

## Minutes - The Blue Mountains Planning Council Meeting



**MEETING DATE:** September 6, 2006 – 7:00 pm

**LOCATION:** The Blue Mountains Council Chamber

**PREPARED BY:** Stephen Keast, Clerk

### A. Call to Order

- Mayor Anderson called the meeting to order with all members in attendance save Councillor Martin, absent due to vacation.
- Council then paused for a Moment of Personal Prayer or Reflection.
- Council then paused for moment of silence in memory of Councillors Fairweather and Holden.
- Approval of Agenda  
Moved by: John McKean                      Seconded by: R. J. Gamble  
THAT the Agenda of September 6, 2006 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 and Councillor McKean with regard to Agenda item G.2, Accounts, Ellen with regard to her father's employment with the Town and John with regard to his employment and invoices for MSO and Sadler's.
- Manager of Development Planning Rob Armstrong then introduced new employee Planner Bryan Pierce.
- Mayor Anderson then thanked County Council representatives on their efforts to support County Development Charges.
- Deputy Mayor McKinlay noted frustration with the general process, adding County Council did in fact enact a By-law recognizing a 20 year timeframe for County infrastructure requirements in the amount of approximately \$95 million, a positive step to build on in the future.
- Duncan confirmed it was disappointing that commercial and industrial charges were not enacted which will transfer what would have been that source of revenue to County taxpayers.
- Duncan further noted disappointment with the phasing of residential development charges, with collection of revenues slowed due to the elimination of commercial and industrial charges and phasing of residential charges.
- Mayor Anderson questioned if commercial charges might be brought in later, Duncan noting any future Council could reopen the process at any time or during the required five year review period.
- Duncan continued those municipalities not supporting County Development Charges collected similar fees through their own local charges.
- Councillor Ardiel then noted frustration with the County By-law following the work and expense of the Development Charges Background study.

- Gail noted development charges are a difficult concept for municipalities not currently collecting such charges, Duncan noting some County Councillors with no development Charges experience came to support charges through sitting on the Study committee.
- Councillor McKean noted commercial and industrial activity generated the greatest need for infrastructure renewal, yet will not have to contribute through development charges in the current scenario.
- Mayor Anderson then noted appreciation for the small steps made to date at County Council in the field of development charges.
- Consent Agenda

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

THAT the Consent Agenda of September 6, 2006 be adopted as circulated, Carried.

- Council then adjourned for the scheduled Public Meetings.

## **B. Deputations/Presentations**

7:00 pm – Public Meetings (Council Adjourned)

1. Consent B18/06, Lot 60, Plan 562 – Larry and Sylvia Lowes
2. ZBA – Lot 59, Plan 1023, 16 Louisa Street E. - Chris Wilson
3. ZBA – N. Part Lot 27, Concession 11 – 856454 Ontario Limited

## **C. Motions and Staff Reports**

1. Highway 26 Water Transmission Overall Project – Property Owners Input / Concerns, Report EPW.06.154

Mayor Anderson then noted several September 6 Agenda items were carried over from the cancelled August 28 meeting agenda, clarifying Council were all aware of surrounding issues.

Council then dealt with the following Resolution:

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

THAT Council re-confirm that the Highway 26 Overall Water Line Project includes properties along Highway 26 between Arrowhead Road and Grey Road 19 as serviced by Phases I, II, & III of the project; and

THAT all properties are to be assessed on an equal unit amount for direct project costs, with the applicable Capital charges to be those in effect by by-law at the time the Phase was/is constructed; and

THAT due to timing concerns, that there be no interest charges included with the works completed within Phase I and Phase II as part of the cost per unit; and

THAT property owners previously assessed for the “temporary” water servicing costs have the option of folding outstanding charges into the cost share payment option(s) at time of approval of the related by-law; and

THAT consideration be given regarding the request to adjust for interest charges relating to the “temporary” water servicing charges; and

FURTHER THAT the information requested by the public at the August 28, 2006 meeting be presented to Council for consideration in a supplementary report, Carried.

Councillor Ardiel noted an individual had asked to speak to the Highway 26 Water Transmission Overall Report.

The following Resolution was then presented

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

THAT Council hear from Cindy Gretton regarding the Highway 26 Overall Project, Carried.

Cindy Gretton then spoke, requesting Council remove Grey Condominium Corporation No. 12, Craigleith Shores, from the Highway 26 Overall Project to maintain it as affordable housing, noting Council had the option of removing Craigleith Shores from the overall project as per an existing cost sharing project.

Cindy noted GCC 12 had paid in 2000 to extend water servicing to the property, adding the 62 units in GCC 12 were significantly smaller than single family residences in the area.

Mayor Anderson then noted support for affordable housing in the area, adding the overall servicing project should move forward at this time as planned for.

