

Minutes - The Blue Mountains Planning Council Meeting



MEETING DATE: April 7, 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 Martin, absent because of vacation
- Also in attendance were CAO Paul Graham, Director of Planning Peter Tollefsen, Manager of Development Planning Rob Armstrong, Planner Bryan Pearce, Senior Policy Planner Cindy Welsh, Planner Shawn Postma, Manager of Purchasing Sherri Adams, Manager of Environment Services John Caswell, Director of Engineering and Public Works Reg Russwurm, Director of Finance Rob Cummings
- Council then paused for a moment of Personal Prayer or Reflection
- Approval of Agenda

Moved by: R.J. Gamble

Seconded by: John McGee

THAT the Agenda of April 7, 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. Public Meetings/Deputations

- B.1** Proposed Plan of Subdivision, Lot 157 and Part Lot 158, Registered Plan 529, 230 Lakeshore Drive East – Martin & Judy Chasson
- Mayor Anderson then called the scheduled Public Meeting to order with all members in attendance save Councillor Martin and explained the purpose of the Public Meeting is to consider a subdivision development proposal (Grey County Application File No. 42T-2007-14) that would permit 8 single detached dwelling lots fronting a public street along the southern edge of the subject lands through the Eden Oak development, while retaining the existing dwelling as a Block within the proposal and an associated block for public open space and storm water retention along the Georgian Trail.
 - Ellen further noted the lands are currently zoned Residential (R3) within the Township of Collingwood Zoning By-law 83-40. The development proposal would comply with the Residential (R3) Zone; and therefore no zoning of the lands is required.
 - The subject lands are comprised of Lot 157 and Part of Lot 158, Registered Plan 529, locally described as 230 Lakeshore Drive East, near the intersection of Highway 26.
 - Ellen then noted if a person or public body that files an appeal of a decision of the Council of the Town of The Blue Mountains in respect of the proposed consent does not make written submissions to the Council of the Town of The Blue Mountains before it gives or refuses to give a provisional consent, the Ontario Municipal Board may dismiss the appeal.

- The Deputy Clerk then noted Notice of Public Meeting had been given in accordance with the provisions of the Planning Act and read correspondence received from the Ministry of Transportation, County of Grey Transportation and Public Safety Department and D. C. Slade Consultants.
- Mayor Anderson then asked if anyone wished to speak to the proposed Application.
- Manager of Development Planning Rob Armstrong then reviewed the Application and noted that the information received at the Public Meeting will be included in a Staff Report to the County of Grey. Rob then introduced the representative acting on behalf of the Applicant, Peter Swinton.
- Peter Swinton then spoke on behalf of the owner noting the location of the site is at the East end of Lakeshore Road, adjacent to the Georgian Trail. Peter confirmed the proposal maintains the existing home currently on the property.
- Peter noted in response to correspondence from D.C. Slade that the owners of the subject property could coordinate drainage with a pond on the Eden Oak property and further noted that public open space would work with Eden Oak. Peter further noted that the balance of open space would be private to the existing home.
- Peter then noted the owners of the subject lands would meet with D.C. Slade and work with them to coordinate issues relating to Eden Oak subdivision and the subject subdivision.
- Peter noted that the site designation is currently R3 and meets the zoning requirements for a subdivision
- Councillor Gamble then questioned the location of the property in relation to the Georgian Trail and questioned if the water accumulates along the Georgian Trail noting concern with the location of the stormwater pond alongside the Georgian Trail. Bob further questioned if the stormwater pond would overflow onto the Trail towards the lake, Peter replying that they can drain to and into an existing facility confirming this concern can be accommodated and further noted the pond would not be adjacent to the Trail.
- Bob further noted that the proposed eight properties would generate water on the west side of the trail, Peter confirming the water runoff would be accommodated. Rob further noted that the stormwater issues are currently under review.
- As no one further wished to speak to the matter, Mayor Anderson declared the Public Meeting to be adjourned.

B.2 Consent Application No. B26-2007, Lot 8, Plan 1061 – Philip Droznika

- Mayor Anderson then called the scheduled Public Meeting to order with all members in attendance save Councillor Martin and explained the purpose of the Public Meeting is to consider a consent to sever a 151 square metre vacant residential parcel on the eastern portion of the property and deed it as a lot addition to the existing 1371 square meter residential parcel to the northeast. A 1001 square metre vacant residential parcel will be retained
- The subject lands are comprised of Lot 8, Plan 1061.

