

Minutes - The Blue Mountains Council Meeting



MEETING DATE: August 9, 2010
LOCATION: L.E. Shore Memorial Library
PREPARED BY: Corrina Giles, Town Clerk

A. Call to Order

- Mayor Anderson called the meeting to order with all members in attendance save Deputy Mayor McKinlay absent due to illness.
- Also in attendance was CAO Paul Graham, Director of Engineering & Public Works Reg Russwurm, Senior Policy Planner Cindy Welsh, Director of Planning and Building David Finbow, Planner Bryan Pearce, Director of Recreation Shawn Everitt, Library CEO Carol Cooley, Director of Special Projects Peter Tollefsen, Communications and Economic Development Coordinators Rob Potter and Lisa Kidd, Manager of Purchasing Sherri Adams, Deputy Treasurer Elizabeth Thompson, Manager of Water and Wastewater Services John Caswell,

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

▪ Approval of Agenda:

Moved by: Cameron Kennedy Seconded by: John McKean

THAT the Agenda of August 9, 2010 be approved as circulated, including an addition to the Agenda at E.3.1 regarding Cedar Run, Carried.

- No member declared a pecuniary interest with any matter as listed on the Agenda, save Councillor McKean with regard to items G.2 and D.3 and his place of employment.

▪ Adoption of Consent Agenda

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

THAT the Consent Agenda of August 9, 2010 be adopted as circulated, less any items requested for separate review and discussion, Carried.

NOTE: Councillor McKean had earlier declared a pecuniary interest with regard to Agenda item G.2 Invoices and did not take part in related discussion or voting.

▪ Previous Minutes

Moved by: John McGee Seconded by: Cameron Kennedy

THAT the Council minutes of July 12, 2010, be adopted as circulated, including any revisions to be made, unanimously Carried.

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

E. New and Unfinished Business

E.3 Additions to Agenda

Councillor Kennedy then spoke questioning the varying widths of the Georgian Trail in this area, Bryan replying the width of the Trail does deviate in some areas, Councillor McKean noting this area could have been the location trains would pass one another.

Resident Michael Seguin spoke questioning what the placard says, Bryan replying the Planning Act requires a placard to be posted on the property with specific information indicated.

As no one further wished to speak Mayor Anderson declared this public meeting closed.

**B.2 Public Meeting: Official Plan Amendment and Zoning By-Law Amendment – Town of The Blue Mountains, McKay and Willison, 177 and 181 Bruce Street South and 15 and 19 Napier Street East (Thornbury)
Town Plot Park Lot 2, Napier W/S; Town Part Lot 2, Napier W/S Town Plot Part Park Lot 2, SW Napier; Parts 1 – 3, Reference Plan 6509**

Mayor Anderson read the Notice of Application and Public Meeting noting the purpose of the meeting is to receive agency and public comments on Applications for an Official Plan Amendment and Zoning By-law Amendment.

Ellen further noted the purpose of the two Applications is to consider a request to first expand the permitted uses on the subject lands to include institutional type uses, in keeping with the library and school lands in this general area; and secondly through a general text amendment to the zoning by-law, expand the list of permitted uses associated with institutional type uses.

Ellen noted the effect of the Official Plan Amendment would be to re-designate the subject lands to expand the permitted uses, by allowing for institutional type uses.

Ellen noted the effect of the Town of Thornbury Zoning By-law Amendment would be to rezone the subject lands to expand the permitted uses, by allowing for institutional uses; and through a general text amendment expand the list of permitted uses, with associated definitions, within the Institutional I Zone.

Ellen noted this notice effects the entire Town of Thornbury; and the lands affected by the re-designation and rezoning of the proposed Amendments are owned by The Corporation of the Town of The Blue Mountains, Jack and Irene McKay, and Greg Willison; and are legally described as Town Plot Park Lot 2, Napier W/S; Town Part Lot 2, Napier W/S; Town Plot Part Park Lot 2, SW Napier; Parts 1-3, Reference Plan 6509; Town of The Blue Mountains. These lands are locally described as being located on the southeast corner of the intersection between Napier Street and Bruce Street South, with a civic address of 177 and 181 Bruce Street South, and 15 and 19 Napier Street East.

Ellen noted any person or agency may attend the Public Meeting and/or make written or verbal representation either in support of or in opposition to the proposed Amendments.