Director of Finance Chris Fawcett then noted applicability of Development Charge funding support would be reviewed and reported on at a later date.

Councillor Gamble then questioned GCC 12’s interpretation of the Cost Sharing Agreement as previously executed, Cindy recalling general thoughts revolved around reference to a possible sanitary sewer extension.

2. Supplementary Report – Public Inquiries, Public Meeting August 28, 2006, Re: Highway 26 Water Transmission Overall Project, Report EPW.06.157

CAO Paul Graham then noted the intent of the project consideration at this time was to award the tender with no final decisions on cost shares to be until constructed, the project seen as affordable at this time and various options were under consideration for repayment, with applicability of Development Charges toward the project also to be reviewed and OSTAR funding applied for.

Paul noted toward the end of the project when all costs are well known, then cost shares will be considered and determined.

Deputy Mayor McKinlay then reviewed the temporary water line component surrounding the Pinery Plaza portion of the overall project following a Ministry of Environment Order, clarifying the temporary water line extension is not part of the overall project cost but the permanent replacement of that portion is.

Duncan continued GCC 12 avoided a possible Order by proceeding with a permanent waterline in 2000.

Mayor Anderson then thanked Ms. Gretton for her comments, noting final decisions in the matter will come some time in the future.

Council then dealt with the following Resolutions:

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

THAT Council review and consider the requests made at the public information session of August 28, 2006, prior to approving Staff Reports EPW.06.153 and EPW.06.154, Carried.

3. Highway 26 Water Transmission Overall Project, Report EPW.06.153

Moved by: D. R. McKinlay      Seconded by: G. Ardiel

THAT Council award Contract TBM-2006-5 entitled "Highway 26 Watermain Extension, Phase 3" (North Main Loop), as the final phase of the Highway 26 Water Transmission Project, to Moretti Excavating Limited in the amount of \$943,393.00, excluding GST, being the lowest price meeting all the requirements of the Contract Documents, and

THAT Council approves the updated current financial allocation summary for the Highway 26 Water Transmission Overall Project, detailing related expenditures, revenues, and capital costs per unit for benefiting property owners (see enclosed assessment map and list of benefiting properties). Final Capital Cost per unit to be established subsequent to final North Main Loop costs upon completion of the works, and final determination of related OSTAR funding, and

THAT Council authorizes the establishment of the following cost share payment options for benefiting property owners:

1. lump sum payment of total unit share at time of by-law(s) imposing unit charges; or
2. a 5 year payment plan, including applicable interest carrying charges; or
3. a 10 year payment plan, including applicable interest carrying charges; or
4. 15 year payment plan, including applicable interest carrying charges.

In speaking to the Motion, Deputy Mayor McKinlay clarified the Resolution is primarily to award the tender for the final phase of the project as well as noting various re-payment plans are proposed as well as possible OSTAR grant funding.

Council then voted on the Resolution, Carried.

4. Huron Street Sanitary Sewer Extension Award of Tender TBM 2006-16, Report EPW.06.156

Moved by: R. J. Gamble      Seconded by: G. Ardiel

THAT Council award Contract TBM-2006-16 entitled "Huron Street Sanitary Sewer Extension", to George Mackey Construction in the amount of \$49,209.44, including GST, being the lowest price meeting all the requirements of the Contract Documents, and

FURTHER THAT the Mayor and Clerk be authorized to execute the Contract Documents, Carried.

5. Award of Tender - Reconstruction of Craigleith Road, including Storm and Sanitary Sewers, TBM-2006-17, Report EPW.06.152

Moved by: G. Ardiel                      Seconded by: John McKean

THAT Council award Contract TBM-2006-17 entitled "Reconstruction of Craigleith Road, including Storm and Sanitary Sewers", to Tectonic Infrastructure Inc. in the amount of \$1,872,260.20, excluding GST of \$112,335.61, being the lowest price meeting all the requirements of the Contract Documents; and

THAT additional funding of \$106,025 be provided from development charges reserve fund and \$173,100 be provided from developer contributions and capital charges (sewer rates), and that consultants' contributions be reduced by \$29,125; and

FURTHER THAT the Mayor and the Clerk be authorized to execute the Contract Documents.

In speaking to the Motion, Councillor Gamble questioned if resident concerns as to timing of the project had been considered, Director of Engineering & Public Works Reg Russwurm noting discussion will be held with the contractor as to an asphalt surface being applied prior to winter as well as a contingency plan to ensure an appropriate surface is in place.

Council then voted on the Resolution, Carried.

