



Staff Report

Administration – Chief Administrative Officer

Report To: COW-Finance, Admin, Fire, Legal, Community Services
Meeting Date: June 5, 2023
Report Number: FAF.23.105
Title: Follow Up to Tom and Ruth Kritsch Deputation
Prepared by: Shawn Everitt, Chief Administrative Officer

A. Recommendations

THAT Council receive Staff Report FAF.23.105, entitled “Follow Up to Tom and Ruth Kritsch Deputation”;

AND THAT Council, on behalf of the residents of the Town of The Blue Mountains and with gratitude to the Kritsch family, accept in principle the offer of twenty-five (25) acres of the total seventy-four (74) acres of land identified as 121 Arthur Taylor Lane on the basis of future conditions that may be considered and mutually agreed upon through the Working Group;

AND THAT Council approve the attached draft Terms of Reference for the 121 Arthur Taylor Lane Working Group;

AND THAT Council, on behalf of the residents of the Town of The Blue Mountains and with gratitude to the Kritsch family, accept in principle the offer of fifty (50) acres of the total ninety (90) acres of land identified as 417248 10th Line on the basis of future conditions that may be considered and mutually agreed upon through the Working Group;

AND THAT Council rename the previously established 397265 10th Line Working Group to the 417248 10th Line Working Group to reflect the correct property address of the subject lands;

AND THAT Council approve the attached draft Terms of Reference for the 417248 10th Line Working Group;

AND THAT Council direct staff to bring a staff report directly to the June 19, 2023 Council meeting providing the Working Group’s recommendations regarding 417248 10th Line.

B. Overview

On May 29, 2023, Council received a deputation from Tom and Ruth Kritsch that identified portions of specific lands, owned by the Kritsch family, that have been offered as potential donations to the Town. As a result of the deputation, Council requested a staff report be brought forward to consider the establishment of a Working Group.

C. Background

Over the past three (3) years, discussions have taken place with Town staff, and members of Council with the Kritsch family that specifically related to the two (2) properties that are identified in the materials provided through the May 29, 2023, [deputation to Council](#).

Through these earlier discussions, and the review of the specific properties, Council and staff have maintained a strong interest in both properties identified in the Kritsch deputation. However, staff have also identified the reality that there are current limitations beyond the authority of the municipality regarding how these lands could be used in the future if the Town was to acquire the properties.

Staff fully agree with Mr. Kritsch's comment that these limitations should not limit the creativity or progress in further considering Council's desire to accept these lands, however, it is critically important to understand what limitations may exist as a form of due diligence. Town staff are fully committed to proactively pursue all opportunities that would see additional land uses options being available for these properties.

Council has provide direction previously in Staff Report FAF.23.069 dated April 24, 2023 to make application for a formal delegation to the Ministry of Agriculture to discuss opportunities that would allow for the consideration of changing of zoning and land use that would allow for uses of the properties that would be consistent with the suggested uses contained in the deputation material provided by Mr. Kritsch.

Working Group

Staff suggest that Working Groups would be the most effective structure, for an expedited and focused approach to a review process for this topic.

However, staff also believe it is critical to note that the research brought forward by a Working Group does not require Council endorsement or approval to be deemed relevant or complete. The Working Group essentially owns the results of the work and Council decides whether they wish to accept and/or endorse the information and whether to continue to acknowledge the Working Group.

At the May 29, 2023 Council meeting Council approved the following resolutions relating to the two (2) properties: 121 Arthur Taylor lane and 41724 10th Line.

121 Arthur Taylor Lane Working Group

Moved by: Deputy Mayor Bordignon

Seconded by: Councillor McKinlay

THAT, in response to the May 29, 2023 deputation of Tom and Ruth Kritsch regarding a Donation, Council endorses the Working Group structure concept for the establishment of the 121 Arthur Taylor Lane Working Group;

AND THAT Council appoints Councillor Ardiel, Councillor Maxwell and Councillor Porter as Council representatives on the 121 Arthur Taylor Lane Working Group;

