



Revised Agenda

The Blue Mountains

Committee of the Whole Meeting

Date: Tuesday, April 29, 2025
Time: 9:30 a.m.
Location: Town Hall, Council Chambers and Virtual Meeting
32 Mill Street, Thornbury, ON
Prepared by: Corrina Giles, Town Clerk

Pages

A. Call to Order

A.1 Traditional Territory Acknowledgement and Moment of Reflection

We would like to begin our meeting by recognizing the First Nations, Metis and Inuit peoples of Canada as traditional stewards of the land. The municipality is located within the boundary of Treaty 18 region of 1818 which is the traditional land of the Anishnaabek, Haudenosaunee and Wendat-Wyandot-Wyandotte peoples.

A.2 Approval of Agenda

Recommended (Move, Second)

THAT the Agenda of April 29, 2025, be approved as circulated, including any items added to the Agenda.

A.3 Declaration of Pecuniary Interest

NOTE: In accordance with the *Municipal Conflict of Interest Act* and the Town Procedural By-law 2023-62, Council Members must file a written statement of the interest and its general nature with the Clerk for inclusion on the Registry.

A.4 Previous Minutes

Recommended (Move, Second)

THAT the Committee of the Whole minutes of April 8, 2025, be adopted as circulated, including any revisions to be made.

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B. Staff Reports, Deputations, Correspondence

Operations - To be chaired by Councillor McKinlay

B.1 Deputations, if any

B.1.1 Bob Welling, President, Grey Common Elements Condominium Corporation 63 (GCC63)

Re: East Ridge GCC63 Water Distribution System Transfer Agreement

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B.1.2	Catherine Daw, Collingwood Climate Action Team, Kay Shaltz, Climate Action Now Network - TBM Re: Green Economy South Georgian Bay (SGB) Project	13
B.1.3	Abby Gauthier, Eric Neuman & Dan Bowles, Clarksburg Village Association Re: Clarksburg Village Infrastructure Improvements	25
B.2	Public Comment Period regarding matters included in the Operations portion of the meeting (each speaker is allotted three minutes) NOTE: In accordance with the Town Procedural By-law 2023-62 ten minutes is allotted at the beginning and end of each section of the Committee of the Whole Meeting to receive public comments regarding matters included on the Agenda. Each person shall provide their name and address, and is required to address their comments to the Chair. Comments shall not refer to personal, litigation or potential litigation matters, or be in response to matters that have been the subject of a Public Meeting, it being noted that the verbal commenting period has ended. Written correspondence may still be received in response to matters that have been the subject of a Public Meeting. If a person is unable to personally attend the meeting, or during any period where an emergency has been declared to exist in the municipality, they shall provide their Public Comments in writing to the Clerk in advance of the meeting for the Clerk to read on behalf of the author during the Public Comment Period.	
B.3	Correspondence, if any None	
B.4	Staff Reports	
B.4.1	Green Economy Hub Update and Scope Change, OPS.25.019 Recommended (Move, Second) THAT Council receive Staff Report OPS.25.019, entitled “Green Economy Hub Update and Scope Change”; AND THAT Council endorse the allocation of \$5,000 from the Town’s 2025 sustainability budget to the Collingwood Climate Action Team (CCAT) Green Economy Hub pilot project, which will continue to build a community of practice to directly involve businesses and other organizations in shaping and striving towards their sustainability goals, while also continuing to explore a business model for long term service delivery for the business community in Southern Georgian Bay.	40
B.4.2	2024 Future Story Report Card, OPS.25.008 Recommended (Move, Second) THAT Council receive Staff Report OPS.25.008, entitled “2024 Future Story Report Card”; AND THAT Council direct staff to finalize the 2024 Future Story Report Card with any minor updates requested by Council, and publish to the Town’s website and communications channels to circulate with the public.	48

B.4.3 Purchase of 122 Hoffman Street, OPS.25.022

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Recommended (Move, Second)

THAT Council receive Staff Report OPS.25.022, entitled "Purchase of 122 Hoffman Street";

AND THAT Council approve the purchase of 122 Hoffman Street in the amount of \$4,500,000;

AND THAT Council approve the land acquisition and transfer of ownership into the Town's land inventory including all legal costs, taxes, and land transfer costs;

AND THAT Council authorize the Mayor and Clerk to execute all required documents and land transfers to finalize the land acquisition.

