

## Minutes - The Blue Mountains Council Meeting



**MEETING DATE:** September 13, 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.
- Also in attendance was CAO Paul Graham, Director of Engineering & Public Works Reg Russwurm, Director of Planning and Building David Finbow, Director of Recreation Shawn Everitt, Director of Special Projects Peter Tollefsen, Communications and Economic Development Coordinators Rob Potter and Lisa Kidd, Manager of Water and Wastewater Services John Caswell, Director of Finance Rob Cummings and Senior Policy Planner Cindy Welsh

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

- Approval of Agenda:

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

THAT the Agenda of September 13, 2010 be approved as circulated, including an addition to the Agenda at E.2 Notice of Motion, by Councillor Martin, Carried.

- No member declared a pecuniary interest with any matter as listed on the Agenda save Councillor McKean regarding Agenda Item G.2 and his place of employment.
- Adoption of Consent Agenda

Moved by: John McGee                              Seconded by: Cameron Kennedy

THAT the Consent Agenda of September 13, 2010 be adopted as circulated, less any items requested for separate review and discussion being Agenda Item G.3 Planning and Building Committee Report, Carried.

NOTE: Councillor McKean had earlier declared a pecuniary interest with respect to Agenda Item G.2 and did not participate in related discussion or voting.

- Previous Minutes

Moved by: John McGee                              Seconded by: Cameron Kennedy

THAT the Council minutes of August 30, 2010, be adopted as circulated, including any revisions to be made, Carried.

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

### B. Deputations/Presentations/Public Meetings

- B.1** The Blue Mountains Chamber of Commerce, Margaret Fairly, President and Jim Farmilo, Vice-President, Re: Comments and recommendations regarding the Official Plan review as it affects economic development in The Blue Mountains

Margaret Fairly, President of the Blue Mountain Chamber of Commerce spoke on behalf of the Chamber referencing the Town's Official Plan and the Chamber's concerns with it.

Margaret noted the Chamber would like the Town to review the Official Plan again as the Chamber feels the document is too long, too detailed and too complex. Margaret referenced conflicting statements and repeated statements in the document, further noting the Plan should be visionary without full amendment required when minor amendments are made.

Margaret noted the largest economic driver in the area is tourism, noting that tourism is not recognized in the Plan. Margaret noted some areas of the plan are needlessly laborious and cost prohibitive. Margaret further noted that provincial approval at every amendment should be removed.

Margaret noted the language is not welcoming to potentially new commercial business and made reference to section 3.3(5) that states changes might be made to the Plan provided it does not adversely affect the viability of any other commercial development, further noting this is wrong.

Margaret noted the Blue Mountains Chamber of Commerce would like to promote economic development in The Blue Mountains.

Mayor Anderson thanked Margaret for her comments on behalf of the Chamber.

Councillor Martin then spoke noting the comments are well taken and agreed that the reference to restrictions on competitiveness should be excised from the Plan, further noting the Town is trying to encourage economic development. Michael then noted the process should be streamlined, further noting that businesses should not have to amend zoning every time a new use is proposed and noted Council should consider the Chamber's comments.

Councillor Kennedy then spoke noting this is a good start and noted Staff should look at the Plan from the point of a potential business, further noting the Plan should be viable for businesses. Margaret then noted the Chamber would be pleased to help in any capacity.

Michael then spoke noting a section should be included in the Official Plan to include commercial activity and that this section should not be too restrictive.

Deputy Mayor McKinlay then spoke noting he has been involved with planning and noted he appreciates the comments of the Chamber, further noting this is an ongoing battle with the Province. Duncan noted this should be looked at in the five year review.

Director of Planning and Building David Finbow then spoke noting Staff are in the process of finalizing the terms of reference to complete the five year review with a consultant, further noting this is approved in the 2010 budget. David further noted Staff are currently in the midst of completing the zoning by-law amendment that will implement the land use designations.

Mayor Anderson then spoke noting the presentation is timely and referenced the Town protecting current businesses, David replying that this protects the stock we have now, further noting Collingwood is a major hub with bog box stores, and noted we are trying to maintain the character of the Town. Deputy Mayor McKinlay then spoke noting the public wanted to preserve Thornbury.

