



## **B. Deputations/Presentations/Public Meetings**

### **B.1 Town of The Blue Mountains Housing Committee, Glenn Stewart, Chair, Re: Developing a Land Trust**

Glenn Stewart, Chair of The Blue Mountains Housing Committee then spoke on behalf of the Committee with respect to developing a land trust.

Glenn noted it was identified that a shovel read project would be required to get an affordable housing project and this would only be available through grants.

Glenn then reviewed the process involved in developing a land trust, noting it is a partnership with the Town and the public sector, further noting homes will be identified as attainable homes to be managed by Council and Town Staff.

Glenn acknowledged Director of Special Projects Peter Tollefsen for his wisdom and guidance on this project noting the Committee has moved forward in the past two years. Glenn then introduced the other members of the Committee present.

Councillor McGee then spoke noting he too sits on the Affordable Housing Committee and noted he believes this offers the least upfront costs and allows the Committee to move forward. John noted the Town can ask for donations of land and can involve the private sector.

Councillor Gamble then spoke as a member of the Committee and noted a housing authority would require a large number of units and noted this will be addressed under Agenda Item D.1 on this evening's Agenda.

Councillor Kennedy then spoke noting this is the best possible way to start affordable housing in The Blue Mountains.

Mayor Anderson then thanked Glenn and the Committee noting it has made great progress in the last few months. Ellen congratulated the Committee for working toward their goal and thanked them on behalf of Council and the community.

Glenn then noted he thanks Council and the CAO for looking for property for attainable housing.

## **C. Correspondence as previously circulated**

Moved by: John McGee                      Seconded by: Cameron Kennedy

THAT this Council does hereby receive the Correspondence of August 30, 2010 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, Carried.

### **Author**

### **Recommendation/Action**

C.1 The Mill, Re: Hwy 26 Bridge Repair,  
Impact on The Mill Café

Refer to EPW & Finance

Deputy Mayor McKinlay questioned if Staff wanted to speak regarding Agenda item C.1 and questioned if there is room in the contract to respond to the ask of The Mill, Director of Engineering and Public Works replying that The Mill owners are concerned with the

bridge construction and has asked for support to mitigate their losses. Reg noted he is working with the consultant to try not to close Hester Street as much as is possible, further noting when the South Side of the bridge is closed that Hester Street will be closed on occasion. Reg then noted he will look into the contract and will report back to Council.

Reg then spoke in response to reference to the jack-hammering hours and noted this is not a workable solution as it may lengthen the duration of the contract. Reg further noted he is looking into the noise barrier.

Reg then referenced The Mill's request for compensation for lost income and noted he is unaware of any municipality that has compensated a business for loss of income.

Councillor Martin then spoke noting the public is getting frustrated with the length of the construction work and noted Staff need to insist the work is completed on the bridge as soon as possible. Michael then noted compensation is not within Council's purview, further noting The Mill should send this correspondence to the Ministry to let them know the issue it is experiencing.

Mayor Anderson then questioned the status of the current schedule, Reg replying the contractors are currently two days ahead of schedule and are expecting to be completed at the end of October.

Councillor Kennedy then questioned if the jack-hammering is finished on the north side of the bridge, Reg replying yes, Cameron then requesting that The Mill be advised of this.

Councillor McGee then spoke questioning if Staff could make a determination as to the amount it would cost the project to stop jack-hammering during the hours suggested in The Mill's correspondence, Reg replying this would extend the length of contract and would increase the cost, further noting the bridge needs to be sealed by a specific time because of the upcoming winter season and the use of salt on the roads. Ellen then requested that the costs be determined and reported back to Council if jack-hammering is stopped during the hours of 12:00 and 2:30 p.m.

Deputy Mayor McKinlay then spoke asking that other options be explored with respect to the jack-hammering and that the public be made aware, Reg replying that he will report back.

C.2 Bruce Taylor, Re: Short Term  
Accommodations Refer to Planning

C.3 Drive for Teens Golf Tournament  
Invitation to Attend For Council Action

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

THAT Council support the 4<sup>th</sup> Annual "Drive Fore Teens" Golf Tournament Event scheduled for September 11, 2010 with a Silver Level Sponsorship of \$300 plus two extra tickets at the cost of \$100 each, for a total of \$500, Carried.

