



# THE VIEW FROM BLUE

Published by Blue Mountain Ratepayers' Association

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BOX 198, THORNBURY, ON N0H 2P0

**AUGUST/SEPTEMBER 2014**

*"Something is happening here, but you don't know what it is." - Bob Dylan*



**Sobey's/Foodland project Hwy 26, Thornbury**

## ALL CANDIDATE'S PUBLIC MEETINGS

**Saturday, September 13, 2014**

Golf Club at Lora Bay, Wintergarden Room  
109 East Ridge Drive  
10:00 am - 12:30 pm;  
Hosted by

The Lora Bay Resident's Association

**Wednesday, September 17, 2014**

Beaver Valley Community Centre  
81 Victoria Street,  
7:00 - 9:30 pm  
Hosted by

Blue Mountains Chamber of Commerce

**Saturday, September 20, 2014**

Blue Mountain Resort  
Village Conference Centre  
Georgian Bay Ballroom, 220 Jozo Weider Blvd  
8:30 am - Noon; Hosted by

The Blue Mountain Ratepayers' Assoc.

FOCUS FIVE	Development Approvals and By-Law Enforcement	Economic Development	Grey County	First Responder Services	Official Plan
<b>CANDIDATES</b>					
FOR MAYOR 1 to be elected John McKean Duncan McKinlay					
FOR DEPUTY MAYOR 1 to be elected Gail Ardiel Paul Mitchell					
FOR COUNCILLOR 5 to be elected Peter Bordignon Bob Gamble Joe Halos Cameron Kennedy Michael Martin John McGee Michael Seguin					

**To be rated after the All-Candidates meetings**

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## FOCUS 5 FOR THE ELECTION

The BMRA believes the following 5 objectives should influence the campaigns of Candidates 2014.

### 1. Development Approvals and

**By-law Enforcement:** TBM planning, engineering and building officials should develop a culture that is genuinely supportive of the phrase "Open to Business". By-law enforcement officers should be firm while treating residents and businesses respectfully.

### 2. Economic Development:

TBM must embrace economic prosperity as a cornerstone to a sustainable community. This starts with a TBM focused ED plan that can be broadened to regional collaboration where beneficial to TBM. We need to strive for prosperity in all sectors: agriculture, real estate development, tourism, industry, new digital entrepreneurial sectors as well as local merchants.

### 3. Grey County:

Optimize TBM's value proposition with Grey County. The TBM Official Plan (OP) is approved by the County but the County politicians are statutory not elected representatives. The OP needs to specifically recognize issues applicable to TBM's unique geographic opportunities. We must embrace both our agricultural heritage and our recreation/tourism heritage. We must also optimize the economic and environmental Sustainable Path which is of benefit to the whole Region.

### 4. OPP, Fire, EMS

#### (First Responder Services):

TBM should be supportive of Association of the Municipalities of Ontario (AMO) initiatives seeking a solution to the unsustainable nature of OPP and Emergency Service contracts.

### 5. Official Plan:

All of the above points need to be driven by the Official Plan (OP) that incorporates the direction of TBM. It is time the community knew where it is going with an OP that finds the balance of being Open to Business, yet does not over-expose local taxpayers to development costs that are not adequately covered by either development charges or County assistance with roads etc.

The format for the 2 Deputy-Mayor Candidates is the same as used for the June interviews with the Mayoral Candidates.

The interview was based on the Focus Five issues that we would hope all Candidates address over this election cycle and turn those issues into their personal platforms. We have set up a grid (page1) on the Focus Five and will fill it in as we get closer to the election.

Your BMRA Editorial Board hopes you find this Newsletter informative.

## VOTE BY MAIL IN THE BLUE MOUNTAINS

The next municipal election will be held on: Monday, October 27, 2014

### Please note there are no voting places in a Vote by Mail election

In accordance with section 88(11) of The Municipal Elections Act, the Preliminary List of Voters for the 2014 Municipal Vote by Mail Election is posted on the Blue Mountains website, where voters may confirm they are included on the voters list. Voters may be added to the voters list up until 8:00 pm on Monday October 27. If a voter is added to the list after September 15, they will be provided with a ballot kit in person at the Town Hall.

Electors are encouraged to confirm their names and relevant information

are correctly shown. Revisions must be made in writing and sworn on the prescribed form supplied by the Town and shall be filed in person.

Every attempt will be made to accurately provide each voter in The Blue Mountains with one Vote by Mail ballot kit.

### Vote by Mail Process

Following the close of Nominations on September 12, Vote by Mail ballot kits will be mailed beginning on September 26 to all persons shown on the Voters List.

The last day to ensure receipt of ballot kits mailed back to the Town is October 18.

After this date ballot kits should be dropped off at the Town Office at 32 Mill Street, Thornbury.

