

STAFF REPORT:

Planning & Building Services Department



REPORT TO: Planning & Building Services Committee
MEETING DATE: July 4, 2011
REPORT NO.: PL.11.65
SUBJECT: Official Plan Review Status Report
PREPARED BY: Cindy Welsh, MCIP, RPP
Senior Policy Planner

A. Recommendations

THAT Council does hereby receive Planning Staff Report PL.11.65 Official Plan Review Status Report for information purposes.

B. Background

To-date, the following tasks have been completed:

1. Meeting with the Planning & Building Committee on May 4, 2011.
2. Meeting with Council on May 16, 2011.
3. Meeting with the Town's Senior Management Team on June 1, 2011.
4. Official Plan Five Year Review Steering Committee Meeting #1 on April 21, 2011 (see attached minutes).
5. Official Plan Five Year Review Steering Committee Meeting #2 on May 16, 2011 (see attached minutes).
6. Agencies, Boards & Committees Meeting on June 1, 2011 (see attached minutes).
7. Public Workshop on Saturday June 18, 2011 (summary below).
8. Official Plan Five Year Review Steering Committee Meeting #3 on June 27, 2011 (minutes not yet available).

On Saturday, June 18, 2011, a public workshop was held at the Beaver Valley Community Centre as part of the work pertaining to the Official Plan Review. Mark Stone of Meridian Planning Consultants lead the workshop which was facilitated by Glenn Pothier of GLPi.

The beginning of the workshop was an opportunity for the public to learn about the Official Plan Review Project and gain an overview of the work which has been done to date and still needs to be completed. The four themed sessions addressed the following topics:

- agricultural lands;
- natural heritage and hazard lands
- commercial and employment lands; and
- growth management, intensification, transportation and design.

At each session, there was a brief presentation, facilitated discussions and interactive activities to promote understanding and help explore issues, challenges and opportunities. The facilitated discussion was centred around three central questions being:

1. Beyond those mentioned in the presentation, what other theme-related issues, challenges and opportunities should be considered?
2. How might the range of issues/challenges/opportunities be best addressed in the updated Official Plan?
3. Ten years from now, if (depending on session) within The Blue Mountains were more the way you would like it to be, how would things be different compared to today — what would your ideal future look like?

The public workshop was attended by the following:

- Councillor Bob Gamble;
- Official Plan Review Steering Committee, Chair R. B. Waind;
- Official Plan Review Steering Committee member, John Corrigan;
- Official Plan Review Steering Committee member and Planning staff, David Finbow;
- Acting CAO Reg Russwurm;
- Official Plan Review Project Manager, Cindy Welsh;
- Sharon Long, Administrative Assistant; and
- Thirty-nine (39) members of the public.

The comment period for the public workshop ended on Wednesday, June 29, 2011.

Once all comments have been received, the Official Plan Review Steering Committee, Planning and Building Committee and Council will be provided a full detailed participant feedback summary.

C. The Blue Mountains' Strategic Plan

1. Managing growth to ensure the ongoing health and prosperity of the community.

D. Environmental Impacts

Not applicable.

E. Financial Impact

The Official Plan Review process was approved as an Operating Project in the 2010 Budget with \$140,000 budgeted for consulting services and \$84,000 for legal services. Meridian Planning Consultants Inc. have been retained at a cost of \$134,387.11 to undertake the Town of The Blue Mountains Official Plan Five-year Review.

F. Attachments

1. Official Plan Review Steering Committee Meeting #1 Minutes – April 21, 2011.
2. Official Plan Review Steering Committee Meeting #2 Minutes – May 16, 2011.
3. Official Plan Review Meeting Minutes with Agencies, Boards and Committees – June 1, 2011.

Submitted by:

Cindy Welsh, MCIP, RPP
Senior Policy Planner
The Blue Mountains
32 Mill Street, Box 310
Thornbury, ON N0H 2P0
Tel: (519) 599-3131, ext. 262
Toll Free: 1-888-258-6867
Fax: (519) 599-3018
E-mail: cwelsh@thebluemountains.ca

David Finbow
Director, Planning & Building Services
The Blue Mountains
32 Mill Street, Box 310
Thornbury, ON N0H 2P0
Tel: (519) 599-3131, ext. 246
Toll Free: 1-888-258-6867
Fax: (519) 599-3018
E-mail: dfinbow@thebluemountains.ca

OFFICIAL PLAN REVIEW STEERING COMMITTEE MEETING #1
April 21, 2011 Minutes

PRESENT: Bob Waind, John Corrigan, Cindy Welsh (TBM), Lisa Kidd (TBM), Mark Stone (Meridian Planning Consultant), Glenn Pothier (GLPi), Nick McDonald (Meridian Planning Consultant), Duncan McKinlay (TBM), David Finbow (TBM) and Sharon Long (TBM).

1. Introductions
2. Appointment of Chair:

Moved by: John Corrigan

Seconded by: Duncan McKinlay

THAT R. B. Waind be appointed Chair of the Official Plan Steering Committee, Carried.

3. Overview of Official Plan Review Project and Work Plan:

Mark Stone did an overview of the Work Plan for this project. Two main phases are background review & background analysis. More details on this later on.

Presentation to Planning & Building Committee on this project was completed on April 20th, 2011. The Informal discussion worked well.

A number of issues were raised & Council also identified a number of issues and everyone was in agreement that the policies in the plan need to be reviewed.

The initial Steering Committee meeting is being held today and before the summer, meetings with agencies, workshops with Council and Senior Staff and with Planning staff will take place. Ensure we have all the information necessary & understand same. Glenn will deal with Public Consultation process, theme & study areas.

Public consultation will be held throughout the project. The importance of public consultation was very clear last evening by Council.

David Finbow created a summary of items that were brought forward last evening.

Mark Stone advised there are 2 phases to work plan. Reports will be presented to public, committee & Council. This will lead us into phase 2. Work plan is laid out in a 12 month time frame. This is our goal.

There will be continual meetings with the Steering Committee throughout the process. Duncan felt we should prepare a list for Council to look at this project. Need to ensure that Council is on side with this process.