Ellen then noted if you wish to be notified of the adoption of the proposed official plan amendment, or of the refusal of a request to amend the official plan, you must make a written request to The Corporation of the Town of The Blue Mountains.

Ellen noted if a person or public body does not make oral submissions at a public meeting or make written submissions to The Corporation of the Town of The Blue Mountains before the official plan amendment is adopted and the zoning by-law amendment is passed, the person or public body is not entitled to appeal the decision of The Corporation of the Town of The Blue Mountains Council to the Ontario Municipal Board.

Ellen then noted at this public meeting, the Town seeks to receive comments to aid in our decision making process. It should be noted that a decision on these Applications will not be made at this public meeting. The Planning Division will bring recommendations forward to a Council Meeting at a future date following this public meeting.

The Clerk then read correspondence from Jack and Irene McKay, Grey County Planning, Grey County Planning and Development Department, Grey County Transportation and Public Safety Department.

Director of Planning and Building David Finbow spoke in response to Mr. and Mrs. McKay's correspondence noting he has met with Mr. and Mrs. McKay and they have had second thoughts on rezoning their property. David noted the Town will respect the wishes of the property owners and will report to Council with further information after the public meeting.

Planner Bryan Pearce then spoke reviewing the proposed Official Plan Amendment and Zoning By-Law Amendment noting it will expand the uses to allow for institutional uses.

Bryan then noted the existing residential uses will be permitted as a right, referencing exception 44, and identified as permitted uses.

Bryan then noted new terms will be included in the institutional zone, bring charitable institution and not-for-profit institutions.

Councillor McGee then spoke referencing the official plan amendment and zoning by-law amendment requested and questioned if the current house could be torn down and rebuilt, Bryan replying there would be public input on this and that the residential use could continue.

David then spoke noting the intent of the proposed amendment would not take away from the existing landowners.

Councillor Martin then spoke noting the subject properties are residential homes and noted these properties should not have legal non-confirming uses and should include the existing uses in their current zoning.

Greg Wilson then spoke noting he is concerned that his taxes will increase if the proposed official plan amendment and zoning by-law amendment proceed, questioning if this amendment will affect his assessment, David replying that he has been in discussions with the Municipal Property Assessment Corporation who have advised there will be no impact on the assessed value of the lands, and confirmed he will provide Mr. Wilson with this information in writing. Greg noted he would appreciate the written confirmation from the Town.

Jim Rhodes, resident at 159 Bruce Street, then spoke noting he is concerned with the change in zoning with no apparent plans for the institutional uses, David replying 177 Bruce Street was purchased by the Town with the intention that the library would expand onto that property in the future. David further noted, until that expansion occurs use of the property is being identified and noted the house will not be expanded or changed from its current appearance. David noted he has been in discussions with a community group about using the property and noted this use will not result in an evasive use of the property.

David then noted through the public process, change in zoning will allow institutional uses and noted the Town would not have to advertise the proposed use as it will be in accordance with the zoning.

Michael then noted library funds purchased 177 Bruce Street for the library's uses.

As no one further wished to speak, Mayor Anderson declared the public meeting to be closed.

B.3 Alex Maxwell and Grant McMurchy, Curling Club Working Group – Business Plan

Mayor Anderson welcomed the Curling Club Working Group to Council.

Grant McMurchy spoke on behalf of the Group referencing the Mission Statement document previously provided to Council for review and included in the Council package.

Grant noted the Group is asking Council to consider assisting in the Group's fundraising efforts to apply for grants. Grant asked that the fundraising money be held by the Town with the assistance of Town Staff.

Grant then reviewed the conceptual drawings of the Curling Club.

Director of Recreation Shawn Everitt then spoke noting he is working with the Curling Club Group and noted this is the next step in the process, referencing his previous Report to Council regarding the Curling Club.

Councillor Gamble then spoke noting Council supported the proposal of building a curling club and have agreed it will be financed by other means than the general taxpayer and increased taxes and development charges. Bob further noted he is looking forward to a Report from Staff regarding grant applications and fundraising and noted he is looking for comment from Staff that they are comfortable with this proposal.

Bob then noted a working group should be created with direction from one person authorized by the working group.

Councillor McGee then spoke referencing the proposed budget of \$3.2 M and noted often the grant portion would be 1/3 from provincial grants, 1/3 from federal grants and 1/3 from fundraising. John then questioned how the 1/3 would be raised, Garry Gross replying this amount would be raised through sponsorship, naming rights and fundraising activities.

