



Minutes

The Blue Mountains, Council Meeting

Meeting Date: March 11, 2019
Meeting Time: 7:00 p.m. Council Meeting
Location: Town Hall, Council Chambers
32 Mill Street, Thornbury, ON
Prepared by Corrina Giles, Town Clerk

A. Call to Order

Mayor Alar Soever called the meeting to order with all members in attendance.

Also in attendance Interim Chief Administrative Officer Shawn Everitt, Director of Infrastructure and Public Works Reg Russwurm, Director of Planning and Development Services Nathan Westendorp, Director of Finance and IT Services Ruth Prince, Director of Human Resources Jenn Moreau, Acting Director of Community Services Ryan Gibbons, Deputy Treasurer/Manager of Accounting and Budgets Sam Dinsmore and Manager of Development Engineering Brian Worsley.

Council then paused for a Moment of Reflection.

- **Approval of Agenda**

Moved by: Odette Bartnicki

Seconded by: Peter Bordignon

THAT the Agenda of March 11, 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 regarding F.1 Special Committee of the Whole Report, dated February 27, 2019, as it relates to item G.1 By-law to Amend The Blue Mountains Zoning By-law and Township of Collingwood Zoning By-law (Windfall), G.2 By-law to Remove Lots from Part Lot Control for a Temporary Period of Time (Windfall Phase 3) and J. Confirmation By-law and did not participate in discussion or voting.

- **Adoption of Consent Agenda**

Councillor Rob Sampson vacated the Council Chamber having earlier declared a pecuniary interest regarding F.1 Special Committee of the Whole Report, dated February 27, 2019.

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: Rob Potter

Seconded by: Jim Uram

THAT the Consent Agenda of March 11, 2019 be adopted as circulated, less any items requested for separate review and discussion, Carried.

▪ **Previous Minutes**

Moved by: Andrea Matrosovs

Seconded by: Peter Bordignon

THAT the Council minutes of February 20, 2019 be adopted as circulated, including any revisions to be made, Carried.

B. Deputations / Presentations / Public Meeting

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 Public Meeting:

Re: Proposed Development Charge Rates and Policies

Mayor Alar Soever read the Notice of Public Meeting regarding Development Charges.

Mayor Soever noted that the Public Meeting is being held pursuant to the *Development Charges Act, 1997* regarding proposed development charge rates and policies that will be applied throughout the Town. It is proposed that enactment of a development charges by-law by Council would occur on a date subsequent to the public meeting.

Mayor Soever noted that Development Charges are levied against new development, and are a primary source of funding for growth-related capital expenditures. The 2019 Development Charges Background Study relates to the provision of all eligible DC Services (i.e., Public Library, Fire Services, Police Department, Parks and Recreation, Public Works, Parking & By-law, Solid Waste, General Government, Roads & Related, Water and Wastewater Services).

Mayor Soever noted that Council is required under *The Development Charges Act, 1997*, to hold at least one public meeting to allow the public the opportunity to review and provide comments on the 2019 Development Charges Background Study, related staff reports and the proposed development charges by-law.

Mayor Soever noted that any person may attend the public meeting and make written or verbal representation either in support of or in opposition to the by-law. Written submissions are invited and should be directed to Sam Dinsmore, Deputy Treasurer/Manager of Accounting and Budgets at 519-599-3131 x274 or via email no later than 4:30 P.M. on Friday, March 8th, 2019. Written comments received prior to the meeting and submissions made at the public meeting will be considered by Council prior to the enactment of a new development charges by-law.

Craig Binning of Hemson Consulting provided a presentation of the Development Charges Background Study (“DCBS”) noting that some rate adjustments have been made following the Development Industry Consultation Session held February 27, 2019. Craig noted the current DC rates expire in July 2019 and a new DC By-law is required so the Town can continue to collect Development Charges.

Craig confirmed that additional input will be taken into consideration and if adjustments are necessary, they will be implemented prior to Council considering the final DC By-law. Craig noted DCs are a tool used by municipalities to fund the initial capital costs related to development. Craig provided an overview of eligible services and identified boundary areas for water and wastewater service rates. In addition, Craig explained the DCBS process, changes since the release of the 2019 DCBS, the DC forecast for residential and non-residential, the development forecast, general service capital program and major projects, engineered services including roads and related, and water/wastewater, and the 2019 rate structure. Craig spoke regarding statutory and non-statutory exemptions and advised of new proposed exemptions.

