

**Minutes - The Blue Mountains Council Meeting**



**MEETING DATE:** June 14, 2010  
**LOCATION:** Beaver Valley Community Centre, Small Hall  
**PREPARED BY:** Corrina Giles, Town Clerk

**A. Call to Order**

- Mayor Anderson called the meeting to order with all members in attendance save Councillor McGee absent due to vacation.
- Also in attendance was CAO Paul Graham, Deputy Treasurer Elizabeth Thompson, Manager of Water and Wastewater Services John Caswell, Environmental Initiatives Coordinator Adam McMullin, Chief Librarian Carol Cooley, Manager of Building and By-Law Greg Miller, Director of Engineering & Public Works Reg Russwurm, Director of Recreation Shawn Everitt, Senior Policy Planner Cindy Welsh, Director of Planning and Building David Finbow, Manager of Human Resources Tracey McKenna
- Council then paused for a moment of Personal Prayer or Reflection.
- Presentation from Beaver Valley Community School, Grade 4 and 5 Students Artwork "In the Public Eye"

Mayor Anderson welcomed Maureen Munden and grade 4 and 5 students. Maureen noted the artwork created by the students was a long process, noting all artwork pieces have positive messages to send to the community about taking care of the world.

Mayor Anderson and Council thanked the students for their artwork and commended them on their hard work and dedication to the project.

Director of Recreation Shawn Everitt noted the artwork will be placed on the fences around the new town hall site for all to enjoy.

- Approval of Agenda:

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

THAT the Agenda of June 14, 2010 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, save Councillor McKean with regard to F.1 of the draft Minutes of May 26, 2010 and his consent application, Item G.2 with respect to cheques payable to his place of employment, G.3 and G.4 and his place of employment, Councillor Kennedy with regard to Agenda Item G.1 and G.2 and a cheque payable to a family member.

- Adoption of Consent Agenda

Moved by: R.J. Gamble

Seconded by: Michael Martin

THAT the Consent Agenda of June 14, 2010 be adopted as circulated, less any items requested for separate review and discussion, Carried.

- Previous Minutes

Moved by: Cameron Kennedy

Seconded by: D.R. McKinlay

THAT the Council Special Meeting minutes of May 17, 2010 and the Council minutes of May 26, 2010, be adopted as circulated, including any revisions to be made.

Councillor Gamble noted a minor revision to the May 17, 2010 minutes where he referenced a survey could be conducted of households with combined incomes of less than \$77,000 annually.

Council then voted on the resolution, Carried.

There was no business arising from the minutes at that time.

## **B. Deputations/Presentations**

### **B.1 Scott Vokey, AMO, Award for "Best in Class" for Fire Station #2**

Mayor Anderson introduced Scott Vokey of AMO.

Scott then spoke noting he works with a number of energy services organizations that run through LAS. Scott noted energy performance benchmarking is an exercise that identifies cost savings, further noting energy is very expensive. Energy efficiency initiatives can assist the municipality in building energy efficient buildings.

Scott noted Best Practices are used in the classifications with 12 categories being identified. Scott noted Fire Station #2 of The Blue Mountains won the award for the Best in Class, Fire category, noting this is a great achievement.

Scott then introduced Greg Miller, Manager of Building and By-Law as the main contact at The Blue Mountains for this award. Scott noted Fire Station #2 was inspected and noted it was rated at the top performance in making efficient use of equipment. Scott further noted LAS is interested in working with Council and Staff on mandated public energy reporting.

Scott then presented the Award for "Best in Class" for Fire Station #2 to Mayor Anderson, Council and Greg Miller.

### **B.2 Mike Cullip, Consultant, Access to Slabtown and the Environmental Assessment Report**

Mayor Anderson introduced Mike Cullip, Consultant from CC Tatham & Associates noting CC Tatham was retained by the Town to prepare an Environmental Assessment Report with respect to Slabtown Access.

Mike then spoke identifying the purpose of the study and the study area and reviewed the steps in the Municipal Class EA process.

Mike then reviewed the alternatives for access to the community of Slabtown including A) do nothing B) rehabilitate bridge, reviewing key elements to rehabilitation C) replace bridge in the same location or D) replace the bridge in a new location.

Mike then reviewed the natural environment of the area noting there is no concern with respect to mammals, fish, birds or ANSI. Mike then noted there are two butternut trees north of Slabtown in the area a possible road to Grey Road 40 would be built, further noting this is of concern.

Mike reviewed the heritage of the bridge noting it is of significance and should be replaced with a structure that is sympathetic to its heritage.

Mike then reviewed the implementation costs and long term costs, including costs to the residents of Slabtown for longer commutes, fuel, and local economic benefit should a road be constructed.

Mike then reviewed the initial and long term costs of each of the possible options identified above. Mike noted the road based option has reduced costs further noting it is less expensive to maintain a road than a bridge.

Mike noted he is recommending replacing a bridge in the same location, noting the bridge would cost approximately \$200,000 more over the life of the bridge versus a road, but this would be offset by no additional cost to the residents.

