



Committee Report

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: Carrie Fairley, Acting Deputy Clerk

Members Present: Mayor Andrea Matrosovs, Deputy Mayor Peter Bordignon, Councillor Gail Ardiel, Councillor Paula Hope, Councillor Alex Maxwell, Councillor Shawn McKinlay

Members Absent: Councillor June Porter

Staff Present: Director of Operations Alan Pacheco, Acting Chief Administrative Officer Adam Smith, Chief Building Official Tim Murawsky, Manager of Community Planning, Shawn Postma

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

THAT Council of the Town of The Blue Mountains receives for information the deputation of Bob Welling, President, Grey Common Elements Condominium Corporation 63 (GCC63) regarding East Ridge GCC63 Water Distribution System Transfer Agreement

AND THAT Council direct staff to provide a report in response to the deputation of Bob Welling, President, Grey Common Elements Condominium Corporation 63 (GCC63).
CARRIED

B.1.2 Catherine Daw, Collingwood Climate Action Team, Kay Shaltz, Climate Action Now Network – TBM, Re: Green Economy South Georgian Bay (SGB) Project

THAT Council of the Town of The Blue Mountains receives for information the deputation of Catherine Daw, Climate Action Team, Kay Shaltz, and Climate Action Now Network - TBM regarding Green Economy South Georgian Bay Project

AND THAT Council directs staff to bring back a report in response to the deputation of Catherine Daw, Climate Action Team, Kay Shaltz, and Climate Action Now Network - TBM regarding Green Economy South Georgian Bay Project. **CARRIED**

B.1.3 Abby Gauthier, Eric Neuman & Dan Bowles, Clarksburg Village Association, Re: Clarksburg Village Infrastructure Improvements

THAT Council of the Town of The Blue Mountains receives for information deputation of Abby Gauthier, Eric Neuman & Dan Bowles, Clarksburg Village Association regarding Clarksburg Village Infrastructure Improvements

AND THAT Council directs staff to bring back a report in response to the deputation of Abby Gauthier, Eric Neuman & Dan Bowles, Clarksburg Village Association regarding Clarksburg Village Infrastructure Improvements. **CARRIED**

B.4 Staff Reports

B.4.1 Green Economy Hub Update and Scope Change, OPS.25.019

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. **CARRIED**

B.4.2 2024 Future Story Report Card, OPS.25.008

(A) 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. **CARRIED**

(B) THAT with respect to Staff Report OPS.25.008, entitled “2024 Future Story Report Card” Council directs staff to identify additional resources needed to produce a project plan regarding the policy planning review needed for Action Number 7 - expand production of sustainable local food. **CARRIED**

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

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. **CARRIED**

Planning and Building - To be chaired by Councillor Hope

B.6 Deputations, if any

B.6.1 Randall Litchfield, Re: Proposed Pickleball Facility

THAT Council of the Town of The Blue Mountains receives for information the deputation of Randall Litchfield regarding a proposed pickleball facility. **CARRIED**

B.6.2 Lesley Fisher, Loved You Madly, Re: Rejuvenation of 24 Bruce Street South

THAT Council of the Town of The Blue Mountains receives for information the deputation of Lesley Fisher, Loved You Madly regarding rejuvenation of 24 Bruce Street South

AND THAT Council directs staff to provide a staff report in response to the deputation of Lesley Fisher, Loved You Madly regarding rejuvenation of 24 Bruce Street South.
CARRIED

B.6.3 Alex Drung, Director, Development, Reid's Heritage Homes & Bryan O'Neill, Re: Cottages Phase 6 - Draft Plan Extension

THAT Council of the Town of The Blue Mountains receives for information the deputation of Alex Drung, Director, Development, Reid's Heritage Homes and Bryan O'Neill, Managing Director, 1382491 Ontario Inc., regarding Cottages Phase 6 - Draft Plan Extension. **CARRIED**

B.8 Correspondence, if any

B.8.1 Blue Mountain Ratepayers Association, Re: PBS.25.005 Official Plan Follow-up Report to the February 4, COW Discussion

THAT Council of the Town of The Blue Mountains receives for information the April 24, 2025, correspondence from the Blue Mountain Ratepayers Association regarding PBS.25.005 Official Plan Follow-up Report to the February 4, COW Discussion. **CARRIED**

B.9 Staff Reports

B.9.1 Official Plan Follow-Up Report to the February 4th COW Discussion, PBS.25.005

- (A) THAT Council receive Staff Report PBS.25.005, entitled “Official Plan Follow-up Report to the February 4th COW Discussion”. **CARRIED**
- (B) THAT, with respect to Staff Report PBS.25.005, entitled “Official Plan Follow-up Report to the February 4th COW Discussion”, with regards to Affordable Housing, Council directs staff to make the necessary edits to the Official Plan in accordance with Option 1C, for inclusion in the final Draft Version of the Official Plan 5 Year Review, to the May 12, 2025 Council Meeting, for final adoption. **CARRIED**
- (C) THAT with respect to Staff Report PBS.25.005, entitled “Official Plan Follow-up Report to the February 4th COW Discussion” and with regards to Building Height; Council directs staff to make the necessary edits to the Official Plan in accordance with Option 2C with the removal of 5 storeys and to permit up to 4 storeys (with community benefit) only along Highway 26 in Thornbury from Peel Street to Elma Street and from Elgin Street to Russell Street right-of-way, for inclusion in the final Draft Version of the Official Plan 5 Year Review to the May 12, 2025 Council meeting for final adoption. **CARRIED**
- (D) THAT with respect to Staff Report PBS.25.005, entitled “Official Plan Follow-up Report to the February 4th COW Discussion” and 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 for inclusion in the final Draft Version of the Official Plan 5 Year Review to the May 12, 2025 Council meeting for final adoption. **CARRIED**
- (E) THAT with respect to Staff Report PBS.25.005, entitled “Official Plan Follow-up Report to the February 4th COW Discussion” and with regards to Parkland Dedication; Council directs staff to make the necessary edits to the Official Plan in accordance with Option 4B for inclusion in the final Draft Version of the Official Plan 5 Year Review to the May 12, 2025 Council meeting for final adoption. **CARRIED**

(F) THAT with respect to Staff Report PBS.25.005, entitled “Official Plan Follow-up Report to the February 4th COW Discussion” and 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 for inclusion in the final Draft Version of the Official Plan 5 Year Review to the May 12, 2025 Council meeting for final adoption.

CARRIED

(G) THAT with respect to Staff Report PBS.25.005, entitled “Official Plan Follow-up Report to the February 4th COW Discussion” and with regards to Tree Protection; Council directs staff to make the necessary edits to the Official Plan in accordance with Option 6A for inclusion in the final Draft Version of the Official Plan 5 Year Review to the May 12, 2025 Council meeting for final adoption. **CARRIED**

B.9.2 Cloudpermit Software Implementation by Planning Division, PBS.25.030

THAT Council receive Staff Report PBS.25.030, entitled “Cloudpermit Software Implementation by Planning Division for information purposes only”. **CARRIED**

B.9.3 Request for Draft Plan Extension – Matesa Enterprises, PBS.25.024

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. **CARRIED**

B.9.4 Draft Plan Extension Request – Cottages at Lora Bay, PBS.25.031

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. **CARRIED**