A. Call to Order

Mayor Alar Soever called the meeting to order with all members in attendance save Councillor Rob Potter absent.

Also in attendance Chief Administrative Officer Shawn Everitt, Director of Human Resources Jenn Moreau, Director of Community Services Ryan Gibbons, Director of Planning and Development Services Nathan Westendorp, Director of Operations Shawn Carey, Manager of Planning Trevor Houghton, Chief Building Official Tim Murawsky, Manager of Development Engineering Brian Worsley, Fire Chief Steve Conn, Communications & Economic Development Coordinator Tim Hendry, Manager of Water & Wastewater Allison Kershaw and Planner I Travis Sandberg.

Committee then paused for a Moment of Reflection.

- Approval of Agenda

  Moved by: Odette Bartnicki  Seconded by: Peter Bordignon

  THAT the Agenda of November 18, 2019 be approved as circulated, including any items added to the Agenda, Carried.

- Declaration of Pecuniary Interest and general nature thereof

  NOTE: In accordance with the Municipal Conflict of Interest Act and the Town Procedural By-law 2018-20, Council Members must file a written statement of the interest and its general nature with the Clerk for inclusion on the Registry.

  Councillor Rob Sampson declared a pecuniary interest in regards to Agenda Item B.13.4 Windfall Phase 4A – Removal of Holding ‘h’ Symbol, PDS.19.140 as he is a property owner and resident of Windfall.

- Previous Minutes

  Moved by: Jim Uram  Seconded by: Andrea Matrosovs

  THAT the Committee of the Whole minutes of October 28, 2019 be adopted as circulated, including any revisions to be made, Carried.
B. Staff Reports, Deputations, Correspondence

Finance, Administration, Enforcement and Fire Reports
To be chaired by Councillor Rob Sampson

B.1 Deputations, if any

B.1.1 Deputation: Stephen Meyer, Calibrex Development Group Inc.

Re: Town’s Sign By-law and the need to Advertise for New Home Sales

Stephen Meyer, Development Manager of Calibrex, spoke noting his deputation is a followup to his correspondence included on this afternoon’s Agenda. Mr. Meyer noted that Calibrex is requesting that signage be permitted to advertise their new development homes for sale in The Blue Mountains.

Mr. Meyer noted that their understanding of the Town’s Sign By-law has grown and they are now aware that “A” frame style signs are not permitted. Mr. Meyer noted that this type of sign is crucial to their sales, further noting that they have two development sites. Mr. Meyer noted that one of their sites received no traffic until their signage was placed. Mr. Meyer noted that they would like to sell and build their homes as quickly as they are able to do so, further noting that inadequate signage results in slow sales. Mr. Meyer asked that the Committee and Council grant them relief from the provisions of the sign by-law to allow five sales signs per development with one off-site billboard to help draw traffic to their site at Grey Road 40 and Grey Road 26.

Mr. Meyer thanked the Committee for the opportunity to speak.

Deputy Mayor Bartnicki spoke noting that the Economic Development and Communications Committees met this morning and signage was discussed. Deputy Mayor Bartnicki noted that By-law Enforcement is a complaint driven process right now.

Councillor Bordignon spoke thanking Mr. Meyer for his presentation, further noting that he understands their frustration, but Council needs to consider the residents that live here too. Councillor Bordignon noted that this deputation is timely, further noting signage is being discussed at the County and Senior Management Team level as well.

Councillor Matrososv spoke noting that the Sign By-law should be reviewed, including exceptions. Councillor Bordignon noted that he is not sure that a fulsome review of the By-law is in order at this time.

B.2 Public Comment Period (each speaker is allotted three minutes)

NOTE: In accordance with the Town Procedural By-law 2018-20 ten minutes is allotted to receive public comments regarding staff reports included on the Agenda. The speaker shall provide their name and address, and shall address their comments to the Chair. Comments shall not refer to personnel, litigation or potential litigation matters, or regarding matters that are a follow-up to a Public Meeting.

B.2.1 Lucy Richmond, 102 Fraser Crescent, spoke noting that the current sign by-law was written following deep consultation with the community. Ms. Richmond noted that the current sign by-law is meant to direct and inspire the community first and all others second. Ms. Richmond noted that she appreciates the concerns of the development industry, but noted that they should adhere to our by-laws, and exemptions should not be permitted.
B.3 Staff Reports

B.3.1 Update to By-law 2012-65 being a By-law to Establish and Regulate a Fire Department, FAF.19.177

Moved by: Jim Uram  Seconded by: Peter Bordignon

THAT Council receive Staff Report FAF.19.177, entitled “Update to By-law 2012-65 being a By-law to Establish and Regulate a Fire Department”;

AND THAT Council direct staff to initiate the public consultation process to receive input regarding a draft By-law to Establish and Regulate a Fire Department to replace the current By-law to Establish and Regulate a Fire Department 2012-65;

AND THAT Council direct staff to include updated fees and charges associated with establishment and regulation of a Fire Department in the 2020 Budget process for Council consideration, Carried.

B.3.2 Special Exemptions to the Sign By-law for Non-profit Organizations, FAF.19.247

Moved by: Peter Bordignon  Seconded by: Alar Soever

THAT Council receive Staff Report FAF.19.247, entitled “Special Exemptions to the Sign By-law for Non-profit Organizations”;  

AND THAT Council direct staff to provide a further report including additional information on the following three options:

- Option 1: Consider revising the Sign By-law to recognize non-conforming uses, in consultation with the Economic Development Advisory Committee, Communications Committee and with the public through a Public Meeting;

- Option 2: To continue the use of a Sign By-law variance application to the Committee of Adjustment for any requested variance to the Sign By-law;

- Option 3: Consideration be given to allow Town-owned “Community Boards” on municipal property that could be utilized to advertise special events for community groups, Carried.

