

Minutes - The Blue Mountains Council Meeting



MEETING DATE: July 13, 2009

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 Kennedy absent due to vacation.
- Also in attendance was Chief Administrative Officer Paul Graham, Director of Recreation Shawn Everitt, Director of Finance Robert Cummings, Deputy Treasurer Elizabeth Thompson, Manager of Water & Wastewater Services John Caswell, Manager of Human Resources Tracey McKenna, Fire Chief Ron Doherty, Manager of Roads & Drainage Jim McCannell and Community Emergency Management Coordinator Steve Conn.

- Council then paused for a moment of Personal Prayer or Reflection.

- Approval of Agenda:

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

THAT the Agenda of July 13, 2009 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 Mayor Anderson with regard to Agenda Item G.2, Accounts and a cheque payable to her father and Councillor McKean with regard to Agenda Item G.2, Accounts and a cheque payable to Sadler's Haulage & Excavating and Miller Waste Systems)
- Adoption of Consent Agenda

Moved by: Michael Martin Seconded by: John McGee

THAT the Consent Agenda of July 13, 2009 be adopted as circulated, less any items requested for separate review and discussion, Carried.

Previous Minutes

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

THAT the Council minutes of June 22, 2009 be adopted as circulated, including any revisions to be made, unanimously Carried.

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

B. Deputations/Presentations

B.1 PUBLIC MEETING – Lora Bay Benefiting Landowners – to impose the Capital Water and/or Sewer Charge for use of the Town's Water and/or Sewage System

Mayor Anderson called the Public Meeting to order and read the Notice of Public Information Centre and a Public Meeting to Impose the Capital Water and/or Sewer Charge for the use of the Town's Water and/or Sewage System noting that the Council of the Town of The Blue Mountains will hold a Public Meeting at the Regular Meeting of Council, Monday, July 13, 2009 at 7:05 p.m. at the L.E. Shore Memorial Library, 183 Bruce Street South, Thornbury to consider the proposed By-Laws to impose capital water and sewer charges for the use of the Town's water and/or sewage system (Lora Bay Service Area).

Ellen further noted should you be unable to attend the Public Meeting, written comments can be submitted to the Clerk in support or, or opposition to, the proposed By-laws.

Ellen then noted the proposed By-Laws will be presented to Council for adoption at the Regular Meeting on August 10, 2009 and will affect the property owners listed on Schedule "B" as benefitting owners immediately and will affect the property owners listed on Schedule "B" as future benefitting owners of the proposed by-laws at some point in the future when the Town provides water and or sewer services. Billing of the capital water and sewer charges affecting benefitting owners will be mailed in mid-August and will be due no later than September 18, 2009. Drafts of the proposed By-Laws can be found on the Town's website at www.thebluemoorntains.ca. Alternatively, copies of same will be made available by contacting the Town Office.

The Deputy Clerk then read correspondence received from local residents, Brian Kennedy, Dian McGowan, Mitchel Freedman and William Murray.

Director of Finance and Information Services Rob Cummings then spoke confirming this is the second public meeting on this issue and confirmed an error in the cost of Service Area 2 and noted these errors are reflected in Agenda Item D.12.

Deputy Mayor McKinlay then spoke, questioning if Rob could review the rationale of the Cameron Street costs and confirm the benefits received by Cameron Street residents, Rob replying Cameron Street was previously serviced with water though the water pressure was less than preferred, further noting this low pressure is a concern with fire prevention. Manager of Water & Wastewater John Caswell then spoke, noting when Lora Bay was developed, two pipes were installed, and the servicing to Cameron Street will provide fire protection flow in accordance with the Building Code. John further noted Cameron Street will receive the benefit of the pump station and future reservoir which provides proper fire flows.

Councillor McGee then questioned John Caswell as to the reason why in Plan 915, there are substandard water and sewer services in place which are currently being replaced using reserve funds and questioned why the subject services are not being replaced using reserve funds, Rob replying Cameron Street was only partially serviced with water, John Caswell noting there has been fire hydrants in place on Cameron Street, but the new services will bring the area up to the Town's standards. Rob further noted Plan 915 area has existing reservoirs in place with fire protection provided from these reservoirs.

