

AND THAT Council direct staff to recalculate the Development Charge Background Study based on Castle Glen being a separate Service Area for the Roads and Related Capital Programs;

AND THAT Council authorize Staff to create a new Development Charge Reserve Fund "Castle Glen Road", to separately track all collections and expenditures for the road capital works;

AND THAT Council direct staff to bring forward a draft By-law to revise By-law No 2010-18, being a By-law to establish development charges for the Town of The Blue Mountains, for Council's consideration, Carried.

D. Public Meeting (7:00 pm)

D.1 Public Meeting: Town of The Blue Mountains Official Plan Review

Deputy Mayor McKinlay noted that under the authority of the Municipal Act, 2001 and in accordance with Ontario's Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), The Corporation of the Town of The Blue Mountains wishes to inform the public that all information including opinions, presentations, reports and documentation provided for or at a Public Meeting, Public Consultation, or other Public Process are considered part of the public record. This information may be posted on the Town's website and or/ made available to the public upon request.

Duncan then read the Notice of Public Meeting regarding Town of The Blue Mountains Official Plan Review and noted that Council of the Town of The Blue Mountains will hold a public meeting pursuant to section 17(15) of the Planning Act, regarding the Town's Official Plan Review to provide an opportunity to provide input regarding the draft Official Plan. Duncan noted that the meeting will be on Wednesday, July 9, 2014 at 7:00 pm to 9:00 pm, at the Town Hall, Council Chamber, 32 Mill Street, Thornbury, ON.

Duncan noted that written comments received will be considered by Council prior to the adoption of the new Official Plan (date of Council consideration to be determined). Additional information, including a copy of the draft Official Plan, is available in the Town Planning Department (32 Mill Street, Thornbury) between 8:30 a.m. and 4:30 pm and on the Town's website www.thebluemountains.ca

Duncan noted that any person may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the proposed Official Plan.

Duncan noted that if a person or public body does not make oral submissions at a public meeting or make written submissions to the Town of The Blue Mountains in respect of the proposed Official Plan before Council gives or refuses to give approval to the Official Plan, the person or public body is not entitled to appeal the decision of the Town of The Blue Mountains to the Ontario Municipal Board.

Duncan noted that if a person or public body does not make oral submissions at a public meeting or make written submissions to the Town of The Blue Mountains in respect of the proposed Official Plan before Council gives or refuses to give approval to the Official Plan, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there is reasonable grounds to do so.

Duncan noted that the proposed Official Plan affects all of the Town of The Blue Mountains and therefore no key map is provided.

The Clerk noted that Notice was given in accordance with the Planning Act, and that in response, correspondence was received from Blue Mountain Watershed Trust Foundation, Travis & Associates on behalf of Windfall, Travis & Associates on behalf of Alpine Ski Club, Brian Nelson on behalf of Napier-Victoria Residents Group, Town of Collingwood, Blue Mountain Resorts, Plan Wells Associates on behalf of Siljon Investments Inc., Skyline, Mary Milne, Plan Wells Associates on behalf of Matesa, Eleanor Ward, County of Grey, Ducks Unlimited, Paul McGregor, D.C. Slade Consultants Inc. on behalf of Georgian Peaks Ski Club, D.C. Slade Consultants Inc. on behalf of Georgian Woodlands Phase III – George H. Fleming & Associates Limited and Condo Developments, D.C. Slade Consultants Inc. on behalf of Ken Havens, D.C. Slade Consultants Inc. on behalf of Jeff Becker – Lowlands Property, D. C. Slade Consultants Inc. on behalf of Sleepy Hollow Developments Inc. (Les Mallins), D.C. Slade Consultants Inc. on behalf of Eden Oak (Trailshead), D.C. Slade Consultants Inc. on behalf of LMCM Holdings Inc., D.C. Slade Consultants Inc. on behalf of Castle Glen Resort Community, D.C. Slade Consultants Inc. on behalf of Slopeside Development Inc. (David Knechtel), D.C. Slade Consultants Inc. on behalf of Cedar Run, D.C. Slade Consultants Inc. on behalf of Tabera Ltd. (Lorne Shiff), D.C. Slade Consultants Inc. on behalf of Tyrolean Village Resorts – Lowlands Property, D.C. Slade Consultants Inc. on behalf of Tyrolean Village Resorts – Beach Lands Property, Wellings Planning Consultants Inc. on behalf of MacPherson Builders.

Mark Stone of Meridian Planning provided an overview of the Official Plan Review and noted the next steps.

Duncan then asked if any member of the public wished to comment on the draft Official Plan.

Brian Lucas, 6 Long Lane, Collingwood L9Y 0B4, spoke noting he is speaking on behalf the Blue Mountain Watershed Trust Foundation (“BMWTF”) and noted the BMWTF agrees with most of the draft Official Plan, but disagrees with some points. Brian noted that the BMWTF feels strongly that the natural heritage plan should be adopted before the Official Plan. Brian noted that the BMWTF applauds the efforts of the planners to write the Official Plan and protect the natural systems we all rely on.

