

# The VIEW from BLUE

Published by Blue Mountain Ratepayers' Association

The largest ratepayers' association in The Blue Mountains

www.bluemountainratepayersassociation.com

Box 405, Collingwood, ON L9Y 3Z7

May 2010

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**MEMBERSHIP** in the Blue Mountains Ratepayers' Association is \$25 a year from: Blue Mountain Ratepayers' Association, Box 405, Collingwood, ON L9Y 3Z7

## PRESIDENT'S REPORT

### A year to remember – and a view to the future

By Michael P. Seguin

As my second term as President comes to a close (at the AGM), I can honestly say that this has been a busy year for me. I have tried to balance working for a living from my Barrie and home offices, performing my duties as President of your Association in writing articles, attending Council and Committee meetings as well as important functions, providing support for important issues and causes in our community such as Short Term Accommodations and the Neighbourhood Watch Program, and finding time to relax and play a regular game of golf.

However, I must admit that I have gained a certain amount of satisfaction in everything I have done and accomplished over the past year.

In June of 2009, your Association became a stronger voice in the community with the approval by the Board of a new Condo membership. We now have 12 new Condo memberships represented by approximately 48 Condo Board Directors and accounting for some 1,000 residential units in the Blue Mountain Resort area. We look forward to your ratification of this important addition to our membership base at the AGM.

In August of 2009, your Association helped launch a pilot Neighbourhood Watch Project in the Craighleith resort area along streets such as Jozo Weider Boulevard, Lucille Wheeler Crescent, and Brooker Boulevard. The objective of this program is to bring neighbours closer together in fighting potential crime and nuisances that affect the quality of life we so richly deserve in this community.

The OPP and the Town want to work with us and this program is

See *President's Report* page 2

## NOTICE OF ANNUAL GENERAL MEETING (for members in good standing only)

Notice is hereby given that the Annual General Meeting of the Blue Mountain Ratepayers Association will be held

**Saturday, June 5th, 2010 at 9 a.m.**

at the  
**BLUE MOUNTAIN INN – RAVENNA ROOM**  
Take County Rd #19 (Blue Mountain Rd.) to Jozo Weider Blvd. and then turn right to the Inn. Park and walk to the Conference Centre entrance at south-west portion of the building at the base of the mountain.

### For the purpose of:

1. Receiving the Report of the Directors;
2. Receiving the Financial Report for the fiscal year ending December 31, 2009;
3. Election of Board Directors;
4. Proposed Amendments to the By-laws
5. Transacting other business presented at the meeting;
6. Question and answer period.

By Order of the Board, March 13, 2010  
Michael P. Seguin, President  
Blue Mountain Ratepayers Association

Although the meeting is scheduled for 9 a.m., please arrive by 8.30 a.m. for registration and coffee

### **Governance of Our Association:**

## **Proposed amendments to our by-law**

In accordance with Article 37.0 of the Association's by-law, the Board of Directors has the right to make amendments to the Association's by-law, subject to approval by at least two-thirds of the voting members present at an annual general meeting.

In June of 2009, the Board of Directors approved a motion to amend the Association's by-law to include a new Condo membership, which will broaden our membership and property taxpayer base and bring greater strength to our Association.

The latest amendments being proposed are as follows:

1. Article 21.2 to now read: There shall be only three classes of membership in the Association, namely a Family Membership, a Company Membership and a Condominium Membership (hereinafter referred to as a Condo Membership) that is in good standing with the Association;
2. Article 21.7 to now read: A Condo Membership is defined as the Board of Directors that represents greater than eight residential units whose owners share in-common interests in the common elements under the Condominium Act, 1998;
3. Article 21.8 to now read: A Condo Membership shall consist of a maximum of six directors with each entitled to a vote;
4. Article 21.9 to now read: All Family, Company and Condo memberships shall pay annual membership dues in accordance with the provisions of the by-law of the Association in that behalf time to time in force;
5. Article 21.10 to now read: The Secretary shall cause to be maintained and kept current a list of names and the last addresses of all members of the association, whether Family, Company or Condo membership;
6. Article 22.1 to now read: Membership shall cease upon occurrence of any one of the following events: a) a membership ceases to be a resident, a company or a condominium within the Town of the Blue Mountains; b) a membership's failure to pay dues and fees at any time payable by them as thereinafter set out; and c) a membership's resignation or expulsion from the Association.