David then noted there will be extensive community engagement regarding the Official Plan and noted the Town will rely on this document in the future.





to the satisfaction of the Director of Recreation and the Director of Financial and Informational Services; and,

THAT Council approve in Principle that the Town enter into an agreement with the Curling Club Working Group for the development and operation of a Curling Club Facility to be declared a municipal capital facility under Section 110 of the Municipal Act, to grant tax exemption under Section 110 (6), and the municipal capital facility is for the purposes of the municipality and is for public use; and,

THAT Council and the Curling Club Working Group agree that the project will only proceed when all the funds have been raised and if the project does not go forward that all fundraising dollars will be returned to each donor, Carried.

## **D.2 Housing Needs Study, SPS.10.16**

Director of Special Projects Peter Tollefsen reviewed the Report noting the Housing Needs Study is complete and noted he is requesting Council's endorsement and to authorize Staff to draft an amendment.

Deputy Mayor McKinlay noted he struggles with the idea of attainable housing and meeting the needs of the community and questioned if the Housing Needs Study addresses different forms of housing, Peter replying medium to high density is referenced in the Report without spelling out specific forms of housing. Peter then noted the consultant is recommending that policies in the Official Plan be strengthened and incorporate examples into the Official Plan.

Duncan then questioned when this will be brought back to Council, Peter replying in a couple of months.

Councillor Gamble then spoke noting he has difficulty supporting Appendix "A" and reference to four storey buildings and questioned how fire services will protect this size of building. Bob also has concern with Section 4 and the range of financial incentives, further noting he has a problem supporting housing that is not attainable.

Peter then spoke noting Council's comments have been noted and that Staff will proceed to a public meeting to receive public comments.

Councillor Kennedy then spoke noting this Study will provide Council with the tools to start attainable housing, Peter replying yes and further noting there is more work to be done, and that the Study provides the justification for bringing forward such projects and initiatives.

Duncan then spoke noting the critical issue is what form of attainable housing will be available in this community. Duncan further noted a public open house would be beneficial in getting the public involved with attainable housing, and noted he hoped Council would support an open house. Peter replying yes, this is how he envisions this proceeding. Peter then noted at the May 17 Public Meeting, it was noted that the unique detail in The Blue Mountains should be recognized.

Councillor Martin then questioned if there will be another consultant retained to review the plan, Peter replying no. Michael then referenced Section 10 and questioned what it is about, Peter replying it provides ideas to provide a variety of housing to more people. Michael then spoke noting he recognizes the study supports there is a need, but noted he cannot endorse the Study as the statements in the Study need clarification. Michael noted Council should receive the Study and ask Planning to bring forward amendments to the Official Plan as the Study is too vague and too specific in other areas, further noting it should not be made Town policy.

Councillor McGee then referenced the Housing Needs Study, Integrated Community Sustainability Plan, Economic Development Plan and noted all have some impact on the Official Plan and questioned how this can be incorporated into one Plan and questioned if the Town should have a more comprehensive look at all studies. Peter replying that the Consultants have had meetings with the managers of all plans and noted Staff are ensuring all Plans are linked. Peter then noted this is a good challenge to Staff to ensure that there are no conflicts and that all plans are aligned.

Duncan then noted he concurs with Councillor McGee but noted if this is a standalone document, that Staff can get this out to the community now. Peter replying that the Director of Planning at the County of Grey has advised they are interested in this Plan and would support proceeding as a stand-alone Housing Needs Study.

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

THAT Council receive the Staff Report SPS.10.16 "Housing Needs Study" and,

THAT Council authorize staff to draft an Amendment to the Town of The Blue Mountains Official Plan based on received Housing Needs Study to incorporate a policy framework to implement housing programs, as suggested in Appendix A of the Housing Needs Study, and report back to Council.

In speaking to the Motion, Councillor Kennedy noted time is of the essence, Deputy Mayor McKinlay concurring and noting this is an opportunity to get the community involved.

