



Minutes

The Blue Mountains Council Meeting

Meeting Date: September 25, 2017
Meeting Time: 7:00 p.m. Council Meeting
Location: Town Hall, Council Chambers
Prepared by Corrina Giles, Town Clerk

A. Call to Order

Mayor John McKean called the meeting to order with all members of Council present, save Councillor Michael Seguin absent due to approved leave of absence and Councillor Michael Martin due to a previous commitment.

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

Council then paused for a Moment of Reflection

▪ Approval of Agenda

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

THAT the Agenda of September 25, 2017 be approved as circulated, including any items added to the Agenda, being the addition of a deputation at Agenda item B.4 Thomas Russell, Re: BMR Top of Hill Parking Lot, Carried.

▪ Declaration of Pecuniary Interest and general nature thereof

Councillor Halos declared a pecuniary interest at the September 21, 2017 Special Meeting of Council, closed session, and vacated the meeting room for that portion of the closed session.

▪ 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: Michael Martin Seconded by: Gail Ardiel

THAT the Consent Agenda of September 25, 2017 be adopted as circulated, less any items requested for separate review and discussion, being Agenda item B.2.1 Proposed Affordability Policy FAF.17.88, as contained in E. 3 Committee of the Whole Report dated September 11, 2017 as this report is included at Agenda item D.1 of this Agenda, Carried.

▪ **Previous Minutes**

Moved by: John McGee

Seconded by: Joe Halos

THAT the Special Meeting of Council minutes of September 6, 2017 and the Council minutes of September 6, 2017 be adopted as circulated, including any revisions to be made, Carried.

B. Deputations / Presentations / Public Meeting

Mayor McKean 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 Nicolas Boyer

Re: Blue Mountain Top of Hill Area Parking By-law

Nicolas Boyer spoke noting that his property is close to the BMR Top of Hill Parking area, and expressed concern that he did not receive any communication from the Town regarding this application. Mr. Boyer expressed concern regarding the location of the parking lot, noting that the entrance is in a dangerous location. Mr. Boyer noted that he built his cottage in this location for the beautiful view above the proposed parking lot, and that he will no longer have the view of the trees. Mr. Boyer questioned if the parking lot will have lights.

B.2 Sergei & Oxana Timoshenko

Re: By-Law to Amend Township of Collingwood Zoning By-law 83-40 as it relates to Concession 3, Part Lot 16, RP16R-244, Part 3, Blue Mountain Resorts ("BMR") – Top of Hill Parking Area

Sergei Timoshenko, resident of Scenic Caves Road, spoke noting that he was notified last week by a neighbour that BMR is proposing a parking lot on Scenic Caves Road. Mr. Timoshenko noted that through the 2014 election, it was noted that there would be more open communication and transparency. Mr. Timoshenko noted that there is just one property owner within 400' of the proposed parking lot, further noting that the balance of the area is vacant land. Mr. Timoshenko noted that local residents should have been notified of the proposal.

Mr. Timoshenko expressed concern that those using the parking lot will have to cross the Scenic Caves Road to access BMR amenities, making it very dangerous for motorists and pedestrians. Mr. Timoshenko noted that Scenic Caves Road is a very busy road and can be very icy at times. Mr. Timoshenko questioned why a parking lot is needed in this location, further noting that the parking lot at the entrance of Swiss Meadows is rarely full.

Mr. Timoshenko noted that in this remote location, residents do not want any development close to their homes, and asked that Council postpone making a decision on this application to allow the public more opportunity to provide comments.

Councillor McGee spoke requesting clarification of what is being sought by BMR. Director of Planning and Development Services Michael Benner spoke noting the request is for a zoning by-law amendment, noting that since 2007, the property was designated as a ski facility that allows for operational uses and parking. Michael noted that the zoning by-law amendment will bring the property into conformity with the Official Plan, and will allow BMR to have a parking lot in this location.

Michael noted that if the zoning by-law amendment is approved, that the next step will be a site plan, to address the detailed design of the parking space that will address the lighting, entrance features to the parking lot, County requirements to the road, buffering and landscaping needs. Michael confirmed that the site plan approval process is a town process, further noting it has been delegated to the staff level.