B.5 Public Comment Period regarding matters included in the Operations portion of the meeting (each speaker is allotted three minutes)

Planning and Building - To be chaired by Councillor Hope

B.6 Deputations, if any

B.6.1 Randall Litchfield

98

Re: Proposed Pickleball Facility

B.6.2 Lesley Fisher, Loved You Madly

106

Re: Rejuvenation of 24 Bruce Street South

***B.6.3 Alex Drung, Director, Development, Reid's Heritage Homes & Bryan O'Neill**

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Re: Cottages Phase 6 - Draft Plan Extension

B.7 Public Comment Period regarding matters included in the Planning and Building portion of the meeting (each speaker is allotted three minutes)

NOTE: In accordance with the Town Procedural By-law 2023-62 ten minutes is allotted at the beginning and end of each section of the Committee of the Whole Meeting to receive public comments regarding matters included on the Agenda. Each person shall provide their name and address, and is required to address their comments to the Chair. Comments shall not refer to personal, litigation or potential litigation matters, or be in response to matters that have been the subject of a Public Meeting, it being noted that the verbal commenting period has ended. Written correspondence may still be received in response to matters that have been the subject of a Public Meeting. If a person is unable to personally attend the meeting, or during any period where an emergency has been declared to exist in the municipality, they shall provide their Public Comments in writing to the Clerk in advance of the meeting for the Clerk to read on behalf of the author during the Public Comment Period.

B.8 Correspondence, if any

***B.8.1 Blue Mountain Ratepayers Association**

133

Re: PBS.25.005 Official Plan Follow-up Report to the February 4, COW Discussion

B.9 Staff Reports

- B.9.1 Official Plan Follow-Up Report to the February 4th COW Discussion, PBS.25.005** 135
- Recommended (Move, Second)**
THAT Council receive Staff Report PDS.25.005, entitled “Official Plan Follow-up Report to the February 4th COW Discussion”;
- THAT with regards to Affordable Housing; Council directs staff to make the necessary edits to the Official Plan in accordance with Option 1C;
- THAT with regards to Building Height; Council directs staff to make the necessary edits to the Official Plan in accordance with Option 2D;
- THAT with regards to Density for the Residential Recreational Area; Council directs staff to make the necessary edits to the Official Plan in accordance with Option 3D;
- THAT with regards to Parkland Dedication; Council directs staff to make the necessary edits to the Official Plan in accordance with Option 4B;
- THAT with regards to Georgian Trail Crossings and Access; Council directs staff to make the necessary edits to the Official Plan in accordance with Option 5B;
- THAT with regards to Tree Protection; Council directs staff to make the necessary edits to the Official Plan in accordance with Option 6A;
- AND THAT Council direct staff to bring the final Draft Version of the Official Plan 5 Year Review to the May 12, 2025 Council meeting for final adoption.
- B.9.2 Cloudpermit Software Implementation by Planning Division, PBS.25.030** 152
- Recommended (Move, Second)**
THAT Council receive Staff Report PBS.25.030, entitled “Cloudpermit Software Implementation by Planning Division for information purposes only”;
- B.9.3 Request for Draft Plan Extension – Matesa Enterprises, PBS.25.024** 157
- Recommended (Move, Second)**
THAT Council receive Staff Report PBS.25.024, entitled “Request for Draft Plan Extension – Matesa Enterprises”;
- AND THAT Council support a three (3) year extension to the Matesa Draft Plan Approval, located at Town Plot Lots 37, 38, 39, and Part of Lot 36, King Street E/S, Town of The Blue Mountains, extending the current expiry date of June 12, 2025, to a new draft approval lapse date of June 12, 2028.

Recommended (Move, Second)

THAT Council receive Staff Report PBS.25.031, entitled “Draft Plan Extension Request – Cottages at Lora Bay”;

AND THAT Council support a three (3) year extension to the Cottages at Lora Bay Draft Plan Approval, located at Part of Lot 39, Concession 12, Part of Lots 1 and 3, Plan 1032, Town of The Blue Mountains, extending the current expiry date of September 30, 2025, to a new draft approval lapse date of September 30, 2028.

B.10 Public Comment Period regarding matters included in the Planning and Building portion of the meeting (each speaker is allotted three minutes)

C. New and Unfinished Business

C.1 Committees of Council Reports

None

C.2 Notice of Motion (Council)

C.3 Additions to the Agenda

D. Notice of Meeting Dates

Council Meeting, May 12, 2025

Town Hall, Council Chambers and Virtual

Council, Public Meeting, May 13, 2025

Town Hall, Council Chambers and Virtual

Committee of the Whole Meeting, Operations, and Planning & Building Services, May 20, 2025

Town Hall, Council Chambers and Virtual

Committee of the Whole Meeting, Administration, Corporate & Financial Services, Strategic Initiatives, and Community Services, May 26, 2025

Town Hall, Council Chambers and Virtual

E. Adjournment

Recommended (Move, Second)

THAT this Committee of the Whole does now adjourn at TIME p.m. to meet again on May 20, 2025, Town Hall, Council Chambers and Virtually, or at the call of the Chair.