Nick McDonald advised the key to success of this project is to understand the implications of what we are doing so we are not surprised at the end of the day. The second is having a good handle on the types of choices available to Council.

- Current OP – flexible ambiguity or intent
- Growth & density – concern with these
- Home grown OP; not created in another area – unique to this community
- Clear policy that people can understand
- Pleased with public involvement
- What will be built form & what the community will look like, what does intensification feel & look like
- Outreach to the development industry to get their expertise
- Studies that would be reviewed. Dated studies & studies that are not totally supported by Council. Duncan suggested that they need to be informed & make sure their ideas are not sidelined. Need to be given choices. Duncan will report back to Council on these Committee meetings. Bob Waind suggested that the Steering Committee narrow down the issues & give choices. Need to reconcile these. David – Committee & staff are still onboard with previous projects supported by the previous Council. The Sustainable Path document is community based, staff embraced the goals. Council needs to be aware that they supported this. Bob Waind suggested this should be imbedded in the Official Plan – should go there as this is the only way that it will move forward. Duncan McKinlay advised that some are for rewrite of the Official Plan.

John Corrigan advised there was a vision in the Community Improvement Plan; a good document was produced. This is what the public said to us. The public had a tremendous amount of input in this document.

Bob Waind indicated that this document was made in The Blue Mountains.

Mark Stone indicated this was their job. The starting point in the proposal is the Sustainable Path and other studies.

David Finbow suggested it be flexible & explicit without much wiggle room.

Duncan McKinlay asked – does this change the scope of your work? Mark Stone indicated no.

David Finbow suggested we explore the notion of Secondary Plan area. This process will develop all these issues. Need to look at areas for potential development – identify this process through this document.

David Finbow also suggested phasing of development within the Community – how quickly do we want them to move, is there a need to proceed with draft plan approvals, fragmentation of development & why do we need more – phasing within our Official Plan.

John Corrigan advised that people are moving out of the Toronto area to move up here. Need to keep it a nice place to live and visit.

David Finbow asked what is our vision 20,000 or 50,000 people.

John Corrigan advised that we have the ski hills, water, agricultural areas & that 80% of the municipality is rural.

Duncan McKinlay advised that the PPS protects agricultural area & the NEC looks after their area.

Nick McDonald advised that a lot of communities grapple with development. At the end of the day if you have land phased for development then there are issues with servicing, contiguous to existing development. 75% of built out before you move through phasing. Good reason for this development.

Duncan McKinlay advised that there is a historical culture of people – 15% of lots within existing plans that are undeveloped.

John Corrigan advised there are 7 service areas for infrastructure.

Duncan McKinlay advised that affected residents don't like it as it unrolls i.e.: collector roads.

Bob Waind suggested that one of the things that he wants to find out is the difference between growth in terms of population & growth in terms of households. Duncan McKinlay suggested that census is the only way. Bob Waind advised that these are second dwellings as opposed to permanent housing. A lot of them are gone at the age of 85. There is a good mix of people who live full time in Thornbury/Clarksburg, and part time in the rest of the community, save and except agricultural. Looking at dwellings or households, full time use is not there. This is not likely to change very much.

David Finbow indicated we may be confronted with permanent housing because of the Simcoe County situation.

David Finbow will get the population data from Lisa Kidd.

David Finbow suggested we do a service summary on draft plan approved lots. Interesting through OPA 80 – Growth Management Plan - identified that it is consistent with what has been done in the past. We are not part of this because of our development. Growth jumping (despite development costs) in this area and there are needs for Secondary Plan requirements.

Duncan McKinlay advised there is a growth document prepared by Malone Givens Parsons.

Nick McDonald noted the challenge with population projections and suggested they are hard to do. He feels there are confused projections with growth aspirations. Projections can be a best guess. They run into trouble when the community has bigger ideas. This

can be way too rigid. This is a difficult message to fight against. This can change with new employment or someone finding there is a market.

Duncan McKinlay advised that we need to get community engagement on this. Duncan said the County can think what they want & we will figure a way around it. PPS makes it difficult for people to live in the rural areas because we don't allow second residences.

Bob Waind advised that these are real issues that we have to deal with here. We are a recreational area.

Nick McDonald advised that they do work across the Province & one size does not fit all. We need to go deep into PPS and give some choices in local context. There are ways of dealing with this and well thought out basis for this discussion.

Bob Waind suggested that we need to fight for this.

Duncan McKinlay suggested that we make it fit here & negotiate back down with County & Province.

John Corrigan raised the quarry on 124 which is good property. Farm land is flat & easy to build up.

David Finbow advised that Cindy & Mark will deal with the work plan.

4. Public Consultation – Glenn will deal with this area.

Glenn noted that he was unable to attend the meeting last night & noted there was some interesting discussion.

Glenn advised that he does a lot of Canada & US jobs - land use, growth plans, Official Plan updates & Subdivision.

Glenn outlined the type of public consultation that he is looking at for this project and advised that he took the liberty of mapping of higher level consultation & communication goals:

- Challenge – twin imperatives being substantive & justice within OP – within timeframe & budget.
- Ensure residents (full time/seasonal & agricultural) are aware of vital importance of Town's OP initiatives.
- Meaningful & strategically different components for study process
- Building trust & credibility. Build on work done to date i.e.: Sustainable Path.
- Foster an environment that is respectful, informed & productive.
- Inspire confidence in Town Official Plan process.
- Demonstrates positive intervention.
- Establish & reinforce realistic what is feasible, manner in what can be acted upon.
- Residual impression of this process – relate a Town priority that is locally driven TBM appropriate strategy.
- Contents & aspirations.

- Methodically sound, engaging, open & accessible, purposeful & accountable with no predetermined outcome.
- Why get involved if this is already decided.

David Finbow noted his pleasure with what he just heard from Glenn.

Rob Waind advised that we need public buy in.

David Finbow asked how we can use this document as we move forward.

Glenn - Simplify this for the public.

John Corrigan suggested a checklist to move forward with this to ensure that we are still on track. Glenn will write this up.