6. Award of Tender, L.E. Shore Memorial Library Parking Lot, TBM-2006-15

Moved by: John McKean                      Seconded by: G. Ardiel

THAT Council award Contract TBM-2006-15 entitled "L.E. Shore Memorial Library Parking Lot", to Georgian Aggregates in the amount of \$179,878.55, including GST (\$169,696.75 plus \$10,181.80 GST), being the lowest price meeting all the requirements of the Contract Documents, and

THAT the total project cost be funded \$86,500 plus interest from the Library Land Acquisition Reserve Fund with the balance from Development Charges Reserve Fund, and

FURTHER THAT the Mayor and the Clerk be authorized to execute the Contract Documents, Carried.

7. Draft Plan of Condominium Intrawest Development Corp. – Mosaic – Part Lot 6 and 10, Plan 1065, Grey County File 42-CDM-2006-13 - #PL.06.109

Moved by: Gail Ardiel                      Seconded by: John McKean

THAT Council recommends that the County of Grey grant Draft Plan Approval of Condominium for the Mosaic phase of the Intrawest Village subject to the following conditions:

1. The Draft Plan Approval being for two phases that each include a Residential (Commercial Resort Units) condominium and a

Commercial Condominium under the plan prepared by Zubek, Emo, Patten and Thomsen dated August 4, 2006;

2. Execution of a Condominium Agreement with the Town.

Carried.

8. Blue Mountain Resort (Tube Town), Lot 17, Concession 2, Report #PL.06.108

Moved by: G. Ardiel                      Seconded by: R. J. Gamble

That Council pass a Zoning By-law Amendment to rezone the subject property from the Development D zone to the Recreational Ski Facility SF zone with an exception to recognize the existing buildings only.

In speaking to the Motion, Deputy Mayor McKinlay pondered what might have been a County commercial development charge amount relating to the proposed development.

Council then voted on the Resolution, Carried.

9. Official Plan Amendment, Zoning By-law Amendment and Draft Plans of Condominium – 42CDM-2006-11, Part Lot 1 and 2, Plan 1032 – Keeper's Cove

Moved by: G. Ardiel                      Seconded by: John McKean

1. That Council pass a By-law to adopt Official Plan Amendment No. 9 to the Town of The Blue Mountains Official Plan redesignating those lands located at Lot 1 and 2, Plan 1032 and known as Keeper's Cove and further instruct staff to forward said Amendment to the County of Grey for approval; and

2. That Council pass a By-law to rezone Part Lot 1 and 2, Plan 1032 from the Land Lease Community LLC-6 zone to the Residential R1-6-h, the Residential R6-6-h, the Private Recreation P-REC and the Private Open Space OS2 zones; and

3. That Council recommends that the County of Grey grant Draft Plan Approval of the three Vacant Land Plan of Condominiums and the two Phase Condominiums subject to the conditions noted in this report.

Carried.

10. Application for Consent & Zoning Amendment, File No.'s B13, 14, 15, 16, 17-2006, East ½ Lot 6, Concession 5, Arlo & Guyrene Hogg -Report #PL.06.110

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

THAT Council does hereby grant Applications for Consent B13/2006, B14/2006, B15/2006, B16/2006 and B17/2006 subject to the Conditions noted in Staff Report PL.06.110.

In speaking to the Motion, Deputy Mayor McKinlay requested clarification of the Village Centre designation limits, Planner Rob Armstrong noted these applications represented the extent.

Council then voted on the Resolution, Carried.

11. Vehicle – By-law Enforcement, Report B.06.28

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

THAT Council authorizes the purchase of a 2007 Chevrolet Colorado 4 X 4 regular cab truck from Mike Jackson GM at a price of \$23,325.00 (GST/PST not included) for By-law Enforcement purposes.

In speaking to the Motion, Deputy Mayor McKinlay requested clarification on vehicle bids, CBO David Finbow clarifying only GM dealers responded to the request.

Council then voted on the Resolution, Carried.

12. CNIB Door to Door Canvas

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

THAT Council has no objection to the CNIB Door to Door Campaign canvas to take place in the Thornbury – Clarksburg area during October 2006, Carried.

13. 2006 Municipal Election Update Important Dates – Report A.06.14

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

THAT Council receive Report A.06.14 for information purposes and that the Report be forwarded to those persons who have file Nomination papers to date and are not currently members of Council, Carried.

**D. By-laws and Official Plan Amendments**

1. Lora Bay Removal of Part Lot Control

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

THAT By-law No. 2006-93 being a By-law to remove lands bounded in part by Highway 26, 10<sup>th</sup> Line, Christie Beach Sideroad, 39<sup>th</sup> Sideroad and Sunset Boulevard from part-lot control so as to establish easements required to facilitate development, be hereby enacted this 6<sup>th</sup> day of September, 2006, Carried.