Councillor Martin spoke noting it is important that this Study is circulated to the Community as it may affect property values, further noting if the public is not behind this Plan that it could have issues.

Council then voted on the Motion, Carried.

### **D.3 Solar Feasibility Study at Thornbury Wastewater Treatment Plant, CAO.10.17**

CAO Paul Graham reviewed the Report and the background of the Report, noting the Consultant recommended a solution that would allow the Town to move forward to complete the Study at the Thornbury Wastewater Treatment Plant.

Councillor Kennedy questioned if Arborus Consulting is as qualified as the original consultant, Paul replying yes, further noting Arborus has more experience than the previously proposed consultant.

Councillor McKean then spoke noting with the varying rates available for such projects if the Town would be better to put out an RFP to lease the land at a flat rate to speed the process, Paul replying he is aware rates have fluctuated, but noted this is not a lot of money to determine if the Town has a viable project or not.

Deputy Mayor McKinlay then spoke noting the Thornbury Wastewater Treatment Plant is a wetland now and questioned if filling it would be a problem, Paul replying this is a sewage lagoon that is no longer needed, further noting the Ministry of Environment will be consulted before proceeding. Paul noted if it is an issue that the project could be erected on the land around the lagoon.

Councillor Martin then spoke noting he agrees with Councillor McKean that the land should be rented and let someone else deal with technology. Michael then questioned if this amount is in the 2010 budget, Paul replying no and further noted the cost would be taken from the capital reserve and if the project is determined to be viable, this sum would be reimbursed to the capital reserve.

Moved by: Cameron Kennedy                      Seconded by: John McGee

THAT Council receive Report CAO.10.17 entitled "Solar Feasibility Study at Thornbury Wastewater Treatment Plant" for their information and;

THAT Council rescind their authorization to 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 Wastewater Treatment Plant at a cost not to exceed \$13,000 plus HST and;

FURTHER THAT Council authorize Staff to engage Arborus Consulting to complete the development of a Feasibility Study for Solar Photovoltaic at the Thornbury Wastewater Treatment Plant at a cost not to exceed \$13,000 plus HST, Carried.

**D.4 Amended CAO Performance Monitoring Policy and Procedures, CAO.10.16**

CAO Paul Graham reviewed the Report and referenced inclusions to improve the policy and noted the Senior Management Team was circulated with the policy and many of the suggestions were incorporated into the Policy.

Moved by: John McGee                                      Seconded by: John McKean

THAT Council receive Report CAO.10.16 entitled "Amended CAO Performance Monitoring Policy and Procedures" for their information and;

THAT Council approve the CAO Performance Monitoring Policy and Procedures dated September 13, 2010 as attached to this Report, Carried.

**D.5 Application for Site Plan Approval - Thornbury Medical Clinic, North East Grey Health Clinic Inc., PL.10.87**

Director of Planning and Building reviewed the Report noting a site plan application was received from the Medical Clinic with drawings. David noted some minor revisions are to be made and confirmed this is Phase 1.

David noted there is a holding symbol on the land right now and noted removal of the holding symbol will be brought to the September 27 Council Meeting if all issues for removal of a holding symbol have been addressed by September 27.

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

THAT Council receive Planning Staff Report PL.10.87, "Application for Site Plan Approval – Thornbury Medical Clinic, North East Grey Health Clinic Inc., 78 King Street East (Parts 11, 12, 13 and 14, Plan 16R-9726), Town of The Blue Mountains";

THAT Council grant site plan approval pursuant to Section 41 of the *Planning Act* conditional upon the Owner obtaining "Accepted For Construction" Drawings related to site servicing and grading and drainage from the Town's Department of Engineering & Public Works and the Owner entering into an Site Plan Agreement with the Town related to securing the works and facilities; and,

THAT Council authorize the Mayor and Clerk to execute the Site Plan Agreement with North East Grey Health Clinic Inc. in a form approved by the Director, Planning & Building Services and the Town's solicitor.

In speaking to the Motion, Deputy Mayor McKinlay questioned if the building will be close to the street, David replying yes 3 to 4 metres from the street.