The Town Clerk spoke noting that the notice of the Public Meeting was given in accordance with Town Policy, POL.COR.07.03 Provision of Notice and Manner of Giving Notice. The Town Clerk confirmed that comments were received from Jeffrey Brydges and Georgian Triangle Development Institute.

Deputy Treasurer/Manager of Accounting and Budgets Sam Dinsmore confirmed that money collected can only be spent on the services for which they are collected; funds cannot be moved from one service to another. Councillor Sampson requested confirmation that the metrics for growth calculation related to population have been updated. Councillor Sampson questioned whether the basis for the growth calculation is encouraging or discouraging of intensification. Craig noted the primary reason for the changes are related to OMB decisions which reinforce that DCs should be charged on per-person or per-capita basis and occupancy patterns. Craig noted that issues around housing attainability could be reviewed through different tools under the *Municipal Act* and the *Planning Act*. Craig noted that occupancy by type of built-form is defensible.

Councillor Rob Potter questioned whether DCs can be deferred on units built for attainable housing purposes; Craig confirmed this is possible, noting that many municipalities adopt a policy regarding DC deferral. Councillor Jim Uram noted the Ontario Real-Estate Association has provided recommendations to the Province of Ontario regarding methods for achieving attainable housing, one of which is to pre-zone lands for attainable housing purposes.

Deputy Mayor Odette Bartnicki noted her concern regarding non-residential DC rates increasing, and the potential impact on sustainable, economic development. Mayor Soever questioned whether it is counter-intuitive for each lot size to be charged the same fee for engineered services. Craig noted DCs are funding off-site works, for example the sewer trunk; developers are required to pay for the internal servicing costs. Deputy Mayor Bartnicki noted the DCBS sets the tone for future developments, further noting that future taxpayers will pay for operation of future facilities.

John White, resident of Sunset Drive spoke, requesting clarification on seasonal property ownership as a justification for lowering DC rate. Mr. White commented that all should pay the same DC rate. Mr. White questioned whether there is justification to reduce DCs due to grants that come from other funding sources, further noting he is unaware of guaranteed grants on the horizon.

Craig responded to Mr. White and noted the DC By-law treats permanent and seasonal dwellings the same. Craig confirmed there are no deductions applied within the DC By-law, the only exception being a recreation grant with some conditions.

Sandy Higgins, Parkbridge Lifestyle Communities and owner of Craigleith Ridge, spoke, noting DC costs do have effect on costs of homes in the Town. Mr. Higgins commented the high DC rate directly impacts home costs which affects affordability. Mr. Higgins advised that businesses will have difficulty meeting their staffing complement because people cannot afford to live in the Town. Mr. Higgins commented that a critical review of DCs should be undertaken.

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

**B.2 Deputation: H. Andreas Kleiser, Thornbury Yacht Club
Re: Thornbury Yacht Club**

Andreas Kleiser, Thornbury Yacht Club (“TYC”) congratulated members of Council on their recent election. Mr. Kleiser noted the purpose of his deputation is to provide Council with additional information on the TYC including an overview of the club’s history, its membership demographic, and the programming it undertakes. Mr. Kleiser noted the TYC was founded in 1983 and is a member of the Ontario Sailing Association. Mr. Kleiser advised the TYC is made up of volunteers and has 136 members.

Mr. Kleiser noted the TYC approved its new Strategic Plan in 2018 which states the TYC’s desire to continue partnership with the Town and maintain annual meetings with Town staff. TYC’s Strategic Plan also includes a desire to give back to the community. Mr. Kleiser noted that promoting sailing for disadvantaged youth and supporting charities have been identified as areas of focus. Mr. Kleiser questioned if there are opportunities for TYC community involvement that align with already-operational Town initiatives or programs. Mr. Kleiser invited members of Council to the annual TYC Sail Past event, which will be held in June 2019.

Deputy Mayor Bartnicki questioned if the TYC has considered implementing the Sail Canada for Youth program. Mr. Kleiser advised that the TYC is open to considering this, noting the main consideration is whether there is enough volunteer capacity.

Acting Director of Community Services Ryan Gibbons noted that he and Community Services staff are pleased to work with the TYC. Ryan noted the TYC plays a large part in ensuring the continued success of the Thornbury Harbour.

Mayor Soever thanked Mr. Kleiser for his presentation, commending the TYC on its desire for community involvement.

