



# Staff Report

## Operations

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**Report To:** Council Meeting  
**Meeting Date:** April 2, 2024  
**Report Number:** CSOPS.24.013  
**Title:** By-Law to Stop Up and Close Beaver Street between Victoria Street and Louisa Street  
**Prepared by:** Michael Campbell, Senior Infrastructure Capital Project Coordinator

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### A. Recommendations

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THAT Council receive Staff Report CSOPS.24.013, entitled "By-law to Stop Up and Close Beaver Street between Victoria Street and Louisa Street";

AND THAT Council enact the By-law to Stop Up and Close a section of Beaver Street and direct Staff to register the By-law in the Land Registry Office for the Registry Division of Grey (#16);

AND THAT Council direct Staff to transfer Part 2 on Plan 16R-11844 to the current owners of the Foodland/LCBO property.

### B. Overview

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The purpose of this report is to have the By-law to Stop Up and Close a section of Beaver Street enacted and registered in the Land Registry Office.

### C. Background

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On June 15, 2021, Council received Staff Report [CSOPS.21.044 "Beaver Street Stop Up and Close and Addition of Beaver and Louisa to Thornbury West Phase 1"](#) and directed staff to initiate a public process for the Stop Up and Closure of Beaver Street between Victoria Street and Louisa Street. The Public Meeting was held on July 12, 2021.

On August 24, 2021, Council received Staff Report [CSOPS.21.059 "Follow up to Public Meeting Regarding Stop Up and Close Beaver Street"](#). On September 7, 2021, a resolution of Council included "Council directs Staff to draft a By-law to Stop Up and Close Beaver Street between Victoria Street and Louisa for enactment by Council at a future meeting of Council".

### D. Analysis

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Reference Plan 16R-11844 was intentionally created with Part 1 and Part 2. The closure of Beaver Street required that the east entrance to the Foodland/LCBO property be relocated and

extended to Victoria Street. The new entrance crosses the portion of Beaver Street that is shown as Part 2 on the Reference Plan. The Town will transfer Part 2 to the property owners of the Foodland/LCBO property.

Part I of Plan 16R-11844 will be stopped up and closed. The abutting lands to this section of Beaver Street are the Foodland/LCBO property and a small triangle at the corner of Victoria Street and Louisa Street. Both property owners have been contacted and neither expressed interest in this section of Beaver Street. The closed section of Beaver Street will be used as a staging area for the reconstruction of Thornbury West Phase 1B. Following the construction staff have proposed to transplant trees from the Town's nursery that are reaching a size that they are almost too large to transplant with the largest spades available and may have to be destroyed to create room for new trees in the nursery.

## **E. Strategic Priorities**

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### **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**

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The closed section of Beaver Street between Louisa Street and the new entrance to the Foodland/LCBO property can have mature trees from the Town's nursery transplanted to enhance the urban canopy. The trees can be transplanted following the reconstruction of Thornbury West Phase 1B in 2024. This road section has been useful as a staging area for the Phase 1A work and the facility will be needed for the Phase 1B work.

## **G. Financial Impacts**

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There will be a small cost for the legal work to transfer the land, which will be funded through the capital project.

As staff continue to work through the Thornbury West capital improvement project a better understanding will be gained if there is any remaining budget that could be used to move the trees from the Town nursery to this location. Staff will bring forward a future report outlining a cost estimate and budget if available for Council consideration.

## **H. In Consultation With**

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Sam Dinsmore, Acting Director of Finance/Treasurer

Jim McCannell, Manager of Roads and Drainage

Ryan Gibbons, Director of Community Services.

## **I. Public Engagement**

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The topic of this Staff Report has been the subject of a Public Meeting and/or Public Information Centre which took place on July 12, 2021. Those who provided comments at the Public Meeting and/or Public Information Centre, including anyone who has asked to receive notice regarding this matter, has been provided notice of this Staff Report. Any comments regarding this report should be submitted to Michael Campbell, Senior Infrastructure Capital Project Coordinator [cc@thebluemountains.ca](mailto:cc@thebluemountains.ca).

## **J. Attached**

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1. Reference Plan 16R-11844
2. Site Plan of Beaver Street
3. Draft By-Law to Stop Up and Close Portion of Beaver Street
4. Council Resolution dated November 20, 2023.