B.3.3 Blue Mountain Resorts, 115 Swiss Meadows Blvd. – Noise By-law Relief Request, FAF.19.235

Moved by: Peter Bordignon  Seconded by: Odette Bartnicki

THAT Council receive Staff Report FAF.19.235 “Blue Mountain Resorts, 115 Swiss Meadows Blvd. – Noise By-law Relief Request”; and

THAT Council grant relief from the provisions of the Noise By-law for a wedding on Saturday, July 11th, 2020 at 115 Swiss Meadows Blvd. from 5:00 p.m. to 1:00 a.m., with noise from a DJ playing amplified music, Carried.
B.3.4 Update to Corporate Media Relations Policy POL.COR.12.11, FAF.19.237

Moved by: Peter Bordignon  Seconded by: Andrea Matrosovs

THAT Council receive Staff Report FAF.19.237, entitled “Update to Corporate Media Relations Policy POL.COR.12.11”;

AND THAT Council approve the updated Corporate Media Relations Policy POL.COR.12.11 as reviewed by The Blue Mountains Communications Advisory Committee and, as provided as Attachment 1 to report FAF.19.237, Carried.

B.3.5 Proposed Timetable for Committee of the Whole to Receive Committee of Council Status Reports, FAF.19.165

Moved by: Peter Bordignon  Seconded by: Jim Uram

THAT Council receive Staff Report FAF.19.165, entitled “Proposed Timetable for Committee of the Whole to Receive Committee of Council Status Reports”;

AND THAT Council direct Staff to provide alternative options for Committee of Council regular reporting to Council, Carried.

B.3.6 Stand-by Rate of Pay Market Survey, FAF.19.242

Moved by: Peter Bordignon  Seconded by: Jim Uram

THAT Council receive Staff Report FAF.19.242, entitled “Stand-by Rate of Pay Market Survey”;

AND THAT Council endorse the inclusion of an increase standby pay from $150 to $225 in the 2020 Proposed Budget for Council consideration, Carried.

B.3.7 Appointment of Town Integrity Commissioner, FAF.19.248

Moved by: Peter Bordignon  Seconded by: Andrea Matrosovs

THAT Council receive Staff Report FAF.19.248, entitled “Appointment of Town Integrity Commissioner”;

AND THAT Council direct that the appointment of Suzanne Craig as the Town’s Integrity Commissioner, shall continue to December 31, 2023;

AND THAT Council direct staff to negotiate the agreement, including mutually agreed upon response times to work requested of the Integrity Commissioner, in the Amendment to the Agreement for Integrity Commissioner Services;

AND THAT Council authorize the Mayor and Clerk to execute an Amendment to the Agreement for Integrity Commissioner Services between the Town of The Blue Mountains and Suzanne Craig to reflect the extended term, Carried.

B.3.8 Joint Municipal Physician Recruitment and Retention Committee Draft of Terms of Reference, FAF.19.234

Moved by: Andrea Matrosovs  Seconded by: Peter Bordignon

THAT Council receive Staff Report FAF.19.234, entitled “Joint Municipal Physician Recruitment and Retention Committee Draft Terms of Reference”;

AND THAT Council approve the Joint Municipal Physician Recruitment and Retention Committee Terms of Reference as found in Attachment 1 of this report, Carried.
B.3.9 Project Safe Trade – The Blue Mountains, FAF.19.231

Moved by: Peter Bordignon Seconded by: Andrea Matrosovs

THAT Council receive Staff Report FAF.19.231, entitled “Project Safe Trade – The Blue Mountains”;

AND THAT Council endorse “Project Safe Trade – The Blue Mountains” and direct staff to work in partnership with personnel from The Blue Mountains O.P.P. Detachment to implement the program as outlined in this report, Carried.

B.3.10 Marsh Street Community Centre Mortgage Discharge, FAF.19.238

Moved by: Alar Soever Seconded by: Peter Bordignon

THAT Council receive Staff Report FAF.19.238, entitled “Marsh Street Community Centre Mortgage Discharge”;

AND THAT Council authorize the Mayor and Clerk to execute discharge of mortgage documentation for the Marsh Street Community Centre, Carried.

B.3.11 Grants and Donations Committee Revised Terms of Reference, FAF.19.239

NOTE: Staff Report FAF.19.239 was pulled from the November 18, 2019 Committee of the Whole Agenda and considered at the November 13, 2019 Council Meeting.

B.4 Finance, Administration, Enforcement and Fire “Information Reports” and correspondence to be considered in the adoption of the Consent Agenda

B.4.1 Ontario Municipal Partnership Funding, FAF.19.236

Moved by: Peter Bordignon Seconded by: Andrea Matrosovs

THAT Council receive Staff Report FAF.19.236, entitled “Ontario Municipal Partnership Funding” for information purposes, Carried.

