

## Minutes - The Blue Mountains Council Meeting



**MEETING DATE:** April 12, 2010  
**LOCATION:** L.E. Shore Memorial Library  
**PREPARED BY:** Corrina Giles, Town Clerk

### A. Call to Order

- Deputy Mayor McKinlay called the meeting to order with all members in attendance save Mayor Anderson absent due to illness.
- Also in attendance was CAO Paul Graham, Director of Special Projects Peter Tollefsen, Director of Recreation Shawn Everitt, Director of Engineering & Public Works Reg Russwurm, Director of Planning and Building David Finbow, Elizabeth Thompson, Senior Policy Planner Cindy Welsh and Planner Bryan Pearce
- 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 April 12, 2010 be approved as circulated, including items added to the Agenda at E.3.1, E.4.1 and E.4.2, Carried.

- No member declared a pecuniary interest with any matter as listed on the Agenda, save Councillor McKean with regard to Agenda item D.1 and his Planning Application and Agenda item G.1. and G.2 and cheques payable to Miller Waste Systems. Councillor McKean did not take part in related discussion or voting.
- Adoption of Consent Agenda

Moved by: John McGee                      Seconded by: Cameron Kennedy

THAT the Consent Agenda of April 12, 2010 be adopted as circulated, less any items requested for separate review and discussion, Carried.

NOTE: Councillor McKean had earlier declared a pecuniary interest with regard to Agenda item G.1 and G.2 and did not take part in related discussion or voting.

- Previous Minutes

Moved by: Michael Martin                      Seconded by: John McKean

THAT the Council minutes of March 22, 2010 and Special Meeting Minutes of March 29, 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**

Deputy Mayor McKinlay read the Notice of Public Meeting noting the purpose of the public meeting is to provide the public with an update on the Terrasan (Silver Creek) proposal and to provide an opportunity for the public to provide further input on proposed amendments to the Town's Official Plan and the Township of Collingwood Zoning By-Law required to implement the proposal.

Duncan noted the proposed amendments will affect the lands generally described as the north side of Highway #26 between Long Point Road and Blue Mountain Drive.

Duncan noted the purpose and effect of the proposed Official Plan Amendment is to provide for a development that would consist of 39 single detached lots, 112 attached houses, 60 residential apartments above commercial spaces, 6,735 square metres of commercial (retail, restaurant and office space) and 2,088 square metres of institutional space on 13.65 hectares.

Duncan further noted that open space and wetland areas comprise approximately 47% of the lands being 12.19 hectares. The proposed Official Plan Amendment will also address such matters as Environmental Protection, Growth and Settlement requirements, architectural guidelines, phasing requirements, etc.

The proposed Zoning By-law will establish new zoning to reflect the proposed development in conformity with the proposed Official Plan Amendment.

Director of Planning and Building David Finbow then spoke noting the Statutory Public Meeting was held in October 2008 with a Public Open House being held on a Saturday morning in October 2008.

The Clerk then noted correspondence was received from residents Gail Arena, Blue Mountain Watershed Trust Foundation, Terry and Marilyn Pike, Leonard Diamond, Keith Beckley and Martha Richardson, Alexandria Pike, John Jeffs, Leon and Michele Calpin, Robert and Lori Maaskant, Brandi Clement on behalf of Blue Mountain Residents Association.

David then spoke noting an update will be provided by Staff and to hear from the public.

David then spoke regarding the Terrasan Craigleith Village Community noting the intent is to move this matter forward as quickly as possible and to provide Council with the public's opinion.

Deputy Mayor McKinlay then noted residents should provide their name to the Clerk if they wish their comment to be recognized in the minutes of the meeting.

David then identified the location of the property and noted the last eight months have been very active by Town Staff working on this application.

David reviewed the background of the application file and noted the Official Plan draft and the Zoning By-law Amendment will be made available on the Town's website tomorrow.

A resident then spoke noting he had trouble accessing documents on the website, David replying the Town is aware of issues with the website and noted this will be corrected shortly.