John then questioned what happens to money raised if the Curling Club does not proceed and in this regard, what are the effects on development charges and water charges. John asked that Staff prepare a Report that provides answers to these questions.

Councillor Martin then spoke noting Finance will require a property appraisal for the land and noted the land costs were not included in the Mission Statement provided by the Curling Club Working Group. Michael further noted the site plan shows an entrance onto Alma Street, and noted he would prefer not to have an entrance onto Alma Street.

Michael then noted Council requires a recommendation from the Director of Recreation and the Infrastructure and Recreation Committee detailing some of the issues with providing appropriate recommendations. Michael then noted it is unusual for a municipality to hold the money of a private organization, and noted this will require further recommendation from Staff. Bill Remus of the Curling Club Working Group then spoke noting the intention of the Group is that the Curling

D. Motions and Staff Reports

D.1 The Blue Mountains Economic Development Strategy and Action Plan, CEDC.10.20

Communications and Economic Development Coordinator Rob Potter spoke regarding the Economic Development Strategy noting over 100 people have provided comment on the strategy. Rob noted a great deal of work has been done over the past year. Rob then introduced Liz Nield of Lura Consulting.

Liz then spoke noting this is a 50 year strategy for Economic Development and Strategy.

Liz then noted how the strategy was developed, including consultations with Council and the community, noting collaboration with businesses, youth committees, Staff and Council and discussions with over 120 people to create the strategy.

Liz then referenced "Good to Great" and "Dare to Dream". Liz noted the history and culture in The Blue Mountains is very strong and spoke regarding continuing and future prosperity noting it is largely dependent on tourism and agriculture and affordable housing.

Liz then reviewed the priority goals and strategic goals and actions. Mayor Anderson asked that all the priorities listed not have numbers beside each one as the numbers have no relevance and may be seen as the priority level.

Liz then spoke regarding sustainable tourism and the goal to expand it and the goal to expand and enhance prosperous and sustainable agriculture.

Liz then reviewed the business, industry and retail goals to attract new business, institutions and industries compatible with the natural setting.

Liz then reviewed knowledge based goals and additional goals.

Liz reviewed the supporting services and infrastructure for "Red Hot and Blue" and reviewed how the plan would be implemented. Liz noted an Economic Development Committee should be created and an economic development hub should be created to provide assistance to those that want to start a business here. Liz noted successes should be celebrated, no matter how small.

Councillor Gamble then spoke noting there is no emphasis on manufacturing in the plan and questioned what can be included to encourage manufacturing industry to come to The Blue Mountains, further noting tourism and agriculture is emphasized but manufacturing is not.

Bob then expressed concern with the reference to retain a Rural Economic Development Coordinator specializing in agriculture and the proposed reduction in municipal taxes by 25% to maintain agricultural land use, noting farmers pay 25% of the municipal taxes now.

Bob then made reference to small business start up centre and the challenge of the lack of office space and noted Council should consider maintaining the current Town Hall for this use. Bob then noted the presentation was good but he found the document hard to read.

Mayor Anderson then questioned reference to farmers paying 25% of the municipal taxes, Bob replying that farm taxes are 25% of the value of farmland, Councillor McKean noting only viable farmland is eligible.

Ellen then noted Council needs to remember this is a 50 year outlook.

Councillor Martin then spoke noting this document is a starting point for the next Council and further noted definite goals need to be set. Michael noted this is a high level document but without firm goals by Council, nothing will happen.

Ellen then spoke questioning next steps, Rob replying the next step is to listen to Council and the community and come back with a final draft to Council. Rob further asked Council members to provide him with comments on the document to include in the final document.

Michael spoke noting the community needs to be aware this is a draft document and that comments received will be included for Council consideration and then the final document will be created.

Moved by: John McGee Seconded by: John McKean

THAT Council receive Staff Report CEDC.10.20 entitled "The Blue Mountains Economic Development Strategy and Action Plan" and,

THAT Council direct staff to release the draft Economic Development Strategy and Action Plan, entitled "Red Hot and Blue: Plan for Economic Prosperity in The Blue Mountains", for public comment, Carried.

**D.2 Request for Road Closure Location for 2010 Peak to Shore Festival,
DOR.10.46**

Councillor Gamble spoke noting the report does not include many details of the event in The Blue Mountains. Director of Recreation Shawn Everitt then spoke noting the Peak to Shore Festival is an art show and music festival taking place in The Blue Mountains, Collingwood and the Village. Shawn noted music will be playing from 12:00 noon to 5:30 p.m. and also at Bridges and Sisi's on Main after 9:00 p.m. and to end in accordance with the noise by-law.