B.5 Correspondence, if any

None

Community Services and Operations Reports
To be chaired by Councillor Rob Potter

B.6 Deputations, if any

B.6.1 Deputation: Rosemary Gosselin, Barry Tatchell, Pete Russell, Citizens Group; Climate Action Now Network
Re: Overview of Construction Drywall Waste in Grey County

Rosemary Gosselin, Barry Tatchell and Pete Russell of Climate Action Now Network Citizens Group, provided a deputation to the Committee on their findings of the differences between the Grey County municipalities on how drywall waste is dealt with, and the opportunities for municipalities to reduce drywall waste going to landfill and the current practice in The Blue Mountains.
THAT Council of the Town of The Blue Mountains acknowledges receipt of the deputation of the Citizens Group, Climate Action Now Network;

AND THAT Council direct staff to include recycling of drywall waste in the 2020 draft budget for Council consideration, Carried.

B.7 Public Comment Period (each speaker is allotted three minutes)
NOTE: In accordance with the Town Procedural By-law 2018-20 ten minutes is allotted to receive public comments regarding staff reports included on the Agenda. The speaker shall provide their name and address, and shall address their comments to the Chair. Comments shall not refer to personnel, litigation or potential litigation matters, or regarding matters that are a follow-up to a Public Meeting.

None

B.8 Staff Reports

B.8.1 Follow Up to Regulating Sewer Discharge By-Law 2013-37 Updated, CSOPS.19.070
Moved by: Odette Bartnicki  Seconded by: Peter Bordignon
THAT Council receive Staff Report CSOPS.19.070, entitled “Follow Up to Regulating Sewer Discharge By-Law 2013-37 Update”;

AND THAT Council direct Staff to include the Regulated Sewer Discharge By-Law as attached to this Staff Report on the December 2, 2019 Council Agenda for Council consideration and enactment, Carried.

B.8.2 Bridges 2, 3 and 13 Environmental Assessment Progress Report 2, CSOPS.19.078
Moved by: Jim Uram  Seconded by: Rob Sampson
THAT Council receive Staff Report CSOPS.19.078, entitled “Bridges 2, 3 and 13 Environmental Assessment Progress Report 2”;

AND THAT Council direct staff to provide a followup staff report that includes alternatives, including costs and the municipality’s legal requirements, regarding Bridges 2, 3 and 13, Carried.

B.8.3 Winter Use of Tomahawk Parking Lot by Georgian Peaks Club, CSOPS.19.087
Moved by: Rob Sampson  Seconded by: Odette Bartnicki
THAT Council receive Staff Report CSOPS.19.087, entitled “Winter Use of Tomahawk Parking Lot by Georgian Peaks Club”;

AND THAT Council direct Staff to negotiate a fair compensation rate for the use of the parking facilities at Tomahawk by Georgian Peaks Club, Carried.

B.9 Community Services and Operations “Information Reports” and correspondence to be considered in the adoption of the Consent Agenda

None

B.10 Correspondence, if any

None
Planning & Development Services Reports
To be chaired by Councillor Jim Uram

B.11 Deputations, if any

B.11.1 Deputation: Eric Miles, MPL, Planner – MHBC
Re: 61 Alfred Street Zoning By-law Amendment P2778 61 Alfred Street West GP Inc.

Eric Miles, Planner with MHBC, spoke regarding Agenda item B.13.2 “Planning Recommendation Report – 61 Alfred Street West, GP Inc. Zoning By-law Amendment (61 Alfred Street West), PDS.19.128” and noted that he has reviewed the staff report and supports the staff recommendation.

B.12 Public Comment Period (each speaker is allotted three minutes)
NOTE: In accordance with the Town Procedural By-law 2018-20 ten minutes is allotted to receive public comments regarding staff reports included on the Agenda. The speaker shall provide their name and address, and shall address their comments to the Chair. Comments shall not refer to personnel, litigation or potential litigation matters, or regarding matters that are a follow-up to a Public Meeting. Each speaker is allotted three minutes.

B.12.1 Lucy Richmond, 102 Fraser Crescent, spoke regarding Agenda item B.13.3 “Hillside Zoning By-law Amendment Recommendation Report, PDS.19.139” and noted that it is important for citizens to maintain trust with Council, further noting that the official plan should be followed. Ms. Richmond noted that a group of citizens objected and expressed concern with the requested increased height for this development. Ms. Richmond noted that much has happened in the 20 years since this development was approved, further noting that it is unknown if the environmental impact statement completed at that time is still relevant. Ms. Richmond noted that if the environmental impact statement (“EIS”) is out of date for this development, that a new EIS should be completed.

B.13 Staff Reports

B.13.1 Notice of Public Meeting Procedures, PDS.19.124

Moved by: Odette Bartnicki Seconded by: Rob Sampson

THAT Council receive Staff Report PDS.19.124, entitled “Notice of Public Meeting Procedures”; AND THAT Council direct staff to post notice as an advertisement in the newspaper, and that the notice signage placed on subject lands be made consistent in size, appearance and information provided, Carried.

C.1.1 Public Meeting: Application for Official Plan and Zoning By-law Amendment
Re: Lot 30, Concession 9, Plan 1035 and Town Right-of-ways, Plan 1035 (Former Cedar Run Horsepark) Cedar Run Bayou Cable Park

Mayor Alar Soever read the Notice of Public Meeting for applications for Official Plan and Zoning By-law Amendment.

Mayor Soever noted the property location is Lot 30, Concession 9, Plan 1035 and Town Right-of-ways- Plan 1035, former Cedar Run Horsepark,

Mayor Soever noted the purpose of these applications is to consider a development proposal for a proposed waterski wakeboard cable park and associated buildings and structures. The proposed facility is comprised of three separate cable systems
which would tow participants along a series of man-made, isolated ponds. Other amenities are proposed on the site including a pro shop, passive recreational uses, surface and overflow parking areas, and a commercial plaza and overnight accommodations as part of a future phase of development.