CAO Paul Graham then spoke, noting the dated Plan 915 infrastructure is being replaced, sewers need to be rebuilt and the road needs to be replaced. Paul further noted Cameron Street is receiving enhancements that increase the quality of service for fire protection.

Duncan then spoke, noting the Cameron Street servicing is new infrastructure and when it requires replacement, it will be replaced through reserves. Duncan then noted the Cameron Street payment is a very small portion of the cost of the reservoir.

Mayor Anderson then asked if anyone wished to speak.

Sunset Boulevard resident Alar Soever then spoke, referencing his concern with the water and sewer charges proposed. Alar noted he is basing his comments on the new Report, noting he has not received any benefit from the proposed services for 10 years. Alar noted he has four areas of concern, being, the subsidizing of the large lots on Lake Drive, the timing of the Lake Drive project and the expenditures of \$1 million, current development charges and projected growth. Alar noted the numbers should be incorrect which would increase his costs and noted concern that the by-law could be incorrect based on his concerns listed. Alar further noted Sunset Boulevard is the last area to receive benefits.

Alar noted there is nothing in the Report for financing costs and noted there will be a shortfall on subsidizing water and sewer.

Alar then noted there is a difference in the number of units at the Trailwood development versus what is in the study and noted the Lora Bay development is noting there are 1,025 units allowed in the development even though this number will not likely be realized.

Alar asked Council to ensure all the figures are correct and would like Council to assure that residents pay only what is in the By-Law.

Alar then noted the Lake Drive Reservoir has been pushed back to 2013, Manager of Water and Wastewater Services John Caswell concurring.

Mayor Anderson thanked Alar for his presentation.

Councillor Martin then spoke, noting Agenda Item B.1 was called, not Agenda Item B.2, Alar responding his presentation referenced the two items as they are related.

Del Craig, resident at 210 Cameron Street, then spoke questioning reference to "pressure" and questioned if the Town has increased the acceptable pressure level for fire protection or if the acceptable pressure is a fire code regulation, Manager of Water & Wastewater John Caswell replying the Town's acceptable level fire pressure level is greater than that of the Fire Code. Duncan then spoke, noting the Town is increasing the availability of water in making more water available to the fire trucks.

Del then questioned how long this area has been at a disadvantage regarding water pressure, John Caswell replying for three years, since 2005.

Ellen then spoke, noting that the Town is trying to keep its residents as safe as possible and sometimes this costs more.

Councillor Gamble then noted there is a concern of residents that Lora Bay may default on the number of units allotted in their development so it would cost other area residents more money, further noting that the Lora Bay Development has paid a lot of money upfront to subsidize its servicing so it is to the benefit of the developer to develop as many of their lots as possible, Director of Financial Services Rob Cummings concurring.

Duncan then spoke, noting there is a development charge review every five years, Alar replying he is in favour of development charges, though he is concerned with subsidizing existing development.

Lynn Muntley, resident at 123 Sunset Boulevard, then spoke and expressed concern with the issues at Lake Drive, Duncan replying Lake Drive/Sunset Boulevard is grouped together so the cost will be less, further noting if the Lake Drive cost was separate, the cost would be more.

Lynn then questioned the issues regarding financing of Lake Drive and the liability for the Town, Rob Cummings replying the Report at Agenda item D.12 will identify where the funding will come from.

Jackie Morrison, resident at 121 Cameron Street, then spoke questioning how many residents have expressed concerns with the level of fire protection, Mayor Anderson replying staff would have no information on this at this time. Jackie then questioned if these improvements have happened if Trailwood and Lora Bay had not been developed, John Caswell replying the services at Cameron Street were identified some time ago as requiring improvement and further noted this question is difficult to answer, though further noted the reservoir would not have been as large had Lora Bay and Trailwood not been developed.

Christopher Thomas, resident at 123 Sunset Boulevard then spoke questioning why the services do not service the entire area, John Caswell replying the magnitude of the development is beyond what the Town can accommodate at this time, further noting the downturn in the economy has slowed development, but if development continues the services could extend further.

Alar then referenced the reserve funds subsidizing Lake Drive and questioned if there will be reserve funds available for other development at Lora Bay, Rob Cummings replying it is a combination of development charges and local service component.

