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Sent: Thursday, March 28, 2024 8:29 AM

To: Andrea Matrosovs <amatrosovs@thebluemountains.ca>; Peter Bordignon <pbordignon@thebluemountains.ca>; Paula Hope <phope@thebluemountains.ca>; June Porter <jporter@thebluemountains.ca>; Gail Ardiel <gardiel@thebluemountains.ca>; Alex Maxwell <amaxwell@thebluemountains.ca>; Shawn McKinlay <smckinlay@thebluemountains.ca>; Shawn Everitt <severitt@thebluemountains.ca>; Sam Dinsmore <sdinsmore@thebluemountains.ca>; Liz Saunders <lisaunders@thebluemountains.ca>; Corrina Giles <cgiles@thebluemountains.ca>; Adam Smith <asmith@thebluemountains.ca>; Kyra Dunlop <kdunlop@thebluemountains.ca>; Ryan R. Gibbons <rgibbons@thebluemountains.ca>; Tim Hendry <thendry@thebluemountains.ca>; Jeffery Fletcher <jfletcher@thebluemountains.ca>; Nicholas Cloet <ncloet@thebluemountains.ca>; Carrie Fairley <cfairley@thebluemountains.ca>; Carter Triana <ctriana@thebluemountains.ca>; Allan Gibbons <agibbons@thebluemountains.ca>; BMAHC INFO <info@thebluemountainshousing.ca>

Subject: Thank you for being a 2023 Supporting Sponsor/Program Partner with the Institute of Southern Georgian Bay - please see our 2023 Annual Report

Dear Town of the Blue Mountains Council and Senior Staff,

Thank you very much for being a 2023 Supporting Sponsor/Program Partner with the Institute of Southern Georgian Bay www.tisgb.com

We could not have done the collaborative work without you!

Please review the attached 2023 Annual Report - there is a lot of important information that can be referred to as we all work on some pressing issues, as well as some exciting opportunities.

We will be in touch again soon as we are already developing 2024 programming and would like your involvement!

With much appreciation for your collaboration,

Roz

Rosalyn Morrison, Volunteer Chair, The Institute of Southern Georgian Bay

Community Planning: Creating a more resilient, equitable, and sustainable future



TISGB Vision: Harness the power of people and place in Southern Georgian Bay to grow social, environmental, and economic prosperity.

Annual Report: 2023

Our Purpose

Together, we are working towards a resilient, equitable, and sustainable future. We are a connected group, contributing thousands of hours of volunteer time. We bridge the gaps across sectors to address some of the challenges and opportunities for Southern Georgian Bay – social needs, environmental impacts, and new ideas for a vibrant economy. Our purpose is to:

- Connect – convene people across the region and build key relationships and trust for working together
- Share Knowledge – about common issues and opportunities through collective learning opportunities, community conversations and events, our newsletters and reports
- Nurture Collaborative Initiatives – align objectives, develop collective leadership and multi-sector partnerships, and invest in initiatives, together

We are focused on four interconnected priority areas:

| | | | |
|---|--|---|--|
|  <p>Achieving Sustainability through a Greener Economy</p> |  |  | |
|  |  |  |  <p>Social Finance & Affordable Housing</p> |
|  |  <p>South Georgian Bay Arts Network</p> |  <p>Business & Innovation</p> |  |

Our Unique Role

The Institute provides a unique role in the region by offering a platform and growing network for accelerating action on our common issues. Residents, and business, government, non-profit, and philanthropic leaders are convened to help build a resilient, equitable, and sustainable Southern Georgian Bay.

In the spirit of collaboration, TISGB invites community members, partners, and supporters to join hands in building a collective force for positive change.

Our organization remains committed to creating a platform where every individual can contribute meaningfully, and the collective strength of the team propels Southern Georgian Bay towards a brighter future.

Together, we celebrate the power of collaboration, welcome new leaders, and embark on a journey of growth, learning, and impactful community engagement.



Responding to Community Interest

In 2023, the Institute responded to the community's strong interest in **Achieving Sustainability through a Greener Economy** and **Social Finance and Affordable Housing**.

The Institute collaborated on 5 programmed regional events with residents, business, government, non-profit, and philanthropic leaders. These events enabled participants to learn together and begin developing collaborative initiatives that are contributing to a resilient, equitable, and sustainable Southern Georgian Bay.