Mayor Soever noted the submitted Official Plan Amendment application has the purpose of amending existing site-specific land use permissions relating to the former Cedar Run Horse Park in order to provide for the proposed Water Ski Wakeboard Cable Park and accessory buildings/uses as permitted uses. The amendment does not propose to change the Urban Employment Area or the Hazard designations currently applied to the property.

Mayor Soever noted the submitted Zoning Bylaw Amendment application has the purpose of adding a ‘Water Ski Wakeboard Cable Park’ as a permitted use to the existing REC3-92-h10 zone category. The proposed amendment will also remove a ‘Horse Park’ as a permitted use and will include implementing provisions.

Mayor Soever noted the public meeting is your chance to hear more about the proposal and make your views about it known. You may also speak at the meeting or submit written comments. Information from the public will help Council in their decision-making process, so make sure to have your say.

Mayor Soever noted any person or agency may attend the Public Meeting and/or make verbal or written comments either in support or in opposition to the proposed amendment.

Mayor Soever noted a decision on this proposal has not been made at this point and will not be made at the Public Meeting. After reviewing the application and any comments received, Town staff will bring a recommendation on this project to a future council meeting. Council will make a decision at a later time to either adopt or refuse the Official Plan Amendment.

Mayor Soever noted if the Official Plan Amendment is adopted by Council, it will be sent to the County of Grey for a final decision. The County of Grey is the approval authority for Official Plan Amendments.

Mayor Soever noted if you wish to be notified of the adoption of the proposed official plan amendment, or of the refusal of a request to amend the official plan, you must make a written request to Town at the address above.

Mayor Soever noted if a person or public body does not make oral submissions at a public meeting or make written submissions to the Town of The Blue Mountains before the proposed Official Plan Amendment is adopted or before the Zoning By-law is passed, the person or public body is not entitled to appeal the decision of the County of Grey on the Official Plan Amendment or the decision of the Town of The Blue Mountains on the zoning by-law, to the Local Planning Appeal Tribunal.

Mayor Soever noted if a person or public body does not make oral submissions at a public meeting or make written submissions to the Town of The Blue Mountains before the proposed Official Plan Amendment is adopted or the Zoning By-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

The Town Clerk spoke noting that the Notice of the Public Meeting was given in accordance with the Planning Act, and in response comments were received from Emma Sharp, Robert Robson, Rick Crouch, Sid and Jane Dykstra, Roger and Karen Dykstra, George and Mara Adams, Donald J. and Gail Cresswell, Jake Cheinski, Jennifere Pate and Andy Oake, Daniel Jarrett, Doug Seneshen, Kathleen O’Malley, Ken McGuire, Tim Barrett, Kathy Reid, Mike McCabe, Lexi Knoakes, Bryan Funk, Andy Sant, Alexandra Graham, Ginette Gallant, Alannah

Brendan Grange, owner of the subject lands formerly known as Cedar Run is seeking approval of a zoning by-law amendment and official plan amendment and future site plan approval. Mr. Grange reviewed the proposed site plan, noting he is proposing three overhead separate cable systems, that tows participants around a lake, further noting that this replaces the need for a boat. Mr. Grange noted that there will be one full sized cable, two straight line cables, 71 parking spaces, passive recreational areas, pro shop, change area, washrooms and an office. The facility will be serviced by a private water and wastewater system on an interim basis.

Mr. Grange reviewed the artist rendering of the park, further noting that this is cutting edge recreational tourism destination, with a place for all ages and skill levels to enjoy water sports. Mr. Grange noted that the park will focus the community in the sport and will engage people to get outside and have fun and learn how to water ski, wakeboard and knee board. Mr. Grange noted that the facility will be completed and will enhance summer recreation. Mr. Grange noted that the area of the property is 88 acres with frontage on Clark Street and Grey Road 2.

Krystin Rennie, of Georgian Planning Solutions, consultant for the applicant, spoke introducing the consulting team present, being Weston Consulting and Tatham Engineering. Krystin noted that the application is for an official plan amendment and zoning by-law amendment. Krystin reviewed the County’s official plan and noted that the County’s Official Plan designates the site as primary settlement area and hazard and identified the permitted uses within these designations. Krystin noted that the development does not encroach on the hazard lands on the property. Krystin noted that throughout the County’s Official Plan, there are many policies that support tourism and recreation in our area. The Blue Mountains official plan designation allows urban employment area and hazard and identified the permitted uses.

Mr. Grange spoke regarding the management of operations and noted there will be approximately 120 users at the facility throughout an average peak day, operating six days per week, with no after dark events, and no flood lights or public announcement (“PA”) system in the day to day operations. Mr. Grange noted that to ensure there is no negative impact on the area, a noise study was completed that noted 50 decibels and that this level of noise does not impact a 30 metre setback line, and that sound mitigation is added to ensure no noise impacts.

Mr. Grange spoke regarding the economic development of the facility and noted that he anticipates it will enhance the local economy, and that 10-12 fulltime staff will be required. Mr. Grange reviewed the planning justification statement, and noted that The Blue Mountains economy is largely tourist driven and that this facility will build on the existing tourism, and will add a new attraction that can extend tourism past the winter season.