The ballot kit will contain four items:

- *A Ballot*
- *A Secrecy Envelope* (clearly marked "Secrecy Envelope")
- *A Voter Declaration Form* (attached to the direction sheet)
- *A Return Envelope* (clearly marked with the Town address)

1. Once your voting choices have been finalized, the ballot should be marked by filling in the oval next to the selected candidate(s)

2. Place only the marked ballot in the Secrecy Envelope and seal it.

3. Sign the Voter Declaration Form.

4. Place the sealed Secrecy Envelope (containing the completed ballot) AND the signed Voter Declaration Form in the Return Envelope and mail the envelope in the mail or return it in person to the Town Office during normal office hours or in the after hours slot.



# MEET THE CANDIDATES

registered as of August 31, 2014

for Mayor - McKean and McKinlay (interviews in last issue - available online)

## FOR DEPUTY-MAYOR: Ardiel and Mitchell *Choose 1*

### GAIL ARDIEL

**Q: What do you think best sells your candidacy for Deputy Mayor?**

A: My experience and expertise in representing this municipality to ensure that



our voice is heard at all levels of government. I also have an understanding of the issues facing our town, as I have been on Council for 14 years and have been actively involved with all Council issues. My attendance record is excellent and I participate in all discussions. I believe in open communication with full and part time constituents contributing to informed, intelligent decisions moving forward. I have previously sat at the County level and understand how the County and municipal world operates. A new member will take almost a full 2 years to understand, about Official Plans, Development Charges, Planning issues and Finance. This can be overwhelming to a new person sitting for the first time on Council.

**Q: Any thoughts on public transit?**

A: It is great that the Blue Mountain Resort has initiated a Public/Private project on transit, which I support. Blue Mountains Resort is the biggest employer in the region. Possibly the County can be approached to help with our funding issue that we will be facing in 2015 regarding a new bus which brings the employees and visitor to our area.

**Q: You have served as a TBM County rep. Given the need for a better fiscal deal for TBM with the County and the fact that the 2 Mayoral candidates have different approaches to this issue, which method do you think will work best for TBM : combative or appeasement?**

A: Appeasement doesn't seem to be working at the present time, on very important issues. We need to take a stand and we need to be proactive when working with the County to ensure that our voice is heard and we are receiving the services that we are paying for at the County level. We are only 2 out of 18 reps at the County and each municipality is vying to get the most dollars for their towns. We need to relook at wants and needs for this municipality and then approach the County with a well thought out plan and move forward within a time frame to achieve these wants and needs.

**Q: Don't you think we should be asking for some things from the County given we pay 26% of County revenue with only 7% of the population.**

A: When I served on Grey County Council I pushed for a contribution toward the traffic roundabout at Blue Mountains as well as a bicycle path and sidewalks along Mountain Road. AEMS station which is now in place beside the Craighleith Fire Station. Since then I feel that there has not been a lot of Grey County money spent on special projects in our municipality.

We need to be specific about our wants needs or else our wishes will not be answered.

Clarksburg has no water and sanitary system, and "stuff" is going into the Beaver River. That needs to be fixed. Previous estimates to fix that were \$6 million, that number is approximately now \$12million or more. The town applied to the Province which turned down our application. If there are further funds available from the province, the County needs to be ready to help us meet our needs.

We also need County's help on transit, now that we have a bus service

between Wasaga Beach, Collingwood and the town.

The County does contribute to the Centurion bike event, but possible they could add more funding as this is a Economic Driver for not only the town but the County.

**Q: What about the Georgian Trail which is critical to our Tourism strategy? The Trestle Bridge in Thornbury needs about \$300,000 in repairs.**

A: I agree, the Georgian Trail is important to our residents and to tourism. I have worked with the BIA to try to get lights on the Trestle Bridge. The Bridge repairs are needed and a contribution from the County could help to avoid closing the Bridge and rerouting Trail users along the main road.

**Q: Do we have any current projects or "asks" from the County?**

A: Not really. Maybe that's the Town's fault for not asking, or communicating with Council as to what projects we feel should be going ahead. Also maybe we should look at the gas tax for further projects. The Province tends to announce funding but the municipalities need to be shovel ready. Also we should be asking the County for a contribution towards our new transit.

**Q: The draft Official Plan suddenly changed density guidelines from 2.5 units to at least 20 per hectare in Thornbury/Clarksburg. What is your position on that?**

A: An attempt was made by staff in the past to increase it to 5 and Council balked at 5. This will be interesting to see what Council position will be now, when increasing from 2.5 to 20. There is a Council meeting on August 18th r regarding this and unfortunately I will be away at an AMO meeting and unable

*Gail Ardiel, continued from pg 3*

to attend. But I will communicate to the Clerk and the Consultant my thoughts regarding the density. We also need some visuals on what the changes would look like and what areas they are referring to.

(Update: Subsequent to this interview Councillor Gail Ardiel returned from the Assoc. of Municipalities Ontario (AMO) where she was elected as Director for OSUM to the AMO board.)

**Q: The OP is about values, a subjective area when considering density.**

A: I agree and Council should express themselves on that.

**Q: Do you have any thoughts on upcoming projects like the proposed Park around the Town Hall?**

A: Development Charges are shrinking and we need to be frugal with the fund. We do not have a million dollars for a legacy park at TBM. But I am in favour of enhancing the area around the fish ladder at the bridge, which is the number one draw to the Town.