C. Public Comment Period

C.1 Public Comment Period (each speaker is allotted three minutes)

NOTE: In accordance with the Town Procedural By-law 2018-20 fifteen minutes is allotted at the Council Meeting to receive public comments regarding Town matters. 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

D. Correspondence as previously circulated

Author	Recommendation / Actions
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D.1 Autism Ontario
Re: Request for Recognition for April 2,
2019 as World Autism Awareness Day

Moved by: Odette Bartnicki Seconded by: Andrea Matrosovs

THAT Council of the Town of The Blue Mountains supports Autism Ontario's "Raise the Flag" campaign and recognizes April 2, 2019 as World Autism Awareness Day, Carried.

D.2 County of Grey – Office of
the Warden
Re: Annual Warden's Forum – April 4,
2019

Moved by: Rob Potter Seconded by: Jim Uram

THAT Council of the Town of The Blue Mountains does hereby receive Correspondence Item D.2 County of Grey – Office of the Warden Re: Annual Warden's Forum – April 4, 2019 dated February 12, 2019 for information purposes, Carried.

D.3 Township of South Stormont
Re: Request for support regarding the
reduced Ontario Municipal Partnership
Fund (OMPF)

Moved by: Rob Sampson Seconded by: Rob Potter

THAT Council of the Town of The Blue Mountains does hereby receive Correspondence Item D.3 Township of South Stormont Re: Request for support regarding reduced Ontario Municipal Partnership Fund (OMPF) dated February 26, 2019 for information purposes, Carried.

D.4 Town of Saugeen Shores
Re: Request for support regarding
Provincial Funding to invest in
Recreation and Culture Capital
Infrastructure

Moved by: Odette Bartnicki Seconded by: Rob Potter

THAT Council of the Town of The Blue Mountains does hereby receive Correspondence Item D.4 Town of Saugeen Shores Re: Request for support regarding Provincial Funding to invest in Recreation and Culture Capital Infrastructure;

AND THAT Council directs staff to write to the Minister of Tourism, Culture and Sport to support the Town of Saugeen Shores motion, Carried.

D.5 Southern Georgian Bay Healthcare
Wellness and Research and Innovation
Day
Re: Affordable Housing Models and
Invitation to the 4th Annual Meeting

Moved by: Rob Sampson

Seconded by: Peter Bordignon

THAT Council of the Town of The Blue Mountains does hereby receive
Correspondence Item D.5 South Georgian Bay Healthcare Wellness and Research
and Innovation Day Re: Affordable Housing Models and Invitation to the 4th Annual
Meeting dated February 8, 2019;

AND THAT Council refers the South Georgian Bay Healthcare Wellness and
Research and Innovation Day correspondence to the Attainable Housing
Corporation and request that a representative of the Attainable Housing
Corporation participate in the South Georgian Bay Healthcare Wellness and
Research and Innovation Day, Carried.

D.6 Ministry of Municipal Affairs and
Housing
Re: Land Use Planning Process

Received for information and
Referred to Planning &
Development Services

Moved by: Odette Bartnicki

Seconded by: Rob Potter

THAT Council of the Town of The Blue Mountains does hereby receive
Correspondence Item D.6 Ministry of Municipal Affairs and Housing Re: Land Use
Planning Process for information purposes, Carried.

D.7 County of Grey – Planning
Department
Re: Approval for Official Plan
Amendment No. 1 Notice of Decision

Moved by: Jim Uram

Seconded by: Rob Potter

THAT Council of the Town of The Blue Mountains does hereby receive
Correspondence Item D.7 County of Grey – Planning Department Re: Approval for
Official Plan Amendment No. 1 Notice of Decision dated February 12, 2019 and
refers same to Planning and Development Services, Carried.

D.8 Ministry of Finance
Re: Update on 2019 Ontario Municipal
Partnership Fund (OMPF)

Moved by: Odette Bartnicki

Seconded by: Peter Bordignon

THAT Council of the Town of The Blue Mountains does hereby receive
Correspondence Item D.8 Ministry of Finance Re: Update on 2019 Ontario
Municipal Partnership Fund (OMPF) dated February 13, 2019 and refers same to
Finance and IT Services, Carried.