A video showing a wakeboard park was then played.
Deputy Mayor Bartnicki then spoke regarding the County and Blue Mountains Official Plan definition differences. Nathan Westendorp, Director of Planning and Development Services, spoke noting that the County identifies a larger area and leaves it to the local municipal official plan to identify the specific uses in The Blue Mountains Official Plan. Nathan noted that the permitted uses can proceed without an official plan amendment, further noting that this application will change the permitted uses to allow this new use.

Deputy Mayor Bartnicki spoke noting that she is not opposed to a wakeboard park, but does not support a wakeboard park in this location. Mr. Grange then spoke noting that he considered an old quarry, further noting that he has attempted to build a facility in other municipalities, but that he has not received municipal support. Mr. Grange noted that he was unable to find a gravel pit where this use would be permitted.

Councillor Bordignon spoke regarding the buffer zone and mitigation efforts and questioned where the pond water will come from. Mr. Grange spoke in response noting that the facility will be in the centre of the property and that users are welcomed to walk around the property. Mr. Grange noted that there will be a one-time fill of the ponds, then minor top-up to cover evaporation. Dan Hurley, Tatham Engineering, spoke noting that the site currently has a permit from the Ministry for taking water from the Indian Brook and a small tributary. Mr. Hurley noted that there are existing ponds and municipal water services to the property. Mr. Hurley noted that there is an application filed with the Ministry to adjust the use of the previous water taking permit to the new use. Mr. Hurley noted that the proposed use is not a big water user, further noting that once the ponds are full that it will just require a small amount of water, further noting that they will take advantage of snow melts.

Councillor Bordignon questioned if the operations included overnights, and if the facility will operate after 7:00 pm. Mr. Grange spoke in response noting that cabins are proposed as Phase 2, further noting that if there are overnights that it will be included in Phase 2. Mr. Grange noted that he would like to see the cable park approved with the pro shop first. Mr. Grange noted that the gate will be closed at 7:00 pm.

Councillor Matrosovs spoke questioning how this facility will compare to the Spring Lake site, Mr. Grange spoke noting that if he was proposing an event, that he would apply for a Special Permit through the Town’s Special Events process to include a PA system. Mr. Grange noted that events host approximately 100 – 150 participants that will likely continue to Nationals. Mr. Grange noted that at this time he is not anticipating large attendances. Councillor Matrosovs spoke questioning if 100-150 participants would be on the property at one time, Mr. Grange spoke in response noting that there is usually a 3-1 ratio of participants to spectators. Mr. Grange noted that an additional parking area can be cut in the field to accommodate cars, similar to what Cedar Run did for events.

Councillor Sampson spoke questioning the excavation that is required and the intended use of the removed material. Mr. Grange spoke noting that no material will be removed from the site, further noting that any excavated material will be used elsewhere on the site.
Deputy Mayor Bartnicki spoke questioning if the ponds are lined. Mr. Grange spoke in response noting that the ponds are lined with clay. Deputy Mayor Bartnicki then spoke noting that the Indian Brook is a trout breeding ground, and if there is no spring runoff, is there an environmental impact statement to advise what will happen to the trout breeding ground. Dan Hurley then spoke noting that the environmental impact statement has been prepared and submitted, further noting that the quantity and magnitude was considered and that no impact was noted. Mr. Hurley noted that the onsite tributary is proposed to be relocated that will be a net gain to the project.

Deputy Mayor Bartnicki spoke noting that she recognizes that Mr. Grange has completed eight years of work on this project, and questioned what are the next steps. Mr. Grange noted that the hours of operation are based on the time of year, noting that 10:00 am to 7:00 pm is a good estimate of what the hours will be. Mr. Grange noted that the hours of operation have to be reasonable for his family too.

Mayor Soever then questioned how much evaporation occurs during the summer months. Dan Hurley noted that the evaporation is based on a calculation from Environment Canada, and that two ponds will be protected from exposure. Mr. Hurley noted that peak evaporation is less than what is required for a permit with the Ministry of Natural Resources. Mr. Grange noted that the water levels do not have to be precise, further noting that they can work with less water in the ponds.

Mayor Soever questioned how a fallen rider is retrieved. Mr. Grange spoke in response noting that all staff will be first aid trained in safety, further noting that the cable would be shut down and a Seadoo would retrieve the fallen rider.

Councillor Uram then questioned if the studies submitted to the Town have been circulated to the agencies for review, Nathan Westendorp replying yes.

Councillor Uram noted that there is a waterline to the site, and questioned if the facility could use Town water. Dan Hurley spoke in response noting that the proposal is to use the onsite well for the first phase with a commitment to make a permanent connection to municipal services if the water requirements increase.

Jane Sutherland, Bay Street resident, spoke regarding the reference to events, and noted that she loves events in Thornbury and that this facility should be welcomed by the community. Ms. Sutherland noted that this facility will raise athleticism in Thornbury.

Gail Cresswell, Fieldcrest resident, spoke noting that many of the letters of support seem to come from outside the area. Ms. Cresswell questioned if equal weighting is given to outside commenters. Ms. Cresswell then expressed concern with the future expansion, further noting that Council should consider the entire development at the same time.