Also I'm presently working with the BIA, as the Council Representative for lighting on the trestle bridge which will help to enhance the area. Perhaps other community groups could help such as; Rotary, Lions Club, and Kinsmen, to build a pavilion, and also plant trees in this area for all to enjoy.

**Q: As a Deputy Mayor, how would you try to improve how things are run at Town Hall?**

A: There should be better communication between Council and Staff, so that Councillors are made aware of all events which happen in the community and can better respond to calls that are received from the public. I also think that Council should focus on policy and leave the details to Staff. Council is appointed to exercise corporate powers and not the management functions. Council decides what services and programs that we need and the staff is there to figure out "how to". Council is reactive to Staff and needs to become proactive.

**PAUL MITCHELL**

**Q: What is motivating you to run for Deputy when many people in your position are relaxing and enjoying some peace and quiet?**



A: I have attended most Council meetings since 2003. I have seen the good and the bad. I will work to bring fresh leadership to TBM and in turn bring change. I have the time to devote to Council and County business.

**Q: When you knock on doors what are you hearing?**

A: It worries me that people are looking at their tax bill and seeing an increase that doesn't upset them. I say: be aware this is an election year. Look at your water and sewer fees are they reasonable? We need better value for our tax dollars.

**Q: You have been pretty much the only voice for some years who has been arguing for a better deal from the County. Can you elaborate on that?**

A: There is no shortage of Revenue in this Town. The problem is that over 62% of our revenue is leaving us and going to the County and the Province. Councils of the future will have to find

a way to spend more wisely and get better value from Grey County and the Province in order to give taxpayers fair value for their tax dollars. That will take fresh leadership.

**Q: When you mention the County what should our wish list be from them?**

A: There has been talk for years about adequate funding for our roads. The key, as John McKean has said, is to not do it piecemeal but to completely take over the roads from the County. I support that and I support John McKean doing it because of his profession as a roads expert. He would know how to implement that. As one of the 2 Town reps at County I will help work toward a better financial deal from County.

**Q: What other observations do you have regarding the County?**

A: The County just funded \$2 million

for Georgian College in Owen Sound. I'm not saying that is a bad thing but 26% of that funding comes from the TBM. Similarly \$2 million went from the County to Owen Sound for roads this year alone. There was \$200,000 for one County sign ... on and on. If we are to continue to be the area's economic driver we need County investment.

**Q: What would you do differently?**

A: The current leadership goes to the County with an attitude of "go along to get along", they never bring up the inequities that I just mentioned; they just work within the system and that approach has not gotten the TBM a better deal over the past 13 years. New leadership will propose constructive change in the future.

**Q: The County issue seems to be your passionate issue, what else would you change.**

A: We need a change in attitude at the Town Hall about being "open to business". People look at the empty landscape where the new Foodland store is supposed to go and keep asking when it will open. It is a complicated issue with many sides to the story including the role of Mac's. But without pointing fingers at any one party it seems to me that fresh leadership is needed to bring all parties to the table and try to compromise so that we get a new store which the town folk all want. The Foodland issue is a leadership issue...lack of it.

**Q: The Official Plan is getting some attention recently, any comment on that?**

A: I do think we need to look at the process and as my brochure says: "we need to reflect community values in development."

**Q: Anything else you would like to add?**

A: The Sign Bylaw was an issue last election and we now see the effects of the lack of action of the current council. The new council must make its review a top priority of open to business. If elected I will help make it happen. Please visit my website for information. [www.paulmitchellfordeputy.com](http://www.paulmitchellfordeputy.com)

**FOR MAYOR****McKean and McKinlay***Choose 1***JOHN MCKEAN***Open To Business Starts Here*

Recently some local businesses have made an application for a sign bylaw amendment for a blade type sign (one perpendicular to the store front) facing the traffic flow.

This currently is not allowed with the present sign bylaw. In my view blade signs are a far superior advertising method as they are highly visible to travelling public.

The current bylaw only allows signs parallel to the store front which makes it very hard for the motoring public and sidewalk traffic to see a business before they get to it. In lots of cases the vehicle is past the store before it is seen.

A community has to change with the times and it is time for the sign bylaw to be revamped and updated.

Signage is so important to direct people to places they are actively looking for and also make aware of businesses and places they don't know about. If there are good signs customers will drop in on impulse.

Whether it's a sign on a main street directly above a business or a road side sign kilometers away people are influenced by these. We can't underestimate the importance of good signage to a community.

Early in the next term of council I think this issue should be given serious consideration with input from our stakeholders both urban and rural to come up with a more modern and effective way of directing traffic to our local businesses.

**DUNCAN MCKINLAY**

As a candidate for mayor, I offer three main strengths for your consideration: a passion for community service, broad experience in local and regional government, and the ability to lead Council and the community in building a sustainable future for ourselves, our children and our grandchildren.

We all enjoy the charms and character of The Blue Mountains and want to ensure that any new development is consistent with our community values. I support and encourage public participation in developing planning policy. An important key to economic development in The Blue Mountains is supporting the creation and sustainability of small business in our towns, villages and rural areas. We are currently working at community engagement as part of the Town's Business Retention and Expansion Program.