Bruce Sinclair, resident at 139 Lake Drive, then spoke expressing a concern with the cost and noted these discussions have been happening for five years, further noting septic systems are aging and polluting Georgian Bay. Bruce then noted he would like to see the servicing proceed and not be stalled any longer and thanked Council and Town Staff for their efforts. Bruce further noted that he believes the servicing is good for the area.

Councillor Gamble, replying to Bruce Sinclair, noted the cost for the 10th Line reservoir is paid for by development.

Duncan then spoke, concurring with residents concerns and noted questions can be answered by Staff. Duncan further noted that Council must address the water service quality for residents, noting it is beneficial to current residents to take advantage when new development occurs to assist with the costs of upgrades of services, otherwise the cost to replace infrastructure would be too unmanageable.

Mayor Anderson then thanked residents for attending the public meeting.

Councillor McGee then spoke, noting affordability guidelines are in place to assist residents to be able to afford services.

Mayor Anderson then declared the Public Meeting to be adjourned.

B.2 PUBLIC MEETING – Lora Bay Service Area Development Charges

Mayor Anderson then called the second Public Meeting to order and read the Notice of Public Meeting noting that on July 13 the Council of the Town of The Blue Mountains will hold a public meeting pursuant to The Development Charges Act, 1997, regarding proposed development charge rates and policies that will be applied in the Lora Bay Service Area. It is proposed that enactment of a Development Charge By-Law by Council would occur August 10, 2009.

Ellen then noted Development Charges are levied against new development, and are a primary source of funding for growth-related expenditures. Ellen further noted the capital services for this by-law include water and wastewater services.

Ellen noted Town Council is required under *The Development Charges Act, 1997*, to hold at least one public meeting to allow the public the opportunity to review and provide comments on the Lora Bay Service Area Development Charges Background Study, June 2009, related staff reports and the proposed Development Charges By-Law. Ellen further noted that copies of the Development Charges Background Study, related staff reports and the proposed Development Charges By-Law will be available through the Town Administration Office, or the Town's website.

Ellen noted written submissions were invited and directed to the Clerk no later than July 8, 2009 and further noted written comments received prior to the meeting and submissions made at the public meeting will be considered by Town Council prior to the enactment of a new Town of The Blue Mountains Development Charges By-Law. Inquiries should be directed to Darcy Chapman Capital Accountant.

Director of Finance and Information Services Rob Cummings then spoke, noting Council passed a Lora Bay Development Charge as of April and noted there are adjustments to be made to that cost.

As no one further wished to speak, Mayor Anderson declared the Public Meeting to be closed.

C. Correspondence as previously circulated

Councillor Gamble spoke referencing Agenda Item C.8, AMO Used Tire Plan and questioned if the Town has to proceed with this plan, CAO Paul Graham replying this correspondence will be forwarded to Engineering and Public Works to comment on, further noting creative things are being done at Grey County with used tires. Deputy Mayor McKinlay then noted there will likely be a large number of tires that will appear once this plan is established, adding the landfill would be a logical place for the drop-off of tires, but further noted this issue is still in discussions.

Duncan then asked that Agenda Item C.8 be referred to the Infrastructure and Recreation Committee for follow-up.

Bob then referenced Agenda Item C.15 and questioned if a Staff member could reply to Robbie Ross' correspondence regarding the Craigleith Depot, advising that the Town does not have the funding for staff and the Town is attempting to attract volunteers for the Depot.

Councillor Martin then noted the Georgian Triangle Tourist Association was at one time trying to assist with the manning of the Depot on weekends. Michael asked that Agenda Item C.15 be sent back to Infrastructure & Recreation Committee for follow-up for response.

Mayor Anderson then referenced Agenda Item C.16 from the Rotary Club and naming of the Heathcote parkland, questioning the process to rename a park, Director of Recreation Shawn Everitt replying the matter will proceed to the Infrastructure & Recreation Committee through the Park Naming procedure.

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

THAT this Council does hereby receive the Correspondence of July 13, 2009 and further does support the Staff Recommendation made with regard to the Correspondence items, 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, unanimously Carried.

D. Motions and Staff Reports

D.1 2008 Audited Financial Statements, FIS.09.38

Mayor Anderson read the Recommendation.

