

Director of Planning & Building David Finbow then spoke noting the purpose of the Public Meeting is to receive public input and that no decision would be made by Council at this meeting.

David then spoke providing information as to what an Official Plan is, what is included in the Official Plan, what services are required, including the County's involvement.

David noted, in accordance with the Planning Act, all municipalities must have an Official Plan, further noting the Planning Act helps the community understand how the land may be used now and in the future, decides where and when services will be built and provides a framework for establishing zoning by-law amendments.

David noted the public has a role in development of the Official Plan.

David noted the Planning Act requires municipalities to review its Official Plan at least once every five years. David then reviewed the influences on an Official Plan including current thinking, provincial policy initiatives, best practices and response to local issues.

David then noted the Town's Official Plan must be consistent with the Provincial Policy Statement ("PPS"), then reviewing new policy areas of the PPS.

David then spoke regarding Planning Act Amendments and Bill 51 requirements.

David noted the growth pattern for the Greater Golden Horseshoe does not apply to The Blue Mountains but that it may assist in providing direction to The Blue Mountains.

David then reviewed the County of Grey Official Plan Amendment No. 80 noting the Town is required to bring The Blue Mountains Official Plan in conformity with Grey County's Official Plan within one year.

David then reviewed Town initiatives including the Sustainable Path, Roads Need Study, Housing Needs Study, Housing Needs Study, Leisure Activities Plan, Community Improvement Plan, Planning Urban Design and Sustainability Strategy and Economic Development Strategy that will assist in development of the Official Plan.

David then reviewed the focus areas of the Official Plan Review including community vision, sustainability, enhancing natural heritage and natural hazards, housing needs, policies related to intensification, updating the transportation and infrastructure policies, urban design tools, employment needs, growth management and conformity with the PPS.

David noted the Town is looking for input from the Public on the Official Plan, further noting the terms of reference will not be finalized until the Town receives more input for Council consideration.

Bruce Taylor, resident at 89 Bay Street, Thornbury, then spoke noting the Official Plan will reduce the uncertainty of development. Bruce suggested Section 1.2(4) should have regard for the impact on ratepayers and the goals referenced in the Official Plan need to be updated to reflect the Official Plan. Bruce further noted the Official Plan also should address the servicing issue in Clarksburg.

Bruce further noted Section 9.8 should address developers and assist with timelines. Bruce proposed open houses for the Official Plan review with increased notification of potential development lands with a large sign posted on the subject lands slated for development. Bruce then spoke regarding Sections 11.17.2(1) and Section 14.3.1 regarding NEC Planning signs.

Bruce then noted, in his opinion, no substantial changes are required to the Official Plan, just minor tweaks. Bruce then noted intensification should be taken in context, further noting baby boomers will be moving to Town and that the Town needs low income housing that should be included in the Official Plan. Bruce referenced the "Sense of Place" document and noted it should be referenced in the Official Plan.

R.B. Waind, resident of Swiss Meadows, then spoke noting the PPS falls short, noting the hands of the Ontario Municipal Board ("OMB") are tied, noting often the OMB hears only the developer's side of an appeal.

Mr. Waind suggested in cases with pre-existing conditions, i.e. ANSI wetlands, species at risk, or natural heritage, that the onus should be shifted on development. Mr. Waind noted organizations such as the Blue Mountain Watershed Trust Foundation ("BMWTF") should be permitted to bring their professionals to sites to provide studies independently. Mr. Waind noted independent studies may help with OMB hearings and may actually please the OMB.

Jim Farmillo, resident at 113 Hillcrest, Clarksburg, then spoke agreeing the Official Plan is good, but referenced areas that require modification, including growth management, and noted the Town should re-examine shoreline development and beaches and noted new development should be required to provide trails along the shoreline noting the Town does not want parking lots along the shoreline.

Jim then referenced cultural heritage and urban design, noting he has a concern with the reference to "urban" in The Blue Mountains, further noting the Town needs to emphasize "rural". Jim then referenced housing developments and noted there should be enhanced development with random sized lots, preserving vegetation, using water absorbing curbstops, while retaining the rural feel of the area.

Jim then referenced transportation and noted the Town should encourage a transportation solution in the area. Jim further noted that all studies need to be codified in the Official Plan.

Jackie Hendry, farmer of Gibraltar, then spoke referencing the amenities listed in the powerpoint presented and noted agriculture was not referenced. Jackie noted the agricultural community requires roads that are passable for farm equipment, further noting we cannot survive without agriculture.