I support opportunities to increase citizen participation in the many processes of Town government. Documents like "The Sustainable Path" and "Red Hot and Blue" were created with large scale community involvement. They have provided, and should continue to provide, valuable guidance to Council as it creates policies and sets long and short term goals.

As Mayor, I would ensure that Council continually reviews Town services; efficiency, effectiveness and transparency must be evident at all times and at all levels. We, as ratepayers, deserve the best possible value for our tax dollars.

I believe that my experience in Municipal and Regional government has given me the necessary knowledge and leadership skills to serve our community as Mayor.

**FOR COUNCILLOR****Bordignon, Gamble, Halos,  
Kennedy, Martin, McGee  
and Seguin***Choose 5***PETER BORDIGNON***Working Hard For You...*

I am committed to making your voice heard on Council. Like you, I want to play an active role in making our Blue Mountain community and town a safer, better place to raise our children, live our lives, and forge a future filled with unlimited promise.

If you share my vision, I urge you to connect with me at [peter@bordignonforblue.com](mailto:peter@bordignonforblue.com) and help make it happen!

Together, we can make a meaningful difference-- for our families, our communities, local business and our town.

My goal is to build on the incredible strengths of The Blue Mountains amazing culture of volunteerism, neighbourhood activism and local governance found within our community associations. I want to work directly with local groups where we can have a rich mix of residents, businesses, faith communities and institutions that make our neighbourhoods what they are. We can meet, plan and work together to make our neighbourhoods what we want them to become for the future.

**BOB GAMBLE**

I am again requesting your support in my bid for re-election to The Blue Mountain Council for the next term.

I am a chartered accountant by profession, married for 51 years to Eileen with a family of three children and six grandchildren. I am retired after a 32 year career as financial manager of a local multi-million dollar



manufacturing facility which had world wide sales exposure.

I am your candidate who:

1. recognizes the issues of the local taxpayer has the required municipal experience
2. knows the issues
3. willing to make the difficult decisions
4. has the time to devote to council activities
5. knows and understands the various operating issues of your municipality
6. understands property taxation and property assessment
7. recognizes the need for adequate environmental restraints
8. recognizes the need for adequate recreational facilities for our diverse population age groups
9. recognizes the continued need for potable water and waste management facilities and the continued up-grading of these facilities
10. recognizes that demands on taxpayer financial resources must be restricted with provision of only adequate taxpayer services to meet the needs to provide for a comfortable living for our residents and our visitors
11. provide the necessary guidelines and resources for our agriculture, tourism, manufacturing, commercial and retirement sectors to prosper in harmony with each other

As your elected council representative, I will address the needs and concerns of 100% of the taxpayers, visitors and recreational seekers who enjoy our natural amenities.

I have enjoyed serving the community as your elected representative and look forward to your continued support when you cast your ballot for the 2014 Municipal Election.

## JOE HALOS

I am a man of few words. . .

Here they are:

Please give me your support and vote in the upcoming election. I will represent you well in my second term as Councillor. I pride myself on being honest, open, and fair minded. I will always accept responsibility for my decisions and actions.

I have lived, worked and raised a family in the TBM and area on a full time basis for the last 36 years. Work experience in agriculture, ski area operations, construction, real estate sales, management, and development have given me an appreciation of our diverse economy and its issues. Volunteer involvement through our schools, churches, and local organizations allowed me to gain a deeper understanding and love of community.

I am semi- retired with real estate investments. My children have grown and left the nest leaving me with time to devote to Council affairs. When not working you can generally find me kayaking or canoeing on the Beaver or the Bay, cycling, doing Crossfit, back country skiing throughout the valley or at Kolapore.

Thank you, but I am not accepting campaign donations, nor am I affiliated with any group or cause. I have a special agenda: good government. Help me make it a reality.

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## CAMERON KENNEDY

As a former councillor (2006-2010) I have added my name to the race in the upcoming 2014 Town of Blue Mountains municipal election. I am currently involved in the community as a member of Blue Mountain Police Services Board and Blue Mountain

Volunteer Fire Department. I am a past Chair of the Thornbury BIA and past director at the Marsh Street Centre. While on council, I was a Member - TOBM Sustainable Path Steering Committee and a member of the Georgian Trail Board of Directors.

My Priorities are:

- Re-evaluating how tax dollars are spent and promoting greater equity between the municipality and county on the splitting of tax dollars
- Promoting our Tourism and Agriculture industries to help them flourish, as well as facilitating smart, sustainable growth in construction and associated trades in order to bring jobs to our town
- Affordable housing in order to diversify housing options for current and future residents
- Working towards the goals of the Official Plan, Strategic Plan and Red, Hot & Blue, our existing plan for economic prosperity in the Town of The Blue Mountains

The Town of The Blue Mountains is a wonderful community that offers a healthy and supportive lifestyle for residents, businesses, and visitors – the reason my wife Joanne and I made it home for our three daughters, Maggie, Samantha, and Jackie, over ten years ago; however, in order to maintain and improve the town we all love, some things need to change.