Deputy Mayor McKinlay then referenced the recommendations in the Report and confirmed the recommendations would be enacted, Director of Financial and Information Services Rob Cummings replying yes, further noting Staff members take the contents of the Report seriously.

Councillor Gamble then spoke regarding the Financial Statement, noting the Town is in a healthy financial situation, confirming the Town's debt load is low and further confirmed the recommendations do suggest items which will be addressed. Bob then noted the Report involves all Staff and Council.

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

THAT Council receive Staff Report FIS.09.38 "2008 Financial Statements";

AND THAT Council receive the 2008 Financial Statements of the Town of The Blue Mountains, audited in accordance with the Canadian generally accepted accounting principles by BDO Dunwoody.

In speaking to the Motion, Duncan questioned the two options of making the public aware of the availability of the Financial Statements, Director of Financial and Information Services Rob Cummings replying the statements are available on the website and at the Town Office.

Council then voted on the Resolution, unanimously Carried.

D.2 Healthy Communities Fund (Youth Programming Grant), DOR.09.038

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

THAT Council receive Staff Report DOR.09.038-“Healthy Communities Fund (Youth Programming Grant)” and,

FURTHER authorizes staff to submit an application to the Healthy Communities Fund.

In speaking to the Motion, Councillor Gamble referenced the application for funding and asked that Council be made aware of the participation level, Director of Recreation Shawn Everitt noting he would advise Council.

Council then voted on the Resolution, unanimously Carried.

D.3 Funding Source for Water Department Purchase of a Global Positioning System (GPS), EPW.09.061

Manager of Water & Wastewater Services John Caswell then reviewed the Report, noting the GPS will allow Staff to accurately identify where fire hydrant valves are to within 4”.

Councillor McKean then spoke, questioning if the GPS will identify where pipes are, John replying it is unknown if this particular unit will have this capability at this time.

Councillor McKean then questioned if the GPS will locate water valves, John replying yes for both water and wastewater use.

Councillor McGee then questioned if the dual frequency antenna can be added to the existing unit, John replying no.

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

THAT Council approve Staff to purchase a Global Positioning System (GPS) from Cansel Survey Equipment for \$23,822.64 using the Water Department’s remaining Machinery and Equipment Capital Budget as outlined in Report EPW.09.061 entitled “Funding Source for Water Department Purchase of a Global Positioning System (GPS)”, unanimously Carried.

D.11 Memorandums of Understanding for the Medical Centre and Neighbouring Projects, CAO.09.8

Town Solicitor John Metras reviewed the Report, recommending the adoption of three Memorandums of Understanding (“MOU”), noting the result would be the lands being provided to the Medical Clinic. John noted all MOUs are acceptable to the various parties and are before Council this evening.

John then reviewed the Concept Plan and noted the MOU requires the developer to transfer the medical clinic lands to the Town for the medical centre. The developer would then submit an application to the Town for residential lands.

John noted the Cidery would demolish part of its existing building, the Town would pay \$107,000 for the land and would allow the Cidery to dispose of the materials from the demolition to the The Blue Mountains landfill, free of charge, and the Town would provide some pit run gravel.

John further noted that Staff have expended a great deal of time with great cooperation from all involved parties.

Councillor Gamble then questioned if the transfer of funds from the Town to the Cidery is conditional on the building being demolished, John replying yes.

Councillor Martin then spoke and introduced Brian Matheson and Bob Mackey from the North East Grey Medical Clinic. Michael then noted the orientation of the building is not the same as on the concept plan, and noted the building has been flipped, putting the narrow side to the Highway and questioned if this would be satisfactory to the Town. John Metras then noted one reason the orientation was changed was to create a streetscape element, adding he believed the concept plan is flexible to allow this, further noting the site plan process will address how the development will go forward.

John then noted there is ample opportunity for the medical clinic representatives to discuss this with Town Staff.

Michael, addressing Mr. Adamson, questioned if he is in agreement with the orientation of the medical clinic building, Mr. Adamson replying he agrees with the MOU, and noted there is a problem in the orientation of the building because of the floor plan of the building and the arrangement of offices. Mr. Adamson further noted the medical clinic representatives would prefer a perpendicular layout.

Ellen then questioned Mr. Adamson if the layout in the MOU is at all possible, Mr. Adamson replying the medical clinic representatives have a working floor plan, an architect has been retained, costs have been incurred to date, and confirmed the longer scale works better.