C.4 BCI Marketing Partners, Inc.  
Request for support for Black Angus  
Fine Meats & Game Inc. Motion at D.13

Communications and Economic Development Coordinator Lisa Kidd spoke regarding Agenda Item C.4 noting the Agricultural Advisory Committee could provide information on this request as there is no timeframe for receipt of the letter of support. Councillor Martin then spoke noting Council does not want to be seen as supporting one business owner over another.

C.5 SVE Parent Council,  
Re: WiFi in Schools

Receive for information

Mayor Anderson spoke regarding Agenda Item C.5 referencing discussions with parents of students at the Beaver Valley Community School who are extremely concerned with WiFi. Ellen noted she is concerned as a mother and noted she committed to bring this matter to Council's attention on behalf of the SVE Parent Council.

Councillor Gamble then spoke noting WiFi is a serious issue that goes beyond the schools, referencing cell phones, etc., and noted we need to eliminate WiFi in the buildings as this goes beyond a parent's control.

Councillor McGee then spoke noting wireless is not being installed in the new Town Hall because of the concerns brought forward regarding WiFi.

Deputy Mayor McKinlay then spoke noting a very resourceful group is taking the lead and noted because this group is asking for assistance, that Council should assist.

Moved by: D.R. McKinlay

Seconded by: Cameron Kennedy

THAT Council of the Town of The Blue Mountains refers the email correspondence of August 22, 2010 from the SVE Parent Council to the Grey County Medical Officer of Health for comment and for report back to The Blue Mountains Council, Carried.

CAO Paul Graham then spoke noting Council should send a letter to the SVE Parent Council that the Town will not be installing wireless in the new Town Hall as there is enough reason for concern.

C.6 Georgian Triangle Housing Resource  
Centre Re: Census

Receive for information

C.7 Hon. Helena Guergis, PC  
Re: Information Forum

Receive for information

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

### **D.1 Community Land Trust, SPS.10.12**

Director of Special Projects Peter Tollefsen spoke noting the report was drafted by the Housing Committee and Staff. Peter acknowledged Mark Connelly, Housing Consultant present at the meeting and thanked him for his input.

Peter noted the Report quotes from the Housing Needs Study and notes Land Trust has the most cost benefit for a municipality of our size. Peter noted the Report suggests that the Housing Committee come back to Council with further information.

Deputy Mayor McKinlay spoke noting attainable housing is a concern for some residents and questioned how the Town can get the message out that affordable housing is a benefit for our community, Peter replying that the Housing Committee recognizes this as their largest barrier, but noted the key element is to work towards educating people that affordable housing is for our children and/or working class residents.

Duncan concurred that educating residents is key.





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

THAT Council receive the Staff Report SPS.10.14 "Housing Needs Study" and,

THAT Council direct staff to release the revised Housing Needs Study for public information and authorize staff to report back on September 13, 2010 with the appropriate action, Carried.

**D.4 The Blue Mountains Economic Development Strategy and Action Plan, CEDC.10.21**

Communications and Economic Development Coordinator Rob Potter spoke noting the final draft of The Blue Mountains Economic Development Strategy and Action Plan was sent out to the public for comment, further noting points were addressed and with Council support Staff will move forward with the Plan.

Councillor Martin spoke noting this is a step forward though this is not a strategy, it is a statement of goals. Michael further noted Council needs to identify what businesses are targeted, further noting he cannot vote for this Plan as written as there is not enough information to endorse it. Rob replying the strategy is there and noted we need to take each area and identify a strategy.

Liz Nield, Consultant, then spoke noting 11 goals are being looked at with actions and goals identified, further noting this is not a task list, it is a big picture of 50 years.

Deputy Mayor McKinlay then spoke noting he appreciates Councillor Martin's comments noting we have talked to the community and this has given a background of the community, further noting Council should endorse the plan, and noted there may be difficulties in implementation, but Council should move forward. Michael replying that the public's comments are telling, when the public indicated there is not enough information in the plan.