I am looking forward to debating these and other issues over the course of the campaign. I am eager to hear from constituents on what they believe the Town of Blue Mountains needs from their council.

**MICHAEL MARTIN**

Thank you BMRA for: "Candidates Corner". For those who do not know me: I am "Michael Martin" and have been your representative for 3 terms on Town Council and a candidate in this municipal election.

My background: left Toronto in 1994 to live in Thornbury: retired lawyer having acted for municipalities, ratepayers and developers.

If re-elected I will advocate for important ratepayer issues: Past examples include working with the Napier St. residents concerned over the "Telfer" development, its density and neighborhood incompatibility; addressing the concerns of Snowbridge residents over the destruction of its gateway median entrance strip; similarly with the Indian Circle residents objection to the installation of massive guardrails without any prior notice or involvement.

This election major issues are: leadership and accountability. There is a clear choice of leadership for Council: continue with the present or ask for change. As for accountability, I will champion this. For example; I propose to engage public participation in Council's decisions by pre conferences with the residents affected by a potential Planning or other Council decisions before the required statute deadlines for notice or appeals and before positions are detailed.

Public participation is the hallmark of accountability in a democratic society acting as a counter balance to Council expectations. Delegations to Council are necessary to be heard. I personally encourage this dialogue. I will continue to object to Council limiting time for adequate dialogue. We are elected to represent and the least a Council can do is listen: whether agree or not.

**JOHN MCGEE**

I am a professional engineer with a Masters of Applied Science. I worked for most of my career in sales and marketing management, including 2 years in Asia, where problem solving was a significant part of my job. Finding solutions to issues that are acceptable to all stakeholders is important in both the private and public sector.

During my 4 years on Council I championed sustainability in the community and within our local government. I was on the steering committee for the Sustainable Path. I worked for more energy efficiency in all the town's building and vehicles and encouraged the water/ wastewater departments to look for ways to save energy, cost and water. When staff was updating the purchasing policy for The Blue Mountains I pushed for the inclusion of life cycle costs and environmental impact in the evaluation of bids.

To promote more affordable government I advocated for changes to the budgeting process to spend more time at the beginning getting public input and setting priorities. With these clear priorities set staff is better able to focus on the programmes and services needed to support the community's needs.

With 25 years experience in business management and four years experience on The Blue Mountain's Council I have a proven track record in listening to concerns and opinions, evaluating all the available information and making sound decisions on behalf of residents.

I feel that I served with integrity and dedication during my first term on Council and can bring council experience to a second term.

Vote John McGee for Council

**MICHAEL SEGUIN**

Being Elected to Council will require a 'full-time' commitment! I've attended over 100 Council and Committee meetings over the past 6 years, and I've been to two municipal election workshops so far in 2014. In my opinion, to be a good member of Council involves considerable 'ongoing' education and a 'full-time' commitment.

The message that keeps resonating 'so loud and clear' in all these educational sessions, is that anyone wanting to be a candidate for Council must learn to have a good grasp on the actual job of an elected member of Council. It's not just about saying "I want change" and "I'll get it done", it's about knowing and understanding how to make a change - 'be prepared to debate, to discuss and more importantly to listen'.

You cannot argue for change unless you are prepared to do "your homework". Being part of the 'old boys club' and being lead by one or two individuals doesn't cut it anymore. Doing your homework involves a full-time commitment. You need to do your research and be prepared to participate and engage Council, Town staff and the public.

Not only do you need to read all the staff reports and deputation material that's presented to you - you need to 'UNDERSTAND THEM'.

As a frequent observer at Council Meetings, I often wonder if Council members really understand the problem that they are presented with - quite often they just approve something without fully debating the 'pros and cons'.

I'm a full-time resident of this community and I'm prepared to be a full-time member of Town Council. It is my hope that my continuing education and my commitment over the past 6 years will prove to be a valuable asset if elected.

## OFFICIAL PLAN UPDATE

Some readers may not be aware that the Town's Official Plan Review has been hampered by personnel changes. This spring, TBM tasked an interim planner to lead the planning process through the final stages leading to Council approval in September. As a result, three versions of the Official Plan (O.P.) document have been in circulation in almost as many months, prompting at least one Councillor, Michael Martin, to comment at the August 18th Committee of the Whole meeting that he was not sure how some changes had come about.

Certainly the Ratepayers attempted to keep pace, by monitoring the changes to the draft O.P. as they were made available online, attending the Open House, speaking to various Councillors, and arranging a meeting with the Town's interim planner. As well, the Association prepared and presented a deputation on August 18th which addressed concerns with the densities outlined in the final O.P. document, but perhaps more importantly, with the actual review process.

### Issue One: Density

Ratepayers were concerned with a minimum density provision inserted in the O.P.

A minimum density of 20 units per net hectare was included in the June draft O.P. document for the Thornbury/Clarksburg area, along with density minimums and maximums for each type of dwelling, and a long list (from a to p) of provisions in Section 3.1.5.3 that each development must satisfy.