David then noted a Public Meeting was held on November 2, 2009 at the Planning and Building Committee Meeting and an update was provided to Council on February 22, 2010.

Mike Gore, of 121 Brophy's Lane then spoke questioning the content of the February 22 Report, David replying the Report included four recommendations, one being that Council provide direction to Staff, that being the need for an additional Public Meeting. David further noted this is the reason for tonight's Public Meeting.

David then reviewed the Town's Official Plan and land uses of the Town. David reviewed the proposed uses of the subject property, including commercial, residential, recreational facilities, Provincially Significant Wetlands ("PSW") and Wetland Hazard Lands.

David then noted the Proponent sent an application to the County of Grey in 2009 regarding the PSW, and it was determined that the PSW boundaries could be slightly reduced.

David then reviewed the development proposal referring to the acquisition of the shorefront by the Town and identified the shorefront to be obtained by the Town noting it is to be a passive area, not with active uses.

A resident then spoke questioning the shorefront to be dedicated to the Town, David replying Plan 529 land owners own to the water's edge, so currently this is beyond the wave uprush, further noting the Town is interested in the land above the 100 year floodline, noting the public can access the shorefront through a public trail.

David then reviewed the west sub area with 149 units proposed, public parks and shorefront dedication. David noted smaller parkettes tend to be more desirable to residents. David then noted a park management plan is being created by the Director of Recreation, Shawn Everitt.

David then reviewed the central subarea, primarily the PSW and related buffers with one unit proposed.

A resident then spoke referring to a Niagara Escarpment Commission Report and noted a 30 metre buffer was suggested from the wetlands, David replying natural heritage concerns are referred to the County and through Linda of SAAR Environmental Consultants, a report was prepared for peer review. NEC noted they had more interest in the woodlot, but upon further review it was determined that the woodlot was not significant, but the wetland is significant. David noted Linda is comfortable with a ten metre setback. David further noted that according to Linda of SAAR, there are other areas that may need more than a 10 metre setback.

David then reviewed the east sub area noting it is a mixed use area, further noting these concepts are not entrenched in stone.

A resident then questioned the density per acre on the property to be built on, David replying the density includes all areas, including the hazard lands.

David then identified the issues of significance, being natural heritage, official plan growth and settlement, transportation and parkland dedication. David noted Staff do not want Highway 26 to increase the number of lanes, preferring it to stay as a two-lane highway.

A resident then questioned the location of the hazard lands, David replying Grey Sauble Conservation Authority ("GSCA") through the Provincial Act identifies where hazard lands occur, being areas that are prone to flood and steep slopes, Duncan noting basically they are areas where one should not build.

A resident then referenced Highway #26 as being the only route around Collingwood and Thornbury, David replying the Town are asking the MTO for a long term plan, i.e. 50 years out, on how travelers can get around Collingwood and Thornbury, noting this route could be over the escarpment.

David then reviewed the natural heritage and natural hazards.

Duncan then referenced the PSW and noted it is quite normal for PSW borders to be redesignated as these borders are more accurate when people are looking at the actual land while walking the ground, further noting some borders are greater, some lesser after physical review.

A resident then questioned the amount of cash-in-lieu, David replying the cash-in-lieu is over and above the parkland conveyance, further noting the Town looks for 5% for parkland dedication.

David then reviewed the transportation aspect of the site, with Highway #26 access and the internal road network issues. David noted a study was completed in early 2008 with open houses in July 2008 and October 2009, further noting this study has not yet been considered by Council. David noted closures were identified that included Blue Mountain Drive, Brophy's Lane and intersection improvements at Long Point Road and Hope Street.

A resident then questioned who would be the steward of the land, David replying Council would have to make a decision on this issue.

A resident then questioned if the commercial aspect of this particular development may put pressure on the other corners of the area to move towards commercial development, David replying the Town's long use plan does not identify this as a commercial area on the other three corners.

A resident then questioned if there has been communication between the MTO, two counties and two municipalities affected by this development, David replying he has been in discussions with the Town of Collingwood's Planning Department and CAO on uses in the area.

A resident then questioned if the proposed development owns part of Plan 529, David replying yes.