- Ellen then noted the severed parcel would have a frontage of 0.00 metres and an area of 151 square metres while the retained parcel would have a frontage of 22.24 metres and an area of 1001 square metres, both having access on an open and maintained municipal street.
- Ellen then noted if a person or public body that files an appeal of a decision of the Council of the Town of The Blue Mountains in respect of the proposed consent does not make written submissions to the Council of the Town of The Blue Mountains before it gives or refuses to give a provisional consent, the Ontario Municipal Board may dismiss the appeal.
- The Deputy Clerk then noted Notice of Public Meeting had been given in accordance with the provisions of the Planning Act and read correspondence received from the Grey Bruce Public Health Unit, the Corporation of the County of Grey Planning & Development Department and the Grey Sauble Conservation Authority.
- Planner Shawn Postma then reviewed the Application noting the property is next to the Pease Marsh Beach. Shawn further noted the purpose of the application is to consider a lot addition noting there are three separate additions proposed. Shawn further noted the Applicant is seeking to add a triangular piece of land from lot 8 onto lot 7, further confirming the lots will remain separate lots.
- Deputy Mayor McKinlay then questioned the building envelope for lot 8, Shawn answering it is a single family dwelling.
- Councillor McGee then questioned the small building on the unopened road allowance, Shawn answering it is a small shed and belongs to lot 7.
- John then questioned lake access, Shawn replying he will look into this and report back to Council.
- Deputy Mayor McKinlay then questioned if we have an encroachment agreement for the right of way and further questioned the location of the shed, Shawn replying that a condition of consent can be the removal of the shed.
- As no one further wished to speak to the matter, Mayor Anderson declared the Public Meeting to be adjourned.

B.3 Consent Application No. B03/08 and Zoning By-law Amendment - Peter Scholz (In Trust) (Swiss Meadows Ratepayers), Pt.Lot 18, Conc.3, Plan 807

- Mayor Anderson then called the scheduled joint Public Meeting to order and explained the purpose of the Public Meeting is to consider a request to sever a 4,422 square metre vacant residential parcel on the western portion of the property; and deed it as a lot addition to the existing 3,723 square metre residential parcel to the west, containing an existing water works building. A 8,381 square metre vacant residential parcel will be retained. Ellen further noted that no new lots will be created as a result of this consent application and that a 697 square metre parcel of land encompassing the existing water works building would be deeded to the Town.
- Mayor Anderson noted the purpose of the joint meeting is to address a potential condition of Consent on Application B03/2008 noting an amendment is required to recognize both the retained parcel and the newly enlarged parcel, as both are deficient of the 20,000 square metre lot area requirement of the Rural Estate Residential (RERb) Zone. The

current Public Industrial (M5-36) Zone will remain for the existing water works building, as the zone boundary will be adjusted to include only the lands of the new parcel to be deeded to the Town. Ellen further noted the effect of this By-law is to rezone the Rural Estate Residential (RERb) Zone and Public Industrial (M5-36) Zone to Estate Residential (ER) Zone and Public Industrial (M5-36) Zone.

- Ellen further noted the subject lands of this By-Law are owned by Swiss Meadows Water System Limited s/o Peter G. Scholz Trustee.
- The subject lands are comprised of Lot 8, Plan 1061.
- Ellen then noted the severed parcel would have a frontage of 0.00 metres and an area of 151 square metres while the retained parcel would have a frontage of 22.24 metres and an area of 1001 square metres, both having access on an open and maintained municipal street.
- Ellen then noted if a person or public body that files an appeal of a decision of the Council of the Town of The Blue Mountains in respect of the proposed consent does not make written submissions to the Council of the Town of The Blue Mountains before it gives or refuses to give a provisional consent, the Ontario Municipal Board may dismiss the appeal.
- The Deputy Clerk then noted Notice of Public Meeting had been given in accordance with the provisions of the Planning Act and read correspondence received from the Grey Bruce Public Health Unit, the Corporation of the County of Grey Planning & Development Department and the Grey Sauble Conservation Authority.
- Planner Shawn Postma then reviewed the Application and noted the proposed lot is under 1 acre in size and the second lot is 2.5 acres in size, further confirming the application is proposed boundary adjustment. Shawn noted the zoning by-law amendment will be dealt with at the same time.
- Deputy Mayor McKinlay questioned if the Town is satisfied from an engineering point of view that the piece being transferred to the Town is sufficient for Town use, Manager of Water and Waste Water John Caswell replying the pump house is on the property and the Town would have the advantage of property to store parts.
- Councillor Gamble then questioned if new development on the lot would be subject to development charges, Director of Finance Rob Cummings answering yes it would be subject to development charges.
- As no one further wished to speak, Mayor Anderson declared the joint public meeting to be adjourned.