Mike reviewed the assessment of the alternatives noting the assessment is based on physical environment, natural environment, social environment and cultural heritage.

Mike then reviewed the alternative criteria and weights of the assessment criteria noting weights were applied to the score with the highest score most recommended.

Mike reviewed the recommended alternatives being replacement in the current location ensuring the appropriate access and maintaining the character of the area.

Mike then reviewed the next steps.

Councillor McKean then questioned the costing in 0 – 50 years and questioned if this costing would include the cost for a temporary road while the bridge is being built and questioned if the maintenance work is included, Mike replying routine maintenance has been included in the timeline.

John then questioned if the cost includes the temporary road maintenance purposes, land acquisition or the costs of an easement, Mike replying that no significant maintenance has been accounted for over the 50 year period that would render the bridge impassable, John replying that access over the land in the next 50 years will be required at some time.

Deputy Mayor McKinlay then questioned the value in pursuing a legal long time easement over the lands necessary to exit Slabtown in the absence of a bridge, Mike replying it would be in the residents' best interests to have such an easement in place.

Mayor Anderson thanked Mike for his presentation.

**B.3** Mary Jane DeCoste on behalf of Slabtown Residents, regarding Access to Slabtown and the Environmental Assessment Report

Mary Jane DeCoste then spoke on behalf of the residents of the Slabtown noting the Infrastructure and Recreation Committee have done their due diligence on the Slabtown bridge, further noting the Committee, Consultants and residents have gone through the process to address the issues for access to Slabtown.

Mary Jane reviewed the background of the Environmental Assessment access to Slabtown with various forms of access addressed and noted the public engagement and continued Council involvement in the matter with an informed committee have come to a conclusion to replace the bridge in the current location.

Mary Jane thanked the Committee and Council on behalf of the residents of Slabtown.

Mayor Anderson then spoke thanking Slabtown residents for their energy and effort put into the meetings.

**B.4** Maurice Luchich, National Manager – Planning, The TDL Group, regarding the Interim Control By-Law and Drive Through Facilities

Maurice spoke on behalf of industry of drive through facilities noting he is eager to participate with Staff on the issues of drive through facilities to work together on the concerns of Staff. Maurice noted this has been addressed with other municipalities with respect to design concerns/streetscape concerns and noted he is looking for a reasonable solution.

Maurice noted the Ontario Restaurant Hotel & Motel Association (“ORHMA”) would like The Blue Mountains to be aware that they are conducting research to address sustainability concerns, further noting dialogue between the parties is important.

Maurice referenced the Meridian Report noting it is a concern to TDL as some points in the Report were not correct. Maurice referenced the environmental impact of drive through facilities included in the Report and noted TDL has also conducted research to understand concerns and the impact on air quality. Maurice noted TDL has completed peer research with atmospheric professionals and noted this is important to bring forward to Staff. Maurice referenced the PPS and noted other aspects of the PPS will be addressed.

Maurice noted the biggest concern of TDL and ORHMA is that they be contacted when an official plan amendment or by-law moves forward, so that they may provide information and include recommendations in the document to ensure The Blue Mountains is protected as well as their interests.

Mayor Anderson thanked Maurice for his presentation.

Deputy Mayor McKinlay then spoke thanking Maurice for his presentation, but noted he has concern with drive-through facilities and their impact on traffic flow, further noting the stacking of patrons on travelled roads is his main concern, Maurice replying this tends to happen at older drive through facilities, noting newer standards are greater and evolving in recognition of this issue. Maurice noted 10 – 11 stacked spaces would be a minimum now and noted the demand for more drive through facilities is an issue.

Councillor Gamble then spoke noting drive through facilities are high profile with patrons often driving larger vehicles, i.e. 18 wheelers and camping trailers, but the facility owners' have a lack of parking for these types of vehicles. Bob further noted that organizations that have this type of facility should have ample parking for large vehicles, Maurice replying that this is a reality and noted this is also a concern on the Trans Canada Highway.

Duncan then spoke concurring with Bob and noted on street parking for buses or truck traffic is insufficient and noted the large corporate organizations who own the drive through businesses have a lack of parking for their patrons.

Mayor Anderson then spoke thanking Maurice for his presentation.

#### **B.5 Adam McMullin, Sustainability Plan Presentation**

Environmental Initiatives Coordinator Adam McMullin spoke providing Council with an overview of his presentation identifying what sustainability is and provided the definition of sustainability.

Adam reviewed the challenges of finite resources versus unsustainable growth, noting we should live from nature's interest, not its capital.

Adam noted the objective is to develop an Integrated Sustainability Plan to be developed with the community for the community, to realize sustainable objectives, including environmental, culture, social and economic objectives.

Adam noted as part of the Gas Tax, the municipality is required to develop an Integrated Community Sustainability Plan.

Adam reviewed the Plan's two strategic goals and reviewed the other benefits including sustainable thinking instilled in community and leverages expertise, knowledge and experience.

Adam reviewed the Plan development process noting two Natural Step Training Sessions were held and a Steering Committee was established in March 2007.