George Czerny, resident, then questioned the two proposals of the MTO/Town/County Study on Highway #26, David replying all parts of Highway #26 has been reviewed to try to move traffic through Thornbury and Craighleith areas as quickly as possible, further noting the MTO has the ability to limit development. David then reviewed the details of the study including Fraser Crescent, Blue Mountain Drive.

David then noted the MTO has been in discussions with Town Staff regarding Highway #26. David then noted the MTO has demanded a 14 metre setback to protect the Highway corridor, so in the event MTO needs to expropriate, they will not have to pay extra for the land.

David then reviewed the internal road network, noting active pedestrian movement is key.

A resident then referenced the sensitive beach and access to the shorefront, David replying the area is environmentally sensitive, but the Town is encouraging people to enjoy the views and vistas from the boardwalk. The resident then referenced Tiny Township and its issues with the impact on the sensitive sand dunes and beaches.

David then reviewed the internal road network and identified the area at Blue Mountain Drive where the street was closed.

A resident then questioned if the developer can put a condominium development in the west area, David replying this is a concept plan, further noting some of the roads will be made part of a condominium plan area, noting the highlighted areas on the map are public roads.

A resident then referenced the hazard land at the intersection at Long Point Road, David replying the GSCA have reviewed the area noting a 30 metre setback was identified.

David then reviewed the public park concerns, a Resident questioning if there is a plan for a specific beach for Plan 529, David replying no, further noting this beach should not be used for active uses. A Resident then questioned if the weeds can be taken out, David replying no, this is a very sensitive area.

A resident then spoke noting the lands are part of Plan 529 and noted that since the density will be increasing by possibly 240 units, questioned if this will affect Plan 529 beach, David replying yes, these plans will remain within the Town's ownership, Resident replying that the Town is making a decision to allow an increase in density and not protecting the sensitivity of the area, David replying that the Town is aware of the sensitive area further noting the Town has to determine how the land will be protected.

Duncan then spoke noting nothing has been decided on this matter, David further noting Council are to make a decision in the best interests of the public.

A resident then referenced Plan 529 and the land owners' access to the water, and questioned whose name will be on the Deed, David replying that the access will be owned by users in common on Plan 529 further noting this needs to be determined in conjunction with this development. David further noting this land is not owned by the Town.

A Resident then spoke making reference to the Blanding's Turtle, sensitive areas, highway and density concerns and questioned how long it will be before a decision is made, David replying the period of time that has lapsed is not unusual in the development industry, issues such as environmental and transportation have to be addressed.

A Resident then questioned if Council should get a response from the developer regarding MTO's demands, David replying the developer is aware of MTO's concerns, further noting there is a sharing of information between all parties.

Resident Ron Rudling then spoke questioning if restrictions can be imposed on the style of homes permitted, David replying the Official Plan Amendment will provide guidelines as to the commercial buildings that Council will have to approve, further noting that the residential will have to be determined, further noting that looking at every residential plan would be a significant task. David further noted that architectural design can be imposed by the developer as was done in Lora Bay.

Ron further noted the style of the home is important as it is a very large development, David replying that the site plan control has to be approved by Council, further noting that other developments have enforced architectural design.

A Resident then referenced the beach area noting it used to be a very nice beach, but question why it was then determined to be a sensitive area, David replying the beach was always a sensitive area, but it was being used. Duncan then spoke noting we were not as aware of sensitive concerns years ago as we are now.

A Resident then spoke noting he does not understand sensitivity concerns and questioned if the vegetation on the beach can be sprayed to be removed, David replying that he cannot reply to this type of question, that he would have to rely on the environmental consultant on questions such as this.

Michael Seguin then spoke questioning road connectivity between the east and west subareas, David replying road connectivity between the east and west subareas was previously included but since the environmental assessment was conducted, it was noted that road connectivity between the east and west subareas would be catastrophic in terms of the environmental impact. David noted the Official Plan is not making provision for this road, but currently there will not be a need for road connectivity between the east and the west subareas.