B.4 Consent Application No. B02-2008 and Zoning By-law Amendment , East Part Lot 21, Concession 10 – John Hewgill

- Mayor Anderson then called the scheduled joint Public Meeting to order and explained the purpose of the Public Meeting is to consider a request to sever a 15.18 hectare agricultural parcel, containing an existing drive shed, while retained a 15.18 hectare agricultural parcel containing an existing dwelling, bunk house and two storage sheds.
- Ellen noted the lands are described as East Part Lot 21, Concession 10
- Ellen noted the severed parcel would have a frontage of 248 metres and an area of 15.18 hectares while the retained parcel would have a frontage of 248 metres and an area of 15.18 hectares

- Mayor Anderson noted the purpose of the joint meeting is to address a potential condition of Consent on Application B02/2008 noting an amendment is required to recognize both the retained parcel and the severed parcel, as both being deficient of the 20 hectare lot area requirement of the General Rural (A1) Zone.
- Ellen noted the effect of this By-Law is to establish a new minimum lot area of 15 hectares for the retained and severed parcels in the General Rural (A1) Zone.
- Ellen further noted the subject lands of this By-law are legally described as East Part Lot 21, Concession 10, Town of The Blue Mountains. These lands are locally described as being located to the southeast of the 10th Line and 21st Sideroad intersection with a civic address of 728056 21st Sideroad.
- Ellen then noted if a person or public body that files an appeal of a decision of the Council of the Town of The Blue Mountains in respect of the proposed consent does not make written submissions to the Council of the Town of The Blue Mountains before it gives or refuses to give a provisional consent, the Ontario Municipal Board may dismiss the appeal.
- The Deputy Clerk then noted Notice of Public Meeting had been given in accordance with the provisions of the Planning Act and read correspondence received from the Grey Bruce Public Health Unit, the Corporation of the County of Grey Planning & Development Department and the Grey Sauble Conservation Authority.
- Manager of Development Planning Rob Armstrong then reviewed the Application, noting the subject property is designated specialty crops and noted the majority of the property is in orchard. Rob noted reference to MDS and confirmed staff will respond back to Council on this issue.
- Councillor Kennedy then questioned the structures on the map, Rob replying the structure questioned is the new proposed dwelling.
- As no one further wished to speak Mayor Anderson declared the Public Meetings to be adjourned.

B.5 Zoning By-law Amendment Application - Lot 14, Concession 4, Shaun Talbot

- Mayor Anderson then called the scheduled Public Meeting to order and explained the purpose of the Public Meeting is to consider a request by the Applicant to continue to use the subject lands for off-road Hummer Tours. The request is to use an established trail on a temporary basis, until a more permanent location can be found.
- Ellen noted the effect of this By-Law is to permit an off-road Hummer Tour to operate on the subject lands for a maximum period of three (3) years from the date of passing of the By-law.
- Ellen noted the subject lands of this By-law are owned by Shaun and Fawn Talbot and are legally described as West Part Lot 14, Concession 4; Town of The Blue Mountains. These lands are locally described as being located just south of the Community of Banks with a civic address of 595839 4th Line.
- Ellen then noted if a person or public body that files an appeal of a decision of the Council of the Town of The Blue Mountains in respect of the proposed consent does not make written submissions to the Council of

- the Town of The Blue Mountains before it gives or refuses to give a provisional consent, the Ontario Municipal Board may dismiss the appeal.
- The Deputy Clerk then noted Notice of Public Meeting had been given in accordance with the provisions of the Planning Act and read correspondence received from the law firm of Kopperud Hamilton, Grey Bruce Public Health Unit, the Corporation of the County of Grey Planning & Development Department, the Grey Sauble Conservation Authority, Jennie Elmslie, Free Spirit Tours, Greg Harriott, Dana Moulton, Ed Eisheimer, Yvonne Birrell, Sharon Dean, Amy Eisheimer, Ken Moulton and Jackie Holden
 - Planner Shawn Postma then reviewed the Application and noted the purpose of the Application is to consider an ongoing road tour experience for a maximum period of 3 years. Shawn further noted the Applicant is hoping to permanently relocate to another property in the future. Shawn noted the property is 700 metres south of Banks.
 - Shawn then noted concerns from the Grey County Planning and Grey Sauble Conservation Authority and a request for an Environmental Impact Study, and further information relating to noise, hours of operation, and parking. Shawn further noted letters of support and encouragement in support of the Applicants. Shawn confirmed staff will review correspondence received with the Applicants and will report back to Council.
 - Deputy Mayor McKinlay then questioned if an EIS has the ability to regulate what seasons are not appropriate for operation and questioned if TBM could regulate this. Shawn replied that through the EIS, staff will look at this, noting that a zoning by-law amendment could restrict times of operation / hours of operation.
 - Councillor McGee then questioned if the Applicants are currently operating the Hummer tour business on the property, Shawn replying yes. John further questioned if the business is running contrary to the zoning by-law and if so, how long as the business been operating. The Applicant, Shawn Talbot, replying it has operated for three years.
 - John then questioned if there are setback requirements, Shawn Postma replying that the zoning by-law does not regulate these uses, further noting TBM can regulate buildings and driveways.
 - Applicant, Shawn Talbot then spoke, noting that he owns the property and started the Hummer Tour. Shawn noted that 15% of the tour is on the property, and further noted that guests are picked up at Blue Mountain Resorts, they travel up Scenic Caves Road to the property for a tour of trails in and around the property and then the tour travels municipal roads. Shawn Talbot noting that the tour allows handicapped tourists to tour through the bush, and that there are no parking issues at the property because guests do not park there. Shawn further noted the property was logged three years ago and that the trails through the property are from the skidder that logged the property.
 - Councillor Kennedy then noted noise complaints of the neighbours and questioned if the tour could move to the other side of the property.
 - Mark Bourbonnais, owner of the tour business then reviewed the site plan of the property. Mark noted the Hummer travels the trails on the property through the bush to the gravel pit on site. Mark noted there are tours every 1.5 hours, up to 7 tours per day. Mark noted the screams being heard by neighbours are from the tourists while travelling in the Hummer