Please review these proposed amendments and advise us if you have any comments, either in writing at [info@bluemountainratepayersassociation.com](mailto:info@bluemountainratepayersassociation.com) or at the AGM. The existing by-law can be viewed on the BMRA web site at any time.

## **President's Report**

*Continued from page 1*

an excellent way to help jump-start and develop a communication process that has been lacking for many years. We will continue to expand the program to as many neighbourhoods as we can and I assure you that you will be hearing more about this program in the very near future.

The AGM is to be held on June 5<sup>th</sup> and I'm looking forward to seeing as many members as possible in hope of learning more about their concerns and issues as we move closer to the upcoming election. Remember, the BMRA is planning an "All Candidates" meeting on **October 2, 2010** to help our members and the public decide on the best candidates to lead us over the next four years. More details of the AGM and articles regarding the election are presented in this newsletter.

I want to bring your attention to two important developments that are in the works:

- A new BMBRA brochure that will be unveiled shortly at the AGM and will be distributed at various functions and locations within the community;

- Our participation in the Blue Mountains' "Chili Cookoff" to be held in July at the Village in Blue. This promises to be an exciting event to help promote the BMRA and the Neighbourhood Watch Program in our community. More details will be provided soon, and I want to thank Lester Posen, who has put a lot of effort into both of these developments.

Over the next six months your Association will continue to do its best to keep you informed of the major issues and bring you up-to-date on the candidates as they file their nomination papers and reveal their election platforms. This information will also be posted on our Web Site. We also will start to post new survey questions to gauge your interests and concerns.

If you have any topics, issues or questions that you want the BMRA Board to consider in the lead-up to the municipal election, please do not hesitate to contact me directly at [mpseguin@rogers.com](mailto:mpseguin@rogers.com), or send me a message via the Association's mailing address. Don't be afraid to express your opinion(s), which we can share (anonymously if you wish) with all our members. As I have always said, you are the heart and soul of the Association and we value your opinion.

# What to look for in elected municipal officials

By Michael P. Seguin

I have already written about the apathy of our electorate in the last municipal election, held in 2006. As I see it, my responsibility and my goal as President of the BMRA is to encourage a higher voter turnout, prevent candidates from being acclaimed, and to help everyone avoid fringe and unwanted candidates.

Now, more than ever, we need to think seriously about what defines good municipal leadership, and work together to ensure that we elect and support the right individuals to oversee our municipal government.

To do this, we need to ask a few fundamental questions about incumbents and others who seek elected office. Some of the following questions and comments have been abstracted from an article written by Carolyn Kearns and published in the April, 2003 edition of *Municipal World*.

## **1. Are the motivation for the job and the experience appropriate?**

Individuals seeking or holding public office should have a passion about public service. It should not be about power and/or publicity. It should not be a way to right a perceived injustice or to fill up time during retirement. It should be about a sense of civic duty and a feeling of giving back respect and loyalty to a community that has been good to them.

## **2. Is there a clear, articulate vision and a platform of activities to implement it?**

Good municipal officials do not “trash talk” the work of previous councils. They need to be proactive and forward-thinking and want to promote a clear, articulate vision and a set of goals and actions. In addition, these individuals support the good initiatives that are under way, regardless of who initiated them, and work to see them completed.

## **3. Is there understanding and support for the role of the administration and for teamwork?**

Good members of council are *not* those who try to act smarter than staff. They need to be able to direct staff and recognize that their role as member of council is to ensure a well-run municipality and not to second-guess or embarrass staff or do their work for them. Effective municipal leaders are those who work and build on the collective strengths, wishes and partnerships of the community.