Ellen then spoke, noting streetscaping is a goal for the Town and questioned how much has been expended regarding the floor plan, Mr. Adamson replying \$10,000 to \$15,000 has been expended so far and further noted doctors have been consulted on the floor plan.

Mr. Adamson then noted the ideal floor plan has three extra parking spaces visible from street.

CAO Paul Graham then spoke, noting the medical clinic should bring their plan to the Town before they proceed too much further and noted solutions should be addressed with Staff.

Michael then requested a revision to the Recommendation, John noting the provisions of the MOUs state, subject to revision of orientation and further noted Council should not negotiate site plans.

Ellen then spoke, noting she is pleased to see the Report and thanked Town Staff and the Medical Clinic for their work, John concurring and thanking Staff.

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

THAT Council receive Report CAO.09.8 and authorize the Mayor and Clerk to execute:

1. A Memorandum of Understanding with 1136965 Ontario Inc. substantially in accordance with the Memorandum of Understanding attached hereto;

2. A Memorandum of Understanding with 2138504 Ontario Inc and Andre Corbeil – In Trust substantially in accordance with the Memorandum of Understanding attached hereto;

3. A Memorandum of Understanding with North East Grey Health Centres Inc. substantially in accordance with the Memorandum of Understanding attached hereto; and

AND FURTHER THAT the Mayor and Clerk are authorized to execute all documents, in forms approved by the Town Solicitor, necessary to complete the conveyances of lands referred to in the above Memorandums of Understanding.

In speaking to the Motion, Michael noted he is disappointed that the orientation of the building has been changed.

Council then voted on the Resolution, Carried.

D.12 Capital Water & Sewer Charge – Lora Bay Water & Sanitary Sewer Works, FIS.09.43

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

THAT Council receive Staff Report FIS.09.43, “Capital Water & Sewer Charge – Lora Bay Water & Sanitary Sewer Works”, for information purposes; and,

THAT Council authorize staff to present the proposed By-laws at the August 10, 2009 regular meeting of Council for adoption; and,

FURTHER THAT the proposed By-laws addresses benefitting properties and future benefitting properties and allows for two payment options for benefitting property owners as follows:

1) Payment in full by September 18, 2009; or,

2) The loan being financed being financed over an acceptable period of time to conform with the Town’s Affordability Policy The balance owing on the loan may be repaid at any time, including interest to date with no penalty applied. If a benefitting property is sold or transferred, the balance of the loan becomes due and payable, Carried.

D.13 Lora Bay Development Charges Background Study – Amendments, FIS.09.44

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

THAT Council receive Staff Report FIS.09.44 “Lora Bay Development Charges Background Study – Amendments” for information purposes;

AND THAT Council authorize staff to present the proposed By-law at the August 10, 2009 regular meeting of Council for adoption;

AND FURTHER THAT Council replace and rescind By-law 2009-23, Carried.

Councillor Martin abstained from participating in Agenda Item D.13 because of the nature of the By-Law.

D.5 Single and Double Surface Treatment – Award of Contract, EPW.09,060

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

THAT Council award the purchase of Single and Double Surface Treatment for repairs to Duncor Enterprises Inc. in the amount of \$257,322 plus a \$5,000 contingency for a cost of \$262,322, excluding GST and,

THAT Council authorize the purchase of approximately 2800 tonnes of crushed stone from the County of Grey for an estimated cost of \$34,506, excluding GST, and

THAT the Mayor and the Clerk be authorized to execute the Contract Documents with Duncor Enterprises Inc., as outlined in Report EPW.09.060 entitled “Single and Double Surface Treatment - Award of Contract”, unanimously Carried.

D.6 Bill 150 - Green Energy and Green Economy Act (Regulation and Policy), SPS.09.03

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

THAT Council receive Staff Report SPS.09.03 Bill 150 – Green Energy and Green Economy Act (Regulation and Policy) for information purposes; and

THAT Council direct staff to forward these comments to the Ministry of the Environment, Environmental Programs Division, Program Planning and Implementation Branch and the Ministry of Natural Resources, Natural Resource Management Division, Lands and Water Branch, as per the Ontario Environmental Registry postings.