through the gravel pit and that these screams would be heard for approximately 10 seconds. Mark further noted the Hummer is on the property for 15 minutes of the 1.5 hour ride.

- Councillor Gamble then questioned if this property would in time be turned into an ATV park, Mark answering no, only a Hummer Tour. Mark further noted he is very environmentally conscious, that the emissions from the Hummer are low and that there is only one Hummer operating the Tours.
- Councillor McKean then questioned if the zoning by-law amendment would change taxation, Shawn Postma answering no that it will be an exception on the property for specific use.
- Mayor Anderson then questioned if it is just one Hummer operating the Tour, Mark replying yes. Ellen further questioned what time of day the tour begins, Mark replying the tour starts at 9:00 a.m. and operates until dark.
- Ellen then questioned if Mark would be agreeable to signing an agreement that the tour will involve no more than one Hummer, Mark replying yes.
- Mark noted reference to the EIS and feels it is not necessary as a skidder can drive through a property to perform logging operations without an EIS.
- Area resident, Simon Schreiber then spoke, noting his horse farm is adjacent to the south of the subject property. Mr. Schreiber then expressed frustration with the Hummer Tour on the subject property believing it to be in the wrong location. Mr. Schreiber noted his property was a great investment for an equestrian centre, noting an agreement has been entered into with the Ministry of Environment. Mr. Schreiber further noted the noise is "incredible" from the Tours and that this Tour has legal and moral problems. Mr. Schreiber noted the club house structure on the property was not built as a commercial building and is operating illegally as it is zoned agricultural. Mr. Schreiber further noted the tour could have insurance implications as well if someone was hurt. Mr. Schreiber noted the back of his property has horse trails and a tree farm and that he has been advised that his property value has plummeted because of the noise from the tours and the impact on the wildlife in the area.
- Ellen thanked Mr. Schreiber for his information and confirmed his issues.
- Shawn Talbot then spoke questioning why the Hummer Tour zoning by-law amendment request may not pass when a property could be clear-cut and a skidder operated through the property.
- Lana Bourbonnais then spoke, noting the Tour has been operating for three years and confirming there have been no accidents during that time. Lana further noted they are concerned and care about their neighbours.
- Reg Knight of 8 Telford Street Collingwood, noted he is friends with the Talbots and noted the Talbots are very conscious of the environment, are safe and that the tour is very enjoyable.
- Irene Bailey of 84 Meadowlark Boulevard, Wasaga Beach, noted she has known the Talbots for 5 years and that they are wonderful people. Irene further noted that Tourism Ontario has contacted the Talbots to do a piece on the Tour.
- Mark then spoke, confirming he will be repairing the Hummer exhaust and that it should make the Hummer quieter.
- Mr. Schreiber then spoke, noting that Activities Central in the Village at Blue Mountain Resort notes there are snowmobile tours operating from the same location, Shawn Talbot responding it falls under the tour.

- Casey Thomson from Activities Central at Blue Mountain Resorts then spoke noting that the Hummer Tour is the number one activity and that in 1.4 years she has received one complaint on the tour.
- Duncan then noted for information purposes that the zoning by-law in the Town of The Blue Mountains is currently being rewritten, adding that one of the issues in the zoning by-law will be land uses to promote tourism. Duncan further noted that residents should be aware of the public meetings regarding zoning by-law amendments.
- Casey Thompson then spoke noting this tour brings people to the area again and again.
- As no one further wished to speak Mayor Anderson declared the Public Meeting to be adjourned.