## **4. Is there a track record of informed decision-making?**

Elected officials must be accessible, and be prepared to really listen to a broad range of views and make tough but fair decisions and stand by them. We don't want elected officials who are “fence-sitters,” who avoid controversial decisions, who blame others and who defer decisions with the excuse that more information is needed or more input is required.

## **5. Is there a commitment to do the right things, instead of just doing things right?**

Individuals running for office should consider their commitment to doing the right things that represent positive changes for the municipality based on the vision and direction established in developing a better community.

These are just some questions that need to be asked when considering the candidates in the up-coming municipal election. Let's all work together and find the candidates who will provide a stronger and more effective municipality.

The countdown continues. Only six months remain until the next municipal election on **October 25, 2010**. Pay attention, because there is a lot at stake!

On this date and by mail-in ballot, citizens of this community will be asked to vote for individuals who will provide leadership and put the property taxpayers' rights first, rather than those of the occupants of Town Hall. We need politicians who are willing to learn and work on behalf of our community, are able to inspire public employees and to engage citizens in open and transparent public meetings, and able to make tough decisions.

We need politicians who have the courage to lead!

We promise to keep you informed of the major Town issues. We hope that by providing everyone with more knowledge and understanding of the issues we can encourage more people to vote and help in choosing the right candidates to lead us over the next four years. But at the end of the day, your Association can't shape the makeup of this Council. Only **YOU** can do that, by casting your ballot either in person or by mail (a voting kit will be sent to you) on October 25.

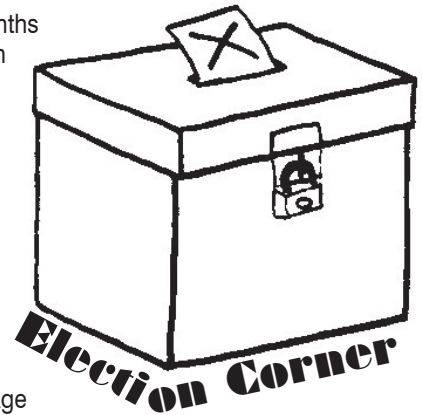
For more information on how you can vote in the Town of the Blue Mountains, please read the accompanying articles by Michael Seguin and Lester Posen, or visit our Web Site at [www.bluemountainratepayersassociation.com](http://www.bluemountainratepayersassociation.com) or The Blue Mountains Web Site at [www.thebluemountains.ca](http://www.thebluemountains.ca).

Candidates have until September 10 (Nomination Day) to file their nomination papers. As of the writing of this newsletter, the following candidates had filed:

For Mayor – Ellen Anderson, Marshall H. Heatherington, Sheldon A. Rosen and Paul Mitchell;

For Deputy Mayor – Duncan McKinlay;

For Councillor – John McGee, Joe Halos and Cameron Kennedy.



## The municipal election – ARE YOU READY?

By Lester Posen

I'm not . . . and I have been developing my mindset regarding the requirements of a good elected official for many years. Our, yes that's right – OUR – municipal elections will be taking place in just six months. One of the most important decisions you must make will be with whom you entrust the safety, growth, support, guidance and direction of the town. You do this by casting your ballot.

We collectively spend countless millions of dollars to operate this town. Many of us don't question the current political leadership, many don't examine the issues facing all of us, many don't review those who seek office and many just don't care.

But the opportunity to speak with, engage and provide input to many who held, sought or are advising those who held office is the single most important task we have as taxpayers. Understanding the agendas of those seeking office is critical.

Time and time again we hear that The Blue Mountains is a unique town. Having had roots in this town for more than half a century I can tell you that this is very true. The Blue Mountains is place where the characteristics of cottage life meld with urban lifestyle and those looking to escape the everyday work world for a nice getaway.

In order to ensure that our town can accommodate all of these scenarios we must make sure that we entrust the reigns of power to the right candidates. The Blue Mountains requires people who can balance all of these aspects, ensuring that the residents, businesses and visitors have peaceful and prosperous enjoyment.