In speaking to the Motion, Councillor McGee acknowledged receipt of additional comments from Peter Tollefsen today that could be included in the submission to the Ministry, Director of Special Projects Peter Tollefsen concurring.

Council then voted on the Resolution, Carried.

D.7 Plan 915 Servicing Reconstruction – Contract TBM-2009-30 Award of Tender, EPW.09.065

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

THAT Council approve the award of Plan 915 Servicing Reconstruction – Carmichael Crescent, Campbell Crescent, Kinsey Place and Plater Street (TBM-2009-30) to B & J Contracting in the amount of \$3,167,169, excluding GST outlined in Report EPW.09.65 entitled “Plan 915 Servicing Reconstruction – Contract TBM-2009-30 Award of Tender” and;

THAT the Mayor and the Clerk be authorized to execute the Contract Documents for TBM-2009-30, prior to the signing of the Building Canada Fund – Community Component (BCF-CC) contribution agreement.

In speaking to the Motion, Councillor Gamble questioned if the Town’s expenses on this project prior to the signing of the Build Canada agreement would be covered and if the Town has assurance it will receive Build Canada Funding, Director of Financial Services Rob Cummings replying the previous Report on this matter was confirmation from the Ministry that all expenses from June 6 forward will be covered.

Council then voted on the Resolution, Carried.

D.8 Southern Georgian Bay Coastal Initiative, SPS.09.04

Mayor Anderson then reviewed the Report, noting it is the fruition of her work with agencies such as the Department of Fisheries, Southern Georgian Bay Coastal Initiative and local municipalities, further noting it is exciting to have all agencies working together.

Deputy Mayor McKinlay then spoke, questioning if there will be one agency for landowners to deal with issues, Ellen replying no, further noting that all municipalities are suffering the same issues and noted collectively we could put together rules and regulations to put into Official Plans to have better control over coastal waters. Ellen then noted that OMAFRA will be involved as it deals with inland issues as well.

Ellen noted that dredging has the worst effect on water levels and believes the group is on the right track to deal with these issues. Ellen further noted the group will be in contact with Conservation Authorities, First Nations and the Department of National Defence to protect the shores of Georgian Bay.

Councillor Martin then spoke, noting as a participant at the meeting, this group will develop a policy statement which will lead to the harmonization of regulations and an initiative to enforce them.

Michael then noted if municipalities had a broad policy statement it would be beneficial, Ellen concurring and stressing the importance of the Recommendation is that it gives validity to Ministry staff from the bottom up showing Ministries that Municipalities need support.

Councillor Gamble then spoke, questioning if we see this beginning at the shoreline and then going inland affecting farmland use, Ellen replying no, that OMAFRA and Source Water Protection is involved and already in place for such matters.

Moved by: Michael Martin Seconded by: John McKean

THAT Council receive Staff Report SPS.09.04 dated July 13, 2009 entitled "Southern Georgian Bay Coastal Initiative" for information purposes and;

WHEREAS Council recognizes the need to protect, conserve and restore the Southern Georgian Bay Coast;

NOW THEREFORE Council supports developing an integrated shoreline management plan that would be a tool to enable municipalities to jointly protect our waterfronts;

AND this management plan, which shall be known as the "Southern Georgian Bay Coastal Initiative", will:

- Harmonize human activity with the Southern Georgian Bay ecosystem to clearly demonstrate stewardship and the utmost regard for this region's special environment and quality of life.
- Provide an opportunity to involve communities, agencies, First Nations, and interest groups in the process of shoreline management using a consistent

approach to establish regulations for development, building awareness, education and communication.

- Promote an understanding of the coastal environment (e.g. shoreline processes, such as sediment transport and erosion, impact of dredging and alterations, natural environment and ecological importance, water level cycles, environmental, social, economic factors related to land use and water use), and the effects that human activities have on shoreline habitat and water quality.
- Develop a consensus document that provides short and long term direction to resource managers and land use planners by identifying a mission, vision, issues/problems, threats, goals, objectives, strategies, and an implementation plan, unanimously Carried.

D.9 Fire Master Plan, CAO.09.06

CAO Paul Graham then reviewed the Report and thanked the Fire Department Staff for making this Plan happen. Paul then thanked Fire Chief Ron Doherty for attending the meeting during his vacation.