Bob Waind suggested that we present this as a preamble for our public meetings/open houses. It has to be your plan. This will be a challenge of this committee.

Mark Stone suggested that they issue a newsletter & include this message in it. Nick McDonald & Mark Stone will work with Glenn and he feels they have a real ability to get ideas out there. Nick suggested developing messages to carry us through work program.

Identify key themes and provide choices and related issues. Don't create expectations that you cannot meet and note the need for comprehensive land use planning. We need to discuss this at the beginning instead of at the end and getting the message out there that we are not doing a rewrite.

Bob Waind suggested that we need to address problems that are in the current document.

Glenn suggested we scope out what is doable within the Official Plan & suggest areas to where these items will be moved through.

Bob Waind suggested policy provisions in the Official Plan that allows for Economic Development.

Glenn advised of a situation where they had a number of residents showed up for an Official Plan review meeting and someone had a lot related issue. They were informed that specifics would not be discussed that night as this was a higher level principle and can reflect that in the document and pass along to the Town.

Glenn suggested the consultation process be one day with times specified to discuss a certain topic. He provided suggestions with promotion and how we advertise event. Consult on the process, work through the issues & noted there is some sort of web presence. Keep people informed as to what stage we are in and provide him with an

opportunity for input. Post some Official Plan related questions on the website around choices instead of just sending out an e-mail, map out key messages – message scripts.

Mark Stone advised that they were planning to do an initiation newsletter at the beginning of the process.

First Phase of workshops needs to be fairly early to give people an opportunity to share their hopes & aspirations for what they want to see happen to their community. There is a need to surface ideas.

Get their sense of what should we be starting to do, stop doing, concerns, continue to do in some new & refined way. Try to get the best ideas, choices, background and discussion papers.

Next phase of workshops we need to provide key choices and they work together. Start now to work through to get their thoughts in choices & preferences.

Believe there is value with youth input – suggestions of attending civics classes and provide future planning related issues for the area & focus groups.

Provide people a place to share their thoughts & ideas – e-mails, surface mail, and comments on website.

Glenn noted that workshops – issue around timing – seasonal residents vs full time residents – Saturday to create participation. What can be expected from people – 9:00 am – 2:00 pm? He suggested 6 themes at set times, and a rotational approach.

9:00 project overview presentation – what are we doing?

9:30 – 2 or 3 themes.

10:45 – 2 or 3 themes.

Bob Waind thought this made good sense – break up the group for various discussions and indicated that we cannot get people for the whole day.

Glenn suggested that round table discussions work well.

Bob Waind suggested that people are more inclined to speak up with smaller groups instead of a bigger group where they tend to sit on their hands.

Duncan McKinlay asked if we would have questions for them to discuss. Glenn indicated he will lay this out and noted there will be open forum of discussion. He suggested that we share other thoughts & investigations.

Glenn suggested the first set of questions would be easier & would hopefully surface ideas & thoughts. The harder part will be the second round where there are choices & key questions.

Lisa Kidd advised that she sees value in conducting public consultation on a Saturday. She questioned going out to the community i.e.: BIA or Chamber of Commerce if there was a possibility to meet with these groups. Glenn certainly feels this is an option. Bob Waind suggested these groups could provide issues from their memberships.

It was suggested to invite the public to a Saturday session.

Glenn advised that he can accommodate the Agricultural Advisory Committee. If they know when their discussion is taking place, he would be happy to accommodate this. Scott Taylor suggested we allow people to subscribe to subject matter and suggested a discussion paper on the website. People could be interested in one component and allow them to subscribe to that mailing list.

Bob Waind thought it made sense to have specific groups & get in touch with them. Give us an idea of things you want to discuss, key issues & give us a heads up on this. Duncan McKinlay indicated that some organizations already have issues.

Nick McDonald suggested we meet with people & organized groups. Use the steering committee process to meet with these people also.

Duncan McKinlay advised that May 28th he will be participating in the Blue Mountain Ratepayers Association & indicated he would take a presentation on the five year review. Duncan questioned if Meridian would do this presentation?

Nick McDonald indicated that this would be available for workshops and the Steering Committee should decide this.

John Corrigan would like to see people out there in May discussing this with the public and they can be provided with a generic overview about what is going on.

Nick McDonald thought this idea was a good one but cautioned there is a need to manage the process. There is an option for the Steering Committee or staff to do this and they will prepare a basis presentation to help people, however be careful how you project anything out to the public so you don't come across as showing favourites.

David Finbow suggested that we have speaking notes & speak directly from them and invite written submissions early on.

David agreed with a day of workshops with themes which will build up & gain interest in the workshop. Notes to speak with Rotary.

David asked Glenn if he required more input into this. Glenn thought a Saturday from 9:00 to 2:00. Mark agreed with the 6 themes with the potential for collapse into a total of 4 which may help people see them all.

Glenn advised get the word out, notices on the website, advertise in the newspaper, network of key folks who will spread the word. He has agreed to meet with the Agricultural Advisory Committee and make presentations to groups.

David Finbow cautioned consistency with the message and the need to know their opinions.

David indicated that he would be meeting with the Napier/Victoria group and would speak with them at that time.

Duncan McKinlay indicated that is an involved group and they would build the excitement.

Mark Stone indicated the newsletter will be effective. It will be a one page double sided document that we can pass out. Nick suggested we engage people in the newsletter to get them to start thinking about the OP.

Duncan McKinlay advised it is difficult to engage a lot of people in our community and questioned the idea of survey type questions & he would deliver them to a farmer. This gets handed in which forces them to deal with the response.

Mark Stone advised that a worksheet will be provided at the workshop and if they think of something when they go home, they can fill out and submit the worksheet to the Town. They will have the contact information. Need to develop this early on.

Glenn advised that Duncan's suggestion was referred to a consultation in a box and suggested it would be more appropriate in the second phase.

David suggested consulting with Agricultural Advisory Committee as it relates to mapping. Ag community was involved in this mapping exercise at that time.

Nick McDonald advised that changes can be made and that the County of Grey relies on the Ministry. That is how the process works. We would try to come up with a submission that is defensible.

