct that Town staff proceed with the process related to the sale of Town owned land as set out in Town Policy POL.COR.07.02

In speaking to the Motion, Deputy Mayor McKinlay spoke noting the concerns expressed by Council are part of the process, David confirming yes.

Councillor Ardiel spoke noting she has the same concerns as Councillor McKean regarding liability and insurance and noted that the Town should receive fair value for the land if the sale proceeds.

Council then voted on the Motion, unanimously Carried.

D.5 Award of Tender for the Contract for the New Entrance Vestibule at BVCC, 2013-3-T-REC, DOR.13.09

Director of Recreation Shawn Everitt spoke regarding the report, noting this project has been on the books for three years. Shawn noted that the Town applied for funding through Community Infrastructure Improvement Fund ("CIIF"), and was successful in receiving \$125,000 for two projects, the Beaver Valley Community Centre lobby roof and the front entrance project.

Shawn then reviewed the work to be completed and confirmed the Town's purchasing policy has been followed in the tendering of this project.

Councillor Gamble then spoke questioning if the contract includes the cost to move the gas meter and the inside doors, Shawn replying yes that the \$5800 cost to move the gas meter is included in the contract price and the inside doors are included in the price as well.

Moved by: Gail Ardiel

Seconded by: R.J. Gamble

THAT Council receive Staff Report DOR.13.09 "Award of Tender for the Contract for the New Entrance Vestibule at the Beaver Valley Community Centre – 2013-3-T-REC";

THAT Council award the tender to Corporate Construction Inc., being a responsive and responsible bidder, at a cost of \$205,279 (excluding HST), including pre finished metal siding and relocation of a gas meter and not including King Span Panels, and

THAT the Mayor and Clerk be authorized to execute the Contract documents with Corporate Construction Inc., unanimously Carried.

E. By-laws

None

F. Consent Agenda

Accounts

F.1 Accounts

F.2 Invoices separated for pecuniary interest (Miller Waste)

Reports List (Adopt)

F.3 Finance and Administration Committee Report, February 12, 2013

F.4 Infrastructure and Recreation Committee Report, February 12, 2013

Councillor Gamble, Chair of the Infrastructure and Recreation Committee, spoke regarding item C.1 DOR.13.04 Bayview Park Parkland Use Proposals, noting there is some concern from area residents about the proposed location of the dog park. Director of Recreation Shawn Everitt spoke noting more research is required on the dog park, and confirmed that Moreau Park is being considered for the dog park. Shawn confirmed that staff are preparing another staff report to Council on the matter.

Shawn then noted that the Labyrinth is to be located at Bayview Park.

Councillor Gamble then spoke regarding item C.3 of the Infrastructure and Recreation Committee Report, being EPW.13.006 Energy Conservation and Demand Management Plan Development Strategy, and noted that Council did not support hiring a consultant to conduct a study on energy conservation, and that staff have identified a service available to the municipality at considerably less cost.

Moved by: R.J. Gamble

Seconded by: John McKean

THAT the Infrastructure and Recreation Committee Report of February 12, 2013 be adopted, together with the recommendations contained therein, Carried.

Minutes List (Receive)

F.5 The Blue Mountains Public Library Board Minutes, January 16, 2013

F.6 Nottawasaga Valley Conservation Authority Board Highlights, February 22, 2013

G. New and Unfinished Business

G.1 Grey County Council Update

Deputy Mayor McKinlay spoke providing an update from Grey County Council. Duncan noted he recently attended the Ontario Good Roads Association conference on behalf of the County and thanked Director of Recreation Shawn Everitt, Bill Abbotts and Sergeant Charlie Watts for their assistance in compiling information for Duncan to present at the OGRA Conference on the municipality's relationship with the cycling community and the protocols we have in place. Duncan noted he presented this information to a group of approximately 100 people, and that follow-up support was provided by Shawn Everitt.

Duncan spoke regarding a recent Western Ontario Warden's meeting with Linda Jeffrey, Minister of Ontario Ministry of Municipal Affairs and Housing present, noting he was honoured to meet Ms. Jeffrey.

Duncan then spoke regarding a recent meeting with the Minister of Rural Affairs, Jeff Leal, and noted the Minister is working on a project to bring high speed internet to western Ontario.

Councillor Gamble then spoke regarding the recent announcement of the Ontario Society for the Prevention and Cruelty to Animals ("OSPCA) to discontinue service in Grey and Bruce County. Bob then referenced the suggestion that the County assume the services previously provided by the OSPCA, and noted if this happens, that the cost should be assumed equally by the nine municipalities.

This document can be made available in other accessible formats as soon as practicable and upon request

This document can be made available in other accessible formats as soon as practicable and upon request

Duncan spoke in response, noting there has been no action by the County at this time, and that there has been no appetite for the user pay model that the OSPCA is favouring.

Director of Planning and Building David Finbow spoke noting By-Law enforcement is looking into this and possible alternatives, and will report back.

Councillor McKean then spoke questioning if Council could be provided with data on the number of incidents in The Blue Mountains in recent years, Duncan spoke in response noting By-Law Enforcement could access this information from the OSPCA.

G.2 Notice of Motion

None

G.3 Additions to Agenda

None

G.4 Staff Discussion

None

H. Notice of Meeting Dates

Planning and Building Committee, March 5, 2013 7:00 pm
Town Hall, Council Chamber

Finance and Administration Committee, March 19, 2013 1:00 pm
Town Hall, Council Chamber

Infrastructure and Recreation Committee, March 19, 2013 2:00 pm
Town Hall, Council Chamber

Council Meeting, March 25, 2013 7:00 pm
Town Hall, Council Chamber

I. Closed Session

Moved by: R.J. Gamble Seconded by: Gail Ardiel

THAT, with regard to subsection 239 of the *Municipal Act, 2001*, this Council does now move into closed session in order to address matters to litigation or potential litigation, including matters before administrative tribunals affecting the municipality or local board;

AND with regard to personnel matters, Carried.

Council moved into closed session at 8:42 pm.
Council moved into public session at 8:52 pm.