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

THAT Council receive Staff Report CEDC.10.21 entitled "The Blue Mountains Economic Development Strategy and Action Plan" and,

THAT Council endorse the Economic Development Strategy and Action Plan, entitled *Red Hot and Blue: Plan for Economic Prosperity in The Blue Mountains*, Carried.

**D.5 County of Grey Official Plan, SPS.10.13**

Director of Special Projects Peter Tollefsen reviewed the Report noting it is an update on County Official Plan #80. Peter noted the Ministry of Municipal Affairs and Housing have issued a decision on OPA #80 and have indicated some modifications. Peter noted Staff have concerns with two of the suggested modifications.

Councillor Kennedy then questioned if a winery would be a secondary use to farming, Peter replying yes.

Councillor Martin then spoke noting there should be strong statements in The Blue Mountains Official Plan and the County Plan, further noting The Blue Mountains is not just a recreational area. Deputy Mayor McKinlay then spoke noting this is what Council and Staff are trying to do.

Moved by: Cameron Kennedy                      Seconded by: John McGee







THAT Council authorize the Mayor and Clerk to sign an agreement with Centurion Canada, Blue Mountain Resorts, Blue Mountain Village Association and any other appropriate signators, upon the final recommendation of the Town's Solicitor and the Chief Administrative Officer.

In speaking to the Motion, Councillor Martin spoke noting he is satisfied that the AGAC have reported on this event, but noted he believes the Town should clarify that the first utilization of the roads in the rural communities needs to be to the agricultural community. Michael noted the rural roads were initially built for the agricultural community, not for bicycles, and reiterated the first priority should be to the agricultural community.

Councillor Gamble then spoke noting the newspapers have indicated the races will start at 7:00 a.m. and will end by 9:30 a.m. so scheduling may not be a huge issue to the agricultural community.

CAO Paul Graham then spoke noting generally there are very few road closures in the event, noting that the 50 and 100 mile race may have some disruption up Grey Road 119, but once the cyclists spread out there will be no road closures. Paul noted that Police Services is comfortable with the planning of the event. Paul then noted a communications centre is set up on race day with Staff present to answer questions.

Dan Mainguy of the Centurion Event then spoke noting the road closures were initially sought but through various meetings with the AGAC, Police and other municipalities, all have stressed no road closures. Dan then noted an agreement has been reached with the agricultural community and plans have been adjusted.

Councillor McGee then questioned if this agreement is for this year alone, or if this is for every year the event is held in The Blue Mountains, Paul replying the agreement is for this year only, further noting that changes are being sought for other years.

Councillor Martin then spoke noting he realizes Centurion has worked with the AGAC, commending the group for this, but reiterated that the roads are for the agricultural community, and noted the agreement should be for this year only.

Council then voted on the Motion, Carried.

#### **D.10 Feasibility Study for Solar Photovoltaic, CAO.10.15**

CAO Paul Graham reviewed the Report noting there are three solar projects currently proposed. The third project is a roof top application for the new Town Hall, noting the two other are larger projects. Paul noted the Study proposed will identify connection costs, further noting the Town cannot do this work in house.

Paul noted the Report asks that the consultant be retained for the two larger projects to determine if the projects are feasible and to identify the cost estimates of the projects.

Paul then noted the normal purchasing policies have not been followed in this Report, further noting the project is being sole sourced to a reputable company to review the projects.

Councillor Gamble then spoke noting concern with the availability of the two larger sites for this type of use and questioned if the Ministry of Environment has authorize this use at the Wastewater Treatment Plant, and further questioned if the location of the solar project at the landfill site, questioning if it will be at the area that has been capped off.

Bob then noted the Town is open and accountable and noted terms of reference should be developed and brought forward for Council and public input.

Paul then spoke noting the Town has a Certificate of Approval from the Ministry of Environment to expand the Thornbury Wastewater Treatment Plant and the lagoon is not part of that planning process. Paul then noted he does not believe this will be a problem at the Thornbury Wastewater Treatment Plant and noted the Town will work with the consultant on this issue.