Councillor McGee questioned if an agreement has been signed with the previous terms, Paul replying yes.

Councillor Kennedy then spoke noting it is good this is proceeding, and questioned if any doctors have been recruited, Brian Adamson of the North East Grey Medical Clinic spoke noting the Physician Recruitment team has been very busy and noted 12 doctors have expressed an interest.

Mayor Anderson then spoke thanking the volunteers and organizers for their hard work on this project.

Council then voted on the Motion, Carried.

#### **D.6 Grey Sauble Conservation Authority, Implementation of Drinking Water Source Protection Plans, Corr. Item C.1**

Moved by: John McKean                      Seconded by:                      Cameron Kennedy

THAT Council of the Town of The Blue Mountains supports the motion of Grey Sauble Conservation Authority made June 10, 2009 with respect to the implementation of Drinking Water Source Protection plans when completed and approved, on the basis that there will be no effect on municipal taxation, Carried.

### **E. New and Unfinished Business**

Deputy Mayor McKinlay assumed the Chair

#### **E.1 Grey County Council Update**

None

#### **E.2 Notice of Motion**

Council

Councillor Martin provided the Clerk with a Notice of Motion to be included in the September 27, 2010 Council Package. The Clerk then read the Motion

WHEREAS there has been filed a Notice of Appeal before the Ontario Municipal Board concerning the application: "Blue Mountain Villas (Matesa) under Planning Report PL.10.38 and PL.10.62;

AND WHEREAS there have been two Public Meetings concerning the application;

AND WHEREAS the Application fails to comply with the Official Plan in various respects, is incompatible with the form of surrounding housing and would create a traffic danger due to egress from the site;

NOW THEREFORE this Council does not support the Application.

#### **E.3 Additions to Agenda**

##### **E.3.1 Bruce Power Shipment of Nuclear Radioactive Steam Generators**

Mayor Anderson then spoke referencing circulated material to Council, together with correspondence sent by the Mayor to the Canadian Nuclear Safety Commission, noting

this letter was sent without Council permission because of the tight timelines. Ellen noted if Council does not wish to support this, that she will revoke the letter.

Ellen reviewed the background material and noted this shipment is high on the radar for the aboriginal and there is a great deal of momentum building. Ellen referenced the issue of transparency, noting the Great Lakes and St. Lawrence Cities Initiative has not been able to obtain any information on the shipment though it has been asked for. Ellen noted there has been a lack of clear information provided by Bruce Nuclear Power.

Ellen then asked if Council supported her concern with this shipment through the Great Lakes and St. Lawrence.

Ellen then referenced the refurbishment of radioactive material to and from Sweden. Councillor Kennedy then spoke noting he is astounded that nuclear energy is classified as clean and is concerned with the lack of information provided.

Ellen noted road closures would be an issue as well and noted Grey County has approved road closures. Ellen noted when a spill happens on land it can be contained, but if it happens in the water, it cannot be contained.

Deputy Mayor McKinlay then spoke noting the Grey County Road Committee made a recommendation after a presentation by Bruce Power and noted all bridges were checked and because of that the County gave approval. Duncan further noted the County did not give approval for lake travel, further noting the radioactivity level is noted as being low with the units well sealed and the trucks travelling at a low rate of speed. Ellen replying she is not critical of the politicians who are in favour of this, but noted she is extremely concerned.

Duncan then spoke noting he would like to receive further information on the risks, and noted he does not disagree with the Mayor's letter.

Ellen then made reference to telephone calls from two doctors who have asked her to do something about this as it relates to radioactivity.

Councillor Gamble then spoke noting he appreciates a lot of people are concerned, but noted the containerization is the most important part of transportation, further noting the units are sealed very tightly. Bob then questioned if we are encouraging a nuclear dump at Bruce Power. Ellen noted the original environment assessment of Bruce Power noted it would be storing material, but not shipping.

Bob then questioned if all nuclear equipment from Ontario is being shipped to Bruce Power.

Ellen then noted a communication strategy is being sought with information on how they will deal with mishaps along the way, Bob replying he has faith in the transportation.