Michael Seguin, 209 Peel Street, Thornbury, spoke noting in February 2012 he provided comments to the Town on behalf of the Blue Mountain Ratepayers Association. Michael noted that he is speaking on behalf of himself this evening and noted he has concern with the recreational residential designation.

David Slade, of D.C. Slade Consultants, 243 Hurontario Street, Collingwood spoke noting he represents a number of parties and that the Town has letters on file with respect to each submission. David noted that he has worked closely with staff and the consultant, further noting that small corrections need to be made.

David spoke regarding Tabera, noting there needs to be a correction in the mapping, referencing the OMB settlement.

David spoke regarding Castle Glen Developments and the OMB decision, noting this decision needs to be protected and preserved. David noted there are a number of errors on Schedule “A”. David noted that the Official Plan references clauses that would affect Castle Glen i.e. definitions, and noted that the language needs to be consistent to conform with the Castle Glen OMB decision.

David spoke regarding Tyrolean Lowlands and Jeff Becker, noting that Exception 50 is not reflected in the draft Official Plan at this time, and that the “significant woodlot” wording should be corrected.

David spoke regarding Tyrolean Beach and noted refinement of the mapping is required.

David spoke regarding Cedar Run and noted Amendment #10 to the Official Plan should be incorporated in the new Official Plan, and that one clause requires amendment to change the standard referenced in Amendment #10.

David spoke regarding Georgian Woodlands Phase III, referencing the woodlot policy, and that some exception should occur, and that shoreline dedication should be included in the Official Plan.

David spoke regarding Ken Havens and his 17 lot subdivision, noting there should be an exception to reflect the draft approval, and that the significant wetlands on the map is in the wrong location.

David spoke regarding Georgian Peaks and noted the “slopeland” designation is different than in other ski areas, and referenced developable area.

David spoke regarding LMCM Holdings referencing the exception for 41 single family lots.

David spoke regarding Eden Oak noting there is an exception on this property for 77 units, but is suggesting the exception be removed as the Official Plan allows a higher number of units.

David spoke regarding Sleepy Hollow and the private man-made pond and noted this pond should be treated like other ponds, and that the designation should cover it all, and should not be designated hazard.

David Slade, of D.C. Slade Consultants noted that he is acting for Mary Milne, and that Ms. Milne’s lands are east of Cedar Run and are designated rural, hazard and future secondary plan, further noting that the future secondary plan designation should be removed and questioned the hazard designation.

Jim Uram, 69 Duncan Street, Thornbury, spoke questioning the deadline for receipt of comments, and noted he would like to view the materials sent to the municipality on the Official Plan as he has many concerns on specific properties. Jim noted the philosophy of the plan is a concern and questioned the background information and the rationale for the choice of policy. Jim spoke regarding the Bruce Street corridor between Thornbury and Clarksburg and noted the commercial designation should be supported by background information, referencing the Provincial Policy Statement and the County Plan. Jim noted he would like to see background material that supports unrealized intensification in urban areas and questioned how this will impact the tax base over time.

Brian Nelson, 40 Napier Street West, Thornbury spoke noting he submitted a letter, and noted he has concern with the “development” designation in Thornbury Clarksburg areas as there are no details in this designation. Brian noted that he would like to see specific reference in the Official Plan and clarification on how ‘development” zones will be managed.

Jim Dymont, Acting Director of Planning then spoke noting the County is in the process of developing a natural heritage study and that it would be premature for the Town to do one. Jim noted that staff and the consultant are looking at wording in the Official Plan for guidance in the interim. Jim noted that the mapping does require some review and updates. In response to Mr. Uram, Jim noted documents can be accessed online or through the planning department for review. Jim noted that comments were received until 4:30 today and that the comments from this evening’s public meeting and the written comments received will be reviewed in the next couple of weeks.

Jim then noted Council will adopt the Official Plan and it will then be sent to the County for approval. The public may write to the County to provide their comments if they wish. Jim noted that with respect to future “development” designation, this designation indicates that at some point in the future the site will be developed, further noting that each designation provides guidance for the future development. Jim noted that staff and the consultant are close to finalizing the Official Plan and that a draft should be available in mid-August for Council and the public.

Councillor Halos then questioned if exceptions to the current Official Plan are carried forward, Mark Stone replying that yes, the intent is to carry forward all exceptions, but that there are a few properties where the Official Plan has been modified. Mark noted that the owners will be consulted on this.

Councillor Ardiel then questioned how many exceptions are in the current Official Plan, Mark replying 50 to 60.

Duncan questioned if there will be less need for exceptions following the adoption of the new Official Plan, Mark replying that yes, that is the goal.

Councillor Martin spoke questioning if the draft Official Plan is a review of the current Official Plan or if it is a new document, Mark replying it is a review of the current document. Michael then questioned if any new studies were performed to create the draft Official Plan, Mark spoke referencing the Red Hot and Blue, Sustainable Path, and a detailed background study was prepared by staff and others.

As no one further wished to speak, the Public Meeting was closed, at 8:10 pm

E. Adjournment

Moved by: Gail Ardiel Seconded by: John McKean

THAT this Council does now adjourn at 8:11p.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