

Minutes - The Blue Mountains Special Meeting of Council



MEETING DATE: May 16, 2011
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 illness and Councillor McKean absent due to a work commitment
- Also in attendance was Acting Chief Administrative Officer and Director of Engineering & Public Works Reg Russwurm, Director of Planning and Building David Finbow, Senior Policy Planner Cindy Welsh, Manager of Water and Wastewater Services John Caswell, Planner Bryan Pearce
- Approval of Agenda:

Moved by: R.J. Gamble Seconded by: Joe Halos

THAT the Agenda of May 16, 2011 be approved as circulated, including an addition to the Agenda of a Closed Session regarding personal matters and the CAO recruitment, Carried.
- No member declared a pecuniary interest with any matter as listed on the Agenda

B. Presentation

B.1 Official Plan Review and Visioning Workshop

Nick McDonald, Partner and Mark Stone, Senior Planner from Meridian Planning Consultants Inc. will be in attendance to facilitate the Council Workshop.

Director of Planning and Building David Finbow spoke noting R.B. Waind, John Corrigan, Deputy Mayor McKinlay, David Finbow and Scott Taylor of the Planning Department at Grey County are members of the Official Plan Review Steering Committee.

R.B. Waind spoke noting the Steering Committee has met twice and has received input from the Planning and Building Committee to move the process forward. R.B. noted the Committee wants to ensure the Official Plan is the plan of The Blue Mountains. R.B. noted a Public Information Session is scheduled for June 18 noting the Committee wants to ensure residents and members of the public are aware so that all concerns can be addressed.

Mark Stone of Meridian Planning Consultants then spoke providing an overview and noted public consultation will occur over the next six months. Mark then read the discussion points and questioned Council's top three goals and questioned the possible objectives or issues and questioned what would be an ideal future for The Blue Mountains.

Mark reviewed the Official Plan definition and noted the Official Plan must be reviewed every five years in accordance with the *Planning Act*, further noting other plans will be consulted during this review, referencing the *Red, Hot and Blue* plan.

Mark then reviewed the Official Plan review work plan phases noting we are currently in Phase 1 and recounted the meetings held to date. Mark noted a June 1 workshop with the Senior Management Team and Planning Department and a meeting with agencies/boards and committees is scheduled.

Mark identified four study areas, including agriculture, natural heritage and hazard lands, employment and commercial lands, growth management, intensification and design.

Mark then reviewed the community consultation component of the Official Plan Review noting there are a wide range of approaches to consulting with the community.

Councillor Martin then referenced the June 18 workshop agenda and questioned if the *Growth Management, Intensification and Design* session relates to residential only, Mark replying this session relates to all types of growth.

Deputy Mayor McKinlay then spoke noting the Agenda needs to be clear and descriptive for the public. Councillor Halos concurring noting the Agenda needs to draw the interest of the public.

Joe then noted transportation studies and collector roads should be added to the Agenda, Mark replying this would be included in *Growth Management, Intensification and Design* Session.

Councillor Ardiel then spoke questioning if the workshop is a come and go workshop, and if it is a round table format or open forum. Duncan replying yes the workshop is come and go. Mark noting that ideally attendees will arrive at the beginning of the workshop to hear information about the Official Plan, but noted yes attendees can come and go.

R.B. then spoke noting there will be preliminary meetings with an extensive list of stakeholders, including the agricultural community, Duncan noting every organization that may spread the word about the Official Plan review or have an interest in the review will be circulated. David Finbow noting Staff will do its best to include all interested organizations.

Councillor Gamble then spoke questioning if growth in the Hamlets will be discussed at the Public Meeting, Mark replying parameters and expectations will be identified to the community. Bob then noted the community should not be given false hope and further noted the discussion should not go beyond the boundaries already in place, Duncan replying that we need to ensure discussion is not stifled at the public meeting.

David then spoke noting there is no intention of touching on urban or settlement areas in the Official Plan review. Councillor Halos then spoke and questioned if the Official Plan review applies to subdivision agreements, David replying that certain policies deal with how the Town deals with subdivision agreements, but noted the Official Plan review will not touch on those issues.

Mark then reviewed discussion Point #1 questioning what Council's top 3 goals, objectives or issues should be considered through the Official Plan Review.

Michael then spoke noting the Sustainable Path is a subsequent issue that has been developed, but noted one issue he has is that it is too optimistic, further noting the Official Plan should look at the purpose of the Official Plan.

Michael then noted the overall structure of the urban area, referencing the Thornbury urban community, needs controlled low density development, with guidelines or principles of how Council wants to see lands developed. Michael then referenced Blue Mountain Resort and the Village area and noted this area has a different culture, with higher density that is well suited for housing developments for young families. Michael noted intensification is better suited at the Blue Mountain area and noted the Town should have a definite plan as to how growth will occur.

Bob then spoke noting wetlands need to be defined and protected with setbacks clearly identified. Bob noted further that the small town feel should continue in The Blue Mountains with a height restriction of three storeys on new construction. Bob also expressed concern with intensification.

Joe then spoke noting he has concern for the agricultural community, including wineries, farm gate sales, and would like to see what can be achieved for the agricultural community to have an accessory industry on their properties. Joe noted higher density is a requirement of intensification and questioned how other municipalities zone vacant development land.