### What we need

We need to look for special people to drive our town forward. Do these people have that much-needed global understanding of the interrelationships of government agencies affecting all aspects of our town? Do these people support a zoning plan that will ensure planned growth with long-term sustainability? Do these people have a personal agenda for which they are leveraging an election? Will these people stand up for us?

These are a few of the simple questions that need to be asked by each of us in order to make more informed decisions about those people we wish to lead us.

Communities either thrive or suffer based on the outcome of the election. That being said, there are always those people who will complain no matter which way the ballots decide the outcome. The important piece of information here is to ensure that you vote and vote for the people you believe will represent you fairly.

You have the time right now to "look under the hood" of the engine of the community. If you are not happy with it, then question those responsible. Get yourself interested in what is happening and those throwing their hat into the upcoming election. Now is the time to examine the candidates, their mission, their

qualifications, their agenda – their abilities.

The Blue Mountains needs leadership by all elected officials, from the mayor's office on down. We need more than a business person at the helm; we need someone who understands the complexities of the various agencies and their impact on our community. We need people who know how to manage a bureaucratic staff. Many businesses and business people fail in their attempt to drive forward. We don't have the time or money to squander on the uninitiated. We need people with proven talents and success in their ability to represent us at the municipal, provincial, federal and global level. Yes, we *are* in a global economy.

The Blue Mountains requires people who understand sustained growth – not just more tourists. We need a stronger residential and commercial tax base and a stronger town plan with real teeth. This town requires long-term thinking as opposed to short term patches.

Time and again, other communities have shown us that long-term viability is based on a strong residential and commercial base. Having this strong base and a proper town plan in place will guarantee a prosperous town, resulting in fewer economic ups and downs and driving both local and tourist activities, supporting the needs of all constituents and ensuring a sustained and healthy community.

Beware of wolves! Become informed. Ask questions. DON'T ALLOW YOUR VOTE TO BE WASTED! Attend the all-candidate's forums and ask questions. More importantly – push for answers.

### Past-Presidents and Board Directors

Since the founding of the organization as the Craighleith Ratepayers' Association in 1977 and subsequent changeover to the Blue Mountain Ratepayers' Association in 2003 after the amalgamation of the Town of Thornbury and the Township of Collingwood, it is important to recognize some of the significant contributions of our past members:

#### Past-Presidents:

1. Rosemarie Campbell
2. Robert Gunn
3. Jim Wood
4. Ben Parr
5. Sharon Clayfield
6. Ben Benness
7. Dorothy Healey

#### Other Board Members providing significant contributions:

1. Joanne L. Baker
2. Edie Siepi
3. Chris Hills
4. Ron Clifford
5. Betty Rowsome
6. Bill North

We know there are many more names that we could add to this list, and we welcome your advice on people you may know who have contributed and dedicated their time to the Association over the years and should be recognized.



## ABOUT THE TOWN

With Michael Seguin

### Town supports community policing and watch program

The Town Council has approved a \$15,000 grant to the Blue Mountains Policing Committee (BMPC) in support of the Town's proposed Integrated Community Sustainability Plan, which has identified the need to encourage citizen participation in creating a safe and healthy community. The BMPC has initiated a Community Watch Program with four separate components: Neighbourhood Watch, Rural Watch, Road Watch and Business Watch. The grant will help finance the costs of design, production and distribution of supporting brochures, program materials and signs (including installations). The Town has also agreed to provide technical Website design and communication initiatives.

*Source: Courier-Herald 02/16/2010*

### Town by-law enforcement activity in 2009

The Manager of Building and By-law, Greg Miller, reported on March 1 that 388 complaints had been received by the By-law Division, of which 336 (87%) are now closed files and 52 (13%) remain open. Year-end activity is broken down as follows: 98 (25%) long grass/noxious weed complaints; 74 (19%) property standard complaints; 56 (14%) dog complaints; 33 (9%) noise complaints; and, 31(8%) Building Code Act violations.