Respectfully submitted,

Michael Campbell  
Senior Infrastructure Capital Project Coordinator

Jeffery Fletcher  
Acting Director of Operations

For more information, please contact:  
Michael Campbell  
Senior Infrastructure Capital Project Coordinator  
[cc@thebluemountains.ca](mailto:cc@thebluemountains.ca)  
519-599-3131 extension 275

### Report Approval Details

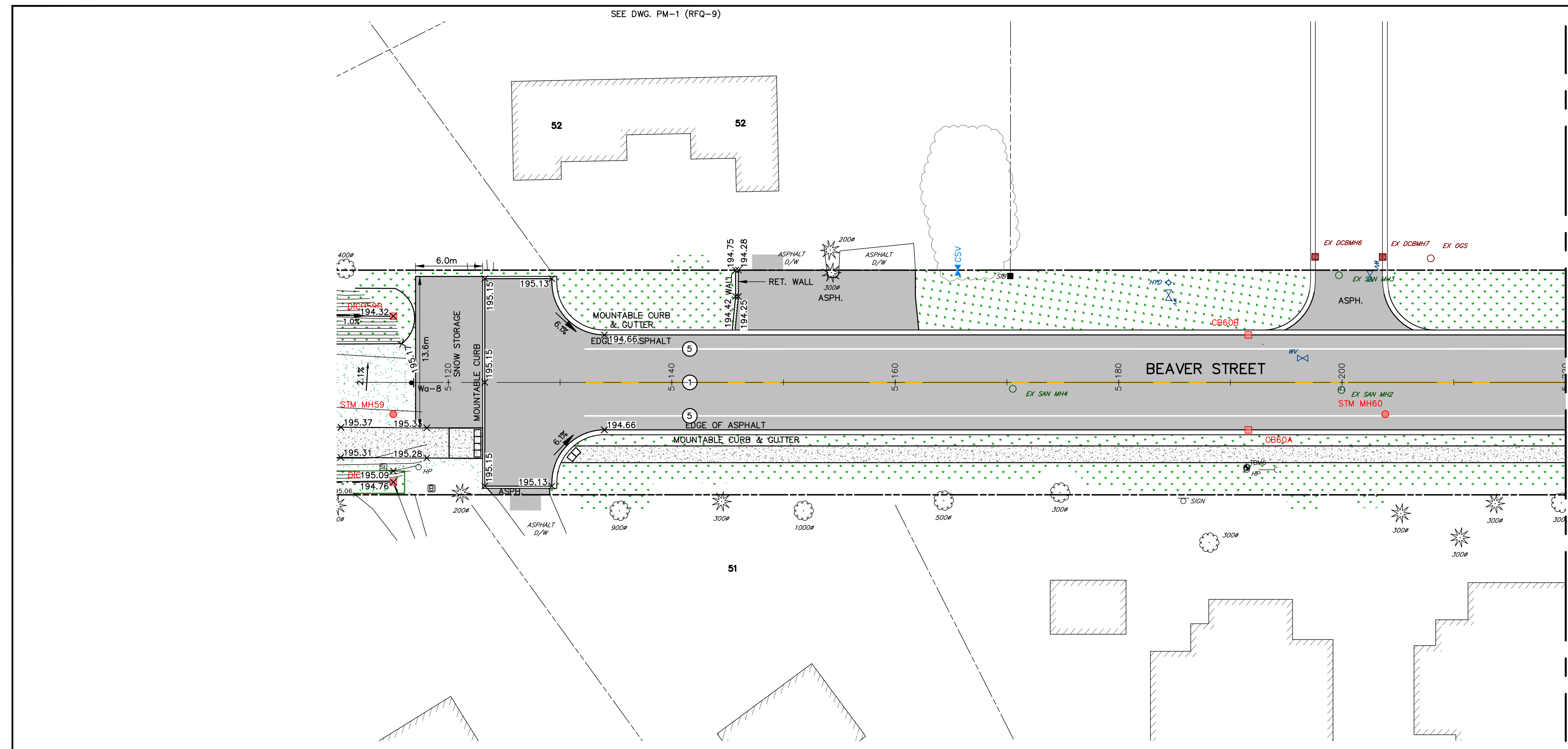
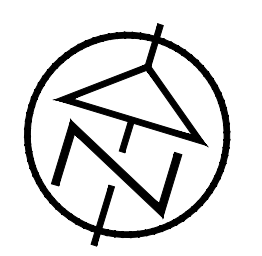
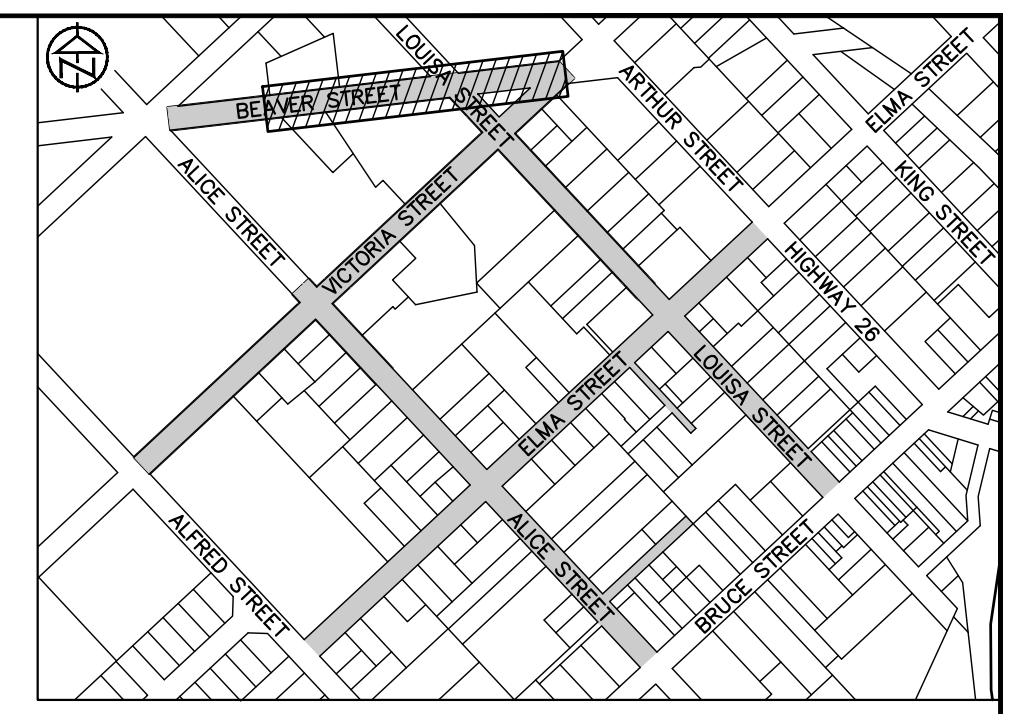
Document Title:	CSOPS.24.013 By-law to Stop Up and Close Beaver Street between Victoria Street and Louisa Street.docx
Attachments:	<ul style="list-style-type: none"><li>- Attachment 1 Reference Plan 16R-11844.pdf</li><li>- Attachment 2 Site Plan of Beaver Street.pdf</li><li>- Attachment 3 Draft By-Law to Stop Up and Close Portion of Beaver Street.pdf</li><li>- Attachment 4 Council Resolution dated November 20, 2023.pdf</li></ul>
Final Approval Date:	Mar 17, 2024