Ratepayers asked for a meeting with TBM's interim planner Jim Dymont to discuss the density issue. At the meeting July 29th Mr. Dymont agreed to clarify the density restrictions to reflect our concerns. He also agreed to provide the public with examples of what the density minimums and

maximums would represent in actual form.

The August draft O.P. was amended with the following addition to Page 54:

"It is recognized that in some areas maximum density may not be appropriate. Lower density may be reviewed to meet the provisions of Section 3.1.5.3."

At the meeting of the Committee of the Whole on August 18th, Councillor McKean questioned Mr. Dymont on this point and was advised that if market conditions dictate larger lots, a development of less than 20 units per net hectare could proceed. Mr. Dymont also showed examples of various communities developed with densities similar to those envisioned in the proposed Official Plan for TBM.

Ratepayers can rest somewhat easier having had some impact on the content of this important document. We also appreciate that interim planner Jim Dymont responded to our request for some images of density.

### Issue Two:

#### Official Plan Review Process

There were a number of changes to this important document over the past several months. Plus the new leadership on the O.P. was a professional but admittedly temporary planner. Ratepayers were fortuitous that just prior to our Deputation to Council on August 18th that a conversation was struck up with a trusted neighbour, John Corrigan, who served on the O.P. Steering Committee. He pointed specifically to the new wording added in the last two weeks that tries to provide guidelines for density issues discussed above. Most importantly John Corrigan explained that there is a process for making an Amendment to the Official Plan.

However the problem of process still

remains and it is an example of a lack of more assertive political leadership at the very top.

There is no question that volunteers Bob Waind (Chair of the Steering Committee) and John Corrigan plus many others did their best to put together a document with great care. For that, the ratepayers should be very grateful. But the overall O.P. vision needs to be explained to ratepayers by Council. In effect John Corrigan communicated spontaneously in a chance meeting what should have happened more formally in open debate by Council.

The O.P. is now better than when we prepared the Deputation. But the need for improvement in the process was best described during the Aug 18th Committee of the Whole meeting when Councillor Michael Martin observed: how could a ratepayer be expected to keep pace with the O.P. and ask intelligent questions when "we, the Councillors, never had a discussion about it". Councillor Martin then asked rhetorically "does the community recognize itself in the O.P.?"

We will probably have to wait until we get new leadership in the next Council to get an answer to that question.

(For more background information please see the Deputation signed by various Ratepayer Groups)

## DEPUTATION

### RE: OFFICIAL PLAN

#### Aug 18, 2014 Summary:

The Blue Mountain Ratepayers' Association is seeking a delay in Council approval of the draft Official Plan (OP). The BMRA (along with other Ratepayer Groups contacted below) believes that the public has not had sufficient time to review and discuss the increased density provisions. We are calling on Council to hold a public meeting on the issue of OP density so



that we can benefit from Councillors' insights. As well, we feel that a new Council should approve the OP as it will have a true mandate to implement the changes proposed.

Our request for this Deputation has to do with the actual process of the Official Plan and that process is critical when dealing with something as difficult to grasp as density.

Jim Dymont is obviously very competent. However, he is an "interim" Planner who has placed substantive changes into the OP. That OP has never been discussed by Council in an open forum for the public to hear Council's rational and insights for either supporting or not supporting issues; particularly density taking a huge leap from 2.5 per hectare to 20 as proposed by an interim Planner.

The text of the OP did not come out until mid-June. Not enough time for either Council or the public to digest before the deadline of July 9th. Moreover, residents/ratepayers have still not yet heard from Council as to how these changes influence Council's thinking on the course of development in TBM. So how can ratepayers be expected to make informed comments on the OP? This is a question of both fairness and protocol.

The OP is calling for 20 units per net hectare in the Thornbury-Clarksburg area and 10 units per net hectare for lands designated residential/recreational area.

The public should be informed about how densities of 10 units or 20 units per hectare actually appear in built form. We need an image of that. Example comes to mind: 1st Street's new development in Collingwood. Is that what we are looking at? Do we really understand density? Density benchmarks should be appropriate for OUR community and should not be drawn from other municipalities,

although we can benchmark best practices as we see fit. Density benchmarks should also be easy to envision. The public doesn't think in terms of hectares. Again, we need images of what the Plan has in store for us. Finally the whole concept of intensification may be applicable to Toronto where the infrastructure is already there. But Clarksburg is on septic. Again, the optimum infrastructure/density ratio needs to be defined on a local basis and we rely on input from our elected representatives to guide us on where they think that ratio should go.

Also the public should be made aware of the role of the Ontario Municipal Board. The OMB will often rubber stamp a developer's request, and if the Town adopts a policy of 20 units to the net hectare, it can't roll back the density if it does not agree with how a developer plans to build it out. Going to the OMB is expensive for both the TBM and Developers. But costs are simply prohibitive for ratepayer groups. Therefore we want to be careful not to carve in stone a ratio of 20 to 2.5 that we can never roll back from OMB judgments.

We recognize that the Official Plan is not the final say on planning and development matters in the Town. However, we are not convinced that zoning by-laws, and design guidelines, provide sufficient protection in the event that the community is dissatisfied with a proposal. Maybe we have been protected in recent years because financing for speculative real estate development has dried up. But cycles change and if the flood gates of financing open up we could get inundated with projects moving ahead.