Scott Taylor advised that the Ministry of Agriculture & Food is a broader level & does not remove things on a piece meal basis.

Nick suggested we be more focused on one thing and indicated this is a special type of designation.

Scott suggested that special agriculture was not a good system to develop that. Nick McDonald indicated it was not just the soils; also activity, climate & marketing.

Glenn suggested we promote this with notices & posters in high traffic areas.

Bob Waind suggested a press release in the paper & posted on website.

Lisa Kidd noted her past approach has been a multi-faceted approach - communication & engagement. Suggestions as follows:

- Communication – website for this project, 30,000 visits monthly. This tracks visits to website - specific pages & downloading of what documents.
- Post it waves or phases on home page.
- Dedicated page for OP review.
- Post documents to that page.
- Polling option – right project to come along.
- Post questions – yes or no a, b, c or d.
- Can take open ended responses and post weekly questions. Also post past polls.

Nick McDonald indicated that we stay away from yes or no answer.

- Subscribed list for notices – this can be done also.
- General subscribed option for website – 700 people get this message.
- Electronic blast & newsletter.
- Brand this with the logo that we choose.
- Twitter – 100 followers.
- Open a new twitter account for this project.

Lisa can follow this through the process

- 35 media contacts – media releases.
- Specific groups – BIA, Chamber of Commerce and ratepayer groups.
- Other forms of social media – fan pages – more controlled.
- More dialogue at staff level.
- Facebook.

Glenn asked if there was enough interest to merit doing this, would many people respond, branding issues and project timeline - What can we do & what falls off the list.

David advised this was a preliminary meeting and noted he had creative people on staff with the branding issue.

Lisa noted this provided positive feedback.

Lisa distributed her logo for the comments of the Steering Committee. This logo would go on posters that go out into the community, website, newsletter and webpage.

Moved by: Duncan McKinlay

Seconded by: John Corrigan

That Branding B be selected for our logo, subject to redesign as per Act, Carried.

Lisa suggested from a staff perspective that she could tweet out & media when the message is always the same.

David Finbow asked about dates for workshop & location and indicated the community date needs to be set. What dates are Mark, Nick & Glenn available?

Council – May 16th - Start at 6:00 & have dinner brought in. There is also the option for the Steering Committee to meet prior to the 6:00 meeting.

Workshop – Saturday June 18th – would work – community – 9:00 to 2:00.
Groups we are going to try to hit in May.

Co-ordinate opportunities with Cindy Welsh

Duncan McKinlay, John Corrigan, David Finbow & Cindy Welsh would work on the groups list.

Nick questioned our expectations in talking about bigger issues. We need a sense of where they are at and what they are expecting. Need to develop this early.

It is the Role for Steering Committee to start discussions.

We needed 2 lists – big issues & policy change.

June 18th – public workshop

June 27th – 5:00 - provide dinner

Keywords in page of document.

Roadmap of how planning process works

Development of glossary

Contact information

Road system

Density management

Staging development

OMB decisions – how many times – what were the results

Duncan McKinlay made the motion to adjourn 6:25.

OFFICIAL PLAN REVIEW COMMITTEE MINUTES

May 16th, 2011 – Committee Room

PRESENT: R. B. Waing, Chair, John Corrigan, Cindy Welsh, The Blue Mountains Senior Policy Planner, Mark Stone, Meridian Consulting, Nick McDonald, Meridian Consulting, David Finbow, The Blue Mountains Director Planning & Building Services, Scott Taylor, County of Grey Planner, Duncan McKinlay, The Blue Mountains Deputy Mayor & Sharon Long, The Blue Mountains Secretary.

1. AGENDA

Moved by: David Finbow

Seconded by: John Corrigan

THAT the Agenda of May 16th, 2011 be accepted as presented, Carried.

2. DECLARATION OF PECUNIARY INTEREST

No one declared a Declaration of Pecuniary Interest at this time.

3. MINUTES:

Mark Stone has additional changes to the minutes. The minutes will be changed & circulated to Committee this week for comment.

4. BUSINESS ARISING FROM THE MINUTES:

a) John Corrigan handed out a distribution list & asked for this to be expanded upon by Committee members & Staff. Cindy Welsh & Lisa Kidd will co-ordinate on what goes out to these organizations. Each group will have their own distribution lists and they will be asked to forward the information out to their contacts. Cindy has the Sustainable Path e-mail list & will incorporate that list into our list.

b) Council Workshop Agenda – Mark Stone went through the agenda for this session. The plan is to provide an overview of the OP review to Council. Most of slides in their presentation are the same slides as presented to the Planning & Building Committee meeting.

Phase 1 status report includes an update since the committee was formed. The upcoming agency meeting for the Official Plan on June 1st and the Community workshop is scheduled for June 18th.

Additional slides will be provided for the Council workshop which will be more structured with a preliminary visioning exercise. Council needs to talk about their 10-20

year vision for the Town. This will feed into the approach for the June 18th meeting from 9:00 am to 2:00 pm. This meeting will be based on the 4 themes as previously discussed.

Mark Stone highlighted the three discussions points for Council this evening.

1. What are your top 3 issues that should be considered through the OP review.

Mark indicated that we have already heard some of the issues but want their top 3 issues. Each Council member will be encouraged to have a list of their issues.

2. What are some of the options to address your top 3 issues.

Mark would like open discussion about possible options to address question 1.

3. 10-20 years from now, how will things be different from today .

Mark indicated that he would help Council through dialogue with this question.

David Finbow cautioned with respect to the work invested into Sustainable Path and noted the need to inform the public that we have gone through an extensive process. This document has been adopted by organizations within the community & staff are taking real direction from the Sustainable Path document.

David indicated that 5 of the 7 members were on Council at the time of adoption of The Sustainable Path document.

David will have Sustainable Path document to hand out tonight, if required. David indicated that one example from the Sustainable Path document is the building of a transportation system. Intensification needs to be brought forward to Council.