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

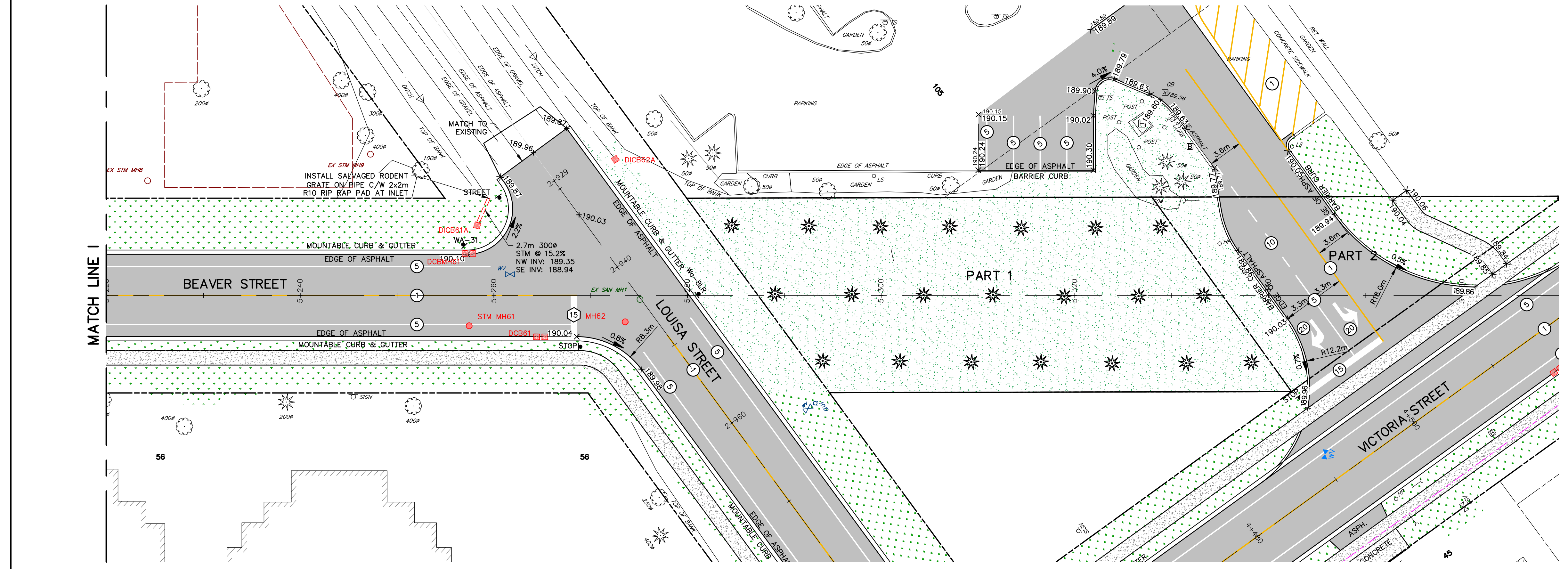
**Jeff Fletcher - Mar 17, 2024 - 12:11 PM**







MATCH LINE I



MATCH LINE I

**LEGEND**

STOP NO EXIT

Ra-1 Wa-8 Wa-BLR Wa-31

ASPHALT  
PAVER STONE  
CONCRETE WALKWAY  
TOPSOIL AND SOD  
GRAVEL  
HYDROSEEDING

**PAVEMENT MARKINGS**

1 SOLID YELLOW, 10cm  
5 SOLID WHITE, 10cm  
15 SOLID WHITE, 60cm  
20 SYMBOLS  
[ ] LIMITS OF MARKINGS  
① Denotes PAVEMENT MARKING, PAINT  
① Denotes PAVEMENT MARKING, DURABLE

**DISCLAIMER AND COPYRIGHT**  
CONTRACTOR MUST VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR SAME. ANY DISCREPANCIES MUST BE REPORTED TO THE ENGINEER BEFORE COMMENCING WORK. DRAWINGS ARE NOT TO BE SCALED.

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**BENCHMARKS**

TBM1 - ELEVATION 191.25  
NAIL AND WASHERS IN EAST FACE OF HYDRO POLE ON NORTH SIDE OF LOUISA STREET WEST ADJACENT TO 16 ELMA STREET SOUTH.

TBM2 - ELEVATION 193.12  
NAIL AND WASHERS IN NORTH FACE OF HYDRO POLE 23X4 ON VICTORIA STREET SOUTH, 26m NORTH OF DRIVEWAY TO RANKIN'S LANDING.

REFER TO DRAWING IN-1 FOR A FULL LISTING OF BENCHMARKS WITHIN THE PROJECT AREA.

**NOTES**

PIPE SIZES ARE IN MILLIMETRES UNLESS OTHERWISE INDICATED. ELEVATIONS ARE IN METRES UNLESS INDICATED. ALL DIMENSIONS, ELEVATIONS AND SIZES ARE IN METRIC UNITS UNLESS INDICATED.

LEGAL BOUNDARIES SHOWN ON THIS PLAN ARE FROM PLAN 17-08 AND 19-218 PREPARED BY HEWITT AND MILNE LIMITED, DATED OCTOBER 23, 2017 AND MARCH 4, 2020.

TOPOGRAPHIC SURVEY COMPLETED BY WSP CANADA INC. AND TATHAM ENGINEERING LIMITED.