Only 33 noise complaints????!! It's obvious that Town by-law enforcement officers would rather the OPP handle this difficult task. They certainly don't have a problem handing out parking tickets: their revenues have increased by 45% over 2008 (\$28,752.71 vs. \$19,883.56) and account for 64% of the department's revenue.

*Source: Planning & Building Services Report SRB10.08 dated March 1, 2010*

### Library Board tries to justify 5,000 sq. ft. expansion

The Town bureaucrats have hired consultants to tell them exactly what they want to hear – a 5,000 sq. ft. addition to the L.E. Shore Memorial Library is needed as quickly as possible to meet the future higher level of library services expected beyond 2019. It appears that the Town has already budgeted almost \$1.2 million to build this addition in 2013 and 2014 and is preparing to put money into an appropriate reserve fund. It is important to note that the Capital Expenditure program

in 2013 is expected to reach over \$18.0 million, with our debt load expected to rise to over \$11.0 million. The worst part is that the town anticipates over \$6.0 million will be allocated to taxation repayment with an annual repayment or debt service of just over \$1.0 million a year being paid from taxation. At this rate, we will be seeing more than 2.5% increases by 2013. Will we be able to afford a luxury library addition?

Did I mention that the library plans to open Mondays and operate a bookmobile to reach out into rural areas at a cost of about \$70,000 a year.

*Source: March 8, 2010 Council meeting and 2010 Capital Expenditure Report*

### Fire Department supports regulation of STAs

In its 2009 year-end report, the Blue Mountains Fire Department stated that they had three fires near the end of the year, resulting in \$560,000 damage and endangering the lives of 24 renters. The report states that "in addition to a by-law requiring registration of these properties and subsequent annual fire inspections, we recommend tamper-proof, interconnected smoke alarm systems with battery backup be a Municipal requirement to ensure adequate early warning for these high occupant load units. A Municipal by-law will be proactive assurance of maintaining a minimum standard for life safety of renters in rental/income properties."

The report goes on to state that "the maintenance of fire safety features and systems in larger occupancy buildings is a major concern following a recent inspection by a 3<sup>rd</sup> party Fire Protection Company. Complacency on the part of past Fire Protection Companies is being investigated, in addition to daily maintenance procedures performed by the building owners. Continued Fire Department presence and stricter enforcement will be required to ensure compliance with the Ontario Fire Code in these areas to ensure occupant safety."

Hopefully, Council and the town administrators will be a little more proactive, act on the Fire Department's recommendations and bring this issue of STAs in unwanted residential neighbourhoods under control to provide a much safer, healthy and liveable community.

*Source: Blue Mountains Fire Department – 2009 Year End Report – March 11, 2010*

### Craigleith Community Centre

Restored 1860s one-room schoolhouse.  
Designated as a heritage building.  
Includes kitchen facilities

**Ideal for:** Business meetings, Weddings, Social events, Anniversaries.

For rental information, contact Bruce Loveless at 705-446-4673.

## 2010 Depot lecture series continues at the Beaver Valley Community Centre

- **Monday May 31<sup>st</sup>, 2010** – Dr. John Steckley will speak about the St Lawrence Iroquoians in Huronia.
- **Monday June 28<sup>th</sup>, 2010** – Carl Mills will give a presentation to honour the 100<sup>th</sup> anniversary of the first flight over Toronto by Count Jacques de Lesseps on July 13, 1910; **Dr. Andrew Miall** will speak about the Collingwood landscape with a special focus on the geological processes, rocks and scenery.
- **Monday August 30<sup>th</sup>, 2010** – Dr. Ron Williamson will speak on the archaeology of the Mantle Site and urban planning in Ontario during the 16<sup>th</sup> Century.
- **September 27<sup>th</sup>, 2010** – Doris Heffron will speak on her latest novel, *City Wolves*, a captivating tale of a Canadian pioneer women making a road for herself as the first female veterinarian in the nation.