C. Staff Reports

C.1 Terms of Reference - Cultural Heritage Landscape Assessment for Request for Proposal TBM-2007-29 - #PL.08.31

Director of Planning Peter Tollefsen then reviewed the Report, noting the RFP was submitted and is in accordance with the budget.

Deputy Mayor McKinlay then questioned if there will be an understanding of the history of the area, Peter replying that the terms of reference calls for site tours to obtain existing information as well as consultation with interested people.

Council then dealt with the following Resolution:

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

THAT Council receive Planning Staff Report #PL.08.31, "Terms of Reference - Cultural Heritage Landscape Assessment for Request for Proposal TBM-2007-29"; and

THAT Council retain the firm of ENVision, The Hough Group, to prepare a Cultural Heritage Landscape Assessment in accordance with the Terms of Reference of the Request for Proposal TBM-2007-29 at a cost of \$39,580.40, including GST; and

THAT Council authorize the Mayor and Clerk to execute the Agreement, subject to the review and recommendation of the Director of Planning and Manager of Purchasing, Carried.

C.2 Agricultural Advisory Committee - #PL.08.32

Mayor Anderson noted that there were great applications received for the Agricultural Advisory Committee.

Councillor Gamble then reiterated his question regarding the application of one member requesting reimbursement to sit on the committee, Director of Planning Peter Tollefsen noting that no reimbursement is offered, that this is a volunteer position and the applicant had been so advised. Peter further noted the applicant still wishes his name to remain on the committee list.

The Planning Committee then dealt with the following Resolution:

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

THAT Council receive Planning Staff Report No. PL.08.32, "Agricultural Advisory Committee; and

THAT Council appoint the members to sit on the Agricultural Advisory Committee.

In speaking to the Motion, Peter noted that the terms of reference suggested 8 members and noted that 10 applications were received. Peter then suggested an amendment to the resolution to note 10 volunteers, Council concurring.

Council then voted on the Resolution, Carried.

Deputy Mayor McKinlay then noted conversations with other applicants of the agriculture advisory committee and questioned if reimbursement could be considered and questioned if this could be considered in the future, Mayor Anderson replying this should be addressed in next year's Finance Budget, Councillor Gamble then noted reimbursement should then be offered to all committees. Duncan then concurred with Bob and confirmed the applications were received as volunteers and that it should be a volunteer position.

C.3 Application for Zoning By-law Amendment Timberwolf Lodge – Pristine Homes (Albridge Development Corporation), Lots 1-5, Plan 1134, Alpine Springs Court - #PL.08.27

In speaking to the Report, Councillor Gamble questioned if the roads between properties are zoned under the Zoning By-law, and if it would have implications to other properties, Planner Shawn Postma confirming that roads are zoned under the By-law however, in this case the unopened road allowance is presently zoned Open Space and will not change as a result of this rezoning.

Councillor Kennedy then questioned access to the property, Shawn noting the roadway access.

Council then dealt with the following Resolution:

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

THAT Council does receive Planning Staff Report PL.08.27, "Application for Zoning By-law Amendment – Timberwolf Lodge – Pristine Homes (Albridge Development Corporation Lots 1, 2, 3, 4 and 5, Plan 1134, Alpine Springs Court, Town of The Blue Mountains";

AND THAT Planning Staff support the Application for Zoning By-law Amendment to rezone the subject lands from the Residential R7-204-h zone to the Residential R6-204-h zone, and to delete and replace Exception 204 with the following:

"204 Map 16 Notwithstanding any other provision of this By-law, these lands shall be deemed to meet the requirements for direct frontage and access to an improved public street

under Section 5.8 to the By-law. Further, the total number of units shall not exceed 15 on all parcels zoned under this exception and the maximum height shall not exceed 2 ½ stories.”

AND THAT a new minimum Front Yard setback of 6.5 metres and Rear Yard setback of 5.5 metres be established for Lots 1 and 2 of Plan 1134, and that a new minimum Rear Yard setback of 7.0 metres be established for Lots 3 to 5 of Plan 1134;

AND THAT in accordance with Section 36 of the Planning Act, the holding ‘-h’ symbol shall not be removed from the whole or part of the lands until the granting of Site Plan Approval under S.41 of the Planning Act, including the execution of a Development Agreement, Carried.

C.4 Short Term Accommodation Study- #PL.08.30

Senior Planner Cindy Welsh noted changes to the recommendation had been made with respect to the date of the Public Meeting now scheduled for May 12, 2008.

Cindy noted that the Interim Control By-Law was passed and Council asked for a report regarding Short Term Accommodation. Cindy noted the review proposes that certain areas be removed from the regulated area, being the RM1 Zone in the Town of Thornbury, as well as the R6, R7 and R8 Zones under the Township of Collingwood zoning by-law. Cindy further noted the rationale is that these areas are areas where short term accommodation should be permitted.