Councillor McKean then spoke questioning if the reason there is not a lot of information available is because of security.

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

THAT Council receive the verbal and written material of Mayor Ellen Anderson related to the Bruce Nuclear Power shipment of contaminated steam generators; and

THAT Council endorse Mayor Ellen Anderson's letter dated September 13, 2010 to Michael Binder, President of Canadian Nuclear Safety Commission regarding the September 29, 2010 Public Hearing of Bruce Power Inc.; and,

THAT Mayor Anderson or her designate attend the September 29, 2010 Public Hearing in Ottawa as The Blue Mountains' representative, unanimously Carried.

#### **E.4 Staff Discussion**

None

Mayor Anderson then resumed the Chair.

#### **F. By-laws**

##### **F.1 By-Law to Establish a Joint Compliance Audit Committee and Appoint the Committee Members**

Moved by: Michael Martin      Seconded by: John McKean

THAT By-law No. 2010 - 62, being a By-law to establish a Joint Compliance Audit Committee and Appoint the Committee Members, be hereby tabled to recruit a member eligible to sit on the Joint Compliance Audit Committee, Carried.

#### **G. Consent Agenda**

##### **Accounts**

G.1 Accounts

G.2 Invoices separated for pecuniary interest

##### **Reports List (Adopt)**

G.3 Planning and Building Committee Report, September 8, 2010

Councillor McGee spoke regarding the Telfer Homes Public Meeting scheduled on September 8, 2010 acknowledging receipt of a number of emails from concerned residents believing this development to be a done-deal.

John noted the community is not aware the Town is receiving comments at public meetings to take back for digestion and for report back to the Planning Committee.

Mayor Anderson then spoke noting the Public Meetings on September 8 were well attended and questioned how the word can get out even more.

John then questioned if a large sign could be posted on property to be developed that would draw more attention to an issue.

Councillor Kennedy then questioned the practice now for signage, Director of Planning and Building David Finbow replying the Committee of Adjustment requires signage as does the Planning Act. David further noted he will look into this and bring a Report back.

Councillor Martin then spoke noting the Town is doing a good job of getting the word out, noting this is a legal process, increasing the size of the signs could work, more circulation in local papers for two or three times, further noting as long as adequate rules are being followed the Town is doing a good job.

David then reviewed the Planning Department procedures, further noting Staff will determine if an application is complete within 30 days of receipt, then a public meeting

is scheduled. Michael noted this is an important issue and noted the next Council should have a training session with the Planning Department.

Moved by: John McGee                      Seconded by: Michael Martin

THAT the Planning and Building Committee Report of September 8, 2010 is hereby adopted, together with all recommendations contained therein, Carried.

**Minutes List (Receive)**

G.4 NVCA, August 27, 2010 Meeting Highlights

**H. Notice of Meeting Dates**

Council September 27, October 13 (Wed), 2010  
**All Council meetings to be at the Library unless otherwise noted**

- Planning and Building Committee, October 4, 2010
- Infrastructure and Recreation Committee, September 14, 2010
- Finance and Administration Committee, September 14, 2010

**I. Closed Session**

Moved by: Cameron Kennedy                      Seconded by: John McKean

THAT with regard to subsection 239 of the *Municipal Act, 2001*, this Council do now move into closed session in order to address matters pertaining to litigation or potential litigation, including matters before administrative tribunals affecting the municipality or local board;

AND with regard to Short Term Accommodation, Carried.

Council moved into closed session at 9:18 pm.  
Council moved into public session at 10:35 pm.

**J. Confirmation By-law and Adjournment**

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

THAT By-law No. 2010 - 63, being a By-law to confirm proceedings of the Council of the Corporation of the Town of The Blue Mountains on September 13, 2010, be hereby enacted as passed this thirteenth day of September, 2010, Carried.

Moved by: Cameron Kennedy                      Seconded by: John McKean

THAT this Council does now adjourn at 10:36p.m. to meet again September 27, 2010, 7:00 pm, L.E. Shore Library, or at the call of the Chair.

.....  
Ellen Anderson, Mayor

.....  
Corrina Giles, Town Clerk