2. Arrowhead at Blue – Part Lot Control

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

THAT By-law No. 2006-94, being a By-law to remove lands bounded in part by Farm Gate Road from part-lot control, being Block 82, Registered Plan 1068, be hereby enacted this 6<sup>th</sup> day of September, 2006, Carried.

3. Keeper's Cove

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

THAT By-law No. 2006-95, being a By-law to adopt Official Plan Amendment No. 9 to the Town of The Blue Mountains Official Plan re-designating those lands located at Lot 1 and 2, Plan 1032, being Part of Lot 39, Concession 12 so as to allow a proposed plan of condominium, be hereby enacted this 6<sup>th</sup> day of September, 2006, Carried.

4. Keeper's Cove

Moved by: R. J. Gamble                      Seconded by: G. Ardiel

THAT By-law No. 2006-96, being a By-law to rezone the lands from the Land Lease Community LLC-6 zone to the Residential R1-6-h, the Residential R6-6-h, the Private Recreation PREC zone and the Private Open Space OS2 zone, Lots 1 and 2, Plan 1032, being Part of Lot 39, Concession 12, be hereby enacted this 6<sup>th</sup> day of September, 2006, Carried.

5. Blue Mountain Resort (Tube Town)

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

THAT By-law No. 2006-97, being a By-law to rezone from the Development D zone to the Recreational Ski Facility SF zone with an exception to recognize the existing buildings only, being Part Lot 16, Concession 2, be hereby enacted this 6<sup>th</sup> day of September, 2006, Carried.

6. Application for Consent & Rezoning Amendment, File No.'s B13, 14, 15, 16, 17-2006, East ½ Lot 6, Concession 5 – Arlo & Guyrene Hogg

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

THAT By-law No. 2006-98, being a By-law to rezone from the General Rural A1 zone to the Village Residential VR zone, notwithstanding the setback provisions for the Village Residential VR zone, the minimum side and rear yard setbacks shall be increased as shown on Schedule "A-1", being East ½ Lot 6, Concession 5, be hereby enacted this 6<sup>th</sup> day of September, 2006.

In speaking to the Motion, Planner Shawn Postma clarified a no development zone was featured on the property following recommendations contained in an Environmental Impact Study.

Council then voted on the Resolution, Carried.

7. 2006 Thornbury BIA Levy

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

THAT By-law No. 2006-99, being a By-law to Levy a Special Charge upon Rateable property in the Thornbury Business Improvement Area, be hereby enacted as passed this sixth day of September, 2006.

In speaking to the Motion, Deputy Mayor McKinlay questioned if the By-law was generally the same as last year, Councillor Gamble noting the By-law contains the same charge as in 2005.

Council then voted on the Resolution, Carried.

8. OPP Contract Amendment

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

THAT By-law No. 2006-100, being a By-law to increase the level of service provided by the Ontario Provincial Police with the addition of one part time constable to a maximum of 17.5 hours per week, be hereby enacted as passed this sixth day of September, 2006.

In speaking to the Motion, Councillor Gamble noted addition of the half staff would allow a full staffing contingent to be available at any given time.

Council then voted on the Resolution, Carried.

As Notice of Motion, Councillor Gamble then noted concern with a proposal from within Grey County to petition the Province to assess Court Security Costs as a County levy portion, adding he believed same would in an unfair assessment level to The Blue Mountains and he would sponsor an upcoming Motion to consider the matter.

Bob continued that with the ongoing Provincial review of the Municipal Act, 2001, Town concerns with Market Value Assessment should also be made known and this would be considered in the Motion as well.

Mayor Anderson then requested clarification that a quorum would be available for the September 11<sup>th</sup>, 2006 meeting due to Ellen's attendance at a GSCA conference, a quorum being confirmed.

CAO Paul Graham then reported on a proposed joint Council meeting with Collingwood to consider areas of common interest, proposed for September 27, 2006, 5:30 pm.

Paul then updated Council on the Town COMRIF Third Intake application, noting discussion with COMRIF staff indicated previous Town submissions showed good quality applications other than costs per unit, the proposed Application to be considered by Council on September 11, 2006.

Mayor Anderson then congratulated Councillor Ardiel on her election to the AMO Board of Directors.

## **E. Consent Agenda**

Accounts

1. Accounts
2. Invoices separated for declaration of pecuniary interest (Gibson, Sadler's, MSO)

Reports – RECEIVE

3. Committee of Adjustment – June 15, 2006 and July 20, 2006

## **F. Next Meeting Date(s)**

Council - September 11, 25, October 11 (Wed.), 23

Planning Council - September 6 (Wed.), 18, October 2, 16, November 6

## **G. Adjournment**

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

THAT this Council does now adjourn, Carried.

.....  
Ellen Anderson, Mayor

.....  
Stephen Keast, Clerk