Bob Waind questioned if there was some means whereby this will be looked at in this document or is it a wish list? David indicated both and that some issues could be accommodated through the Official Plan process.

Mark Stone advised that they would be reviewing all pertinent Provincial & County documents and all Town documents which would include the Sustainable Path.

Nick McDonald noted there could be a lack of clarity on issues in the past Official Plan document.

Mark Stone agreed there could be the lack of clarity to staff & the development industry in reading the existing Official Plan document.

Bob Waind wanted to look at areas like Thornbury-Clarksburg with the question being what do you want within walking distance?

David Finbow advised that we would not be looking at this for certain areas such as Swiss Meadows, Lora Bay & Camperdown.

Scott Taylor from County of Grey joined the meeting.

2. Options to address – goals, objectives & issues.

Bob Waind reminded everyone that this is a review of the existing Official Plan as opposed to a new Official Plan. All of the items may not fit in under a 5 year review but a new Official Plan.

David Finbow advised that some issues will have to be flagged for a new Official Plan instead of through the Official Plan 5 year review.

Scott Taylor advised that the County dealt with this also. They set parameters early for this – ie: address PPS etc. Scope and scale is important.

John Corrigan suggested that a new Official Plan should not restrict us from doing the items laid out in the Sustainable Path.

3. 10-20 years from now – what will your ideal future look like? An example - What will the built form look like?

It was decided that this would fit into the agenda for June 18th also.

David Finbow suggested Bob Waind do an introduction & get Council thinking about their vision.

Bob Waind advised that John Corrigan has started a community organization list. Lisa Kidd & Cindy Welsh to put together a complete listing for the Committee. We need to encourage these members to send the information out to their membership.

Duncan McKinlay arrived at the meeting at 5:00.

Bob Waind advised that we needed to get the word out to as many as possible & need to let them know what the process is & bring issues to the forum to discuss them.

David Finbow asked about comments outside of our formal process & suggested that we will have to determine what weight we give to them outside of our formal process.

John Corrigan indicated the need to be ready to go for June 18th and get the word out.

The chart will be sent out separate from the minutes but will be updated from the minutes.

Bob Waind asked about the newsletter. Mark Stone handed out a draft newsletter.

John Corrigan suggested that we insert the date – Newsletter #1 – Lisa will look at this & report back to Mark.

Also need to add June 18th meeting to this newsletter.

Bob Waind commented that another newsletter could go out after the June 18th meeting where we could identify key points.

John Corrigan indicated the need to get the community involved & thought we would need a newsletter every 6 weeks.

Bob Waind suggested that if we have further comments on the newsletter that we send comments to Cindy Welsh for further discussion by Friday to meet with Lisa next week. The final newsletter will be sent out to Committee for final review prior to being released.

REVIEW OF JUNE 18th AGENDA

Glenn will be the facilitator & town staff will provide comments.

Mark went over draft agenda for this meeting .

Name tags should be provided for this meeting.

Information collected will go to Meridan to compile the summary.

Need for a separate meeting with a specific committee – potential option.

Nick – Theme D – include Growth Management to this area.

Scott Taylor wondered what we would do with an issue that does not fit in?

Nick suggested we set up a comment table with paper & pens.

Duncan McKinlay wondered who does the culling that something is outside of the five year review.

Cindy Welsh indicated that we be mindful of any e-mail or comment received as this is a public document. Cindy suggested we include this in the newsletter similar to comments that The County of Grey use.

John Corrigan asked if there was a listing of all reports?

Cindy Welsh will provide a list to the listing of documents provided to Meridian.

John Corrigan asked if we could provide the Planning Steps that the department goes through & possibly post something on the website. Cindy Welsh indicated that Ministry of Municipal Affairs & Housing provided good documents with respect to the processes & would provide John with the link for same.

Next meeting date : June 27th – 5:00 – Town Hall Committee Room.

OFFICIAL PLAN REVIEW - BOARDS/AGENCIES/COMMITTEE

June 1st, 2011 – 1:30 pm - Council Chambers

PRESENT:	Ian Smyth	Ministry of Transportation
	Bill Chapman	Housing Committee
	Carol Cooley	Library
	Cathy Innes	Library/Beaver Valley Outreach
	Rita Mary Cote'	Beaver Valley Outreach
	Judy Rhodes-Munk	Niagara Escarpment Commission
	Chris Hibberd	Nottawasaga Valley Conservation Authority
	Scott Taylor	County of Grey
	Audrey Holden	Historic Saugeen Metis
	Carolyn Letourneau	Beaver Valley Outreach
	Jennifer Croft	Grey Bruce Health Unit
	Joe Halos	Blue Mountains Councillor
	David Finbow	Director, Planning & Building Services, Blue Mountains
	Mark Stone	Meridian Consulting
	Nick McDonald	Meridian Consulting
	Cindy Welsh	Senior Policy Planner, Blue Mountains
	Sharon Long	Administrative Assistant, Blue Mountains

David welcomed everyone in our new Council Chambers & to this meeting on the Official Plan 5 year review.

David provided a background of the project. The Official Plan is the principal policy document used for land use & growth within the community which directs or guides growth in the community & dictates what it looks like.

The Official Plan was completed 2002 and approved by the Ontario Municipal Board in 2006.

This 5 year review is mandated under the Planning Act and it is the right thing to do.

The current Official Plan was adopted by council

David introduced Mark Stone & Nick McDonald from Meridian Planning Consulting who is working with the Town on this project.

David advised this will be a Blue Mountains review and conducted at the local level.

Mark Stone thanked everyone for coming. PPS, County Official Plan & Town is in the process or have approved a number of documents such as Sustainability Plan, Housing Study & Economic Development Plan and they are being looked at.

The purpose of today is “we want to hear from you”. We have nothing to present today – ask you 2 questions –

1. Issues, concerns & legislation/background studies to ensure they have all information.
2. There is a work plan was provided. Meet with Steering Committee a number of times, Council & SMT. Next will be a public workshop on June 18th from 9:00 am to 2:00 pm at the Beaver Valley Community Centre. Hopefully we will get a good turnout.

This session will be open forum to discuss issues that arise.