Cindy then noted receipt of four appeals to the Interim Control By-Law had been received and that staff is currently preparing file records to send to the Ontario Municipal Board regarding these appeals.

Cindy further noted that two letters had been received, one from Sheldon Rosen and one from Janice Burton.

Councillor Gamble then noted council should wait until after the public meeting to give comment and expressed concern with the budget impact and enforcement costs. Bob then questioned if this recommendation is passed would Council be accepting the budget impact or can the budget impact discussion be set aside, Mayor Anderson then questioning if the budget impact is not in the Report, how can Council be transparent when the public is not aware of the information, Bob noting the cost of enforcement is an extreme cost and that the situation should self-finance itself.

Deputy Mayor McKinlay then expressed concern with Ontario Municipal Board appeals and noted he had hoped Council could come to an agreement, but in the end the matter will likely proceed to the OMB in any event.

Ellen then questioned the process and legalities, Director of Planning Peter Tollefsen noting one letter received provides a sensitivity analysis and Staff will give a more accurate presentation of the costs in a report back to Council. Ellen then questioned if the public would be provided with thorough information for the public meeting on May 12, Peter replying

that the attachment to this report is the complete information and that the future report back to Council will address licencing.

Councillor McGee noted Council is moving ahead with a new by-law, confirming council has six months to have the new by-law in place. John then questioned why areas would be removed from this by-law in the interim, Cindy answering the rationale is that these areas are areas where short term accommodation uses will be permitted.

In speaking to the original Motion, Bob noted the Town is not providing information regarding the full financial impact and Council then dealt with the following amending Resolution:

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

THAT the original Motion be amended to delete Section D. of the Report, Budget Impact, to allow for full review at a future time.

In speaking to the amending Motion, Duncan noted Council does not want to pre-approve items outside of the budget, however, adding that information provided to the public should include discussion of any related costs. Duncan then noted that he does not support the motion to delete the budget information, adding that the public needs to be aware.

Councillor McKean concurred with Duncan in that passing the recommendation would not give Staff the authorization to approve any expenditure, further noting that the public should know of any related expenditures, Bob responding this process is for the benefit of ratepayers that are affected, further noting that if there is an expenditure suggested the cost should be known as well.

Council then voted on the amending Resolution, Lost.

Council then dealt with the following Resolution:

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

THAT Council receive report Number PL.08.30 entitled "Short Term Accommodation Study".

AND THAT Council authorize staff to proceed to a Public Meeting for the draft Official Plan Amendment and Zoning By-law Amendments on May 12, 2008.

AND THAT Council approve an amendment to the Interim Control By-law such that this control is removed from the "Residential Sixth Density (R6), Residential Seventh Density (R7) and Residential Eighth Density (R8)" as established and declared in the Township of Collingwood Zoning By-law 83-40, as amended, and "Residential Multiple RM1" as established and declared in the Town of Thornbury Zoning By-law 10-77, as amended, for Council's consideration on April 7, 2008.

AND THAT staff report back to Council on the implementation of a licensing by-law.

In speaking to the Motion, Bob noted Council is not providing the community with the full financial impact, further noting revenue will be involved or a penalty in the form of a fine.

Duncan then questioned if the third paragraph of the Recommendation addressed the appeals, Peter replying it is an amendment to the Interim Control By-Law and is time-sensitive and should be passed tonight, further noting the third part is that staff will report back to council on the issue of licensing information with financial information including revenue forecast.

Ellen then questioned if the report will be provided before the public meeting on May 12, Peter replying that the May 12 public meeting date deals with the Official Plan Amendment and Zoning By-Law Amendments and that no decision will be made on May 12.

Duncan then concurred with Bob regarding the need for full information disclosure and he understands that Council is receiving the report, not approving the report. Duncan questioned if Council could receive an additional report with further budget impact detail. Bob noting the report suggests the licensing fees should be in an amount that people would register their properties.

Ellen concurred this report is for Council to receive and it will be forwarded to the public for information. Peter concurred that Council is receiving the report and that the only action requested is to modify the Interim Control By-Law and Staff will proceed with the public meeting, further noting this is a proposed draft. Peter then noted staff will report back to Council with an action and to modify the Interim Control By-Law.

Cameron then questioned when the by-law would be finalized and in effect, Peter replying a report will come back to Council after May 12 and then a by-law will be passed. Peter noting a specific date could be addressed in the report back to council.

Duncan then noted the letters attached to the Report and questioned if Council will receive copies of responses to these letters, Peter replying that these letters are considered public input and will be responded to thereafter along with other letters received.

Duncan then noted the report addresses proposed amendments and questioned if the rationale of the current Official Plan background is needed in the report and what provisions lay the groundwork to take this course of action, Peter replying there will be a justification report to Council after the public meeting, noting Staff is giving a "heads up" to Council at this time.