Linda Shepherd, Alice Street resident, spoke noting that Council should encourage new business and revenue to the Town. Ms. Shepherd noted that this facility will provide employment to residents and will be good for young people as winery visitors are adult. Ms. Shepherd noted that wakeboarding is a family event, further noting that boats are unaffordable and that this facility removes the requirement for a boat to wakeboard. Ms. Shepherd expressed support for the wakeboard park proposed by Mr. Grange.
Jan Seneshen, Marsh Street resident, spoke noting that she supports the proposed wakeboard park, but does not support it in this location. Ms. Seneshen referenced the official plan and reference to maintaining the historical character of Thornbury and Clarksburg. Ms. Seneshen expressed concern with the impact of tour buses for national events, further noting that specialty agriculture lands should be protected. Ms. Seneshen then referenced the Town’s Strategic Goal to increase employment in the area, further noting that this would bring just 10-12 staff, and that another endeavor on this property would bring more employment.

Liam Brearley, Canadian National wakeboarder, expressed support for the wakeboard proposal. Mr. Brearley noted that he lives in Gravenhurst and that his family and friends wakeboard, and that the proposed facility will increase accessibility of the sport and will bring families together.

Jeff Mael, owner of Lot 28 on Grey Road 2, spoke noting that he wants to protect the river, further noting that the pond water will need to be replaced with usage and expressed concern with E.coli. Mr. Mael noted that water will have to be treated and that the ponds will have to be drained. Mr. Mael noted that he has an apple orchard on his property and expressed concerned for the water table and the impact on his well. Mr. Mael noted that the water levels in the Indian Brook are decreasing.

Debbie Crosskill, resident of Clarksburg, spoke noting that she appreciates that Mr. Grange is dedicated to the wakeboard sport, but as a resident, she is concerned with the environmental effect of the proposal, referencing the meadowlands, bobolinks and meadowlark. Ms. Crosskill then referenced Phase Two of the development and the proposed cabins, noting that this could be considered short term accommodation. Ms. Crosskill noted that no manmade pond is environmental, further noting that the water will need to be treated as there will be fecal matter in the ponds. Ms. Crosskill noted that the noise is concerning, further noting that events at the former Cedar Run Horse Park had an echoing effect in the valley. Ms. Crosskill noted that the ramps used will generate noise, and the Seadoos used to retrieve the riders will also generate noise. Ms. Crosskill noted that during the recent municipal election, that a survey was completed of the municipal candidates, and that many of the candidates indicated that a wakeboard park was not the best use of the subject lands.

Casey Thomson, resident of Clark Street, spoke noting that she owns the Cheese Gallery, a small business in the municipality, and that she looks at the subject application as a business person. Ms. Thomson noted that change is hard, and that parking will be a concern, noting that a roundabout would be ideal in this location. Ms. Thomson noted that the Town has a Special Events By-law in place and the requirement for permits for events. Ms. Thomson noted that the Town needs a diverse population, and things to do, and that this facility is an opportunity for the community. Ms. Thomson noted that skiing in the winter, and wakeboarding in the summer would be great, further noting that she supports the application.

Dana Romstetter spoke noting that he owns the Surf Café and has a background in waterskiing and wakeboarding, and has been running events for years. Mr. Romstetter noted that his son grew up in the wakeboarding community and is thriving in the sport. Mr. Romstetter noted that if this application is approved, that it is something for The Blue Mountains, further noting that people want to move here and wakeboard. Mr. Romstetter noted that riders between the ages of 4 and 85 years of age are using the Gravenhurst wakeboard facility, further noting that it is a great sport and will engage tourism here. Mr. Romstetter noted that the proposed site is perfect and noted wakeboarding is a safe, environmentally friendly, family sport.
Robert Robson, Clarksburg resident, spoke noting that he recalls when Cedar Run was operating, and noted that the application is a private business that he does not believe is sustainable. Mr. Robson expressed concern that those that have expressed support for the application do not reside close to the facility and will not be impacted by it. Mr. Robson does not support the application citing concern with the expansion and the extra noise that will be generated.

Brad Reid, of Brighter Future Homes, spoke noting that he believes this to be an environmentally friendly use of the lands, and that he commends Mr. Grange for completing the required studies. Mr. Reid noted that the noise concerns of some are not unjust, but noted that there will be noise in anything placed at this location. Mr. Reid noted that the experience of those supporting the project should be considered.

Ken McGuire, resident of Grey Road 2, spoke noting that he owns the neighbouring property and expressed concern with the disruption to the wildlife from the noise, construction, passive noise, water noise, and noise from the jumps that will have an effect on the neighbours. Mr. McGuire noted that the noise from the cables and cheering spectators is a concern. Mr. McGuire questioned how a resident will advise that the noise is too loud. Mr. McGuire noted that he will lose the quiet enjoyment of his property, further noting that the facility will operate from May to October, six days per week, when he too will be outside. Mr. McGuire questioned how many overnight units are proposed.

Derek Crawford, Collingwood resident, spoke noting that he worked as a waterski instructor as a kid, and noted that he understands the concerns of the residents, including the increased traffic on Clark Street. Mr. Crawford noted that Clark Street will become a major road regardless if this application proceeds or not. Mr. Crawford noted that he supports the wakeboard park application, further noting it will be a great asset to the community.

Uriq Congets, spoke noting that he is new to the area and has been involved in wakeboarding from 12 to 26 years of age. Uriq noted that wakeboarding brings young and old together. Uriq noted that he lives across from Cedar Run and is happy the application is proposed.