David noted there is a lot of local knowledge in this room & looking to people sitting at this table for information.

Mark advised that another meeting will be scheduled in Phase 2 to talk about a document at that time.

Each agency, board & commission will be asked provide written comments back. If you wish to send something, please do so.

Get things out on the table & let's discuss issues.

Mark – identify documents & issues.

Need to know what we need to be putting into the Official Plan. Be mindful of personal or agency issues & this is a 20 year plan - 2031.

Mark suggested we go around the table for discussion.

Audrey Holden – Historic Saugeen Metes' – Audrey advised she is just learning about the planning process and noted their main interest is archeological and the mechanisms to participate for input.

Nick McDonald questioned if they have been involved in other processes. Audrey advised not an Official Plan review but has been involved in development applications.

Nick asked what is geography – Tobermory to Port Franks to Blue Mountains.

David Finbow noted there is a schedule that contains what was defined at the time archeologically. The NAWASH, Saugeen & Ogibway are throughout this whole area & it is of interest to us Natural Heritage &

archaeological. This area needs to be reviewed & we will send them this report & for comments. Natural heritage & natural hazards.

Carol Cooley – Library – Have a couple of plans which are the Service Model Delivery, space needs analysis, 4 year plan. Carol advised there is a need in the short term for additional space for the library facility. Carol advised they have purchased the land & have rezoned it, now it is just a matter of making the project happen. Carol advised the library services Thornbury & Clarksburg quite well & noted there is a need to service the rest of the area better. The library is well used but it is challenge to provide better service to other areas. Carol noted that transportation is an issue.

Nick McDonald asked Carol what are you anticipating as a library users as you move forward. Carol advised they are not seeing changes of demographics. The Housing Committee is doing, economic development & this could have an impact on the kind of services required.

David Finbow noted the trend to watch for in County of Simcoe with respect to growth, The County of Grey & The Blue Mountains. Limited growth in certain areas in Collingwood and David feels this will jump the County lines & could influence the library in this area.

There will be significant changes in the next 10 to 15 years.

Carol Cooley advised there is a small build out growth population. Another issue they face is internet, broadband, fibre optic and questioned if this was extended throughout the County.

Nick McDonald suggested planning for a build out population for 30,000. Carol Cooley noted looking at this number & a library branch in Craigeith might be expensive for taxpayers to bear.

David noted a projection of 9000 units with a permanent population of 18,000 people. We serve a population of 25,000 as visitors to Village, Ski Clubs etc.

David confirmed that the 30,000 number came from 2002 Official Plan & is based on seasonal & permanent population.

Carol advised that they service the permanent population & service tourist area. No tax dollars are brought forward from the tourist area.

Carolyn Letourneau – Beaver Valley Outreach – They provide 20 plus programs & events within the community such as food bank, Ontario /Early Years Centre, before & after school programs & Treasure Shop. A number of programs run on limited space. They also run a number of events & fundraising events. They continue to experiences pressures due to the cost of living is higher in this location, people come for emergency services & they do not have the resources. There is a huge demand on their services. They also feel there is a lack of affordable housing & transportation. Residents are not able to keep jobs sufficient to maintain living in this area.

They are in the middle of reviewing their 3 year plan.

Mark Stone questioned under their 3 year plan review what is their top need and do they want to sustain the programs that they run now?

Rita Mae Cote – Beaver Valley Outreach – This area is experiencing huge numbers in building with some pretty well off people coming to this area & are not seeing an increase in attainable housing. Concerns here that development is going ahead for certain levels of income & not for people that town needs i.e.: service industry, young families, individuals who work in the fields. We are only providing a possibility for people who would like to live here. Transportation for people living on a limited income is also a problem. Rita Mae Cote confirmed that the Sustainable Path is a good document. Rita Mae noted the children's program is larger than ever along with the nursery school.

Carolyn – Food bank, emergency housing & funding for recreational funding. Huge increase in these programs also. Carolyn noted there is no infant care at all.

Nick McDonald questioned Carolyn if they have done any work or is aware of what would be affordable housing in The Blue Mountains?

Carol Cooley agreed that this area is a hard place for families to live.

Nick McDonald questioned where the affordable housing area be – Meaford, Owen Sound, Collingwood, Stayner & Wasaga Beach.

David Finbow confirmed that Beaver Valley Outreach had limited space when he arrived on staff. Since that time, they have purchased the old fire hall in Thornbury & undertaken extensive renovations.

Rita Mae Cote confirmed that a lot of good programs have been lost and some programs have moved elsewhere. The Homework Club has been shut down due to lack of interest, the Music Club has been moved to Baptist Church and they are renting space for the Food Box program.

David Finbow noted that young employees in staff with young children are having trouble finding adequate daycare for their young children when they return to work & there is a real interest in the municipality getting involved in that business as a benefit for employees.

Rita May Cote also expressed concern about seniors in town on a limited income. She felt we had to offer opportunities. She noted the Beaver Valley for learning facilities maxed out at their last course. They do 3 - 6 week courses a year.

Carol noted that she has discussed with Carolyn Letourneau partnerships with other agencies, programming for children, adults & seniors. They will be open to other agencies when they move forward.

David noted there are lots of studies around this & Meridian is familiar with these documents. Staff sees them as building blocks & some goals directly related to this work.

Nick McDonald noted on the housing issue that they are launching Bill 140. One piece is the land use planning schedule which requires municipalities to permit second suites within their community. This

will be mandated within zoning by-laws. Currently the Planning Act allows municipalities to permit them and some municipalities are already doing so. This was a choice so they decided to make it mandatory.

From a municipal standpoint, is it permitted everywhere & on serviced areas or unserved areas?

The Health Unit has issues with this. Aging in Place is what we want. They also have transportation issues.

Bill Chapman - Housing Committee – Bill noted the Housing Committee has talked about this and are in support of this. Transportation is a concern that needs to be spelled out.

Mark Stone asked if rents were affordable. No, it costs \$750.00 a month for a basement apartment in Heathcote.