Councillor Halos spoke noting that he is very familiar with the road, and that the lands have been owned by Blue Mountain Resorts for many years for a ski facility. Councillor Halos noted that the County engineers will direct what is required for traffic requirements, and that the Town follows the same process for all development within the Town. Councillor Halos noted that there are appeal rights available through the Ontario Municipal Board.

Councillor Martin spoke thanking the deputations for their presentations to Council.

B.3 Lindsay Ayers, Director of Planning & Environment

Re: Blue Mountain Resorts – Top of Hill Parking Area

Lindsay Ayers, Director of Planning & Environment, spoke providing the background on the Top of Hill property, noting it is 3.91 acres in size, and that the lands were purchased in 1973 to add to the resort's land base for future development purposes. Lindsay noted that the subject application forms part of a more comprehensive planning exercise for a new outdoor ice skating trail scheduled to open this winter.

Lindsay noted that the trail is 1.1 km in length, and that the mountain bike trails will be utilized for the skating loop.

Lindsay noted that a public meeting was held regarding the zoning by-law amendment, and at that time it was noted that just 40 to 50% of the property would be used for the parking lot, but corrected this to note that 38.5% of the site will be used for parking. Lindsay noted that there will be increased setbacks to minimize the effect on the neighbours.

Lindsay spoke regarding the official plan and zoning, noting that the zoning by-law seeks to bring the zoning for the subject property into conformity with the Town's Official Plan. Lindsay noted that the Town's comprehensive zoning by-law has not been updated in 30 years, and that this property is not in conformity with the Town official plan, further noting that this zoning by-law amendment will bring the zoning into conformity.

Lindsay noted that Grey County has commented on the application, and that Blue Mountain Resorts has had ongoing conversations with the County on transportation matters. Lindsay noted that Blue Mountain will ensure it conforms to the County's requests.

Councillor Halos thanked Lindsay for her deputation, and questioned reference to an accessory building of 50 square metres. Lindsay spoke in response noting that a base lodge would not be permitted at the site until it goes through the public process.

Councillor Halos questioned if the parking lot will have lights, Lindsay spoke in response noting that the parking lot is for the purposes of a winter seasonal lot, and that parking lot lighting would go through the site plan application process. Lindsay noted that Blue Mountain considers dark sky lighting where there could be an impact on neighbours.

Deputy Mayor Ardiel questioned if the parking lot lights will be turned off at night, referencing dark skies. Lindsay spoke in response noting that the lights will be directed away from the neighbours, and would be on for the time it takes visitors to return to their vehicles.

Deputy Mayor Ardiel spoke questioning if Blue Mountain considered a shuttle instead of developing an additional parking lot, Lindsay spoke in response noting that experience shows that people like to park where the activities are. Lindsay noted that at the peak period, the parking lots are full. Lindsay noted that at this time, Blue Mountain is not proposing to turn the parking lot lights on in the summer.

Lindsay noted that she met with Grey County, both in the office and on site, and that the entrance to the parking lot will be moved so that it aligns with the parking lot across the road. Signage, pedestrian and guest safety are all paramount, further noting that signage will be placed, and that sightlines will be improved. Lindsay confirmed that the speed limit in this location is 50 km.

Councillor Halos questioned if it will be free to park in this lot, Lindsay replying yes.

B.4 Thomas Russell

Re: Blue Mountain Resorts, Upper Parking Lot

Thomas Russell spoke noting that he found out about this by-law today. Thomas noted that he resides in Swiss Meadows and that he has concerns with the proposal. Thomas expressed concern that the residents of Swiss Meadows were not notified of this zoning by-law application, further noting that he believes this to be a complete change of use for Scenic Caves Road. Thomas expressed concern for pedestrian safety, noting that the level of snow removal on Scenic Caves Road is an issue. Thomas noted that he would prefer that the site remain as it is, further noting that pedestrians should not be crossing Scenic Caves Road, especially in the winter when the road can be icy. Thomas suggested that pedestrian crossing lights be installed, or a pedestrian island to improve safety.