Councillor McGee then spoke questioning what The Blue Mountains will look like, further noting the process should include a description in writing so that a majority of people will know what we are and where we are heading. John further noted height and mass of buildings should be addressed, with limits on bonus, public benefit with a mix of buildings, should all be translated into the Official Plan and then to a zoning by-law.

John Jeffs, resident of 149 Timmons Street, then spoke concurring with Councillor McGee noting he does not see a vision as to what is happening in the

Town. John noted the number of units is of concern. John referenced the cash-in-lieu of parkland and noted this is a concern to him in areas such as Terrasan where densities are high. John noted the vision is missing, further noting the public needs to be aware of the vision. John then noted his main concern is the density aspect, and further noted reasonably priced housing in Craighleith will be non-existent when the market turns around.

Deputy Mayor McKinlay then spoke noting the PPS does not address how residents in rural areas can make a living, further noting intensification is a challenge. Duncan noted he appreciates the comments from the public regarding waterfront, noting environmental issues along the waterfront is a concern. Duncan then noted he appreciates the public taking the time to read the documents and further noted he agrees with Councillor McGee and the comments of the public that he would like to see what the Town will look like.

Bruce Taylor then questioned if David could explain intensification/densification, David replying that intensification intensifies existing uses and densification increases density in an area.

John Ardiel, resident farmer, then spoke reaffirming Jackie Hendry's comments, noting agriculture has been an economic driver in The Blue Mountains for years and the Town needs to pay attention to development and tourism and how tourism affects the Town. John further noted that roads and land uses have to be cognizant that agriculture is an economic driver in the area. John further noted that no impact on agriculture was identified this evening.

John then noted walking paths can have an impact on agriculture and that the agricultural community has not received any communication from the Town on trails and paths. John expressed concern with this on behalf of the agricultural community. John then noted the Official Plan needs to address agriculture and hopes Council will consider agriculture in the area when making decisions.

Mayor Anderson then thanked John Ardiel for his comments, John replying that he commends Council for creating the Agricultural Advisory Committee ("AGAC") and hopes Council will hear their concerns. John further noted that agricultural community is often unheard.

Councillor McKean then spoke noting John Ardiel has brought forward a good point, but noted the senior levels of government make it difficult for agriculture. Duncan then spoke noting the AGAC was proposed by a resident, and further noted he believes the AGAC is important to the Town and to Council.

Duncan then spoke noting the County has made changes in Official Plan #80, to remove impediments to making a living in rural Ontario. Duncan then noted the Provincial Policy Statement is supportive of agriculture, not wanting the land to be fragmented.

Jackie Hendry then spoke regarding consultants hired by the Town. Jackie questioned whether any consultant hired would have agriculture experience, Mayor Anderson replying this would depend on the type of consultant the Town is hiring. David then spoke noting diverse skill sets are looked at when selecting a consultant. David then apologized for not recognizing agriculture in his presentation and further noted a meeting between consultants and the AGAC would be beneficial for consultants.

Duncan then spoke noting Jackie Hendry has made a good point regarding hiring consultants with agriculture experience.

David then spoke noting the approval authority for The Blue Mountains Official Plan is the County of Grey, further noting portions of the Plan will be sent to agencies such as OMAFRA for approval. David confirmed he has noted comments made at this evening's meeting.

Janice Buden, resident of The Blue Mountains, then spoke questioning how a developer would know the vision of The Blue Mountains. Janice then referenced affordable housing noting intensification can make housing more affordable, David replying that the Official Plan speaks to the vision of The Blue Mountains noting generally buildings should be no more than 3 stories. David noted applications received at the Town could ask for significantly more stories, noting it is the responsibility of Staff to receive and process the application, further noting it is up to Council to make a decision based on recommendations made by Staff, in accordance with the Official Plan.

Roslyn Hobart, then spoke noting she has a degree in agriculture and sustainable agriculture noting an agriculture policy is important. Roslyn noted the age of the farmer is a concern and further questioned how agriculture can be sustainable.

Elaine Baird, resident, spoke with regard to those who cannot afford to live in The Blue Mountains, both young and old. Elaine noted this is important, further noting the Housing Needs Study should include these people.

Mayor Anderson then spoke noting a Special Council Meeting is scheduled for Monday, May 17, 2010 to review the Housing Needs Study and noted the public are welcome and encouraged to attend. Director of Special Projects Peter Tollefsen then spoke confirming the May 17 Special Council Meeting will have a presentation from the consultant and further welcomed all to attend and participate.