No.	REVISION DESCRIPTION	DATE	ENGINEER STAMP
1.	CONTRACT CHANGE ORDER 26	JUN 2023	

**THORNBURY WEST  
RECONSTRUCTION PROJECT**  
TOWN OF THE BLUE MOUNTAINS

**SURFACE FEATURES PLAN  
BEAVER STREET  
STA. 5+110 TO 5+370**

**TATHAM ENGINEERING**

DESIGN: APR FILE: 119105 DWG:  
DRAWN: APR/MJF DATE: JULY 2019  
CHECK: AEB SCALE: 1:250 Sheet No. 27 of 40



## The Corporation of the Town of The Blue Mountains

### By-Law Number 2024 –

**Being a By-law to permanently close the portion of municipal highway known as Beaver Street South extending from the juncture of Victoria Street South and Beaver Street South to the juncture of Louisa Street West and Beaver Street South**

Whereas sections 11 and 34 of the *Municipal Act, 2001, S.O. 2001, c. 25* (the “Act”), enable a municipality to pass by-laws permanently closing highways;

And Whereas Council has deemed it to be in the public interest to permanently close the portion of municipal highway known as Beaver Street South described as Part 1 on Plan 16R-11844;

And Whereas Council did adopt, in accordance with Section 270 of the Act, Policy POL.COR.07.03 (the “Policy”) to prescribe the form and manner for the giving of public notice of its intention to consider this by-law;

And Whereas public notice of the intention to enact this by-law has been given in accordance with the requirements of the Policy and a Public Meeting was held on June 12, 2021 to hear input on the proposed by-law from interested persons;

And Whereas Council considered Staff Report CSOPS.21.059 entitled Follow up to Public Meeting Regarding Stop Up and Close Beaver Street and on September 7, 2021 directed Staff to draft a by-law to stop up and close Beaver Street between Victoria Street and Louisa Street for enactment by Council at a future meeting;

And Whereas Council considered Staff Report CSOPS.24.013 entitled By-law to Stop Up and Close Beaver Street between Victoria Street and Louisa Street;

Now Therefore Council of The Corporation of the Town of The Blue Mountains hereby enacts as follows:

1. That the portion of municipal highway known as Beaver Street South described as Part 1 on Plan 16R-11844 is hereby permanently closed.
2. This By-law shall come into force and take effect upon the registration of a certified copy of this By-law in the Land Registry Office for the Registry Division of Grey (#16).

And Further that this By-law shall come into force and take effect upon the enactment thereof.

Enacted and passed this \_\_\_\_ day of \_\_\_\_\_, 2024

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Andrea Matrosovs, Mayor

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Corrina Giles, Clerk



**The Town of The Blue Mountains  
Council Meeting**

**Title:** B.4.3 Declaration of Town Land Surplus – Part 2, Plan 16R-11844, CSOPS.23.049  
**Date:** Monday, November 20, 2023

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**Moved by:** Deputy Mayor Bordignon  
**Seconded by:** Councillor McKinlay

THAT Council receive Staff Report CSOPS.23.049, entitled “Declaration of Town Land Surplus – Part 2, Plan 16R-11844”;  
AND THAT Council declare Part 2, Plan 16R-11844 surplus to the needs of the Corporation;  
AND THAT Council waives the provisions of the “Sale and Other Disposition of Land Policy, POL.COR.07.02” as it relates to the requirement to provide notice to the public of the proposed sale of land by publication of the proposed transfer for two successive weeks in a local newspaper having general circulation in the area because of the recent closure of the Collingwood Connection newspaper;  
AND THAT, in accordance with the provisions of the “Sale and Other Disposition of Land Policy, POL.COR.07.02”, Council acknowledges that notice of the proposed transfer of Part 2, Plan 16R-11844 shall be provided to the public by inclusion of the staff report on the November 7, 2023 Committee of the Whole Agenda, consideration of the Committee of the Whole recommendation at the November 20, 2023 Council Meeting, posting the staff report to the Town website and by email to those that have requested to receive Town notices;  
AND THAT Council authorize the Mayor and Clerk to execute all documentation required to effect the transfer of Part 2, Plan 16R-11844 to the Foodland/LCBO property as noted in staff report CSOPS.23.049.

**The motion is Carried**