With respect to the landfill site, Paul noted the capped area may be mined, so land may have to be assembled for the project. Paul then noted the Town did not go through the public process as Staff felt they needed to proceed, further noting Council can ask Staff to go through the public process if it is their wish.

Councillor Martin then spoke noting there has not been any discussion on this type of project, further noting the Conservation Authority was going to do the same type of project, and after some research, they were deterred from proceeding and then rented the land to others for a solar project. Michael then noted the Infrastructure and Recreation Committee should deal with this proposed project and the broader issues associated with it.

Councillor Kennedy then spoke noting he has been pressing for this project for close to a year, noting it will reduce the costs to taxpayers and could reduce taxes.

Councillor McGee then spoke referencing both options, and noted as Councillor Martin indicated, making our land available for rent provides cash now, versus creating a project that would not provide any benefit for some time. Paul replied that a report from the Consultant would determine if the project is feasible, further noting the Town needs need to know the magnitude of the project further noting the Town may partner with another organization.

Deputy Mayor McKinlay then spoke noting he has read that a third party cannot rent land for solar projects, Paul replying that he does not believe this is true, further noting a solar project cannot be installed on Class 1 or 2 lands, and further noted roof top units are also a concern. Duncan then noted he would like to be made aware of the legislation before we proceed with the feasibility study. Paul then spoke noting he believes the Town could lease the land and have a percentage interest in the project or the Town may proceed with its own project.

Duncan then referenced the Thornbury Wastewater Treatment Plant location having a wetland habitat, and questioned how the public would feel if this was removed. Duncan further questioned what would happen if Ontario Power Generation was sold to another company, Paul replying an agreement would have been entered into and this agreement would be transferred to the new contract owner, further noting this is normal business all over the world. Duncan then noted The Blue Mountains would not be permitted to sell the land if a solar project is built on it, Paul replying that the solar panels have a life of about 20 years and confirmed the Town should be certain it does not need the land before a contract is entered into.

Councillor Kennedy then spoke noting the Town needs to proceed with this as soon as possible.

Councillor Gamble then spoke referencing a recent planning application for a solar panel project that the owner has since advised was not feasible, further noting Staff should speak with this owner.

Councillor Martin then spoke noting Staff should also speak with the Conservation Authority, to determine if the land can be leased, further noting a representative should come to Council to explain rules of engagement for a solar project.

Mayor Anderson then spoke noting she is hearing an urgency from Council to act on this and is also hearing from Council that there is information out there that can be

accessed for less money than is mentioned in the Report. Ellen then asked if the Town could provide some information to the Consultant to reduce the costs. Paul then noted the proposal proposes two phases 1) consult with power producers, Collus and Ontario Hydro, then, if feasible, the Town can satisfy itself that we can rent the land, and take a 10% interest in the project or just lease land. Once the town is satisfied there is grid capacity, the Town could connect. Paul then noted Staff will check with the Ministry of Environment before we proceed.

Duncan questioned what the cost would be if we find we cannot connect, Paul replying the work would then stop and the cost would be closer to \$11,000 at that point. Duncan then questioned if the leasing option could be done in house, Paul replying yes.

Paul noted there is a real opportunity connection costs would be minimal at the Thornbury site as it is next to the transformer, further noting he believes the connection costs would be more at the landfill site.

Michael then spoke noting he is concerned there is not enough information to determine if we should spend this money or not.

Duncan then questioned the end date of the Program, Paul replying once an agreement is negotiated we would have a deal, noting the proposal expects the work to be done in November, further noting this study deals with the two sites.

John then referenced the two opportunities, noting he can see the merits of the Wastewater Treatment Plant site because of the proximity to the power treatment site noting the costs can be controlled. John then noted the landfill site is larger and cannot visualize how we can afford to proceed with this project. John noted he would prefer to focus on the Wastewater Treatment Plant and move ahead with that project, we could do landfill later.