Councillor Martin then spoke noting all comments are important and thanked those for participating. Michael noted the contradictions in the document should be removed. Michael referenced the comments of Deputy Mayor McKinlay and Councillor McKean regarding agriculture, further noting the Green Energy Act provides the municipality with no rights on wind energy. Michael noted Council must stick to planning policies or matters could ultimately proceed to OMB hearings at significant cost to taxpayers. Michael then noted the Town should not back away from the Official Plan.

John Ardiel then spoke noting Mayor Anderson's involvement with the Great Lakes and St. Lawrence Cities Initiative could be far reaching to the agriculture community, noting farmers are protecting waterways and it seems to be a broad area. John noted landowners need to know what a watercourse is, John requested comment from the Mayor as to how we can ensure agriculture interests are looked after and for source water protection. Ellen noted the GLSLCI is a bi-national group of municipalities, including 70 communities in the United States and Canada. Ellen further noted GLSLCI is largely protected but is also a member of the Canada/Ontario/US water quality agreement. Ellen noted the municipal government will have a voice at high level regarding international policy. Ellen noted the Southern Georgian Bay Coastal Initiative deals with coastline issues.

Michael then spoke responding to John Ardiel, noting GSCA, Source Water Protection attempted to note where there is a buffer strip that interferes with agriculture use, that the farmer would be compensated for the strip of land, but

noted the Minister of Natural Resources removed this compensation clause. Michael further noted GSCA was the only Authority that attempted to get compensation for farmers.

Cameron then spoke requesting that Staff include agriculture, sustainability and initiatives in the Official Plan.

Duncan then spoke noting great comments received from Council members, but noted the next Council will have to decide whether we wish to push and proceed to the OMB on matters of concern.

Mayor Anderson then thanked members of the public for attending the meeting and as no one further wished to speak, declared the Public Meeting to be closed.

B.2 Walter Schmidka Re: Harbour Mews development proposal

Mayor Anderson then welcomed resident Walter Schmidka. Mr. Schmidka then spoke thanking Council for allowing him to speak as a deputation regarding the Harbour Mews development.

Mr. Schmidka noted the Town's general development policies should have market analysis, Director of Planning & Building David Finbow replying that market studies are required in certain instances, noting this is not one of those instances.

David then reviewed the proposed use of the property noting the C1 zone is more appropriate for the site and referenced residential uses but does not know if it will be condo units or residential units.

Mr. Schmidka then noted all information should be received by the Town from the developer before a decision is made. Mr. Schmidka questioned the proposed loading hallway and if there will be an apartment above and expressed concern that the parking proposed would not be sufficient, David replying that blended parking is suggested and further noted parking required will be determined when the uses of the site are identified. David noted a restaurant would have a greater demand for parking than a retail store. David further noted the plan Mr. Schmidka is referring to is a concept plan submitted by the developer.

Deputy Mayor McKinlay then spoke asking for clarification on the zoning by-law amendment sought currently and what exactly a zoning by-law includes, David replying the Official Plan shows the long term plan for this property, noting the concept plan can and will evolve, further noting the height and setbacks of the site are unknown at this time.

David then noted if the zoning by-law amendment is approved, that things like height, zoning and parking will be identified, Mr. Schmidka replying that this is his concern, if the zoning by-law amendment is passed that nothing can be done to stop the development. David replying the developer has provided a concept plan, further confirming that nothing is definite. David further noted the details of the application will be addressed when the site plan application is submitted. David noted the C1 zoning is a commercial zoning, noting units would be determined based on the zoning by-law, and would address height.

Mayor Anderson then spoke questioning if the public's input will be received on the actual buildings, David replying an internal review will be conducted and a firm recommendation will be brought to Council for consideration. Ellen then

asked that Mr. Schmidka be contacted when this matter is brought forward to Council again, David replying yes and further noted this may take years.

Mayor Anderson then thanked Mr. Schmidka for his comments. Mr. Schmidka then retired from the meeting.

**B.3 Steacy den Haan, Drinking Water Source Protection,
Re: Draft Proposed Assessment Report**

Mayor Anderson then welcomed Steacy den Haan of Drinking Water Source Protection.

Steacy then spoke noting she was proud to hear the agricultural comments earlier in this meeting and referenced visits to neighbouring municipalities recently to speak about Source Protection.

Steacy noted the Drinking Water Source Protection includes the areas of Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Region.

Steacy then reviewed the purpose of the Clean Water Act.