Paul noted an advance copy of the Plan was provided to Council last week and reviewed a revision on page 23, from the version provided to Council last week.

Paul then reviewed the level of service, recommending that a new By-Law be enacted to replace By-Law 98-7 to regulate the Town's Fire Services Department.

Paul noted the same level of service would be provided as in the current By-law, but would like to add the search and rescue and interior firefighting.

Paul then reviewed the final recommendations, level of service and noted this is the level of service we are striving for, further noting Staff are recommending we follow the Ontario Fire Marshall guideline that recommends 10 firefighters be on site in 10 minutes. Paul noted in remote areas, the Town will not be able to achieve this.

Paul further noted Staff are recommending having an advance team available to be on site immediately to aid the 10 firefighters in 10 minutes when they arrive.

Paul noted this Report asks that the Craigleith Department be manned with four full-time, experienced firefighters and replacing the Deputy Fire Chief in Thornbury as has been historically the case. Paul noted if Council endorses replacement of the Deputy Fire Chief that they must live in the Craigleith area to be part of the Craigleith four firefighter compliment.

Paul further noted the Town should increase our compliment of volunteers at both stations from 20 to 24.

Paul then reviewed the cost impacts, noting the Town started setting aside reserves to soften the cost to hire firefighters in the future, noting currently the Town has \$352,100 in reserves to help with the cost. Paul noted if volunteers could not be retained in the future, the cost would increase to taxation by 1.2% to 1.3%.

Paul then noted that currently there are 9 actively involved volunteers and the Town is currently focussed on retention.

Councillor Gamble then made reference to the new Castle Glen firehall with a pumper and water truck and questioned how the Town could reconsider the location of services to avoid having three firehalls. Paul replied that Staff believe the Castle Glen firehall is in the far future and further noted that the cost would be all growth related and paid for by development charges, further noting the bigger cost would be staffing. Paul then noted the distance from the Craigleith firehall would prevent the "10 in 10" goal. Bob then questioned if the firehall could be moved to service Castle Glen as well as Craigleith.

Bob then referenced hiring three new employees and if any requirement of employment would be to work weekends, holidays, etc. Paul noted the job descriptions would note firefighter and fire prevention officer duties.

Paul then reviewed the call volume statistics, noting the number of fires have declined despite the growth in the area.

Bob referenced the 2010 costing of \$363,000 and questioned if we are purchasing any additional service vehicles, Deputy Treasurer Elizabeth Thompson replying one vehicle, Bob then noting concern with the public perception of acquiring another Town fire vehicle.

Bob then questioned if the Chief Fire Prevention Officer title could be changed to remove the word "Chief".

Bob then referenced the 1.4% increase of taxation and wondered if we can get that from another area in the Town, Paul replying the upward pressures of the Fire Master Plan will have to be discussed during the budget process, but believes this is necessary if the Town is to provide fire service in the future. Paul further noted the Town would like to fill the Deputy Fire Chief position.

Councillor McKean then spoke, noting that long term residents know that "10 in 10" is unrealistic and questioned if someone could correspond with new residents in rural areas to advise them of fire service levels in the Town, Fire Chief Ron Doherty noting this was addressed at the focus group meeting and a common ground was in favour of meeting with rural residents to answer questions.

Councillor McGee then spoke, questioning if our hiring policies have incentives to volunteer as a firefighter, Paul replying volunteer firefighters can apply for internal postings though the current hiring policy, and when making hiring decisions the Town actively attempts to hire those who would like to actively be a volunteer firefighter.

John then questioned the level of service for fires at Blue Mountain Resort and questioned if the recommendations include interior attack in single family residential and more complex buildings, Paul replying by calling both firehalls to respond, the Town needs to have the early response which is critical to deal with more complicated buildings in the area. Fire Chief Ron Doherty then spoke, noting there are standard regulations, "10 in 10" and "NFK 17/10", noting response to single family home fires would be 10 in 10 and because of the unique situation of highrises with the majority of residents being transient, the firefighters have to go to the NFK 17/10 response, which puts 4 people on site immediately and 10 in 10 to follow. Ron noted the initial attack has to be immediate to mitigate what could happen at a development like Blue Mountain Resort. Paul noted the Town needs 4 well-trained experienced firefighters.