1. [Regional Strategy Session](#)
2. [Unpacking the Southern Georgian Bay Affordable Housing Toolkit](#)
3. [Housing Affordability: Learning with the Ottawa Community Land Trust](#)
4. [Achieving Sustainability through a Greener Economy](#)
5. [New Ways to Finance the Housing Affordability Gap](#)

Notable Achievements

- Community engagement increased by 30%
- Resident participation expanded across six municipalities
- Growing engagement of leaders in major sectors – business, government, non-profit, and philanthropy
- Significantly increased our Endowment and Flowthrough Funds managed by the Community Foundation Grey Bruce and produced larger in-person multi-sector events

Community
Engagement increased
by **30%**



Newsletter
subscribers
700+

Regional Strategy Session

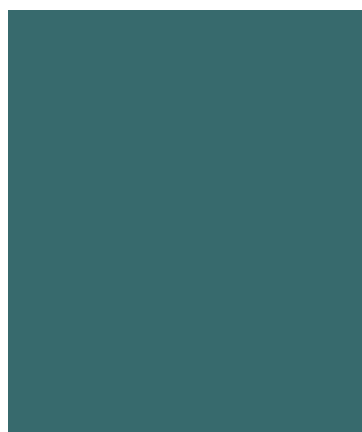
March 31, 2023

2023's first major event was the Strategy Session with 75+ people from across the region who gathered at the Marsh Street Center in Clarksburg to work on our aligned strategic goals. The Institute's 4 priority areas were discussed in detail.

This session revealed a keen desire to continue focusing on Social Finance & Affordable Housing as well as Sustainability & the Green Economy. At this event, the team also launched the Institute's E-Book, which is a shareable resource for the Who/What/So What of the Institute. Please share it with your network and encourage them to join our programming.

Design Team Members:

- Rosalyn Morrison
- Dale Biddell
- Larry Hogarth
- Catherine Daw
- Marilyn Struthers



Unpacking the Affordable Housing Toolkit

May 3, 2023

TISGB was excited to launch the [Affordable Housing Toolkit](#), the product of an 18-month project that offers tools to address the greatest challenge affecting the sustainability of our communities - housing unaffordability.

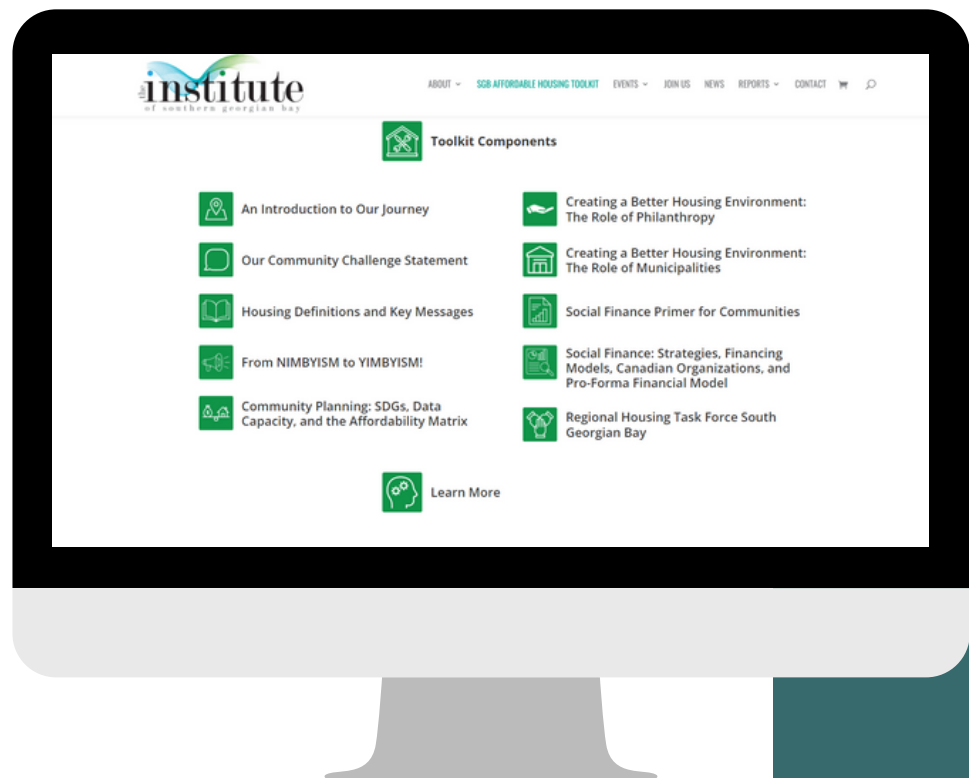
[The launch event](#), introduced the toolkit and its contents, which include the connections between housing and the labour force, NIMBYism and YIMBYism, the United Nations' Sustainable Development Goal #11: Sustainable Communities (often referred to as SDG11) as a framework for goal setting, alignment, and data gathering, and ways that our communities can work together to maximize success.