Cameron then spoke noting the Town has prepared an Integrated Community Sustainability Plan and noted Council should proceed with a Green Energy project.

Bob then questioned if there has been discussions with Collus to determine if we can run through the King Street plant, Paul replying no, further noting the Consultant will prepare a report that will then be presented to Collus.

Duncan then questioned if Council can proceed as suggested by Councillor McGee, start the process with the Wastewater Treatment Plant project. Paul replying yes, noting this would be about half of the cost. Duncan then noted he is in support of Green Energy but has problem with \$26,000 consultant fee.

Michael spoke noting he appreciates Councillor Kennedy's concerns and noted may support the proposed lesser project.

Mayor Anderson then spoke noting there is a lot of information out there and accessible that Council and Staff could glean, and noted she too has a problem with the \$26,000 fee, further noting she likes Councillor McGee's idea of starting with the Wastewater Treatment Plant project.

Moved by: D.R. McKinlay

Seconded by: John McGee

**THAT** Council receive Report CAO.10.15 entitled "Feasibility Study for Solar Photovoltaic" for their purpose and;

**THAT** Council authorize Staff to engage Byron J. Landry & Associates Inc. to complete the development of a Feasibility Study for Solar Photovoltaic at the site of the Thornbury Waste Water Treatment Plant at a cost not to exceed \$13,000 plus HST.

In speaking to the Motion, Councillor Kennedy spoke noting he does not understand Council's refusal to move ahead with the entire project.

Councillor Martin spoke noting he is concerned Council is asking the consultant to proceed with the entire study, Duncan noting he has faith that the consultant will do as Council has instructed.

Council then voted on the Motion, Carried.

#### **D.11 Town Programming at Plunge Aquatic Facility, DOR.10.36**

Director of Recreation Shawn Everitt reviewed the Report noting this has been in the works for some time and noted Town Staff and Plunge Staff have been working together on this. Shawn noted the Town would like to engage the Beaver Valley Community School to start survivor programming.

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

THAT Council receives report DOR.10.36 entitled "Town Programming at Plunge Aquatic Facility" for their information and;

THAT Council authorize Staff to finalize discussions with Blue Mountain Village Association in order to finalize the preparation of an Agreement between Blue Mountain Village Association and the Town generally based on the terms detailed in this Report and;

FURTHER THAT Council authorizes the Mayor and Clerk to sign this Agreement upon the recommendation of the Town's Solicitor, the Director of Recreation and the Chief Administrative Officer.

In speaking to the Motion, Duncan commended Shawn on his efforts, noting this is a good interim solution to offer swimming lessons to children in the community.

Councillor McGee questioned the change in taxes and the financial impact. Shawn replying that the Plunge has filed an appeal to the Municipal Property Assessment Corporation for a reduction that amounts to \$8,600 in taxes to The Blue Mountains. Shawn then referenced hourly rates and commented on how the community benefits from the facility.

Councillor Martin spoke noting he has a conflict when the Town supports a business on its tax appeal, further noting there should be something in agreement that indicates The Blue Mountains takes no position if the taxes are reduced.

Councillor Gamble then spoke noting he supports the agreement the Town is trying to reach, noting previous reluctance of Staff in regards to a reduction in assessment. Paul replying the Town is receiving public value by supporting this application.

Mayor Anderson commended Shawn for his work on this.

Council then voted on the Motion, Carried.

#### **D.12 Appointment of Joint Compliance Audit Committee Member, A.10.06**

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

THAT Council receive Staff Report A.10.06 Member Appointment – Joint Compliance Audit Committee and;

THAT Council appoint Robert B. Waind as The Town of The Blue Mountains Committee Member for the Joint Compliance Audit Committee for the term of office December 1, 2010 to November 30, 2014, Carried.

**D.13 Black Angus Fine Meats & Game Inc., Request for Support, Corr. Item C.4**

Moved by: Cameron Kennedy                      Seconded by: Michael Martin

THAT the request of Black Angus Fine Meats & Game Inc. for a letter of support in their application to Ontario Ministry of Agriculture, Food and Rural Affairs (“OMAFRA”) for funding support to improve their range of market and business development initiatives under the Rural Economic Development Funding Support Program be referred to the Agricultural Advisory Committee for response, Carried.