Mr. Arena, resident of 126 Blue Mountain Drive, then spoke noting Council should take strong consideration of the MTO reviews and should consider just the 80 units and phase in the additional units later.

David then identified issues and concerns raised by the public and stakeholders including the protection of the environment, species at risk, drainage concerns, shorefront use and Plan 529 beach/walkways, Blue Mountain Drive drainage issues, Long Point Road realignment, servicing, road connectivity, proposed commercial development.

A Resident then spoke noting that the development should be stopped now as there are so many concerns, or suggested a smaller development should be considered. She further noted the beach cannot be used as it is sensitive. David replying noting attainable housing is a concern in the area, and intensification of the area will offset the costs, the Resident then suggested that attainable housing should be on lands elsewhere that are not sensitive, David replying the developer is willing to work with the Town on this concern.

Michael Seguin then referenced servicing costs and questioned if residents in the area have water and wastewater, David replying residents have water, not sewer. David further noted that areas that are not on municipal services will be provided with services, further noting this plan envisions servicing for this plan only, not neighbouring properties, sewers will likely be oversized to

accommodate the area. David noted it is a requirement of the Official Plan that new development be serviced.

A Resident then spoke noting this evening's public meeting was very informative and thanked David for his presentation, noting he did a great job in answering the questions posed. David then noted the draft Official Plan and Zoning By-Law are available on the website and encouraged all to review it.

A Resident then questioned the deadline to submit comments, David replying comments should be forwarded to the Town as soon as possible.

A Resident then spoke noting he attended meetings in the past and hoped all comments received to date would be considered, David replying yes all comments received to date would be considered, no need to resubmit comments.

A Resident then spoke noting high density was not the developer's idea, further noting it was the Town's idea and further noted he believes it to be unfair to address attainable housing in this instance, Duncan replying the Town also wanted to attain more shoreline.

Mr. Arena, Resident, then spoke noting the shoreline should be available to just those in the area, not opened to all, and further noted the developer should consider the MTO issues that affect all parts of the development.

Don Kerr of the Blue Mountain Watershed Trust Foundation ("BMWTF") then spoke reviewing the past and current efforts of the BMWTF to ensure the Terrasan development will not jeopardize the PSW areas. Don presented comments at the November 22, 2008 public meeting and retained an environmental consultant to prepare a peer review noting the deficiencies; NEC also supported the BMWTF concerns. Don noted the current proposal of the developer is deficient in a number of areas, including setbacks, hydrogeology and impacts of the Terrasan development, protection of sensitive dune and swale section, connecting corridor from the wetland to the coastal meadow marsh along the Nottawasaga Bay shoreline, roads to connect the east and west pods, sensitive species of animals and incomplete data.

Don noted the Blanding's Turtle was found 10 metres from the Terrasan property and reviewed the BMWTF experiences with the endangered turtle on consulate lands.

Don noted the BMWTF feels there are a number of issues still to be addressed.

Norm Wingrove spoke on behalf of the Coalition on the Niagara Escarpment and circulated a letter from the Coalition written by Robert Patrick.

Brandi Clement, Planner of Jones Consulting, then spoke on behalf of the Blue Mountain Drive Residents Association ("BMDRA"). Brandi noted the BMDRA have been involved in the public process since 2008 and noted concerns are: private right-of-way access to private beach area being owned by Plan 529, noting eliminating this access on the west would prevent this access. Brandi further reviewed a second issue is a proposed management plan for the parks, noting BMDRA preference would be that the boardwalk be a loop so as not to end at the west side, further noting signage is critical on the western beach area. Brandi then reviewed the third concern, being the east-west link proposal, further noting Blue Mountain drive closure is a concern and questioned what the timeframe for this closure would be.

Brandi noted her clients, BMDRA, are asking Council to consider the issues and are available to discuss with Staff.

Gail Arena, 126 Blue Mountain Drive, then spoke noting she supports the planners' recommendation which is a deeded property on Plan 529 bordering the Terrasan property. Gail further noted a farmer named Fraser had a vision to provide access to residents to view Georgian Bay and use the beach. Gail noted the beach attracts sunbathers, sea-doers, canoers, etc. Gail noted the Town provides picnic tables and a garbage can for the beach and there are fences on the east and west perimeters with a fence along the Terrasan property boarder. Gail noted the beach is at capacity now with residents of Plan 529 and a public pathway will drastically impact the beach.