Shawn noted the event is also from 11:30 a.m. to 3:30 p.m. on Sunday. Shawn noted there is a BVCC dance from 7:00 p.m. to 9:00 p.m. on Saturday and that the music events on Louisa Street end at the supper hour.

Shawn then noted the art show is taking place in Clarksburg and on the Main Street of Thornbury as well.

Bob then questioned if the amplification of sound be controlled, Shawn replying that the music is more acoustic, not hard-rock so the amplification should not be a problem.

Shawn then identified the exact location of the street closure, Bob replying that a sign should be erected at the corner of Alma / Louisa Street noting access is for local traffic only to deter increased unnecessary traffic behind the TD Bank.

Councillor Martin then spoke noting he is concerned with the lack of planning for the event, noting this Report is before Council two weeks before the event, further noting public input should be received. Michael then noted the event should be in the parkette in the former post office location. Michael then noted Council should be in a position to let residents know what is proposed before it is done, even if the time, location and noise complies with by-laws, it still is a concern for local residents.

Councillor Kennedy then questioned if the application is quieter than normal asphalt, Reg replying he has heard this type of application is quieter, but does not know this for a fact, further noting this application holds up well.

Council then voted on the Motion, Carried.

D.4 Agricultural Advisory Committee, SPS.10.11

Moved by: Michael Martin Seconded by: Cameron Kennedy

THAT Council receive the Staff Report SPS.10.11 "Agricultural Advisory Committee", and

1. That Council support the comments made in a letter from the Ontario Federation of Agriculture, February 2, 2010 to the Minister of Natural Resources regarding the Provincial response to livestock kills by predatory animals; and

That this Council resolution be forwarded to the Minister of Natural Resources, the Minister of Agriculture, Food and Rural Affairs and other municipalities for their information and action.

2. That Council authorize staff to research a local program to augment the Canada-Ontario Environmental Plan as part of the 2011 Town Budget review.

3. That Council authorize staff to research and report back to Council, as part of the 2011 Town Budget process, on a Town wide tree planting project for Earth Day 2011, Carried.

D.5 Provincial Policy Statement Review, 2005 (PPS) Review, PL.10.75

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

THAT Council does hereby receive Planning Staff Report PL.10.75, Provincial Policy Statement, 2005 (PPS) Review and the comments contained therein; and

THAT Council directs staff to forward this report to the Ministry of Municipal Affairs and Housing as the Town of The Blue Mountains comments on the Provincial Policy Statement, 2005 (PPS) Review in response to the posting on the Environmental Registry (# 010-9766); and

THAT this report be forwarded to the County of Grey, Carried.

D.6 Application for Zoning By-Law Amendment, Cottages at Lora Bay (Keepers Cove), PL.10.76

Councillor McGee questioned if there will be increased lot coverage with this application, noting the townhouses have been eliminated, and further questioned the total number of units and total coverage for the property, Planner Bryan Pearce replying the residential component has not changed, further noting this report amends Exception 6 with respect to the townhouse units.

John then questioned if there is an increase in lot coverage and the entire property open space, Director of Planning and Building David Finbow noting the shared

amenity space is not changing, noting the private amenity space (outdoor) may decrease, and noted this amendment is not impacting the shared space at the water.

Councillor McKean then spoke questioning if the lot coverage is increasing to 50% if the houses will have more square footage, Bryan replying that this will allow for a larger footprint, but noted accessory buildings are included in the 50% as well. John then noted the Town is looking for affordable homes.

David then spoke noting Reid's Heritage Homes have conducted market research to determine what people want and confirmed that 1800 to 2200 square feet with a price point of \$329,900 is closer to the affordability criteria.

Councillor McGee then spoke noting affordable housing is changing on all lots and questioned if the Town can encourage increased coverage on 70% of the lots, David replying that the Town has not had specific discussions with this developer on this, but discussed this with the operating partner of Lora Bay.

Councillor Martin then questioned if the ownership of the development has changed, David replying Keepers Cove is Reid's Heritage Homes, noting the Kitchen family will own the south piece of the site, but not included in the Lora Bay lands.

