

BMRA Public Forum Attendee Questions, Answered

Mitchel Freedman;

Does the Town have any plans to allow more land use for light industrial?

ANSWER: The lack of serviced land is a concern, and there is a need to diversify our economy and attract good paying jobs. As businesses such as BTI and Masaba have shown this can be done while retaining the character of our community. The County of Grey is currently updating it's Growth Management forecasts for the entire County, including each local municipality. This review including our own Economic Development Strategy will inform our updates to the Town Official Plan (2021-2022) as to the amount of employment land that should be designated to allow for light industrial uses.

John Greer;

How much of the fibre / cable infrastructure is expected to be buried?

ANSWER: Based on advice we have from researchers and other municipalities, fiber optic would be the best answer in all cases. It is best that it be underground, and thus protected, but in some situations that may be difficult. For example, we have areas where the bedrock is close to the surface. I should add that some projects around the world don't bury their cable, but we question the security and safety of that and attaching it to telephone or hydro poles for short stretches where necessary.

Pamela Spence;

Can capital projects include filtration for ditches flowing to watercourses?

ANSWER: The short answer is yes. There are 2 circumstances where ditches can manage storm water to help control water quality prior to entering a watercourse:

1) During short-term construction

- All construction projects require erosion control materials and methods.
- Also need to adhere to construction timing windows so as to not impact fish or fish habitat
- Bales are often used in ditches to control quantity and flow
- Silt curtains are used to manage stormwater quality (e.g. suspended solids which need to be kept out of watercourses as they can impact both aquatic vegetation, fish and fish habitat)
- Regular cleaning of the Town's ditches is a proactive measure to both improve drainage but also remove silt

2) Long-term Storm water Management

- Municipalities have historically used traditional methods of storm water control such as wet and dry ponds, grass swales, and oil grit separators for treatment
- Roadside ditches do provide natural "filtration" that the vegetation slows and filters storm water. However, the main objective of roadside ditch is meant to drain water off the road surface and road bed.
- The Town has been investigating the use of Low Impact Design (LID) alternatives (which can be use in ditches) through the process of updating our Engineering Standards. Staff will also be exploring this tech through the Drainage Master Plan. There are a couple of circumstances where LID has been used in relation to residential development however there are challenges with the soil types in our community that can prohibit the effective use of LID.

David Fletcher;

Peter, if a STA is a business then should it not be taxed as a business?

ANSWER: “The property tax class for STA’s has been set at residential for some time now and any change would require County approval as they set the tax rates within the Provincially legislated tax classes. Moving all STA to a commercial tax class is possible, but would have ramifications on all STA like properties such as at the resort – a special legislated tax class. Also the net beneficiary of any tax class change to commercial for STA would be the County and school board with the net impact on the Town positive but not significant.”

June Porter;

Does the town publish their density targets against what is actually achieved on an annual basis?

ANSWER: In the past, the Town has not typically published a regular report card on how density targets are being achieved. However, that is something we intend to doing in the future and hope to release the first one this year (2021).