Steacy then reviewed the process and timeline of when implementation of Source Protection will take place, being in 2013. Steacy then reviewed the six step process in completing the Assessment Report and reviewed the tasks for drinking water systems and drinking water threats (pathogens).

Steacy then noted the Source Protection Committee will create policies for addressing significant drinking water threats. Steacy identified aquifers in The Blue Mountains and significant groundwater recharge area vulnerability.

David Ellingwood, Program Supervisor of Drinking Water Source Protection then spoke regarding the intake protection zone in Thornbury noting the in-water flows easterly and westerly along the shoreline.

David then identified the moderate threats in the area, noting that the entire region includes 40 municipalities and confirmed hazardous waste days are suggested to keep the numbers down.

David then noted at this time there are no potential significant threats to the drinking water system in The Blue Mountains.

David noted the Ministry of Environment may designate Great Lakes targets and will list the Source Protection document on line. David noted Source Protection is looking for public input for source protection.

Mayor Anderson then thanked David for his presentation to Council.

Councillor Gamble then spoke noting source water protection is important and questioned if local municipalities are involved in creating the 2012 Source Protection Plan, David replying yes, in many stages the Source Protection Plan is required to send notice to municipalities, further noting there is a Planning Officials Planning Group that receives input so the program can be built in the Official Plan.

Councillor McKean then referenced the intake protection zone in Thornbury and questioned if a protection area will be identified around each stream, David

replying Grey and Bruce Counties are identifying streams, further noting at this stage the protection zone is for information purposes, though recommendations could be made.

Deputy Mayor McKinlay then spoke questioning how the municipality can identify a significant risk in the area, David replying source protection provides proposals for development and the Province provides a system for identifying possible risks. David further noted the municipality has an obligation to protect groundwater.

Duncan then questioned how the municipality can identify where the rules will be imposed, David replying this is difficult further noting technical work is completed to identify vulnerable areas and where significant threats are possible.

Duncan then questioned who pays for the technical work, David replying the Province pays for technical work to be completed, but nothing beyond that, noting some of the work falls back on the municipality.

Duncan then questioned how Council will know what the cost will be to a water user or land owner, David replying a risk management official can be appointed by the municipality with the municipality responsible for imposing rules, or a contract could be entered into with the watershed or to the County. Duncan then questioned who will bear the cost, David replying this is not clear, noting the Provincial government has not made a decision yet as source protection is at the planning phase, but noted the creation of policies may address who is responsible for the costs. David further noted the Committee feels there needs to be significant involvement at the Provincial level.

Mayor Anderson then spoke noting GSCA asked for inclusion of cost recovery for farmers, but the MNR removed this provision. Ellen further noted source protection is important, but it is expensive. Ellen thanked David for his work with Source Protection and referenced an upcoming Public Meeting at the Beaver Valley Community Centre regarding Source Water Protection.

Deputy Mayor McKinlay thanked David and his colleagues for scheduling the open house in the evening when more of the public would be available to attend.

C. Correspondence as previously circulated

C.2 Grey Sauble C.A., 2010 Budget Meeting

Deputy Mayor McKinlay referenced Agenda item C.2 and questioned if Council would like GSCA to address Council at an upcoming Council meeting, Councillor Martin replying that the GSCA missed addressing Council at budget time.

Council then concurred that the Clerk would contact the GSCA to schedule a time for GSCA to address Council.

C.3 Collingwood Hospital, request extend term

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

THAT Council will extend Councillor McGee's term as elected Board member of the Collingwood General and Marine Hospital until the end of the current term of Council, Carried.

C.4 My Friend's House, request for sponsorship

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

THAT Council will support My Friend's House 7th Annual Daisy of Hope Putting Challenge on June 18, 2010 by sponsoring one team at a cost of \$140 for a team of four, Carried.

C.6 DeCoste, Burcher, Brown, Slabtown Access

Councillor McGee spoke noting the concerns addressed in Agenda Item C.6 are with respect to an item included in the Infrastructure & Recreation Committee report at Agenda Item G.3

Deputy Mayor McKinlay spoke asking that Agenda Item C.6 be discussed with Agenda Item G.3 Infrastructure & Recreation Committee Report.

Moved by: John McGee Seconded by: Ellen Anderson

THAT this Council does hereby receive the Correspondence of May 10, 2010 and further does support the Staff Recommendation made with regard to Correspondence items C.5, C.7, C.8, C.9, C.10 and C.11 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, Carried.