Duncan then questioned if Council should review the public input and justification report and have questions ready to address public needs, Peter replying Council is not bound by this Report and that it contains a draft By-law and that Staff is seeking comments from Council. Peter further noted the draft by-law to the Interim Control By-Law would still be in draft form at the May 12 meeting.

Duncan then questioned if there are pending changes to the Planning Act that Council should be aware of, Peter replying information was received from the Town solicitor after the October 2007 public meeting and we will receive comments again from the Town solicitor after the May 12 meeting.

Cindy then noted all submissions received in October 2007 were provided to Council at that time.

Council then voted on the Resolution, Carried.

Duncan then requested Staff provide a Supplemental Report to Council on Report PL.08.30 to include budget impact detail, including revenue projections and Council then dealt with the following Resolution:

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

THAT Staff provide Council with a Supplemental Report to Report PL.08.30 to include budget impact detail including revenue projections, Carried.

C.5 Site Plan Modification – Pool and Spa Addition Snowbridge Park – Westbrook Development corp., Block 4, Registered Plan 1120 - #PL.08.33

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

THAT Council receive Planning Staff Report No. PL.08.33, "Site Plan Modification – Pool and Spa Addition Snowbridge Park – Westbrook Development Corp., Block 4, Registered Plan 1120; and

THAT Council support a minor amendment to the existing Site Plan Approval for the Historic Snowbridge Private Recreation Park on Block 4, Plan 1120, that will include the provisions for two additional pools and a spa; and

THAT Council accept the revised Landscape Architectural Drawings as prepared by ska – Stempski Kelly Associates Inc. Drawing Numbers L1, L2, L3, L4, L5, L6 and L7 last revised February 04, 2008 be approved as a minor amendment to the Snowbridge Park of Westbrook Development Corporation Site Plan Agreement dated March 11, 2002, Carried.

C.6 Proposed Fees for the Processing of Development Applications and Related Inspections - #FS.08.07

Director of Finance Rob Cummings then reviewed the Report, noting the current fee structure was 2 to 3 years old, noting the 2008 budget included these projections.

Councillor McGee questioned if Planning is using the same approach for setting fees as in Building and By-Law structure, Rob replying the Report is modified to note activity cost so as to recover costs, adding he is unsure how Building prepared their report.

John questioned the comparison of TBM with other municipalities and the level of increase in 2008 over 2007, Rob replying that in other municipalities there are other roles being performed. Rob noted the process in calculating Planning fees has been the same, noting that some fees have been transferred to Engineering and Public Works. Rob noted that Staff have gone through the costs to complete applications very thoroughly and have noted other departments involvement in the process.

John then questioned if the cost of a subdivision site plan in Collingwood is less than TBM, with other costs more in Collingwood, in the end would

the final costs be the same or similar in both municipalities, Rob replying that Collingwood's process is different than TBM and it is hard to compare. John further noted that he is not suggesting TBM charge more because Collingwood charges more, he was just wondering on the comparison, Rob replying he can do an analysis and report back to council on May 5.

Bob then questioned the schedule of fees and if there is a prepayment of works fees, and if it covers internal engineering services. Director of Engineering and Public Works Reg Russwurm then noted works fees cover some external fees (i.e. stormwater). Bob then questioned if TBM could bill out labour costs, Reg replying works fees are billed out and charged hourly. Bob then questioned if external charges can be billed out immediately, Reg replying that the change in fee structure will now collect more money upfront. Reg further noted TBM subdivision agreements collect costs at construction, some upfront, some at the preservicing agreement.

Council then dealt with the following Resolution:

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

THAT Council does receive Staff Report #PL.08.07, "Official Plan Review Update Report" for information purposes.

AND THAT Council authorize staff to pre consult with the County of Grey prior to proceeding with the drafting of the Official Plan Amendment and Zoning By-law Amendment and holding the statutory public meeting.

Rob then noted upcoming public meetings on April 16 and 28.

Council then voted on the Resolution, Carried.

C.7 Proposed 2008 Water and Wastewater Rates – Public Comments and Council Comments - #FS.08.13

Director of Finance Rob Cummings reviewed the Report, noting responses and comments received from the Public Information Session have been included in the Report.

Councillor Kennedy then questioned consumption rates and commercial users, Rob replying the Town looks at commercial users uniformly, further noting that larger metered users could be classed as commercial though not a commercial property. Rob further noted Staff will look at issues as they arise and confirmed that conservation is a high priority.

Council then dealt with the following Resolution:

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

THAT Council does receive Staff Report FS.08.13 "Proposed 2008 Water and Wastewater Rates – Public Comments and Council Comments" for their consideration in finalizing the 2008 Water Consumption Charges and Sewage System Use Charges, Carried.