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

THAT Council receive Planning Staff Report PL.10.76, "Application for Zoning By-law Amendment – The Cottages at Lora Bay (Keepers Cove); Lot 1 and Part of Lot 3, Plan 1032; Town of The Blue Mountains"; and

THAT Council enact a Zoning By-law Amendment to amend Exception 6 for the Residential Exception 6 (R1-6) Zone to increase the maximum lot coverage from forty percent (40%) to a maximum lot coverage of fifty percent (50%) for the single detached units; and remove the townhouse permission/provisions from Exception 6, Carried.

D.7 Site Plan Control Area By-Law – Section 41 of the *Planning Act*, PL.10.74

Moved by: John McGee Seconded by: John McKean

That Council receive Staff Report PL.10.74 respecting "Site Plan Control Area By-law – Section 41 of the *Planning Act*" and enact a by-law to establish a Site Plan Control Area and to repeal previous Site Plan Control Area By-laws, Carried.

D.8 Building Permit Statistics, January - July 2010, SRB.10.18

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

THAT Council receive Staff Report SRB.10.18 "Permit Statistics – January - July 2010" for information purposes, unanimously Carried.

D.9 Grey Sauble Conservation Authority, Water and Erosion Control Infrastructure Program (“WECI Program”), Correspondence Item C.3

Moved by: John McGee Seconded by: John McKean
THAT Council of the Town of The Blue Mountains has concern with the reduction in capital budget funding from the Ministry of Natural Resources to Grey Sauble Conservation Authority to support the Water and Erosion Control Infrastructure Program (“WECI” Program) in 2010;

AND THAT Council of the Town of The Blue Mountains urges the Minister of Natural Resources to reconsider the 10% reduction in WECI funding as this reduction may reduce maintenance and may cause premature infrastructure failure and result in a longer time frame to undertake repair projects due to funding shortfalls, Carried.

E. New and Unfinished Business

Mayor Anderson spoke questioning if the golf ball issue in Lora Bay/Keepers Cove had been rectified, Director of Planning and Building replying he has been in communication with the author of the letter and have scheduled a meeting. David noted the golf course representatives have met with the owners and there is a dispute between the two regarding the number of stray golf balls. The golf course representative is bringing a specialist in to look at the problem and report back. David then noted the author of the letter is being kept in the loop to mitigate the problem.

E.1 Grey County Council Update

EA, DMcK

E.2 Notice of Motion

Council

E.2.1 Centurion Cycling Event on September 18 and 19, 2010

Councillor Martin spoke noting when events come forward that affect the agriculture community, that the community needs to be aware as agricultural accidents are a concern. Michael further noted Staff need to understand that agriculture access to roads and processing plants are first priority. Michael further noted that Peter Tollefsen has confirmed the Agricultural Advisory Committee (“AGAC”) is meeting with the Centurion organizers to discuss this event.

Councillor Kennedy then spoke noting he would prefer to let Staff and the Agricultural Advisory Committee get together and make decisions.

Councillor McKean spoke noting he understands Councillor Martin’s concerns, and questioned if the Motion could be tabled until after the AGAC, Centurion representatives and Staff meet. John further noted this Motion could be brought forward at a future meeting, Michael replying this Motion gives the AGAC a strong stance that Council is behind them before the meeting occurs.

Councillor McGee then spoke questioning Shawn Everitt’s opinion of the race in Wisconsin, having just travelled to Wisconsin. Shawn replying the Wisconsin event is the last race before The Blue Mountains event.

Shawn then noted Wisconsin has a large agricultural community with a large crop harvest in the community. Shawn noted the Centurion organizers worked with the agriculture community in Wisconsin with a rolling 15 minute road closure, with 18 jurisdictions involved. Shawn then noted the timing of the event here will be two days after the harvest, noting alternative dates will be looked at next year.

Planning and Building Committee, September 8, 2010
Infrastructure and Recreation Committee, August 10, 2010
Finance and Administration Committee, September 14, 2010

I. Confirmation By-law and Adjournment

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

THAT By-law No. 2010 - 58, being a By-law to confirm proceedings of the Council of the Corporation of the Town of The Blue Mountains on August 9, 2010, be hereby enacted as passed this ninth day of August, 2010, Carried.

Moved by: Cameron Kennedy Seconded by: John McKean

THAT this Council does now adjourn at 9:45 p.m. to meet again August 30, 2010, 7:00 pm, L.E. Shore Library, or at the call of the Chair, Carried.

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Ellen Anderson, Mayor

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Corrina Giles, Town Clerk