**E. New and Unfinished Business**

**E.1 Grey County Council Update**

Councillor Gamble spoke noting he has received calls about residents of the Senior’s residence at Lemon Court being too loud, Mayor Anderson replying that the callers should call the police. Deputy Mayor McKinlay spoke noting he will take this information to the County for their information.

**E.2 Notice of Motion**

None

**E.3 Additions to Agenda**

**E.3.1 Request for Road Closure Location for festivities related to Centurion Cycling Event – 2010 Clarksburg Bike Swap, DOR.10.51**

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

THAT Council receive Staff Report DOR 10 51 “Request for Road Closure Location for festivities related to Centurion Cycling Event - 2010 Clarksburg Bike Swap” for their information, and;

THAT Council authorize and support the location for the “2010 Clarksburg Bike Swap” as Clark Street on the west side of Marsh Street for approximately 65 meters, and;

THAT Council authorize and support the closure of this area for the duration of the event, September 18, 2010 from 7:00am to noon, Carried.

**E.3.1A By-law to effect the temporary closing of a municipal highway for festivities related to the Centurion Cycling Event**

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

THAT By-law No. 2010 - 60, being a By-law to effect the temporary closing of a municipal highway for festivities related to the Centurion Cycling Event, be hereby passed this 30<sup>th</sup> day of August, 2010, Carried.

Moved by: Michael Martin                      Seconded by: R.J. Gamble  
THAT Council extend the Council Meeting past 11:00 p.m., Carried.



3. That this matter be brought to the attention of the Chair of the OMB and to the Ministers of the Province of Ontario responsible for the administration of the OMB, Carried.

## **E.4 Staff Discussion**

### **E.4.1 Community Development Program**

Communications and Economic Development Coordinator Lisa Kidd spoke regarding a Community Development Program that the Town could access with Council support. Lisa noted Staff would like to do a map series that are designed to include, vistas, food, culinary trails, pioneer cemeteries, in print and in electronic format. Lisa noted this series of maps would be a 50/50 contribution by the Town and the Federal Government and that there would be regional collaboration. Lisa noted Staff have spoke with the program supervisor who believes this is a good project to consider and further noted the funding available is to a maximum of \$75,000 for a partnership.

Lisa then noted this project ties in with the Integrated Community Sustainability Plan and the Community Improvement Plan and promotes local businesses.

Mayor Anderson spoke noting this sounds interesting.

Councillor Martin questioned if it is a partnership, and if there is a duplication of this type of information with Google, and noted Grey County has great maps available also. Michael questioned what would be achieved, noting there are a lot open ended statements, and questioned if this is necessary. Lisa replying Roger Brooks noted there is a need for a mapping series that have the same look and feel for visitors and residents. Lisa acknowledged there are maps out there.

Deputy Mayor McKinlay then noted he struggles with why the Province would put money into localized funding. Lisa replying this is Federal government funding. Duncan questioned if there is a whole group of businesses that currently provide this information as he would not want to be in competition with them. Lisa replying we would not be in competition as these maps would be a broader level.

Lisa questioned if Council is interested in Staff pursuing this. Councillor Martin replying unless the entire community wants to work together, he is not sure we would see a return on the investment, further noting there is not enough information, and questioned how much money the Town will have available. Paul advised we don't know how much the project would cost, noting Recreation has money in their budget for mapping with Sustainability Plan in place.

Duncan then questioned who would use the map. Lisa noting the data shows people who are looking for maps are residents and visitors.

Mayor Anderson questioned if we should proceed. Councillor Gamble questioned how much tax dollars would be put into this. Lisa noting the timeframe would depend on when the application is submitted and noted the effect on taxation is unknown at this time.

Mayor Anderson then concurred that Council wishes Staff to proceed with the application.

## **F. By-laws**

### **F.1 Cottages at Lora Bay (Keepers Cove)**

Moved by: Cameron Kennedy                      Seconded by: Bob Gamble