C.8 Salary Administration Plan / Pay Equity Project Funding - #FS.08.05

Councillor McGee noted because of the change in consultants the process took longer than anticipated.

Chief Administrative Officer Paul Graham then reviewed the Report, noting that the Town caused some of the extra charges and concurred with Councillor McGee that the change from one consultant to another added costs. Paul noted that the majority of additional costs are because of work that was not anticipated, noting an internal job evaluation committee was set up. Paul further noted that reworking job descriptions has taken time and that the Town as an organization is learning as well and that performance management was also added. Paul further noted that he believes this to be a modest increase and has no hesitation in recommending the increase.

Council then dealt with the following Resolution:

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

THAT Council receive Staff Report FS.08.05 "Salary Administration Plan / Pay Equity Project Funding", and authorize an increase to the cost of the Salary Administration Plan/Pay Equity Plan Project in the amount of \$7,716.00 for a revised project cost of \$43,466.00 (excluding GST), Carried.

C.9 2008 Municipal Road and Infrastructure Investment – Notice of Approval - #EPW.08.44

Deputy Mayor McKinlay then questioned if the timeframe for use of the funds is clear, Director of Engineering and Public Works Reg Russwurm replying that it is open ended, confirming the funding is to go towards roads and bridges. Reg further noted a council budget or resolution is required and will proceed with the resolution on April 14. Duncan noted the Town should know what the funds can be spent on.

Councillor Gamble then questioned if the funding can be used on current projects, ie. sewer and water projects where the road now needs to be replaced, Reg answering that the terms are loose, but he would assume yes. Reg further noted he will do research in the next few days to determine criteria.

Council then dealt with the following Resolution:

Moved by: John McGee Seconded by: Cameron Kennedy

THAT Council receives Report EPW.08.44 entitled "2008 Municipal Road and Infrastructure Investment – Notice of Approval" for their information, Carried.

D. Planning Council – By-Laws

D.1 Application for Zoning By-law Amendment Timberwolf Lodge – Pristine Homes (Albridge Development Corporation), Lots 1-5, Plan 1134, Alpine Springs Court

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

THAT By-law No. 2008-31, being a By-law to rezone the subject lands from the Residential R7-204-h zone to the Residential R6-204-h zone; to delete and replace Exception 204 with that detailed in Staff Report No. PL.08.27; a new Front Yard setback of 6.5 metres and Rear Yard setback of 5.5 metres be established for Lots 1 and 2 of Plan 1134; a new minimum Rear Yard setback of 7.0 metres be established for Lots 3 to 5 of Plan 1134, those lands being comprised of Lots 1 to 5 of Plan 1134, be hereby passed this 7th day of April, 2008, Carried.

D.2 Interim Control By-law

Mayor Anderson then noted the revised Recommendation

Deputy Mayor McKinlay then questioned why this matter was being dealt with on the same night as notice of intent was given, Ellen responding it is time sensitive.

Council then dealt with the following Resolution:

Moved by: John McGee Seconded by: John McKean

THAT By-law No. 2008-32, being a By-law to reduce the area covered by Interim Control By-Law 2008-12, pursuant to Section 38(6) of the *Planning Act*, be hereby passed this 7th day of April, 2008, Carried.

D.3 A By-law to Impose Water Charges and Sewer Charges

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

THAT By-law No. 2008-33, being a By-law to impose water charges and sewer charges, be hereby passed this 7th day of April, 2008.

In speaking to the Motion, Councillor Gamble then noted Schedule A, Water Related Charges and questioned the \$50.00 fee for landscaping watering, adding this should be increased so that it would cover the costs. Director of Finance Rob Cummings noted this will be looked at in 2008 for 2009 budget.

Council then voted on the Resolution, Carried.

E. Next Meeting Date(s)

May 05, 2008

Closed Session of Council

Moved by: Cameron Kennedy Seconded by: John McGee

THAT with regard to subsection 239 of the *Municipal Act, 2001*, this Council do now move into closed session in order to address matters pertaining to a proposed or pending acquisition or disposition of land by the municipality or local board;

AND review of Town-owned lands and future inventory requirements.

Council moved into closed session at 9:50 p.m.

Council rose from closed to public session at 10:30 p.m.

F. Confirmation By-law and Adjournment

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

THAT By-law No. 2008-34, being a By-law to confirm proceedings of the Council of the Corporation of the Town of The Blue Mountains on April 07, 2008, be hereby enacted as passed this 07th day of April, 2008, Carried

Moved by: Cameron Kennedy

THAT this Planning Council meeting do now adjourn, Carried.

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Ellen Anderson, Mayor

.....
Corrina Giles, Deputy Clerk