Delaying the OP renewal until we hear from existing Councillors (and perhaps even newly elected Councillors after October) is not unreasonable considering the delays in the process to date. As well, it can be argued that

the mandate of the current Council has de facto expired for long-term matters such as this 5 year-term OP. The new Council (i.e. post October election) should analyze, communicate to the public and approve their OP as that new Council will have a true mandate to implement the changes they propose. Additionally, delaying the OP renewal until after a public meeting will allow a new full-time Planning Director to hear from the public and to be accountable to the public on the implementation of the Official Plan.

We thank interim Planner Jim Dymont for squeezing some time in with us but again, upon reflection of that discussion, we (and probably Council for that matter) need to better understand his observations that 6000 applications have piled up over the years and that one of the reasons the 2.5 ratio needs to be pumped up to 20 is to recognize a practice of de facto purchasing extra units for \$2000 per hectare. How has this purchase been accounted for in the past? Also, we understand a previous attempt by the former Planner to get a 5 to 1 ratio approved by Council was turned down. What changed?

Again, we thank you for your willingness to hear us out and we stress that our goal is to glean from Council their knowledge and understanding of how these changes would impact TBM for the better. We look forward to an open dialogue on these questions from Council in a public meeting.

*John Leckie, Director, on behalf of the Blue Mountain Ratepayers Association with input and support from other Associations.*

*Georgian View Estates Ratepayers  
Brian Nelson a member of Napier/  
Telfer group.*

*Castle Glen Ratepayers Association  
Historic Snowbridge Residents Assoc  
Doug Tipple (Colin Travis)*

119 Old Lakeshore Rd Clarksburg

## SOME IMPROVEMENT IN TYROLEAN VILLAGE THIS SUMMER

(But is it going to last?)

Thanks to By- Law Enforcement and their genuine support of the residents. They now better understand the situation in Tyrolean Village. The forthcoming election has also had a positive influence on the quality of this summer in Tyrolean Village.

There were fewer rowdy weekends in which the clients were out of control and the enforcement was prompt. I personally resolved my desperate night noise problem by installing two air condition units which allow me to shut all my windows at night. I called the OPP for help twice in the past few months, once in the late afternoon and once very early in the morning when I wanted to be outside and could no longer stand the noise.

I do not want my guests and especially my grandchildren exposed to the drunken behavior on the Tyrolean Village's neighboring chalet verandas and swearing repeatedly during the days and nights.

I also object to the loud shouts and cheers at Bachelors' and Bachelorettes' parties for which once again the Tyrolean Village became famous. These repeated nuisances apply to both the Tyrolean Village Resort and to the private residential rentals where the situation often escalates because of the absent ownership.

It appears that the garbage, the traffic and the parking have been successfully controlled, but unfortunately many No Parking signs have been lately "uprooted" and disposed. The Town has been diligent and helpful about these violations and immediate attention has been provided. Fortunately, my property is large enough to often

protect me from the adverse and negative elements that plague many people in this area but even with this advantage, I along with everyone else here need honest, responsible and consistent effort by the Tyrolean Village and the other rental operators to preserve the residents living here.

I wish we could have more families renting from Tyrolean Village, with children, enjoying the glorious Blue Mountain vacations and many free opportunities rather than large groups of "partiers" cooped days and nights in limited spaces.

Is it really too much to expect more consideration and attention to proper details for this kind of business? I believe that thorough screening would bring more disciplined clientele and better business to Tyrolean Village in the future and definitely more content and happiness for the residents.

Blanka Guyatt

## YOUR VOICE NEEDS TO BE HEARD

Elections are the single most important activity for residents of this town. This is the time when you can speak up and ensure that your voice is heard.

Ask questions of the candidates to understand how they will support you during their tenure. Our last election saw approximately 30% of those who qualified, vote in the town!

The objective of the BMRA is to "Protect the Interests of the Community" and to provide a unified voice to our political and bureaucratic officials.

Attend the All Candidates Meetings, seek out information on the internet and if you are not already a BMRA member, we invite you to join.

DON'T FORGET TO VOTE!

## COST OF FIRE, POLICE UNSUSTAINABLE, AMO PRESIDENT SAYS

*By: Richard J. Brennan Provincial Politics,  
Published on Mon Aug 18 2014, Toronto  
Star (excerpts)*

The president of the Association of Municipalities of Ontario says the cost of first responders — fire and police — in the province is not sustainable.

"We need to rethink how we deliver policing . . .," Russ Powers said Monday in a speech to 1,500 delegates at the AMO's annual conference in London, Ont.

"When it comes to wage and benefit increases, police and fire are in a class of their own . . . and it is not sustainable."

Among other things, the AMO president pointed a finger of blame at arbitration awards, saying it is about time to "restore confidence" in the arbitration system. Municipalities often complain that rich arbitration awards are unaffordable.

His remarks follow last week's announcement by the Ministry of Community Safety and the Ontario Provincial Police that a new billing model is to be introduced that is designed to better distribute the cost of policing in those communities without their own police departments.