Gail noted the residents of Plan 529 do not want another busy Northwinds Beach, busy with parties, further noting new owners at Terrasan will not want this type of beach area either. Gail then asked the owners of the Terrasan property to consider a fence along Plan 529 property.

Keith Beckley of 117 Blue Mountain Drive then spoke noting his property abuts the Terrasan property and the subject project. Keith thanked David for his presentation and noted he preferred less development in the area. Keith noted the deed issue needs to be resolved, noting access currently is acceptable. Keith noted more people on the beach would be a problem and less density is preferred, noting trying to protect the area will be a concern.

Leon Goren, 117 Blue Mountain Drive, spoke noting this is a Town issue and is not a developer issue. Leon noted the Town should look at density, noting the environmental sensitive shoreline is a concern and further noted the boardwalk will drive more people onto the beach. Leon proposes holding back on the access to the beach, reducing density and proposes to address the attainable housing concerns elsewhere.

Alexandria Pike, resident in the area, then spoke noting she grew up in the area, and notes the beach has changed over time. Alexandria noted the beach is more sustainable, with vegetation on the beach and believes the beachfront should be protected. Alexandria noted intense density should consider buffers, and noted she is willing to work the Town and the developer.

Michael Seguin, landowner, then spoke on behalf of Blue Mountain Ratepayers that consists of 250 families, many of which live in the Craigleith area. Michel noted the Blue Mountain Ratepayers endorse Don Kerr's presentation on behalf of the BMWTF and thanked Don for his presentation.

Julie Gore, resident, then spoke noting if she purchased a lot in the Terrasan development that she would want to use the beach without public access.

As no one further wished to speak, Deputy Mayor McKinlay declared the non-statutory meeting to be closed.

**C. Correspondence as previously circulated**

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

THAT this Council does hereby receive the Correspondence of April 12, 2010 and further does support the Staff Recommendation made with regard to the Correspondence items, including any additional direction given to Staff through discussion, with an appropriate Staff action or response awaited for report back to Committee or Council where indicate, Carried.

<b>Author</b>	<b>Recommendation/Action</b>
C.1 Roland and Marty Lacey, Slabtown bridge	Refer to Engineering
C.2 Patricia Yeager, Plan 915 tree restoration	“                      “
C.3 Minister of Transportation, 2010 Allocation	“                      “
C.4 Ministry of Transportation, Hwy 26 speeds	“                      “
C.5 Ontario Coaches Week	Direction as to Motion
C.6 Great Lakes St. Lawrence Cities Initiative, Pharmaceutical and Personal Care Product Framework Participation	Direction as to Participation
C.7 FCM, New Town Hall Grant Funding	Receive for information
C.8 Georgian Triangle Hospice, thank you	“                      “
C.9 Great Lakes St. Lawrence Cities, thank you	“                      “
C.10. United Way of Bruce Grey, Seniors’ Fair	“                      “
C.11 Ontario Fire Chiefs, Councillor seminar	“                      “
C.12 On the Level Newsletter, March, 2010	“                      “

Deputy Mayor McKinlay spoke regarding Agenda Item C.5.

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

THAT Council authorize an ad to be run in the community newspaper town page looking for nominations for coaches awards, Carried.

Councillor Gamble then spoke regarding Agenda Item C.6 asking that a press release be sent out to the general public on pharmaceuticals and personal care products (PPCPs) and an ad placed in the community newspaper town page.

Councillor McGee spoke noting the Recommendation asks for direction as to participation, further noting Mayor Anderson is involved in this initiative through the Great Lakes and St. Lawrence Cities Initiative (“GLSLCI”).

Moved by: John McGee                      Seconded by: Cameron Kennedy

THAT Town of The Blue Mountains sign on to support the Great Lakes and St. Lawrence Cities Initiative Pharmaceuticals and Personal Products Framework.