David advised that Meridian is also in the development of a Zoning By-law for the municipality also. 2 years ago Council were provided with options paper which touched on apartments in houses. We require direction which would permit this – not granny flats, full municipal services & fully detached or semi-detached housing only. When we roll out the new Zoning By-law, you will see that and they will be permitted as of right. If Bill 140 proceeds, we will have policies within our Zoning By-law.

With respect to inclusionary housing through Ministry of Municipal Affairs & Housing, David advised that the Mayor has written & asked about this bill. The response she received is nothing going to happen prior to the election. It will be a good 2 years before it reaches back up to the top of the pile.

Inclusionary housing – developer to provide attainable housing within a community. Through Planning Act & PPSA – housing for all? Broad region – no clear authority from Province to do this.

Bill Chapman – Housing Committee – The Housing Committee is a Committee of Council – 6 stakeholders & 2 Council members. There are 2 things that happened that were most significant being concept of community land trust. Through the Housing Needs Study there has been internal discussion on what is meant, large spectrum of housing within that mandate, where do we start & where we can't go. Housing prices in Thornbury are high & looking at well employed people who are unable to live here. The lower end of affordable housing is not yet addressed through the social housing need. This is a 2 steps process. There is legal documentation on Community Land Trust which is a mass of land owned by the Town built on without facing land cost. Bringing this document to Council to establish The Blue Mountains Community Land Trust and it does not touch social & supportive housing.

The Housing Committee did look at 2 things – buy vs. rent or a combination of both.

Second part they looked at was new builds, infill builds & retrofit. The Committee has discussed this & tasks forces set up. Bill noted the Housing Committee has moved forward considerably.

Bill Chapman is also on the Ministerial Association. He sees BVO as social service providers. He feels this is seen as rich, successful & not having problems. Go to Meaford or out of town or go to Collingwood but that is a different County.

Nick McDonald questioned the Community Land Trust & the cost of acquiring land being a big deal. Bill noted that they are a charitable organization so are open to people who want to donate land. The Town has parcels of land that can be built on or sold & used to purchase land that can be built on. Town does not give up ownership of land it only turns this over for someone to build on it.

Ian Smythe – Ministry of Transportation – Ian noted their interest is to protect the roadway. They see a lot of highway commercial properties identified. They work under the controlled access highway so designating properties as highway commercial does not necessarily allow them access.

They are working with the Town & the County through the Transportation Study. EA's are being initiated and the need to consider the transportation network that will provide access.

They are experiencing developers coming to the municipality and getting their development worked out, they then go to Ministry of Transportation which becomes problematic. He would like to speak to developers early in the process to eliminate these problems. Highway 26 has been very busy & it is not a viable highway any more. He noted there is a by-pass study going on. He noted the Niagara Escarpment Commission will have problems with this. Ian noted that local transportation needs to be looked at within the Official Plan.

Mark Stone asked Ian if there were any road works along the corridor in either Craigeleith or just outside of Town where Ministry of Transportation, County of Grey & The Blue Mountains joined forces to look at Highway 26 & the County Road system. Ian advised yes & the study looked at all excess points in these areas, traffic volumes. The study also came up with suggestions i.e.: roads closed & allow for movement of vehicles. The next step is development of a Terms of Reference for Environmental Assessment in the Craigeleith area of County Road 21 & Grey Road 19. They have recommended actions for this area. Talked to public, scoping it down & go through a formal process for these improvements to occur. These improvements will occur through development only with them bearing some of the costs. The Terrasan project is working with MTO regarding access to highway system, no direct access to the highway & future potential for access roads. Reg Russwurm from Engineering & Public Works has a tender for an Environmental Assessment & they will receive more detailed input.

David Finbow advised that County Road 2, Highway 26 & the Clark Street intersection has sight line problems. The Georgian Trail is crossing at a bad location. Clark Street where it intersects with County Road 2 does not allow for adequate staking. The Environmental Assessment is taking place in this area also. It is helpful to us within a Planning Group to note through the updated Official Plans where streets & roads are located & they better plan accordingly. In the Lakeshore Road area it is planned for 400 + units. It will be bad in the Lakeshore Road area, Grey Road 19 & Highway 26 & they are going to look at this also as this is the time to look into this area.

Ian advised that people looking to develop within a community need to get upfront information. MTO is the stopping block with some developments & he suggested again that the Ministry of Transportation needs to be brought in earlier than they are now. Ian advised they can comment on up to 800 metres from the limit of the highway.

David Finbow agrees with Ian comments. It is ignored by people who should know better. Storm water management facilities are constructed within their area. The Development industry needs to be aware of this.

Ian advised that Ministry of Transportation permits are based on Zoning By-law for the Official Plan. Municipalities are telling people they need to talk to the Ministry of Transportation and this is not being done. Ian noted this is a front line document & we need to prepare them to move along to reach their goal. This could save individuals a lot of time, effort, money & they know where they stand early in the process.

Nick McDonald questioned how they knew what was the zoning was in 1973?

David Finbow advised that until we have a new zoning by-law, our current by-law was adopted in 1973.

The comment has been made many times that town stay a real town, not just agricultural & not just recreational. This an area where people are looking to retire.

Housing & jobs go hand & hand. The Official Plan is important to bring this all together.

Nick McDonald asked when do you think this area was a town past to where it is now – amalgamation?

It was noted by staff that Thornbury is still Thornbury.

Joe Halos, Councillor, The Blue Mountains – the municipality is lucky to have Beaver Valley Outreach on Board and they have a group of dedicated & good volunteers. Joe advised he came here today to advise the groups that land use planning cannot solve this through this. The Official Plan is a good document. Joe advised that housing is a big item and he advised that he moved here in 78 and has seen a lot of changes over that time. One biggest item is the building of these big houses as vacation homes.

Joe advised that a lot of people have moved to Meaford because of more affordable housing & 16 residential apartments. The problems that Joe sees if you want to build affordable housing, land costs are high along with Development Charges. You look at density, get the land & are going to build something you run into vocal & expensive opposition. Can only actually do it is to buy existing housing – shortfall from grants.