D.9 Committee of Adjustment
Re: Application for Consent for Lot
Addition, Part Lot 8, Concession 11,
File#B01-2019

D.10 Committee of Adjustment
Re: Application for a Minor Variance,
46 Louisa St. West, Thornbury
File#A03-2019

Received for information

D.11 Committee of Adjustment
Re: Application for a Minor Variance,
#828114 Grey Road 40, File#A04-2019

Received for information

Moved by: Peter Bordignon

Seconded by: Odette Bartnicki

THAT Council of the Town of The Blue Mountains does hereby receive Correspondence Items D.9 Committee of Adjustment Re: Application for Consent for Lot Addition, Part Lot 8, Concession 11 File#B01-2019, D.10 Committee of Adjustment Re: Application for a Minor Variance, 46 Louisa St. West, Thornbury File #A03-2019 and D.11 Committee of Adjustment Re: Application for a Minor Variance #828114 Grey Road 40 File#A04-2019 for information purposes, Carried.

D.12 Committee of Adjustment
Re: Application for a Minor Variance
Beaver Street South and 10th Line,
File#A05-2019

Moved by: Jim Uram

Seconded by: Rob Potter

THAT Council request that the Committee of Adjustment defer Application A05-2019 Application for a Minor Variance, Beaver Street South and 10th Line, until Council has the opportunity to consider matters relating to official plan conformity and zoning bylaw compliance through a staff report to be included directly on the April 1, 2019 Council Agenda for consideration, Carried.

D.13 Ministry of the Attorney General
Re: Local Planning Appeal Support
Centre (LPASC) – no longer accepting
requests

Moved by: Odette Bartnicki

Seconded by: Rob Potter

THAT Council of the Town of The Blue Mountains does hereby receive Correspondence Item D.13 Ministry of the Attorney General Re: Local Planning Appeal Support Centre (LPASC) – no longer accepting requests dated February 21, 2019 for information purposes, Carried.

D.14 County of Grey – Clerk's
Department
Re: Modernization of Alcohol Sales in
Ontario

D.15 Ministry of Economic
Development, Job Creation and Trade
Re: Support for Ontario's Automotive
Industry, Planning and Developing with
municipalities

Moved by: Peter Bordignon

Seconded by: Rob Sampson

THAT Council of the Town of The Blue Mountains does hereby receive Correspondence Item D.14 County of Grey – Clerk’s Department Re: Modernization of Alcohol Sales in Ontario dated February 20, 2019 and D.15 Ministry of Economic Development, Job Creation and Trade Re: Support for Ontario’s Automotive Industry, Planning and Developing with municipalities dated February 20, 2019 and refers same to the Economic Development Advisory Committee, Carried

D.16 Ontario Energy Board

Re: Notice to Enbridge Gas Inc. Customers of a proposed increase in natural gas rates

Moved by: Rob Sampson

Seconded by: Peter Bordignon

THAT Council of the Town of The Blue Mountains does hereby receive Correspondence Item D.16 Ontario Energy Board Re: Notice to Enbridge Gas Inc. Customers of a proposed increase in natural gas rates and directs staff to e-blast same to the public, Carried.

D.17 Ministry of Transportation

Re: Thank you for recent delegation meeting at the 2019 ROMA Conference

Moved by: Alar Soever

Seconded by: Odette Bartnicki

THAT Council of the Town of The Blue Mountains does hereby receive Correspondence Item D.17 Ministry of Transportation Re: Thank you for recent delegation meeting at the 2019 ROMA Conference dated February 25, 2019;

AND THAT Council directs staff to correspond with the Minister of Transportation Honourable Jeff Yurek to thank him for his correspondence and confirm the statements of the Minister during the delegation meeting that he will reduce the 24 metre road allowance along Highway 26 in Craigeith to 7.5 metres, Carried.

D.18 Grey Condominium Corporation

#11

Re: Road Allowance – Bay Street West and Victoria Street

Moved by: Rob Potter

Seconded by: Andrea Matrosovs

THAT Council of the Town of The Blue Mountains does hereby receive Correspondence Item D.18 Grey Condominium Corporation #11 Re: Road Allowance – Bay Street West and Victoria Street dated March 1, 2019 for information purposes, Carried.

E. Motions and Staff Reports

E.1 Reduction of Speed Limit on Westridge Drive in Lora Bay to 40 km/hour

(NOTE: The Committee of the Whole recommended that the following report be included on the March 11, 2019 Council Agenda)

Moved by: Rob Potter

Seconded by: Andrea Matrosovs

THAT Council receive Staff Report PDS.19.31, entitled "Reduction of Speed Limit on Westridge Drive in Lora Bay to 40 km/hour";

AND THAT Council consider enacting a bylaw to reduce the speed limit on Westridge Drive to 40 km/hour, when it is adopted as a Municipal Right of Way;

AND THAT Council authorize the design of future Municipal roads within the Lora Bay area, to a 40 km/hour design & posted speed, Carried.