Councillor McGee spoke thanking Mr. Russell for his deputation, noting that the County Road and traffic comments can be sent to Grey County, Director of Planning and Development Services Michael Benner spoke noting that yes, the comments will be sent to Grey County and Blue Mountain Resorts.

Councillor Halos then referenced the “Weber’s” bridge over Highway #11. Thomas noted that when Scenic Caves Road is closed, that it impacts local residents.

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	
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Moved by: John McGee Seconded by: Joe Halos

THAT Council of the Town of The Blue Mountains acknowledges receipt of the September 18, 2017 correspondence from Grey County, including Staff Report CCR-CW-11-17 regarding the direct election of the Grey County Warden;

AND THAT in response, Council of the Town of The Blue Mountains provides that due to the compressed timeline required to effect the direct election of the Grey County Warden in the 2018 Municipal Election, Council of the Town of The Blue Mountains does not support the direct election of the Grey County Warden in the 2018 Municipal Election;

AND THAT, Council of the Town of The Blue Mountains resolves that the direct election of the Grey County Warden be considered in the 2022 Municipal Election, preceded by significant public consultation and input, Carried.

- C.2 Township of Oro Medonte
Re: Request support for Ontario's Wildlife
Damage Compensation Program

Moved by: Joe Halos

Seconded by: Michael Martin

THAT Council of the Town of The Blue Mountains receives for information the correspondence from the Township of Oro-Medonte enclosing its August 9, 2017 resolution requesting the Ontario Ministry of Agriculture, Food and Rural Affairs expand the Ontario Wildlife Damage Compensation Program, Carried.

- C.3 Nottawasaga Valley Conservation Authority
Re: Integrated Watershed Management Plan –
Request for Support of Funding Application

Moved by: Gail Ardiel

Seconded by: John McGee

WHEREAS the Town of The Blue Mountains in partnership with the Nottawasaga Valley Conservation Authority, will develop an Integrated Watershed Management Plan; and

THAT the plan will focus on responding to the risks posed by climate change, to be developed by the NVCA staff and their selected consultant; and

FURTHER THAT a stakeholder committee comprised of municipal and other watershed stakeholders will provide guidance in the development of the plan; therefore

BE IT RESOLVED THAT subject to confirmation of project funding from the Federation of Canadian Municipalities and other project partners, the plan will be developed starting in January 2018 and will be completed by March, 2019; and

THAT the Town of The Blue Mountains will commit \$1000 of in-kind contributions towards the cost of this initiative, Carried.

- C.4 Grey County, Office of the CAO
Re: Highway 26 / Grey Road 40 Intersection
Area Environmental Assessment Public Works

Moved by: John McGee

Seconded by: Michael Martin

THAT Council of the Town of The Blue Mountains receives for information and refers the same to the Infrastructure and Public Works Department, the correspondence from Grey County to the Minister of Transportation dated September 14, 2017 requesting the Ministry reconsider the findings of the Highway 26 / Grey Road 40 Intersection Area Environmental Assessment, Carried.

- C.5 Association of Municipal Managers, Clerks and Received for information
Treasurers of Ontario (AMCTO)
Re: AMCTO Member Recognition of Ten Year's
Service to Director of Finance & IT Services
Ruth Prince

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| C.6 | Norman Wingrove, President
Blue Mountain Watershed Trust
Re: West Harbour Land Area Support | Received for information |
| C.7 | Collingwood General & Marine Hospital
Re: Thank you for support | Received for information |
| C.8 | Meaford Hospital Foundation
Re: Thank you for support | Received for information |

Moved by: Gail Ardiel Seconded by: Michael Martin

THAT this Council does hereby receive the Correspondence of September 25, 2017 and further does support the Staff Recommendation made with regard to the Correspondence items at Agenda items C.5 through C.8, 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 indicated, Carried.

D. Motions and Staff Reports

D.1 Proposed Affordability Policy – Revisions, FAF.17.114

Moved by: Joe Halos Seconded by: R. J. Gamble

THAT Council receive Staff Report FAF.17.114, entitled “Proposed Affordability Policy – Revisions”, and;

THAT Council adopt the “Affordability Policy for Water and Wastewater Service Extensions” as attached to this report, Carried.

