



Minutes

The Blue Mountains Council Meeting

Meeting Date: September 6, 2017
Meeting Time: 7:00 p.m. Council Meeting
Location: Town Hall, Council Chambers
Prepared by: Corrina Giles, Town Clerk

A. Call to Order

Deputy Mayor Gail Ardiel called the meeting to order with all members in attendance save Mayor John McKean absent due to a previous commitment and Councillor Michael Seguin absent due to approved leave of absence.

Also present, Acting CAO and Director of Community Services Shawn Everitt, Director of Finance and IT Services Ruth Prince, Director of Planning and Development Services Michael Benner, Director of Infrastructure & Public Works Reg Russwurm, Director of Enforcement Services & Fire Chief Rob Collins, Communications and Economic Development Coordinator Elizabeth Cornish and Manager of Human Resources Jenn Moreau.

Council then paused for a Moment of Reflection

- **Moment of Reflection**
- **Approval of Agenda**

Moved by: Michael Martin

Seconded by: John McGee

THAT the Agenda of September 6, 2017 be approved as circulated, including any items added to the Agenda, Carried.

- **Declaration of Pecuniary Interest and general nature thereof**

None

- **Adoption of Consent Agenda**

With the adoption of the Consent Agenda, all Recommendations found within previous Committee Reports or Minutes are then approved or received by Council, as noted. These Committee meetings are open to the public. The Consent Agenda content is available to the public when the Agenda is finalized but is not subject to discussion from the floor at this time, however, representations may be made at subsequent meetings on matters of interest.

Moved by: R.J. Gamble

Seconded by: Michael Martin

THAT the Consent Agenda of September 6, 2017 be adopted as circulated, less any items requested for separate review and discussion being Agenda Item B.2.1 Changing the Scope of Authority of the Short Term Accommodation (STA) Licensing Committee, FAF.17.104 and Agenda Item B.6.1 Hard Surfacing of Lake Drive, CSPW.17.065, Carried.

▪ **Previous Minutes**

Moved by: R.J. Gamble

Seconded by: John McGee

THAT the Council minutes of July 10, 2017, and the Special Meeting of Council minutes of July 21, 2017, August 10, 2017 and August 21, 2017 be adopted as circulated, including any revisions to be made, Carried.

B. Deputations / Presentations / Public Meeting

Deputy Mayor Ardiel noted 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.

**B.1 Sonya Skinner, Chief Administrative Officer, Grey Sauble Conservation Authority
Re: Grey Sauble Conservation Authority, Strategic Plan Open House**

Councillor John McGee chaired this portion of the meeting, being the Council appointed representative to the Grey Sauble Conservation Authority ("GSCA"). Councillor McGee noted that provincial funding has been frozen for some time, and that it is time to review GSCA services.

Sonya Skinner, CAO of the GSCA spoke noting she is happy to be in The Blue Mountains, further noting GSCA is in the process of updating its strategic plan, and are interested to hear what is important to The Blue Mountains.

Sonya provided an overview of the GSCA, noting that GSCA crosses municipal boundaries and are governed by a Board of Directors, with one or two representatives appointed from each of the represented municipalities.

Sonya noted that GSCA covers most of The Blue Mountains and they own 30,000 acres of land. GSCA has 27 full-time staff people and have a \$3.153 M annual budget.

Sonya noted that the Conservation Act is permissive, noting what they must do, further noting that there is flexibility in what they want to do moving forward. Sonya noted that they control operation and minor maintenance of flood and erosion control structures, flood forecasting and warning, proactive chronic ice management, and natural hazard prevention.

Sonya noted that the Conservation Act regulates development, and that this is partially funded by user fees.

Sonya noted that under the Planning Act, the Minister has delegated to Conservation Authority's the provincial interest on Natural Hazards, and they review NEC Development Permit Applications.

Sonya then spoke regarding agreements or contracts, noting that comments are provided to Bruce County and lower tier municipalities in Grey County, are the MOECC agent for the Lead Authority for Source Water Protection, providing administrative, technical and scientific support, Drinking Water Source Protection Management for 13 municipalities, MNRF response team for drought response, assess wetlands, consultant for Grey County for trails work.

Sonya then noted what GSCA does under Board of Directors' Decisions and Priorities, including education programs, forest management, species at risk and invasive species monitoring and management, stewardship pilot, GIS and mapping.

Sonya spoke regarding the strategic plan, where GSCA is now, and that GSCA is seeking input now to understand what is important, further noting that the last strategic plan is dated 1994. Sonya noted that invitations for this meeting were sent out, and that GSCA is hoping for input into the new Strategic Plan.

Sonya questioned what are the strengths, weaknesses, opportunities and threats. Sonya questioned what should GSCA provide for municipalities in the next 5 – 10 years, seeking operational suggestions.