Lectures start at 1 p.m. You can contact Suzanne Purdy for further information at 705-444-2601.

Source: *Courier-Herald* 12/15, 2009

## Real estate news – Spring, 2010

The residential market continued to improve over the first quarter of 2010. According to Karen Poshtar of Royal LePage Collingwood, the Georgian Triangle market – which includes the Town of the Blue Mountains – saw 388 transactions (\$106,750,950) over the first quarter of 2010, compared with only 235 (\$55,234,868) in 2009 – a 60% increase. This was slightly lower than the 394 transactions in 2008.

The average price was \$300,518, compared with \$267,247 in 2009. However, it is noted that there were 16 sales over \$600,000 compared with only seven in the first quarter of 2009, and the sales-to-listing ratio is only around 30% – still a buyers' market.

Karen's quarterly newsletter generally deals with new developments and real estate trends in the Towns of Collingwood and the Blue Mountains; you are welcome to visit her web site at [www.collingwoodhomes.ca](http://www.collingwoodhomes.ca). to see more links or to share with her some of your interests.

### Quick Hits!

1. Larry Dunn, a prominent local businessman, and the Landex group he heads purchased a major share of the Lora Bay Corporation in January, 2010. The corporation operates the Raven at Lora Bay golf course and the surrounding housing development. Dunn and his group also own the Georgian Bay Club but have stated that they have no plans to link the two clubs and that the real estate developments at each location are also completely different.

2. The new owner of the former Goodyear Plant has proposed a joint venture to develop a recreational facility at the former industrial site on Mountain Road in the Town of Collingwood. The Holborn Investments

group is proposing to retrofit the existing building to accommodate an educational and training facility for a community college, a local commercial plaza, a proposed collector road between Mountain Road to Harbour Street and Highway 26 as well as construct a double rink, fire hall and a reference library.

3. Centurion Canada is planning a "gran fondo" event or a marathon for cyclists between September 17 and 19. Three loops of 40 km to 100 km are planned within The Blue Mountains and Grey Highlands and all will start and end in the Blue Mountain Village. Council has approved a \$30,000 commitment to this event: \$10,000 from the town's economic development budget and \$20,000 in-kind services to cover police and traffic management, storage space, ambulance and emergency medical technicians, communication support and equipment, road maintenance, waste management, volunteer organization and permits.

4. Congratulations to Ms. Corrina Giles, who was appointed as Clerk of The Blue Mountains on March 8, replacing Stephen Keast, who remains with the Town as Administrative Assistant.

5. As of January 15, 2011, 10-digit dialing will apply to all existing 705 area code users. This means you will have to dial the area code followed by the seven-digit phone number for all local calls. A new area code (249) will be assigned (only) to new numbers. For more information you are asked to visit [www.dial10.ca](http://www.dial10.ca).

6. Three Town employees made the 2009 sunshine list (those making more than \$100,000): Paul Graham, with a salary of \$139,577.63 and taxable benefits of \$9,732.15; Reg Russwurm, with a salary of \$119,042.26 and taxable benefits of \$6,682.33; and David Finbow, with a salary of \$110,164.53 and taxable benefits of \$2,970.40. The mayor earned \$45,281.20 (including allowances and expenses) and councilors earned between \$25,000 and \$32,000 (including allowances and expenses).



## Be a Community Leader with The Blue Mountains Community Watch

Organize your neighbours in an effort to discourage break-and-enters, fraud, vandalism and rowdiness in your community.

Community Watch includes Neighbourhood Watch, Business Watch, Road Watch and Rural Watch programs covering six zones in The Blue Mountains.

To find out more, visit [www.thebluemountains.ca](http://www.thebluemountains.ca) and click on the Community Watch headline or call: Larry Hall 519-599-6262, Rob Potter 519-599-3131 ext 282, or Sgt. Charlie Watts 519-599-6644.