Toolkit Founding Team:

Carol Merton
Jack Vanderkooy
Geoffrey Shea
Shirley Keaveney
Marg Scheben-Edey
Rosalyn Morrison
Marilyn Struthers
Stuart Reid
Yvonne Hamlin
Gillian Fairley
Peggy McIntosh
June Porter

Event Presenters:

Marilyn Struthers
Jack Vanderkooy
Marg Scheben-Edey
Liz Buckton
Peggy McIntosh



Housing Affordability- Learning with the Ottawa Community Land Trust

May 31, 2023

The team continued working on the Housing Affordability problem with a virtual panel discussion featuring the Ottawa Community Land Trust and Tapestry Community Capital. These social enterprises are pursuing innovative ways of preserving housing affordability and shared the lessons they have learned along the way and offered suggestions on how we might apply them in our region. [This event can be viewed here.](#)

Event Presenters:

- Gillian Fairley, Community Futures SGB
- Satyameet Singh, Tapestry Community Capital
- Mike Bulthuis, Ottawa Community Land Trust



Achieving Sustainability through a Greener Economy



October 27, 2023

The fall season began at the Marsh Street Centre in Clarksburg by bringing 70+ multi-sectoral leaders together to share the successes of their sustainable practices and the lessons they learned while implementing them. The first panel focused on progress being made by the successful collaboration of counties, municipalities, and community organizations. The second panel connected innovation, entrepreneurship, and economic development to see what a greener economy could look like in our region.

The guided workshop session after the panel discussions helped identify the desire to explore the possibility of a regional Sustainability/Green Economy Hub. These hubs typically function as a rallying point for businesses, municipalities, and non-profit organizations that wish to adopt sustainable practices and learn more about what resources are available to help them do so. The Institute team is developing a plan to work with Green Economy Canada to consider the justification and feasibility of a Southern Georgian Bay hub.

Event Design Team:

Sally Leppard
 Nicole Yardy
 Nicholas Cloet
 Kay Schaltz
 Dale Biddell
 Eric Ennis
 Rosalyn Morrison
 Gerard Dusastre
 Jessica Flynn
 Jeffery Fletcher
 Kathleen Caswell
 Ted Crysler
 Sean Mullin
 June Porter

Event Presenters:

Dale Biddell, TISGB Board of Directors
Eric Ennis, TISGB Board Member
Andrea Matrosovs, Mayor, Town of the Blue Mountains

Ted Crysler, Wasaga Beach Climate Action Team
Rebecca Danard, Grey County
Catherine Daw, Collingwood Climate Action Team
Jeffrey Fletcher, Town of the Blue Mountains
Nicole Yardy, Town of Collingwood

Gillian Fairley, Community Futures South Georgian Bay
Meg Brennan, The Keep Refillery
Anthony Griffiths, MacLean Engineering
Alex Hogan, RT07
Mike Robbins, Conservation Economy
Tori Rooney, Blue Mountain Resort

New Ways to Finance the Housing Affordability Gap

November 17, 2023

The last event of 2023 was hosted at Meaford Hall with 4 leaders from the municipalities of Meaford, Town of the Blue Mountains, Collingwood, and Owen Sound opening the day, which focused on how Social Finance can help close the Housing Affordability gap.

Over 100 people learned many new things from the first panel featuring solution finders from across Canada who have successfully applied innovative housing finance strategies in their own communities. The second panel featured leaders from around Ontario who are working on non-market development and are identifying region-specific speed bumps and solutions to the housing affordability problem.

During the guided workshop after lunch, participants discussed ways to apply the lessons learned to these problems as they exist in our region. The Institute's Social Finance & Housing Group is organizing a retreat in January to analyze the notes from these discussions and develop a next-steps plan.