F. By-laws

F.1 Zoning By-law Amendment, Part Lot 22, Concession 8, Brad Grainger

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

THAT By-law No. 2009-50 , being a By-law to rezone part Lot 22, Concession 8 as a condition of Consent B11-2009 to the General Rural (A1) Zone and Hazard (H) Zone, to establish a new minimum lot area of 17 hectares for the retained parcel in the General Rural (A1) Zone, to establish a new minimum lot area of 19 hectares for the severed parcel in the General Rural (A1) Zone and to establish a building envelope for a single detached dwelling on the retained parcel, be hereby passed this thirteenth day of July, 2009, unanimously Carried.

F.2 Appointment of a Chief Building Official and Deputy Chief Building Official

Moved by: John McGee Seconded by: Michael Martin

THAT By-law No. 2009 - 51, being a By-law to designate Greg Miller as Chief Building Official and David Finbow as Deputy Chief Building Official, be hereby passed this thirteenth day of July, 2009, unanimously Carried.

F.3 Appointment of a Municipal Law Enforcement Officer

Moved by: Michael Martin Seconded by: John McKean

THAT By-law No. 2009 - 52, being a By-law to designate Greg Miller as a Municipal Law Enforcement Officer, be hereby passed this thirteenth day of July, 2009, unanimously Carried.

F.4 Zoning By-law Amendment, Part Lot 19, Concession 2, Dr Ian Cunningham

Moved by: John McGee Seconded by: Michael Martin

THAT By-law No. 2009 - 53, being a By-law to rezone part Lot 19, Concession 2 as a condition of Consents B03, 04, 05 and 06 -2009 from the Development 'D' zone to the Residential 'R3' and Residential 'R3-h' zone and establish a new minimum lot frontage requirement for the easternmost lots, be hereby passed this thirteenth day of July, 2009, unanimously Carried.

F.5 Official Plan Amendment No. 17, Part Lot 21, Concessions 3 and 4, Craigleith Ski Club

Moved by: Michael Martin Seconded by: John McGee

THAT By-law No. 2009 - 54, being a By-law to adopt Official Plan Amendment No. 17 to re-designate a portion of the subject lands so as to reduce the total number of cabins on the lands from 22 to 15 and to increase the maximum permitted ground floor area to 136.4 square metres and the maximum permitted height to 7.5 metres (for cabins 9 to 15) and 8.0 metres (for cabins 1 to 8), be hereby passed this thirteenth day of July, 2009, unanimously Carried.

G. Consent Agenda

Accounts

1. Accounts
2. Invoices separated for pecuniary interest
(Albert Gibson, Sadler's Haulage & Excavating, Miller Waste Systems & Maggie Kennedy)

Reports List (Adopt)

3. Finance and Administration Committee Report, June 24, 2009
4. Planning and Building Committee Report, July 6, 2009

Minutes List (Receive)

5. Affordable Housing Minutes, April 17, 2009

H. Notice of Meeting Dates

Council August 10, September 14, 28, October 14 (Wed), 26, November 9, 23, December 14, 2009, January 11, 25, 2010

All Council meetings to be at the Library unless otherwise noted

Finance and Administration Committee, August 18, 2009

Infrastructure and Recreation Committee, July 14, 2009

Planning & Building Committee, September 9, 2009

I. Closed Session

Moved by: D.R. McKinlay Seconded by: Michael Martin

THAT Council directs Staff enact the recommendations as written in the Closed Session Report, unanimously Carried.

J. Confirmation By-law and Adjournment

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

THAT By-law No. 2009-55, being a By-law to confirm proceedings of the Council of the Corporation of the Town of The Blue Mountains on July 13, 2009, be hereby enacted as passed this thirteenth day of July, 2009, unanimously Carried.

NOTE: Mayor Anderson and Councillor McKean had both previously declared a pecuniary interest and did not take part in related discussion or voting with regard to the Confirmation By-law, Deputy Mayor McKinlay assuming the Chair

Moved by: John McGee

THAT this Council does now adjourn at 10:27 p.m. to meet again August 10, 2009, 7:00 pm, L.E. Shore Library, or at the call of the Chair, Carried.

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Ellen Anderson, Mayor

.....
Corrina Giles, Deputy Clerk