Author	Recommendation/Action
1. June Recreation and Parks Month	Motion D.4
5. Monica Dunston, Terrasan development	Refer to Planning
7. Jim Wilson, Bill 198, Inclusionary housing	Refer to Special Projects
8. Owen Sound Hospital, Thank you	Receive for information
9. Municipal Affairs, Service Delivery Guide	“ “
10. Grey Children's Aid Golf Tournament	“ “
11. MPAC, 2009 Annual Report	“ “

D. Motions and Staff Reports

Deputy Mayor McKinlay vacated the meeting having earlier declared a pecuniary interest with respect to Report D.2.

D.2 Fire Master Plan – Staffing, FD.10.9

Fire Chief Ron Doherty spoke noting the Report is further to his presentation to Council at the April 26, 2010 meeting.

Mayor Anderson thanked Ron for his Report.

Moved by: John McGee Seconded by: Cameron Kennedy

Moved by: John McGee

Seconded by: John McKean

THAT Council does hereby recognize the health, social and quality of life benefits provided by recreation programs, parks and open space areas in The Blue Mountains and Ontario and further does acknowledge June as Recreation and Parks Month, Carried.

E. New and Unfinished Business

E.1 Grey County Council Update

None

E.2 Notice of Motion

None

E.3 Additions to Agenda

None

E.4 Staff Discussion

E.4.1 Budget Process Debriefing (2010 Budget Process attached)

CAO Paul Graham spoke noting Agenda Item E.4.1 will be brought back at the next meeting for discussion early in the meeting.

Moved by: Michael Martin

Seconded by: D.R. McKinlay

THAT Agenda item E.4.1 Budget Process Debriefing be moved forward to the next Council Meeting, Carried.

E.4.2 Medical Clinic Land – Update

CAO Paul Graham spoke referencing discussions at the Planning and Building Committee Meeting of May 3, 2010 that the proposed development on Huron Street may have an effect on the transfer of the Medical Clinic lands.

Paul confirmed the Medical Clinic lands will be conveyed on or before June 16, 2010 and that the Medical Clinic lands are not affected by the development discussed at the May 3, 2010 Planning and Building Committee meeting.

E.4.3 Ontario Municipal Board, Short Term Accommodation – Update

Director of Planning and Building David Finbow then spoke noting the OMB hearing commences on May 19 at 2:00 p.m. David referenced recent discussions with solicitor Leo Longo regarding the Town's in-house capacity to deal with the short term accommodation appeals at the Ontario Municipal Board ("OMB"). David noted a Planning Consultant has been approached to assist with the workload of the OMB matter.

Mayor Anderson replying this is good news.

F. By-laws

F.1 Ford Wayne Gretzky Classic Temporary Parking Regulation

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

THAT By-law No. 2010 - 37, being a By-law to amend By-law No. 2003-11, so as to regulate the parking of vehicles on certain roads from July 5 through July 11, 2010 with respect to the 2010 Ford Wayne Gretzky Golf Classic, be hereby passed this tenth day of May, 2010, Carried.

G. Consent Agenda

Accounts

1. Accounts
2. Invoices separated for pecuniary interest (None)

Reports List (Adopt)

3. Infrastructure and Recreation Committee, April 27, 2010

Councillor McGee spoke regarding the April 27, 2010 Infrastructure and Recreation Committee Report referencing item C.1 Slabtown Access.

John noted at the April 27, 2010 meeting the Committee reviewed the cost factor and after discussions it was the recommendation of the Committee that a weighting factor be reduced from 60% to below 30%, further noting the Consultant believes this to be normal.

John then noted it was the consensus of the Committee that community impact factors increased substantially and referenced community and heritage concerns of the community. John then referenced correspondence received from residents in Slabtown and included at C.6 in Correspondence.

John then referenced the weighting criteria in C.1(A) and C.1(B) of the Committee Report.

Deputy Mayor McKinlay spoke noting he personally believed an environmental assessment was to provide the Town with the right conclusion, but then noted the Committee generally agreed, but questioned the impact on agriculture and noted the cost should be considered and noted a different weighting should be identified.

Duncan noted the Committee also referenced economic development, noting municipal projects are part of the local economy. Duncan noted it would be prudent to allow 5 points for economic development. Duncan noted sustainability and economic development should and is important.

Councillor McKean spoke noting he is satisfied to include 5 points for economic development.

Councillor Gamble then spoke expressing concern with the process and questioned if it would be a mistake to remove the bridge as it maintains the heritage of the area.