Event Design Team:

Carol Merton
Peggy McIntosh
Rosalyn Morrison
Donna Howey
Marianne Williams
Jan Chamberlain
Jenn Rae
Stuart Reid
Jane Walker
Melanie Rodriguez
Jack Vanderkooy
Carter Triana
June Porter
Marilyn Struthers
Jessica Flynn
Jen Armstrong
Janet Findlay

Event Presenters:

Yvonne Hamlin, Mayor, Town of Collingwood
Shirley Keaveney, Deputy Mayor, Meaford
Andrea Matrosovs, Mayor, Town of the Blue Mountains
Carol Merton, Councillor, Owen Sound

Marilyn Struthers, Volunteer Facilitator- TISGB Social Finance and Housing Group
Liz Buckton, Grey County

Jo Reynolds, Social Innovation Canada, ON
Lindsay Harris, Propolis Housing Cooperative, BC
Colleen Sklar, John Q Built, MB
Ashley Smith, Fundamental Inc, NFL

Donna Howey, TISGB Design Team Member
Fay Martin, Places for People, Haliburton
Marg Scheben-Edey, Collingwood Affordable Housing Task Force
Sylvia Statham, Glassworks, Owen Sound
Kystal Valencia, Rental Rescue, Toronto

Next Steps

2024 Programming Goals

- Co-host more workshops to more deeply understand the ecosystem required to help finance the kind of rental housing we need to support our local workforce.
- Explore a regional model for a Sustainability/Green Economy Hub in our region.
- Feature triple bottom-line businesses, social enterprises, and B-Corporations and learn how to nurture more. This kind of Business & Innovation cuts across all priority areas.
- Continue to promote artists, arts organizations, and arts businesses.
- Continue to build on our evolving communications strategy and incorporate new writers into our monthly newsletters, available at [The Institute of Southern Georgian Bay \(tisgb.com\)](https://www.tisgb.com).



Thank You

To our 2023 Program Partners and Sponsors

The Institute of Southern Georgian Bay (TISGB) community is thankful for a successful 2023 and is excited to continue building on the lessons we learned through 2024.

Thank you again, to our supporters who enable the Institute to do this work of providing a platform and growing network for accelerating action on our shared regional challenges and opportunities.

LEAD LEVEL:



CLEARVIEW



SUPPORTING LEVEL:



COMMUNITY LEVEL:



Collective Leadership

2023 Board of Directors



Jennifer Armstrong
Co-Lead Finance



Dale Biddell
Co-Lead Governance



Eric Ennis
Co-Lead Sustainability
& the Green Economy



Larry Hogarth
Co-Lead Finance



June Porter,
Co-Lead Governance



Mel Pockaj
Fundraising Committee



Melanie Rodriguez
Co-Lead Fundraising



Rosalyn Morrison, Board
Chair (2018–2023)

Looking forward, TISGB is excited about the prospect of growing its Collective Leadership model even further.

Our organization recognizes the value of diverse voices and perspectives in driving innovation and finding effective solutions to the challenges faced by the community.

The dedication of the new board members and the continued growth of the team signal a promising future for TISGB and its mission to foster a resilient, equitable, and sustainable Southern Georgian Bay.

Report Number PDS 24 040

Title: RECONSIDERATION Zoning by-law amendment for 178 Marsh St. Clarksburg

April 10, 2024

RECEIVED
APR 10 2024

Dear Sir/Madam:

TOWN OF THE BLUE MOUNTAINS
PER: _____

I am writing to both Council and the Planning Department to request a reconsideration for the proposed development of 178 Marsh St. in Clarksburg.

I have been at the re-zoning meeting of March 19 and virtually for April 2. I DO realize the need for housing in our area but the concern with the rezoned set -backs and variances is the density of putting so many units in a village that has no water and sewer. The original 2 story building would accommodate 6 apartments which would allow for less water usage from the well and fewer parking spaces needed, allowing more parking for visitors and for customers to the commercial units.

I would ask that through the Site Plan Control Process done by staff

1. An environmental study be done on the effects on water/wells with the addition of 12 units in the village of Clarksburg:

a. if there is enough well water for these units year round. What if the well runs dry?

b. what effects this kind of draw will have on other commercial and residential wells in the town

c. is the water drinkable and who will be responsible for the safe testing.

2. Parking has always been an issue in Clarksburg. With this property having the minimum amount of parking where will the visitors, the storekeepers their employees, and the customers that are going to these commercial units park? Also the need to maximize parking for accessibility parking spaces.

3. Speeding and a blind corner at Marsh and Clark Streets be addresssed. The Clarksburg village Association has been trying to change the speed limit through town for decades to no avail. The addition of 24 cars at this corner will only add to the

problem.

In closing I think we are at a crossroads here where we decide to change the character of a small town Ontario Town that has so much potential. A two story building with a green space and adequate parking lot would sufficiently help out the need for apartments, add to the commercial spaces available to grow our town and with a bit of imagination add a bit of charm to the facade to allow it to blend in with small town Clarksburg.

I felt it important to get these comments on record so Clarksburg can keep its Small Town Ontario Charm and still grow responsibly.

Sincerely,


Keri Lockhart