In speaking to the Motion, Councillor McKean noted there is a significant amount of work involved in this framework, Councillor McGee replying that he recently participated in a conference call of the GLSLCI and noted GLSLCI has a taskforce on this matter and believes this will not have a significant cost or workload for the municipality, further noting GLSLCI staff will assist.

Councillor Kennedy questioned if Jeff Fletcher, Manager of Solid Waste & Environmental Initiatives and John Caswell, Manager of Water & Wastewater Services could include a notice in the water bills with respect to this.

Councillor Martin spoke noting he supports the recommendation put forward.

Council then voted on the Resolution, Carried.

Councillor Martin then reference Agenda Item C.4 correspondence from the Ministry of Transportation noting surprise that the matter had not come before Council earlier

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

Deputy Mayor McKinlay then spoke asking that CAO Paul Graham be permitted to speak to provide updates on two matters as he is unable to stay for the entire Council Meeting.

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

#### **E.4.1 The Frank & Jessie Smith Memorial Garden**

CAO Paul Graham then spoke noting he has been in discussions with Mac Smith regarding The Frank & Jesse Smith Memorial Garden. Paul noted he will provide a Report to the Finance and Administration Committee for this gift to the community. Paul noted the donors are unable to attend a Council Meeting, but can attend a Finance & Administration Meeting. Paul further noted Council should attend the meeting to thank the donors for their gift.

#### **D.1 Cash in Lieu of Parkland, PL.10.28**

NOTE: Councillor McKean vacated the meeting, having earlier declared a pecuniary interest with respect to Agenda Item D.1 and his Planning Application. Councillor McKean did not participate in the vote

Moved by: Michael Martin                      Seconded by: John McGee

THAT Staff Report PL.10.28, respecting "Cash in Lieu of Parkland – Residential Consents (S. 53 of PA)" be Tabled, LOST.

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

1. THAT Council receive Staff Report PL.10.28 respecting "Cash in Lieu of Parkland – Residential Consents (S. 53 of PA)";
2. THAT Council adopt the Policy entitled "Cash in Lieu of Parkland – Residential Consents (S. 53 of PA)";
3. THAT Council make a determination with respect to the request from Jack and Naomi Vail related to deleting condition number 2 of Provisional Consent Decision No. B24-2009 (5% cash in lieu of parkland requirement); and,
4. THAT Council make a determination with respect to the 5% cash in lieu of parkland requirement associated with Provisional Consent No. B11-2009 – "Grainger", Carried.

In speaking to the Motion, Councillor McGee expressed concern with the policy as written with the discrepancy in the rural cash in lieu fee of a \$500 minimum and the



Councillor Martin then asked that the Motion be amended to include that this is an interim measure and not to become a precedent.

Moved by: Michael Martin                      Seconded by: Cameron Kennedy

THAT Council made a determination in the matter of the Vail Consent B24-2009 and Grainger Consent B11-2009 of a cash-in-lieu payment of \$650 each, as an interim measure and note this determination shall not be deemed to be a precedent;

AND THAT Council deems this to be a minor modification to the conditions of Consent, Carried.

Deputy Mayor McKinlay then resumed the Chair.

**D.2 Construction of Beaver River Trail Sidewalks Award of Tender  
2010-2-T-REC, DOR.10.31**

Councillor Gamble spoke questioning if the tender includes seeding and sodding along the sidewalk, Director of Recreation Shawn Everitt replying yes it includes seeding and sodding.

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

THAT Council receive Staff Report DOR 10 31 "Construction of Beaver River Trail Sidewalks Award of Tender 2010-2-T-REC" as part of Building Canada Funding for information purposes; and,

THAT the Contract for Construction of Sidewalks be awarded to Maram Building Corporation in the amount of \$87,970.00 excluding GST, unanimously Carried.