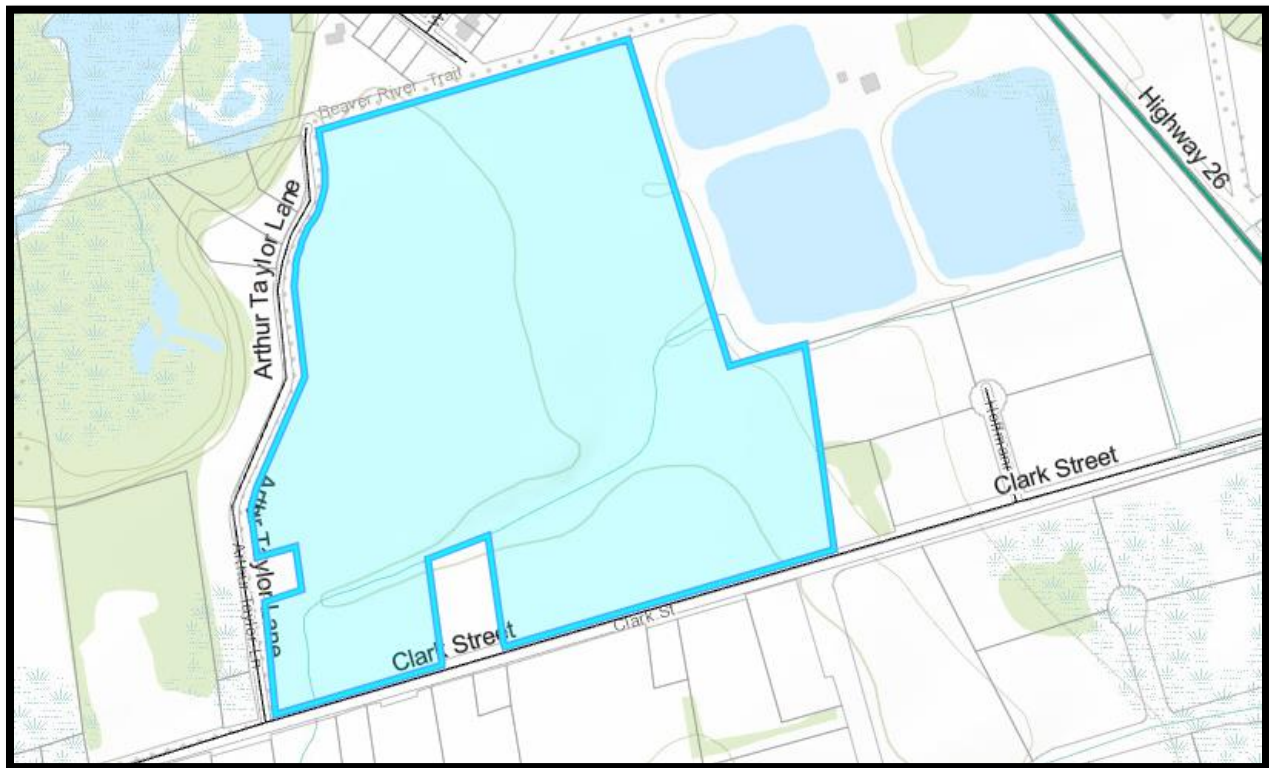
AND THAT Council direct staff to initiate a series of meetings with Tom and Ruth Kritsch and the appointed members of the 121 Arthur Taylor Lane Working Group.

121 Arthur Taylor Lane Property Details (from Grey County GIS Data)

Property Use: Farm without residence – with secondary structures; with farm outbuilding

Assessment: \$542,000 (based on Grey County GIS)

Acres: 74.1945



The donation, as outlined in the deputation, identifies a donation of twenty-five (25) acres of the total seventy-four (74) acres of this property with the potential of an additional twenty-five (25) acres being considered at a later time.

417248 10th Line Working Group

Moved by: Councillor Hope

Seconded by: Councillor Maxwell

THAT, in response to the May 29, 2023 deputation of Tom and Ruth Kritsch regarding a Donation of Land, Council endorses the Working Group structure concept for the establishment of the 417248 10th Line Working Group;

AND THAT Council appoints Councillor Ardiel, Councillor Hope and Councillor McKinlay as Council representatives on the 417248 10th Line Working Group;

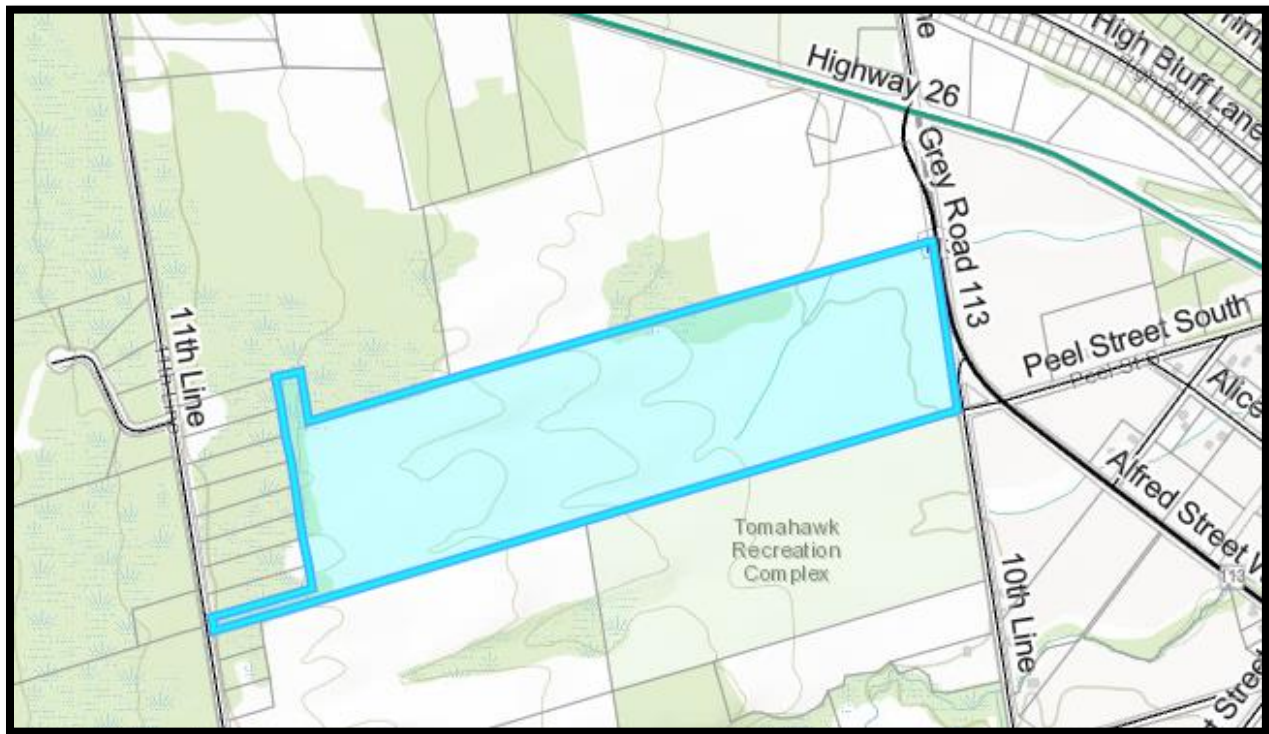
AND THAT Council directs staff to initiate a series of meetings with Tom and Ruth Kritsch and the appointed members of the 417248 10th Line Working Group