"The new model will provide a fairer, more transparent cost recovery process by ensuring that all municipalities pay their fair share of the base cost of policing," OPP Inspector Bert McDonald, OPP Municipal Policing Unit, told reporters.

"We need to rein in policing costs. Ontario has the highest policing costs in Canada," Russ Powers said.

## “WE WERE RAILROADED” - GUARDRAIL “GALVANIZES” GEORGIAN VIEW ESTATE RATEPAYERS GROUP!

A recent article in the Courier-Herald described how residents on Indian Circle, a short “no exit” residential street with 35 homes, were unhappy with massive, heavy galvanized steel guardrails installed by the Town over a small culvert. The steel guardrails are just like the ones you see on Hwy 26 where 18 wheelers rumble past at 80++km/h.

Does the way this project was handled show up serious issues with the Town management and leadership? YES and here are 4 examples:

**Communications:** The guardrails just appeared one day in May, with no notice or discussion. When asked, senior staff on site said that they did not have to tell us anything, it was being done on Town land! Wait a minute here – aren't we ratepayers in the Town too?

We suggest the Town should have informed residents of the plan prior to the work being done, explaining the need beforehand. Communication protocols need review. Perhaps another solution could have been found, such as lowering the speed limit to eliminate the need for any guardrails.

**Visual impact on community:** The barriers are unsightly and intrusive, “a monstrosity” says one resident (one of the mildest comments), not at all in keeping with a quiet rural residential community that lived without them for 25 years.

The Town could have assessed the situation beforehand and considered and reviewed alternatives with residents. Not even the basic courtesy you would expect – and yes, we ratepayers all pay the salaries.

**Budgeting and approval process:** When questioned, the manager of engineering stated that “engineering estimates are always high”. Three or four years ago when this project (13 installations totalling an estimated \$325,000) was approved and included



in the budget, the funds went into reserves and were only pulled out of reserves in 2014. This project was not listed as work to be done in the 2014 budget presentation. As the actual cost turned out to be \$122,000 the unspent cash was left in the reserve account. Is this a problem? Yes, because if the engineering dept. estimates are “always high” and the budget is approved on the basis of estimates, your taxes will always be high! Reserves are inflated. The process is flawed.

**Engineering study:** A review of the engineering report indicates this installation was apparently based on using a “Bridge Inspection Study” that just used a check mark on a box on a form suggesting attention was needed at this location. We understand that normally a Value Engineering Study or Road Condition Study would be completed to determine the need on a cost/benefit analysis basis. The risk should have been assessed. Residents do not believe this was done. In 25 years there has never been an accident of any sort at this culvert. This sort of bureaucratic and rather thoughtless approach needs changing.

Residents made a deposition to Council outlining all concerns and requesting that the guardrails be removed. Subsequently, the request to remove them was defeated 4 to 3 by Council.

We need a council that has vision, can see change is needed and will work with staff to effect changes in policies and procedures, encouraging a more responsive and “common sense” attitude.

Residents still await a detailed response from the Town. These are election issues! Vote for change!



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## SATURDAY SEPTEMBER 20 ALL CANDIDATES MEETING FORMAT

**8:30 - Noon, Blue Mountain Resort  
Village Conference Centre  
Georgian Bay Ballroom**

Our meeting is organized as round table discussions. There will be eleven tables, same number as Candidates. Each Candidate will visit each table. We expect 5 - 10 taxpayers at each table. This will facilitate the opportunity for each attendee to speak to and ask a question of each Candidate.

We are planning that each Candidate will have 15 minutes at each table with the following approximate schedule:

1. The moderator will introduce the candidate. The Candidate will make introductory remarks of no more than 3 minutes highlighting why they are a Candidate
2. The moderator will pose a "common question" of each Candidate at each table. "In your term of office, what are the two most important actions that you wish to accomplish?" The candidate will have 2 minutes to respond.
3. In turn Ratepayers will pose a question to the Candidate; the Candidate will respond in 1 minute.



### BMRA

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*Call for membership info, or visit  
the website and click on  
JOIN NOW today!*

You are important to us and we value our relationship with you as members of the BMRA. We share information, opinions and provide news on various issues of concern in The Blue Mountains.

With Canada's anti-spam law (CASL) in force as of July 1, 2014, we may be unable to send you electronic messages for these purposes after this date. By clicking on Permission below you are providing your consent to continue receiving electronic messages from BMRA and we can continue to keep you on our website email list.



The Blue Mountains  
COMMUNITY WATCH

Join our online community!



**Like our Facebook page to win a chance at a \$25 Gift Card from the Sunset Grill in the Blue Mountain Village.**

Gift cards will be awarded randomly every two weeks. For complete details visit The Blue Mountains Community Watch Facebook page.



**Building a safe, strong community through collaboration & communication.**

Join our online community for notices of local scams and frauds, news and events.  
A great resource for you to keep in touch with your community.

Visit us at [www.bluemountainscommunitywatch.ca](http://www.bluemountainscommunitywatch.ca), Like us on Facebook & Follow us on Twitter.

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