Duncan then spoke noting concern for the rural and agricultural community and allowing rural industry, and also noted there should be provisions within community standards for a range of housing types.

Mark then questioned what type of agriculture-related uses are appropriate for the rural area, Joe replying conflict of uses in the agricultural areas could be an issue with neighbours complaining of noise. Joe further noted he would like to see what other municipalities have done in this regard.

Bob then spoke noting many farms are not being used for agriculture, and noted we need to find uses to use agricultural land, and questioned if restrictions could be eased on unruly agricultural lands to find other uses for such lands. Duncan spoke in response that Grey County's Official Plan should be reviewed to determine what can be done on rural lands.

Mark then noted through discussions with OMAFRA that they are open to discussion and are looking for input and further noted the Province seems to be open to ideas.

Councillor Ardiel then spoke noting we need to be innovative and progressive in our ideas and our thinking with agricultural lands, and noted we need options, ie wineries. Gail then referenced the number of horse farms in the area and questioned how they could expand. Mark spoke in response noting the Town can consider themes for rural areas and noted the Town is in a unique opportunity with its agricultural community, given the significant numbers of tourists to the area.

Mark then noted farmers and those in the agricultural community are encouraged to attend the June 18 meeting to provide input.

Mark then referenced the comment from Council respecting maintaining the small town feel and questioned how this could be achieved. Duncan replying that we need dialogue and questioned how a healthy mix of development could be achieved. Michael spoke in response to Duncan noting through techniques with defined urban areas, Thornbury, Craigeith, Village, further noting we cannot legislate where people live, but we can strengthen infilling and development policies on built form and design guidelines. Michael noted we need to get a firm view of what the community wants.

Bob then spoke noting zoning by-laws should insist on minimum front yards, further noting development should not be too close to the street.

Bob then noted a row housing development should be developed in The Blue Mountains to assist young families, while maintaining the small town atmosphere.

Mark then referenced natural heritage protection and questioned how Council feels about the existing Official Plan. Duncan spoke in response referencing recent hearings with the Blue Mountain Watershed Trust Foundation and noted many organizations have differing opinions and thoughts on setbacks.

Bob then referenced species at risk and questioned how they can be protected and how Council and Staff can receive more detailed information on species at risk. David spoke in response and noted natural heritage flows from the Provincial Policy Statement and noted Natural Heritage has handbooks that must be adhered to and noted there are always differing opinions. Michael then spoke noting this may not be addressed in the Official Plan review.

Duncan then spoke on behalf of Councillor McKean as he was unable to attend the meeting, and noted the Cultural Heritage Master Plan should be mentioned in consideration of other documents in the Official Plan review, believing this to be a useful tool.

Nick McDonald then spoke regarding intensification noting the Province has identified the need for intensification. Nick noted areas where change is acceptable are identified for intensification as are areas where change is not acceptable. Gail then spoke referencing residential/commercial combination intensification and noted she does not believe this is what residents want in The Blue Mountains.

Michael then spoke regarding intensification and noted areas have to be identified on where it is permissible, further noting areas could be destroyed with over-intensification. Michael noted the community needs to provide input.

Joe then spoke noting intensification should be studied and we should learn from other municipalities. Joe noted Thornbury is unique and referenced older condominium developments in Thornbury. Duncan then spoke noting some residents may be in favour of living on the second floor of a house with a small business on the main floor.

Mark then spoke regarding Discussion Point #3 and questioned how things should be different in the Town compared to today and what Council's ideal future would look like.

Gail spoke noting she would like to maintain the old town feeling, nothing too modern, and would like to preserve this. David noted through urban design guidelines this will be a part of the Official Plan, noting maintaining the character of the community is hard to implement, but urban design guidelines will help.

Bob then spoke noting he too would like to see the small town atmosphere continue, relaxed with residents permitted to do what they like to do, quiet with a small town feel.

Michael then spoke noting he agrees with Councillors Ardiel and Gamble, and noted there needs to be some room for innovation.

Joe then spoke noting he agrees with all comments made and noted he would like to see more trails, bike trails, developments incorporating trail use, while maintaining the small town feel. Joe would like to see more parks and beaches with Town waterfront for public use.

Duncan then spoke noting he would like to see agricultural uses continue with crops being grown, hamlets with small children, children playing in the parks with residents able to earn a living in the community.

Mark then thanked Council for their input and confirmed a report to Council will be provided after the June 18 Public Information Session.

Deputy Mayor McKinlay then questioned if Michael Seguin, present for the discussion, had any comments. Mr. Seguin spoke questioning if the workshops will be open to the public, David replying all workshops will be open to the public, and noted discussions with agencies or boards will be one on one where minutes will be taken and made available.

Duncan then thanked the Steering Committee for their involvement in this process.

C. Closed Session

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

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 personal matters about an identifiable individual, including Town or local board employees; and

WITH regard to the CAO recruitment, Carried.

Council moved into closed session at 9:02 pm.
Council moved into public session at 9:42 pm.

D. Adjournment

Moved by: Michael Martin Seconded by: Gail Ardiel

THAT this Council does now adjourn at 9:43 p.m. to meet again at the call of the Chair, Carried.

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Duncan R. McKinlay, Deputy Mayor

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Corrina Giles, Town Clerk