417248 10th Line Property Details (from Grey County GIS Data)

Property use: Farm property without buildings/structures

Assessment: \$572,000 (based on Grey County GIS)

Acres: 90.0415



The donation, as outlined in the deputation, identifies a donation of fifty (50) acres of the total ninety (90) acres of the specific property with the potential of an additional thirty-nine (39) acres being considered at a later time.

D. Analysis

Recommended Working Group Structure

A Working Group consists of a Group that has a specific task or initiative that Council acknowledges, endorses, and recognizes as a Group that will be providing information, updates, and reporting on a specific subject matter.

Staff recommend that a Working Group would not be bound by the Town's Procedural By-law or formal meeting process and would have the ability to meet without providing public notice.

A Working Group does not receive administrative support or staff resources unless specifically requested and approved by Council.

Timeline for Working Groups

The suggestion was made by Mr. Kritsch that decisions on the Town's willingness to consider the offer should be made as follows:

- a) Town interest in 417248 10th Line property to be determined by June 19, 2023
- b) Town interest in 121 Arthur Taylor Lane property to be determined by September 16, 2023

Staff suggest and welcome that these timelines do require a heightened sense of focus and prioritization to receive clear direction from Council regarding acquiring these lands.

To achieve these timelines, staff suggest that developing a formal letter of intent that lays out potential conditions and clarity regarding what is being offered will allow for Council to determine its interest in acquiring these lands within the specified timeline.

E. Strategic Priorities

1. Communication and Engagement

We will enhance communications and engagement between Town Staff, Town residents and stakeholders.

2. Organizational Excellence

We will continually seek out ways to improve the internal organization of Town Staff and the management of Town assets.

3. Community

We will protect and enhance the community feel and the character of the Town, while ensuring the responsible use of resources and restoration of nature.

4. Quality of Life

We will foster a high quality of life for full-time and part-time residents of all ages and stages, while welcoming visitors.

F. Environmental Impacts

Further review of the specific lands will include a fulsome review of potential environmental impacts for each.

G. Financial Impacts

Staff time to provide resources for the Working Group.

Additional information in a future report can provide more details as to the costs of the land transfer, land registration, appraisals (if required), land severances, surveys, etc.

H. In Consultation With

Senior Management Team

Kritsch Family

I. Public Engagement

The topic of this Staff Report has not been the subject of a Public Meeting and/or a Public Information Centre as neither a Public Meeting nor a Public Information Centre are required. However, any comments regarding this report should be submitted to Shawn Everitt, Chief Administrative Officer cao@thebluemountains.ca.

J. Attached

1. Draft Terms of Reference for the 121 Arthur Taylor Lane Working Group
2. Draft Terms of Reference for the 417248 10th Line Working Group

Respectfully submitted,

Shawn Everitt
Chief Administrative Officer

For more information, please contact:
cao@thebluemountains.ca
519-599-3131 extension 234

Report Approval Details

Document Title:	FAF.23.105 Follow Up to Tom and Ruth Kritsch Deputation.docx
Attachments:	- Attachment-1-Draft-Terms-of-Reference-for-the-121-Arthur-Taylor-Lane-Working-Group.pdf - Attachment-2-Draft-Terms-of-Reference-for-the-417248-10th-Line-Working-Group.pdf
Final Approval Date:	Jun 1, 2023

This report and all of its attachments were approved and signed as outlined below:

Shawn Everitt - Jun 1, 2023 - 11:58 AM