***It won't happen without you!***



*The new Town Hall – loan and grant money helps to get the shovels in the ground*

## Town Hall update

**By Michael P. Seguin**

Mills Street is closed, the digging has started and soon we should see some major construction work under way on the new Town Hall.

The Town applied for and received a grant in the amount of \$330,000 from the Green Municipal Fund for brownfield clean-up (the former fuel station site) and energy efficiency and have access to a loan of up to \$3,300,000 from the Federation of Canadian Municipalities.

Instead of lowering the overall clean-up costs, David Finbow, the Director of Building and Planning, has stated that the grant will be used to achieve a gold LEED standard (Leadership in Energy and Environmental Design) – a higher energy efficient and environmental level than was originally proposed under a silver LEED standard. (I hope this doesn't mean "golden doors and window frames.")

The \$3 million loan will save the Town about \$1.0 million in interest as the borrowing rate is about half a per cent below the Bank of Canada bond rate of around 2.6%. It was suggested at a Finance Committee meeting that the savings be used for other sustainable projects instead of reducing the projected Town Hall debt cost payment of \$73,500 per annum that was projected to come from taxation over the next five years.

The Finance Committee received a report from staff

on setting up a Town Hall reserve fund in order to ensure that the Town Hall is maintained over the long term. The Town currently has a General Government Office Reserve Fund in the amount of \$22,850 that can easily be converted to this new reserve fund, and an Asset Management Plan will decide how much should be set aside in this fund.

Apparently, this proposed new fund received mixed reviews from the committee because it looked like a "bureaucratic" move. Personally, I think it's a good idea, because this building is not going to be cheap to run and take care of, especially when you compare the costs of running the existing and much smaller Town Hall.

The final bit of news involves a donation to the Town of a vacant site located on the northeast corner of Mill and King Streets (next to Pipers) for the purpose of creating the Frank & Jessie Smith Memorial Garden or a park-like environment in front of the new Town Hall. Although a garden is not considered the best use of these prime commercial lands, the Town's spin is that these lands are an excellent location for their geothermal system, which will provide the heating and cooling for the Town Hall and demonstrate to you, the public, that they are committed to "showing leadership in the use of renewable energy in their operations." Are you impressed?

By the way, did I mention that the Town will be expected to spend a minimum of \$10,000 a year to help maintain this garden.

## BMWTF working to save our wetlands!

**By Donald Kerr**

The Blue Mountain Watershed Trust Foundation (BMWTF) has been active in protecting the Silver Creek Wetland (SCW) for over 20 years, consistent with our mission statement, which reads: *The BMWTF's focus is the restoration, rehabilitation, conservation and sustainable use of the Blue Mountain watershed ecosystem through broad community stewardship.* The following describes the current status of these efforts:

### SCW & THE CONSULATE PROPERTIES IN THE TOWN OF COLLINGWOOD

In 2007, residential development in the easterly portion – upland areas surrounded by wetland – was approved by the Ontario Municipal Board (OMB) with some regard to wetland conservation. The BMWTF retained a highly-recognized environmental consultant and participated in the mediation process. We were successful in negotiating increased buffer width. During 2008, the westerly portion of Consulate lands was being mediated under the OMB; however, all mediation was suspended in January of 2009. There is no date set for resumption.

### SCW & THE TERRASAN PROPOSAL IN THE BLUE MOUNTAINS

The BMWTF presented comments at a Town Public Meeting on November 22, 2008 identifying many critical

### Emergency & Information

**Immediate response:** 911 (Do not call unless it's an emergency or you will be assessed a response charge of \$300)

**OPP** (Collingwood & Blue Mountains): 1-888-310-1122; (Administration): 705-445-4321. Blue Mountains Resorts Security: 705-445-0231 x8281/8911 (24 hours)

**Fire Department:** Thornbury Fire Station # 1, (519) 599-5411; Craighleith Fire Station #2, (705) 444-2244;

**Municipal Offices:** Thornbury 599-3131. Paul Graham, Chief Administration Officer, x234; Robert Cummings, Treasurer, x235; Corinna Giles, Town Clerk, x232; David Finbow, Director of Planning and Building x246.