Cathy Innes – Library/Beaver Valley Outreach – Cathy advised that David did a presentation to their group at Grace United Church & she heard the same comments there – protect what we have.

Carol Cooley indicated that our town is more than Thornbury & questioned if an Official Plan can have design guidelines for different areas?

Judy Rhodes-Monk – Niagara Escarpment Commission – The current Official Plan has made great efforts to make it consistent with Niagara Escarpment Plan of 2005. There have been a couple of office consolidations since then with 172 not being approved. Their plan has seen Amendment to the agricultural policies.

Judy advised that the Escarpment Recreation area is difficult for them subject to their development control area. They have difficulty from a property owner's perspective.

Cindy Welsh noted there are official concerns with County & private individuals. This is not resolved yet & need to be before it proceeds.

Nick McDonald advised the Official Plan from a writing perspective sees some Official Plans defer it back to the Niagara Escarpment Plan. What is the best?

Nick McDonald asked if there were concerns at to what the Niagara Escarpment Commission has in their current wording.

Nick McDonald asked if there is a lack of clarity & the need to establish a clear intent.

Nick McDonald asked if is there a time when development control & Niagara Escarpment Plan will be the same.

Chris Hibbard – Nottawasaga Valley Conservation Authority – Chris advised that their office is responsible for a small portion of the western side of this municipality.

Chris advised that the Official Plan is an important document and they are a public commenting agency. Their office offers technical services to the municipality, regulatory agency & the land owner. This is seen as a good tool to identify those roles.

It is mentioned in the current Official Plan about a Sustainable Path & natural heritage & this would be an important endeavour for the Town to take on. This document would be helpful to look at in a future development.

Mark Stone advised that they have a lot of updated information that needs to be looked at.

Nick McDonald questioned what is Nottawasaga Valley Conservation Authority doing with source protection? On Lake Simcoe the draft assessment report is finished but not approved and they are working on protection of _____. Subsequent to that, the municipalities are to go through a conforming exercise.

Nick McDonald suggested that the Nottawasaga Valley Conservation Authority studies within Blue Mountain would be of interest to them & that Silver Creek has not been done. There are a lot of development pressures in the Silver Creek area.

Mark Stone advised they are also doing to the Town's Zoning By-law & will be looking to Andy to provide help with that also.

Rita Mary Cote' asked Chris Hibberd of Nottawasaga Valley Conservation Authority what is their relationship to Blue Mountain Watershed Trust. Chris replied there is no connection but they do work with them.

Chris confirmed that Nottawasaga Valley Conservation Authority does own 2 lands within the Town.

Scott Taylor - County of Grey – Scott advised that the County of Grey is looking for strengths of their plan through development, settlement areas & areas outside of towns.

Nick McDonald asked Scott if there were any inconsistencies right now. Scott noted there will be a few things that need to be talked about with respect to rural & ag lands & scope of uses permitted on a farm property. Scott indicated the need to provide detailed comments to the County.

Nick McDonald asked Scott if the County has been involved in Bill 140. Scott indicated only monitored it and the need to provide comments on same. Mark Stone indicated they are coming out of new policy regime that the County needs to undertake. The County also talked about the Natural Heritage Study. Scott advised the Cultural Heritage Master Plan is very much in the discussion stage.

Scott advised that OPA 80 is completely approved & there are 3 outstanding appeals. The County can scope the appeals that Ontario Municipal Board can approve everything else. Scott indicated there was one appeal that might not be able to be settled.

Carol Cooley questioned if the County Plan approved for farm gate sales within the agricultural community. Scott indicated that yes it is currently in their plan. They tried to provide for flexibility i.e.: farms operating a welding shop.

Jennifer Croft – Grey Bruce Health Unit – Jennifer noted the Public Health standards with respect to built environment & policies that influence health.

There is currently a Memorandum of Understanding with the Town for providing comments on Land Use Planning applications. They require language for health communities so they can support same in a policy framework.

Urban based practice evidence.

Rural & small town evidence needed – general language.

Jennifer noted the key issues they deal with being obesity, alcohol & binge drinking. Poverty is also an issue for them.

Jennifer noted active & alternative transportation increase infrastructure. There is a need for access to healthy food & community gardens. The Zoning By-law restricts density & fast food outlets. She is suggesting keeping them away from school & recreation facilities along with density of alcohol outlets.

Jennifer noted injury prevention with higher for falls in seniors. They will support walk ability, street furniture & access to public washrooms. Motor vehicle collisions, sun safety, access to shade, air quality, water quality, pavement, affordable housing, mixed demographics & no building demographics. Make sure they are located within areas of access to daily needs.

A Sense of Place noted there is a need to plan for all demographics, make sure we have walk able communities that provide access to parks, recreation & meeting places.

They are also exploring HEALTH IMPACT ASSESSMENTS.

Nick McDonald asked if they had seen a checklist for this.

Jennifer advised they are looking at this.

Nick McDonald questioned the timing of providing this.

Cindy Welsh noted that through the preconsultation there are 57 different studies asked for on a development and we might add this assessment to that list but would need more information. We rely on the expertise of the people to review this.

Mark Stone asked Jennifer what the Health Unit doing on social issues. What programs do you have for obesity, physical activities, active transportation & workability studies? Jennifer replied they are working Georgian College on these issues also with Fall Prevention.

Next year they will deal with an Alcohol/Substance Abuse strategy.

Jennifer noted a land use so it is earlier for residents to make health choice.

Chris Hibberd asked if the Zoning By-law will be on hold until the Official Plan is complete. Mark noted that staff is looking at the third draft.

Rita Mary Cote' asked if the BIA will have a separate input time other than the June 18th public workshop.

Mark Stone noted that the June 18th session is open to the community from 9:00 am to 2:00 pm. Advertisements have gone out to groups. There will be discussion on 4 themes with 50 minute segments for each. They will be setting up another meeting – Phase 2 in the fall.

Mark thanked everyone for attending today and reminded everyone is attendance to forward additional comments directly to David Finbow or Cindy Welsh at the Town. These comments are then forwarded to Meridian.