Emma Sharpe, resident of Clarksburg, residing next to Cedar Run, spoke noting that her property is 2.5 acres of land that includes a barn. Ms. Sharpe noting that the ponds on the Cedar Run site are massive and expressed concern that there is no buffer between her site and the ponds. Ms. Sharpe noted that the proposed plan does not offer a buffer solution between her property and the proposed facility. Ms. Sharpe noted that the neighbours should be considered. Ms. Sharpe questioned if the ponds could be relocated away from her property line, further noting that one of the large ponds is 65’ from her property line. Ms. Sharpe questioned if the septic system on the site will leach into local wells. Ms. Sharpe questioned if there is a septic plan for special event days. Ms. Sharpe noted that this facility will change the small town feel of Clarksburg and the area.

Jeremy Wentworth-Stanley, long term resident of the area, spoke noting that Council is facing an issue, referencing two major reports released regarding wildlife habitat where they can breed and live. Mr. Wentworth-Stanley questioned what is the breaking point for wildlife and carbon footprint issues, further noting that governments should be serious about protecting the environment and climate.
John McTavish, spoke noting that he is excited about this park, further noting that he would like to move to The Blue Mountains in the spring. Mr. McTavish noted that he has been involved in wakeboarding for ten years, and noted that wakeboarding can have a positive impact for communities. Mr. McTavish encouraged all to visit a wakeboard park to see what it is about. Mr. McTavish spoke in response to the environmental comments, and noted that the majority of the park will remain untouched for deer and birds and will not be used for wakeboarding. Mr. McTavish noted that a cross-country team may train at this site.

Andy Oake, Owner of Windmill Lake wakeboarding facility, spoke noting that his facility is 40 acres with a manmade lake. Mr. Oake noted that he completes weekly water testing for E.coli, and noted that he has had no concerns. Mr. Oake noted that he publicly posts his water testing results. Mr. Oake noted that the Council in his municipality supported his facility and that he has won EcoTourism awards. Mr. Oake noted that his facility is a similar size to that of the Cedar Run site, and noted that wakeboarders travel to different facilities. Mr. Oake noted that he is required to obtain Council approval to host events at his facility, further noting that his last event saw 66 participants with approximately 130 attendees in total at the event. Mr. Oake noted that events are great for the community.

Boris Nevel, resident of Mississauga, spoke noting that he and his son support the application, further noting that his son is a professional and rides all over Canada and the world. Mr. Nevel noted that Canada has fewer than 12 wakeboard parks, further noting that this is a great opportunity. Mr. Nevel asked that Council support the application and give it a chance.

Jason Petskin, Meaford resident, spoke noting that towed water sports are not new, further noting that Germany has over 70 wakeboard parks. Mr. Petskin asked that Council support the application, further noting that if supported, that this would be only the second fullsized wakeboard park.

Mickey Henry, owner of Bala Waterpark, spoke noting that he supports the application of the Bayou Cable Park, noting that 90% of his customers are the local community. Mr. Henry noted that kids are excited about this park and noted there is no impact to wildlife at his site. Mr. Henry noted that he holds one event per year and that there are no tour buses to his facility.

Ken Larn, Shelburne resident, spoke noting that he cannot afford to have a boat to wakeboard, and that he has used the Newmarket wakeboard park. Mr. Larn asked that Council support the application.

Abby Fulton, Clarksburg resident, spoke noting that she often waterskied as a child, and that as a senior, she can participate as well. Ms. Fulton noted that she has walked the area, and noted that owning a boat is too expensive, and that this is an environmentally friendly sport.

James Hindle, Clarksburg resident, spoke noting that the majority of the speakers tonight were not born, or raised in this area. Mr. Hindle noted that the Cedar Run property is a beautiful property and that a wakeboard is not the best use of the property. Mr. Hindle noted that this facility will destroy the natural habitat of the area. Mr. Hindle noted that this facility appears to be a sport for wealthy people, supplying jobs at low income for local people. Mr. Hindle noted that, if approved, this facility will come at a cost to the local residents.
Brian Canning, resident of the 10th Line, Clarksburg, spoke noting that he supports the application, further noting that no one was hiding the sounds in the wakeboarding videos. Mr. Canning noted that he understands the concerns of the direct local neighbours.

Roger Dykstra, spoke noting that he resides directly beside the Cedar Run property and that he loves the idea of giving kids something to do. Mr. Dykstra noted that he has lived on Clark Street his entire life, and noted that it is tough to take change, further noting that this facility will be located in his backyard.

As no one further wished to speak, the Mayor declared the Public Meeting to be closed.


Moved by: Alar Soever   Seconded by: Andrea Matrosovs


AND THAT Council enact a Zoning By-law Amendment to change a portion of the property’s zone to Development (D) and the Residential (R1-57) Exception Zone, Carried.

B.13.3 Hillside Zoning By-law Amendment Recommendation Report, PDS.19.139

Moved by: Odette Bartnicki   Seconded by: Peter Bordignon

THAT Council receive Staff Report PDS.19.139, entitled “Hillside Zoning By-law Amendment Recommendation Report”;

AND THAT Council enact a Zoning By-law Amendment to rezone a portion of Part Lot 19 Concession 1 from the Residential ‘R1-2’ Zone to the Residential ‘R1-1-116’ Zone, Carried.

B.13.4 Windfall Phase 4A – Removal of Holding ‘h’ Symbol, PDS.19.140

Councillor Sampson vacated the Council Chamber having earlier declared a pecuniary interest regarding Agenda item B.13.4.