**D.3 Community Festival Designation for Clarksburg 150<sup>th</sup> and Canada Day Festivities, DOR.10.32**

Moved by: Michael Martin                      Seconded by: John McKean

THAT Council receives Staff Report DOR 10 32 Community Festival Designation for Clarksburg 150<sup>th</sup> and Canada Day Festivities; and

THAT Council does hereby declare the 2010 Canada Day festival to be held June 30<sup>th</sup> and July 1<sup>st</sup> at various venues throughout the Town as a Significant Community Festival Event, unanimously Carried.

**D.4 Bill 198 – An Act to Amend the *Planning Act* With Respect to Inclusionary Housing, SPS.10.04**

Director of Special Projects Peter Tollefsen spoke noting the February report suggested a plan of action with a resolution of Council being more powerful than a letter.

Councillor Gamble spoke questioning if attainable housing can be imposed such that housing would be attainable by someone making \$30,000 annually, Peter replying the Act speaks to low and moderate housing, further noting the Act does not give any details as to actual values and notes there are a number of strategies to go along with this.

Councillor Kennedy then spoke questioning if someone can purchase an attainable housing unit and then resell for a profit, Peter replying the Town cannot control future transactions.

Moved by: John McGee                      Seconded by: John McKean

THAT Council receive the Staff Report SPS.10.04 titled "Bill 198-An Act to amend *the Planning Act* with respect to inclusionary housing";

AND WHEREAS municipalities are having a difficult time of providing housing for all citizens groups;

AND WHEREAS the Provincial Government had given Bill 198, an Act to amend the *Planning Act* with respect to inclusionary housing two readings prior to the Legislature being prorogued;

AND WHEREAS this Act would enable municipalities to adopt inclusionary zoning as a technique to fund new affordable housing:

AND WHEREAS Cheri DiNovo MPP (Parkdale High Park) is planning to reintroduce this Bill in the Legislature;

AND given that they are very limited tools available for municipalities to provide a variety of housing stock;

AND given that one of the most significant challenges facing the Town of The Blue Mountains in building a sustainable community is providing housing for all income groups;

THEREFORE be it resolved that Council of the Corporation of the Town of The Blue Mountains urges the Provincial Government to approve a Bill to amend the *Planning Act* with respect to inclusionary housing;

AND THAT this motion be communicated to the Premier of the Province of Ontario, the Minister of Municipal Affairs and Housing, area MPP Jim Wilson and MPP Cheri DiNovo.

In speaking to the Motion, Councillor Martin spoke noting he cannot support this Motion as Bill 198 started out as a private member bill and now this Motion comes from the Parkdale area. Michael spoke noting he does not believe this applies to our municipality and that the Province should supply the money to enact Bill 198 if they wish to impose inclusionary housing, further noting this is not a municipal responsibility. Michael further noted Council needs to look at the majority of residents in The Blue Mountains.

Councillor Martin then asked for a recorded vote.

Gamble	-	yay
Kennedy	-	yay
Martin	-	nay
McGee	-	yay
McKean	-	yay
McKinlay	-	yay

Carried.

**D.5 Regional Cultural Mapping Project, SPS.10.05**

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

THAT Council receive the Staff Report SPS.10.05 titled “Regional Cultural Mapping Project” for information purposes, Carried.

**D.6 New Town Hall Temporary Parking**

Moved by: Cameron Kennedy                      Seconded by: John McKean

WHEREAS The Corporation of the Town of The Blue Mountains is proceeding with the construction of a New Town Hall at 32 Mill Street;

AND WHEREAS Zoning By-law No. 10-77, as amended, requires sixty-six motor vehicle parking spaces be provided for the New Town Hall;

AND WHEREAS the Town can provide forty-one motor vehicle parking spaces on lands currently owned by the Town;

AND WHEREAS upon the Town’s acquisition of the lands deemed surplus by the Province and other lands; demolition of the existing Town Hall; and, the completion of certain site works, the Town can provide sixty-six motor vehicles parking spaces;

AND WHEREAS Section 40 of the *Planning Act* authorizes a council of a municipality to exempt an owner from the requirements of providing parking;

THEREFORE be it resolved that council exempts, on a temporary basis, the Corporation of the Town of The Blue Mountains from the requirement to provide twenty-five of the sixty-six motor vehicle parking spaces.