Adam noted over 100 community partners have been recruited by Town Staff and a written commitment was signed by these community partners.

Adam referenced visioning workshops and working group formation in May 2009.

Adam noted the public workshop was held in November 2009 and the Steering Committee Expansion expanded in November 2009.

Adam noted a water workshop was held in December 2009 with a pre-draft review of the goals and actions.

Adam reviewed the Plan Overview noting it includes 18 themes with 63 goals and hundreds of strategies. Adam then read the vision statement and our dream for the future. Adam reviewed the implementation framework and structure of the Plan.

Adam noted local government must "walk the talk" by entrenching best practices in sustainability and planning within the organization. Adam reviewed the areas of note, including environmental pillar being environmental/ecological integrity and social/cultural vibrancy.



C.11	Relay for Life, Request exemption from Noise By-Law	Refer to By-Law
C.12.	NVCA, Nottawasaga News – May 2010	Receive for information
C.13	Blue Mountain Village Association, Destination Marketing Fees	Receive for information
C.14	County of Grey, Thanks	Receive for information
C.15	My Friends House, Spring/Summer Newsletter	Receive for Information

## **D. Motions and Staff Reports**

### **D.1 Terrasan Development, PL.10.56**

Director of Planning and Building David Finbow then spoke reviewing the Report noting the Report is a result of comments received from the public and the Blue Mountain Ratepayers Association to provide information on the Terrasan Development. David noted all interested parties will be advised that the matter will be addressed at the June 28 Council Meeting when Council will deliberate the matter and come to a decision.

Councillor Martin then spoke noting there is a problem with the Report that it does not separate the Town's objectives, from the developer's objectives, David replying that a full report will be provided for the June 28 Council Meeting.

Michael then asked that the June 28 Report clearly identify the Town's requirements in the development versus the developer's requirements with specific attention to the density concerns with the impacts noted. Michael further noted this is a large amendment included in all one ask, further noting he believes the application should be separated, not an all or nothing application.

Councillor Gamble then spoke referencing the Official Plan and Planning Urban Design and Sustainability Strategy Report ("PUDS") Study and noted there is conflicting areas in the Report as it relates to these documents. Bob further expressed concern with the Provincially Significant Wetlands ("PSW"), height and densities and further noted he would like to see consistency with the documents in our control now and in accordance with the PSW requirements as it relates to setbacks, etc. David replying that these issues will be raised in the final report with sections laid out that will speak to issues such as height and public benefit.

Councillor Gamble then referenced parking at the senior's facility, David replying if the zoning by-law does not speak to parking, that parking will be deemed to be in accordance with the existing by-law.

Councillor McKean then spoke noting the development includes a significant increase in the densities and questioned the impact on the water and wastewater services capacity, David replying the Town will require a report that will speak to servicing with a response to these questions, further noting through the process, this will be addressed. Director of Engineering and Public Works Reg Russwurm then spoke noting the treatment plants have a number of units available, further noting capacity is constantly being monitored. Reg then noted that trunks cannot get larger so if this project is deemed a development charges project, that route will be explored.

Deputy Mayor McKinlay then spoke noting there should be some room for services as over the last 20 years larger lots were created but now lots are smaller so there may be a correction realized from the past developments. Reg replying that capacity is constantly being monitored and further noted that water conservation is assisting with capacity.

Councillor Martin then spoke noting the official plan should be clearly written, David agreeing that the official plan should be a high level document, further noting public agencies have requested inclusion of certain provisions as well.

Councillor Kennedy then spoke referencing the Integrated Community Sustainability Plan and the Community Improvement Plan that suggest the Town needs infilling, David replying that Council has to take direction from the Official Plan in place at the time, further noting we have to be careful what we are referencing. David then noted there is provision in the official plan for an institutional building and noted no comment has been received on the proposed height of buildings in the development, just the density. David then noted this information will flow from the Planning Report.

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

THAT Council receive Planning Services Staff Report PL.10.56 along with the recommended Official Plan Amendment and Zoning By-law Amendment and defer consideration/discussion of this Report and recommended Amendments to the June 28, 2010 Council Meeting, unanimously Carried.

#### **D.2 2010 Budget Process, CAO.10.09**

Moved by: John McKean                      Seconded by: Cameron Kennedy

THAT Council adopt the “2011 Budget Process” as outlined in Report CAO.10.09.

In speaking to the Motion, Deputy Mayor McKinlay asked that the meeting schedule be considerate of those Council members who work during the day.

Council then voted on the Motion, Carried.

#### **D.3 2010 Senior Management Team’s Health & Safety Continuous Improvement Plan, CAO.10.08**

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

THAT Council endorse the “2010 Senior Management Team Health & Safety Continuous Improvement Plan” as outlined in Report CAO.10.08, Carried.

CAO Paul Graham then spoke noting Staff have made significant improvements to Health and Safety, further noting we are proud of the accomplishments to date. Paul further noted the Health and Safety Coordinator and Human Resources are leading this charge, further noting this is very important to the Town.

Mayor Anderson then spoke noting this is very important to Council as well.

### **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**

None