Moved by: Peter Bordignon   Seconded by: Alar Soever

THAT Council receive Staff Report PDS.19.140, entitled “Windfall Phase 4a – Removal of Holding ‘h’ Symbol”;

AND THAT Council enact a Zoning By-law Amendment to remove the Holding ‘.h’ Symbol in its entirety from those lands described as Part Block 38 16M-42 also known as Windfall Phase 4A, Carried.
B.13.5 Municipal Tree Preservation By-law 2010-68 – Proposed Revisions and Next Steps Report, PDS.19.141

Moved by: Rob Sampson   Seconded by: Andrea Matrosovs

THAT Council receive Staff Report PDS.19.141, entitled “Municipal Tree Preservation By-law 2010-68 – Proposed Revisions and Next Steps Report”;

THAT Council enact a By-law to amend Municipal Tree Preservation By-law 2010-68, as outlined in Staff Report PDS.19.141, in order to implement immediate, temporary, tree protection policies on privately owned land within the Town;

AND THAT Council direct Staff to implement internal review of requests under the By-law and to investigate opportunities to recuperate staff time and resources through the 2020 Municipal Budget exercise, Carried.

B.13.6 Investing in Development Engineering Levels of Services, PDS.19.84

Moved by: Peter Bordignon  Seconded by: Andrea Matrosovs

THAT Council receive Staff Report PDS.19.84, entitled “Investing in Development Engineering Levels of Service”;

AND THAT Council authorize the Development Engineering contract extensions as substantively outlined in Staff Report PDS.19.84 to allow for consideration of any longer term staffing levels to be considered through the 2020 Budget process, Carried.

B.13.7 Council Update – LPAT appeals (Bed & Breakfast applications), PDS.19.143

Moved by: Rob Sampson   Seconded by: Peter Bordignon

THAT Council receive Staff Report PDS.19.143, entitled “Council Update - LPAT appeals (Bed and Breakfast applications)”;

AND THAT Council retain legal counsel to defend the Town decisions at the Local Planning Appeal Tribunal (LPAT), Carried.

B.14 Planning & Development Services Information Reports and correspondence to be considered in the adoption of the Consent Agenda:

B.14.1 Quarterly Building Permit Statistics (Q3 2019), PDS.19.134

Moved by: Peter Bordignon   Seconded by: Alar Soever

THAT Council receive Staff Report PDS.19.134, entitled “Quarterly Building Permit Statistics (Q3 2019)”; for information purposes, Carried.

B.15 Correspondence, if any

None
C. 5:00 PM Public Meetings / Deputations

Under the authority of the Municipal Act, 2001 and in accordance with Ontario’s Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), The Corporation of the Town of The Blue Mountains wishes to inform the public that all information including opinions, presentations, reports and documentation provided for or at a Public Meeting, Public Consultation, or other Public Process are considered part of the public record. This information may be posted on the Town’s website and or/ made available to the public upon request.

C.1 Statutory Public Meetings

C.1.1 Public Meeting: Application for Official Plan and Zoning By-law Amendment
Re: Lot 30, Concession 9, Plan 1035 and Town Right-of-ways, Plan 1035 (Former Cedar Run Horsepark) Cedar Run Bayou Cable Park

Agenda Item C.1.1 was considered following Agenda Item B.13.1

C.2 Deputation

None

D. New and Unfinished Business

D.1 Committees of Council Reports

D.1.1 Economic Development Advisory Committee Report dated September 9, 2019

Moved by: Jim Uram        Seconded by: Alar Matrosovs

THAT Council receives for information the Economic Development Advisory Committee Minutes dated September 9, 2019, Carried.

D.1.2 Community Communications Advisory Committee Report dated September 16, 2019

Moved by: Peter Bordignon        Seconded by: Rob Sampson

THAT Council receives for information the Community Communications Advisory Committee Minutes dated September 16, 2019, Carried.
C.2 Working Group Update: Top 3 Communications Priorities

Moved by: Peter Bordignon  Seconded by: Rob Sampson

THAT Council acknowledges receipt of the September 16, 2019 Community Communications Advisory Committee recommendation as noted below:

THAT, as recommended at the September 16, 2019 Community Communications Advisory Committee meeting, Council direct staff to conduct a fulsome newspaper and local media advertising analysis with the findings presented to Council and the Community Communications Advisory Committee for consideration

AND THAT in response, Council of the Town of The Blue Mountains resolves as follows:

THAT, as recommended at the September 16, 2019 Community Communications Advisory Committee meeting, Council direct staff to conduct a fulsome newspaper and local media advertising analysis as part of the Town’s overall communication review, with the findings presented to Council and the Community Communications Advisory Committee for consideration, Carried.

D.1.3 Joint Municipal Physician Recruitment and Retention Committee Report dated September 19, 2019

Moved by: Andrea Matrosovs  Seconded by: Rob Sampson

THAT Council receives for information Joint Municipal Physician Recruitment and Retention Committee Minutes dated September 19, 2019, Carried.

D.2 Notice of Motion (Council)

None

D.3 Additions to the Agenda

None

E. Notice of Meeting Dates

Council Meeting, December 2, 2019 7:00 p.m.
Town Hall, Council Chambers

Committee of the Whole Meeting, December 9, 2019 1:00 p.m.
Town Hall, Council Chambers
F. Adjournment

Moved by: Odette Bartnicki  Seconded by: Rob Sampson

THAT this Committee of the Whole does now adjourn at 8:40 p.m. to meet again, December 9, 2019, Town Hall, Council Chambers, or at the call of the Chair, Carried.

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Alar Soever, Mayor

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Corrina Giles, Town Clerk