In speaking to the Motion, Councillor Gamble spoke noting he cannot support the Motion as he believes there is a need to retain the current Town Hall as there will be a need for a building in the future. Bob further noted the Town should review all avenues in possibly utilizing the current Town Hall, noting it could serve as an interim facility for the medical centre.

Moved by: Michael Martin                      Seconded by: R.J. Gamble

THAT recital 4 of the Recommendation that reads:

AND WHEREAS upon the Town’s acquisition of the lands deemed surplus by the Province and other lands; demolition of the existing Town Hall; and, the completion of certain site works, the Town can provide sixty-six motor vehicles parking spaces;

Be removed from the Recommendation in its entirety, LOST

Council then voted on the Recommendation, Carried.

**E. New and Unfinished Business**

**E.1 Grey County Council Update**

None

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

None

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

### **E.3.1 Manito Shrine Club**

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

THAT Council acknowledge receipt of correspondence from the Manito Shrine Club dated March 31, 2010;

AND THAT Council grant financial assistance of \$2500 to the Rameses Shrine Spring Ceremonial.

In speaking to the Motion, Councillor McKean spoke noting the Finance & Administration Committee reviewed this request at the Committee level where it was turned down. John noted further that this is a one weekend event and that he will be voting against it.

Councillor Gamble then spoke noting this is an investment in possible future opportunities for larger conventions in our community and to Blue Mountain Village. Bob noted significant manpower is required to host such an event and events such as this aid economic development in the area. Bob then referenced the recent \$2500 grant to the Rotary Club.

Councillor Kennedy spoke referencing the money spent for economic development and noted the Town should support Blue Mountain when it can.

Councillor Martin then spoke in response to Councillor McKean noting Councillor McKean makes a good point and questioned if the Shrine Club does not receive the \$2500 grant if the event will be cancelled, Bob replying no, the event will not be cancelled and further noted our neighbouring municipalities, Wasaga Beach, Clearview and Collingwood are supporting the event.

Bob further noted that delegates from across the Province and the northern United States are coming to the event and that the Mayor will be a guest at the dinner. Bob reiterated that he believes the \$2500 would be well spent if the Town supported this event.

Councillor McGee then spoke confirming the Finance & Administration Committee voted against supporting this event and questioned how Council can determine which conventions it wishes to support, further noting if the Town supports all conventions at Blue Mountain, that the Town will need more money for the Grants and Donations Program. John further noted the Rotary Club raises money to support the local community, and the Manito are coming to Blue Mountain for a social event.

Deputy Mayor McKinlay then spoke noting the Manito Shrine Club is a local group with local participants, further noting the residents participating in this event are asking for the Town's support.

Councillor McKean then spoke questioning when the decision of the Finance and Administration Committee will be a deemed a decision.



2. Invoices separated for pecuniary interest (Miller Waste)

**Reports List (Adopt)**

3. Infrastructure and Recreation Committee, March 23, 2010
4. Planning and Building Committee Report, April 7, 2010

**Minutes List (Receive)**

5. Grey Sauble Water Source Protection Committee, February 26, 2010

**H. Notice of Meeting Dates**

Council April 26, May 10, 26 (Wednesday), June 14, 28, July 12, August 9, September 13, 27, 2010

**All Council meetings to be at the Library unless otherwise noted**

Planning and Building Committee, May 3, 2010  
Infrastructure and Recreation Committee, April 13, 2010  
Finance and Administration Committee, April 20, 2010

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

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

THAT By-law No. 2010 - 31, being a By-law to confirm proceedings of the Council of the Corporation of the Town of The Blue Mountains on April 12, 2010, be hereby enacted as passed this twelfth day of April, 2010, Carried.

Moved by: Michael Martin                      Seconded by: Cameron Kennedy

THAT this Council does now adjourn at 10:55 p.m. to meet again April 26, 2010, 7:00 pm, L.E. Shore Library, or at the call of the Chair.

.....  
Duncan R. McKinlay, Deputy Mayor

.....  
Corrina Giles, Town Clerk