E. Consent Agenda

Accounts

- E.1 Accounts
- E.2 Invoices separated for pecuniary interest

Reports List (Adopt)

- E.3 Committee of the Whole Report, dated September 11, 2017

B.2.1 Proposed Affordability Policy – Follow up Staff Report FAF.17.88

NOTE: Staff Report FAF.17.88 was removed from the Committee of the Whole Report as supplementary staff report FAF.17.114 regarding this matter was included at Agenda item D.1 of this Agenda.

Minutes List (Receive)

- E.4 Thornbury Business Improvement Area minutes dated August 2, 2017
- E.5 Grey Sauble Conservation Authority minutes dated August 9, 2017

F. By-laws

F.1 By-law to Amend Town of Thornbury Zoning By-law No. 10-77, to remove the Holding ‘-h’ symbol from the lands comprised of Town Park Pt Lots 9 and 10 S Alfred St RP 16R10617 Part 1 (Ashbury Court)

Moved by: R. J. Gamble

Seconded by: John McGee

THAT By-law No. 2017-36 being a By-law to amend Town of Thornbury Zoning By-law No. 10-77, to remove the Holding ‘-h’ symbol from the lands comprised of Town Park Pt Lots 9 and 10 S Alfred Street, RP 16R10617 Part 1, be passed this 25th day of September, 2017, Carried.

F.2 By-law to Amend Township of Collingwood Zoning By-law No. 83-40, as it relates to Concession 3 Part Lot 16, RP 16R244, Part 3, (Blue Mountain Resorts – Top of Hill Parking Area)

Moved by: John McGee

Seconded by: Joe Halos

THAT By-law No. 2017-37 being a By-law to amend Township of Collingwood Zoning By-law No. 83-40, as it relates to Concession 3 Part Lot 16, RP 16R244, Part 3, to rezone the lands from the Rural Estate Residential ‘RERb’ zone to the Recreational Ski Facility ‘SF-281’ zone and to add Exception 281, confirming a base lodge is not permitted, and that buildings and structures shall be limited to a maximum floor area of 50 square metres be passed this 25th day of September, 2017, Carried.

F.3 By-law to Amend Town of Thornbury Zoning By-law No. 10-77, as it relates to Section 26 of the Town of Thornbury Zoning By-law to delete the existing provision of Subsection 9 and adding special provisions

Moved by: R. J. Gamble

Seconded by: Gail Ardiel

THAT By-law No. 2017-38 being a By-law to amend Town of Thornbury Zoning By-law No. 10-77, as it relates to Section 26 of the Town of Thornbury Zoning By-law to delete the existing provision of Subsection 9 and adding special provisions regarding maximum front yard, minimum side yard abutting a residential zone, minimum parking setback abutting residential zone to the west, maximum size of an accessory structure, minimum rear yard for an accessory structure abutting a residential zone, and minimum side yard for an accessory structure abutting a residential zone be passed this 25th day of September, 2017, Carried.

G. New and Unfinished Business

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

Deputy Mayor Ardiel spoke noting that the Past Wardens of Grey County are not supporting the County’s decision to close Grey Gables.

Mayor McKean spoke noting that at a recent Ontario Good Roads Association meeting, changes to the Construction Lien Act was discussed. Council requested a staff report on the changes to the legislation and how it will impact municipalities.

G.2 Notice of Motion (Council)

None

G.3 Additions to Agenda (Staff)

None

G.4 Staff Discussion

None

H. Notice of Meeting Dates

Committee of the Whole Meeting, October 2, 2017, Town Hall, Council Chambers
Council Meeting, October 16, 2017, Town Hall, Council Chambers

I. Confirmation By-law and Adjournment

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

THAT By-law No. 2017 - 39, being a By-law to confirm proceedings of the Council of The Corporation of the Town of The Blue Mountains on September 25, 2017, be hereby enacted as passed this 25th day of September, 2017, Carried.

Moved by: Michael Martin Seconded by: John McGee

THAT this Council does now adjourn at 8:47 p.m. to meet again October 16, 2017, Town Hall, Council Chambers, or at the call of the Chair, Carried.

John McKean, Mayor

Corrina Giles, Town Clerk