Lindsay Ayers, Director of Planning and Environment, Blue Mountain Resort (“BMR”), spoke noting BMR appreciates the work provided by GSCA, noting that GSCA has always been supportive of BMR growth and development, and BMR staff have a strong working relationship with GSCA staff, referencing the recent BMR landslide. Lindsay noted that GSCA staff are great to work with, but that recently BMR have been experiencing delays in receiving comments and permits from GSCA. Lindsay noted that there is much development in the area, and that the delay is affecting the business of BMR, as there are often short windows of time when work can be completed, referencing O. Reg 151/16 and NEC development applications. Lindsay then noted that current GSCA staff have an excellent knowledge and history of BMR and questioned if GSCA is considering succession planning. Lindsay suggested that additional administrative resources at GSCA are required.

George Powell of Blue Mountain Watershed Trust Foundation (“BMWTF”) spoke noting he has worked with GSCA and the Town on development in the area, and that the BMWTF has monitored the Townline Creek from top of escarpment to Georgian Bay. George noted that development does impact the watershed, streams and water quality. George noted that fringe monitoring is limited and that they cannot manage what they cannot measure, further noting that there are issues where more money must be spent. George noted that flood plain mapping is done in piecemeal, and that it is time to complete an area stormwater map noting what development can do to the watershed.

Alar Soever, resident of The Blue Mountains, spoke noting he has a creek next to his cottage, and spoke regarding the 100 year floods. Alar echoed Mr. Powell’s comments in that an area-wide drainage study should be completed. Alar referenced the berm being built along Highway 26 at Lora Bay and noted this will cause a dam.

Debbie Crosskill, resident of Clarksburg and member of the Beaver River Watershed Initiative, spoke thanking GSCA for their work with the Watershed Initiative and with the Town, further noting that all seems to be working well. Debbie noted that GSCA needs more support from the municipality as there will be more environmental issues as the area develops. Debbie noted that the municipality should consider the future and should not shy away from funding the GSCA.

Councillor Gamble then spoke referencing the marginal farmland in the area and questioned if the GSCA could move away from recreational amenities to reforest vacant marginal farmlands.

Deputy Mayor Ardiel spoke noting that it would be good to have a report card from GSCA, similar to that of the Nottawasaga Valley Conservation Authority. Gail noted that communication between both conservation authorities is important.

Councillor Halos spoke thanking Sonya for the presentation, noting that the municipality has had joint projects with GSCA, referencing flooding issues, further noting that he believes the biggest threat now is fragmites, noting this should be a priority.

Councillor Martin spoke thanking Sonya for the presentation, noting that one of the greatest threats to the GSCA is the lack of provincial funding, further noting that the funding has not changed in decades. Michael noted that GSCA does great work with a limited number of staff, and thanked GSCA for their work. Michael noted that GSCA should work with all Conservation Authorities to seek increased funding from the province.

Deputy Mayor Ardiel questioned if GSCA user fees have been reviewed.

Councillor McGee spoke noting GSCA parking fees can be paid through cell phone technology, and that there are many opportunities for GSCA when working with volunteer groups.

Blanka Guyatt, of Blue Mountain Watershed Trust Foundation (“BMWTF”), spoke noting that they have offered GSCA education sessions to schools, noting the school children are receptive to the sessions, and that education provides children with information about protecting the environment at an early age.

Sonya thanked Council and the public for the comments, noting GSCA will develop a summary to supplement the minutes and invited all to submit written comments as well. Sonya noted that the Board of Directors will take the second step to determine where GSCA should go, and will be back to provide GSCA with a draft.

B.2 Stu Frith, President of The Blue Mountains Short Term Accommodation Owners Association Re: Staff Report FAF.17.104 “Changing the Scope of Authority of the Short Term Accommodation (STA) Licensing Committee”

Mr. Frith spoke thanking Council for hearing his deputation. Stu noted that he is speaking on behalf of The Blue Mountains Short Term Accommodation Owners Association and are responding to the content of staff report FAF.17.104 entitled “Changing the Scope of Authority of the Short Term Accommodation (STA) Licensing Committee”. Stu noted that the Short Term Accommodation Licensing Committee is a final decision making body.

Stu noted that the Committee of the Whole considered staff report FAF.17.104 that proposed three options to change the STA By-law, but the Committee made the recommendation to maintain the Short Term Accommodation By-law as is.

Stu noted that the STA industry has good and bad property owners, and that the noise charges do not allow owners to have their day in court as the due diligence is not accepted by the STA Licensing Committee. Stu noted that owners are not afforded the opportunity to defend themselves.

Stu noted that the STA industry does not support those that operate outside of the rules, and asked that the STA Committee accept the due diligence defence. Stu noted that noise charges continue to decrease at the licensed units, further noting that this is not because of the threat of demerit points, but it is because of owners and rental managers, and the use of Noise Aware as a management tool.

Councillor Halos spoke questioning if the reduction in noise charges is a result of the Town taking a stronger stand or because owners are taking a tougher stand. Councillor Halos questioned if any STA Owner has lost their licence because of demerit points, Stu replying that those STA Owners with charges for two noise infractions are concerned. Stu noted that the demerit points remain in place until the two year anniversary of the date on which the demerit points were assessed. Stu noted that garbage and parking charges are not a problem, but noise is subject to interpretation and the STA Industry is asking for an opportunity to come to the STA Committee to present the facts. Stu noted that many noise violations are being settled by the Town prosecutor for less than the imposed fine, further noting that the STA Committee does not have the ability to settle or waive fines.