F. Consent Agenda

Reports List (Adopt)

F.1 Special Committee of the Whole Report, dated February 27, 2019

Minutes List (Receive)

F.2 The Blue Mountains Police Services Board Meeting minutes dated November 7, 2018

F.3 Committee of Adjustment minutes dated January 22, 2019

G. By-laws

G.1 By-law to Amend The Blue Mountains Zoning By-law and Township of Collingwood Zoning By-law (Windfall)

Councillor Rob Sampson vacated the Council Chamber having earlier declared a pecuniary interest regarding G.1 By-law to Amend The Blue Mountains Zoning By-law and Township of Collingwood Zoning By-law (Windfall).

Moved by: Jim Uram

Seconded by: Rob Potter

THAT By-law No. 2019- 7 being a By-law to amend The Blue Mountains Zoning By-law 2018-65 by removing the Holding '-h19' symbol from the lands lying and being in the Town of The Blue Mountains comprised of Block 56 Registered Plan 16M-42 and to amend Township of Collingwood Zoning By-law 83-40 by removing the Holding '-h' symbol from the lands lying and being in the Town of The Blue Mountains comprised of Block 56 Registered Plan 16M-42 be passed this eleventh day of March, 2019, Carried.

G.2 By-law to Remove Lots from Part Lot Control for a Temporary Period of Time (Windfall Phase 3)

Councillor Rob Sampson vacated the Council Chamber having earlier declared a pecuniary interest regarding G.2 By-law to Remove Lots from Part Lot Control for a Temporary Period of Time (Windfall Phase 3).

Moved by: Peter Bordignon

Seconded by: Rob Potter

THAT By-law No. 2019- 8 being a By-law to remove Lots 18, 25, 26, 27, 28, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, and 41, Registered Plan 16M-64 from part lot control for a temporary period of two (2) years be passed this eleventh day of March, 2019, Carried.

G.3 By-law to Amend Township of Collingwood Zoning By-law 83-40, (Kadwell)

Moved by: Jim Uram

Seconded by: Odette Bartnicki

THAT By-law No. 2019- 9 being a By-law to amend Township of Collingwood Zoning By-law 83-40 by changing the zoning symbols on the property known as Plan 562, Part Lot 57 from General Rural (A1) to Development (D) be passed this eleventh day of March, 2019, Carried.

H. New and Unfinished Business

H.1 Grey County Council Update (AS, OB)

Deputy Mayor Bartnicki spoke noting that Councillor Rob Potter was recently sworn in at Grey County as The Blue Mountains Alternate Council Member to Grey County Council. Deputy Mayor Bartnicki noted that the emergency plan was reviewed at Grey County and that most members of Council attended the session.

Councillor Potter spoke noting that it was an honour to be sworn in as the Alternate Town of The Blue Mountains Council Member at Grey County.

Mayor Soever spoke noting that the Grey County Budget was recently passed.

H.2 Notice of Motion (Council)

None

H.3 Additions to Agenda

None

I. Notice of Meeting Dates

Committee of the Whole Meeting, March 18, 2019
Town Hall, Council Chamber

Council Meeting, April 1, 2019
Town Hall, Council Chamber

Special Committee of the Whole, April 4, 2019, 8:30 am
Town Hall, Council Chamber

J. Confirmation By-law and Adjournment

Councillor Rob Sampson vacated the Council Chamber having earlier declared a pecuniary interest regarding J Confirmation By-law.

Moved by: Peter Bordignon

Seconded by: Andrea Matrosovs

THAT By-law No. 2019 - 10, being a By-law to confirm proceedings of the Council of The Corporation of the Town of The Blue Mountains on March 11, 2019 be hereby enacted as passed this eleventh day of March 2019, Carried.

Moved by: Odette Bartnicki

Seconded by: Andrea Matrosovs

THAT this Council does now adjourn at 9:45 p.m. to meet again March 11, 2019 Town Hall, Council Chambers, or at the call of the Chair, Carried.

Alar Soever, Mayor

Corrina Giles, Town Clerk