## Special rules for our senior BMRA golf members

Please advise all our senior members of these important rule changes for the 2010 golf season. Carry a copy with you at all times to refer to when playing with non-seniors.

### Rule 1.a.5

A ball sliced or hooked into the rough shall be lifted and placed on the fairway at a point equal to the distance it carried or rolled into the rough with no penalty. The senior should not be penalized for tall grass which ground keepers failed to mow.

### Rule 2.d.6 (b)

A ball hitting a tree shall be deemed not to have hit the tree. This is simply bad luck and luck has no place in a scientific game. The senior player must estimate the distance the ball would have traveled if it had not hit the tree and play the ball from there.

### Rule 3.b.3(g)

There shall be no such thing as a lost ball. The missing ball is on or near the course and will eventually be found and pocketed by someone else, making it a stolen ball. The player is not to compound the felony by charging himself or herself with a penalty.



### Rule 4.c.7(h)

If a putt passes over a hole without dropping, it is deemed to have dropped. The law of gravity supersedes the Rules of Golf.

### Rule 5.

Putts that stop close enough to the cup that they could be blown in, may be blown in. This does not apply to balls more than three inches from the hole. No one wants to make a travesty of the game.

### Rule 6.a.9(k)

There is no penalty for so-called "out of bounds." If penny-pinching golf course owners bought sufficient land, this would not occur. The senior golfer deserves an apology, not a penalty.

### Rule 7.g.15(z)

There is no penalty for a ball in a water hazard, as golf balls should float. Senior golfers should not be penalized for manufacturers' shortcomings.

### Rule 8.k.9(s)

Advertisements claim that golf scores can be improved by purchasing new golf equipment. Since this is financially impractical for many senior golfers, one-half stroke per hole may be subtracted for using old equipment.

environmental issues. In mid-2009, we commissioned our environmental consultant to prepare a peer review of Terrasan's Environmental Impact Statement. Our reviewer noted a number of deficiencies.

An environmental experts' meeting took place on March 3, 2010. The experts in attendance represented the BMWTF, the Town, Grey Sauble Conservation and the Niagara Escarpment Commission. Some progress was made. However, as expected, experts do not always agree on every point.

Three times the BMWTF has formally requested permission for our environmental consultant, Sarah Mainguy, to visit the development site at no cost to the owner. Each time we have been refused by the owner. The Town supported the idea but does not have the power to insist. It would be very useful for our consultant to visit the site in order to confirm her review. Are they afraid she would find something that has not been adequately addressed?

Specifically, we feel the current proposal is deficient in its treatment of several critical natural heritage issues in the development. These points have been brought to the attention of authorities. We continue to press for improvements in the following areas:

**1. Setbacks:** We feel that buffer width between development and the Wetlands is inadequate.

**2. Hydrogeology and the impacts of the Terrasan**

**development:** This issue is still under discussion.

**3. Protection of the sensitive dune and swale section (Coastal Meadow Marsh), including a connecting corridor:** Although the coastal meadow marsh is not defined as wetland, it is a rare and sensitive feature that must be preserved. Further protection is required.

**4. Roads:** We are adamant that there be no connecting road though or adjacent to the wetland.

**5. Sensitive species of animals and incomplete data:** Our consultant insists that some further survey work is needed at appropriate times to identify rare and important species.

**6. Blanding's Turtle:** This threatened species was found at about 10m from the Terrasan property. We feel that the requirements of the Planning Act have not yet been satisfied.

These are the issues that need to be resolved before this can be considered an acceptable development from an environmental perspective. We will continue to work with the Town, County and the relevant agencies toward this end.

We invite BMRA members to join the BMWTF if they have not already done so. Annual dues are: student \$5, senior \$15, individual \$25, family \$50, supporting \$100, patron \$500; lifetime membership \$1,000. Cheques can be mailed to BMWTF, P.O. Box 605, Collingwood ON L9Y 4E8.