Councillor Halos then questioned if the renters would allow the STA Unit Owner to defend the noise charge at Provincial Offences Court (POA), Stu spoke in response noting that STA Owners do not want to defend charges for others, further noting the STA Owners want the ability to defend themselves. Stu noted that the STA Committee will not find an owner not guilty on noise charges when those charged are convicted at POA Court. Stu noted that this is about demerit points, not money.

C. Correspondence as previously circulated

Author	Recommendation / Actions
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C.1 Grey County Clerk's Department
Re: Direct Election of Grey County Warden

Moved by: Michael Martin Seconded by: John McGee

THAT Council of the Town of The Blue Mountains receives for information correspondence from Grey County Clerk's Department dated August 15, 2017 enclosing the August 10, 2017 Grey County resolution regarding direct election of Grey County Warden, Carried.

C.2 Edward Higginbotham
Re: Rising taxes and mill rate

Moved by: Joe Halos Seconded by: Michael Martin

THAT Council of the Town of The Blue Mountains receives the August 29, 2017 correspondence from Edward Higginbotham regarding rising taxes and mill rate for information, Carried.

C.3 Township of Chatsworth
Re: Request support for Chatsworth motion
Not to close Grey Gables and to form a Multi-Municipal
Committee to advocate with the Ministry of Health
And Long Term Care and the South West LHIN to
Support status quo

Moved by: John McGee Seconded by: Gail Ardiel

THAT Council of the Town of The Blue Mountains receives the correspondence from the Township of Chatsworth dated August 24, 2017 enclosing the August 23, 2017 Township of Chatsworth Council Resolution 2017-19-27 seeking the support of other Grey County lower tier municipalities to form a Multi-Municipal Committee to advocate with the Ministry of Health and Long Term Care and the South West LHIN to support the status quo regarding the closure of Grey Gables;

AND THAT Council of the Town of The Blue Mountains supports the Township of Chatsworth resolution 2017-19-27 to form a Multi-Municipal Committee to advocate with the Ministry of Health and Long Term Care and the South West LHIN to support the status quo regarding the closure of Grey Gables, Carried.....

C.4 Ontario Heritage Trust Re: Calling for
Nominations to recognize achievements in
four categories Youth Achievement, Community
Leadership, Lifetime Achievement,
Excellence in Conservation

THAT Council of the Town of The Blue Mountains receives for information, the August 24, 2017 correspondence from Ontario Heritage Trust calling for Nominations to recognize achievements in four categories Youth Achievement, Community Leadership, Lifetime Achievement, and Excellence in Conservation;

AND THAT Council directs staff to place the correspondence from Ontario Heritage Trust on the Town website, Carried.

F.3 By-law to Amend Township of Collingwood Zoning By-law No. 83-40, as it relates to the Cottages at Lora Bay, comprised of comprised of Part of Lot 39, Concession 12, former Township of Collingwood, Part of Lots 1 and 3, Plan 1032 42-CMD-2006-11

Moved by: R.J. Gamble

Seconded by: Joe Halos

THAT By-law No. 2017-34 being a By-law to amend Township of Collingwood Zoning By-law No. 83-40, as it relates to Cottages at Lora Bay comprised of Part of Lot 39, Concession 12, former Township of Collingwood, Part of Lots 1 and 3, Plan 1032 42-CMD-2006-11 to rezone the subject lands from Private Recreation (P-Rec) to Residential (R1-6-h), and from Private Open Space (OS2) to Residential (R1-6-h) be passed this 6th day of September, 2017, Carried.

G. New and Unfinished Business

G.1 Grey County Council Update (JMCK, GA)

Deputy Mayor Ardiel spoke noting that Grey County are reviewing the appointment of an Integrity Commissioner, and may partner with Grey County municipalities that do not currently have an Integrity Commissioner. Deputy Mayor Ardiel noted that direct election of the Warden has been discussed at the County.

G.2 Notice of Motion (Council)

G.2.1 Notice of Motion

Councillor Martin spoke noting he is withdrawing his notice of motion below as a triple majority could never been achieved.

Note: At the August 21, 2017 Committee of the Whole Meeting, Councillor Martin provided the following notice of motion. In accordance with the Town's Procedural By-law the notice of motion requires a mover and a seconder for the motion to be put before Council.

THAT Council of the Town of The Blue Mountains directs the Director of Infrastructure and Public Works, Reg Russwurm, to prepare a draft staff report, to reconsider the Town's proposal to Grey County to transfer the County Road responsibilities within The Blue Mountains, to the Town of The Blue Mountains.

G.2.2 Notice of Motion

Note: At the August 21, 2017 Committee of the Whole Meeting, Councillor Martin provided the following notice of motion. In accordance with the Town's Procedural By-law the notice of motion requires a mover and a seconder for the motion to be put before Council.

Moved by: Michael Martin

Seconded by: Joe Halos

THAT Council of the Town of The Blue Mountains directs the Director of Planning, Building and Development Services, Michael Benner, to prepare a staff report respecting the transfer of subdivision and condominium planning approvals from Grey County to the Town of The Blue Mountains, Carried.

