



# Revised Agenda

## The Blue Mountains, Council Meeting

**Date:** Monday, July 14, 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

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Pages

### A. Call to Order

#### A.1 Singing of the National Anthem

#### A.2 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.3 Approval of Agenda

##### Recommended (Move, Second)

THAT the Agenda of July 14, 2025, be approved as circulated, including any items added to the Agenda.

#### A.4 Declaration of Pecuniary Interest and general nature thereof

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.5 Previous Minutes

##### Recommended (Move, Second)

THAT the Council minutes of June 23, 2025, the Special Meeting of Council Minutes of June 24, 2025, and the Council, Public Meeting minutes of June 3, 2025 be adopted as circulated, including any revisions to be made.

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### B. Deputation / Presentations

**NOTE: Deputations will be heard at 1:00 p.m.**

Under the authority of the *Municipal Act, 2001* and in accordance with Ontario's *Municipal Freedom of Information and Protection of Privacy Act* (MFIPPA), The Corporation of the Town of The Blue Mountains wishes to inform the public that all information including opinions, presentations, reports and documentation provided for or at a Public Meeting, Public Consultation, or other Public Process are considered part of the public record. This information may be posted on the Town's website and/or

made available to the public upon request.

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|------------|---|-----------|
| <b>B.1</b> | <b>David Hearn, The Institute of Southern Georgian Bay<br/>Re: Local Business Association Grant Funding</b>   | <b>34</b> |
| <b>B.2</b> | <b>Erin Tuckey and Karen Marsh, Georgian Triangle Humane Society<br/>Re: Consideration of a 10-year Financial Pledge Towards Development of<br/>Regional Centre for Pets and People</b> | <b>35</b> |
| <b>B.3</b> | <b>Sandra Karen John Chuan, Resident<br/>Re: Drainage Master Plan Decision for Little Beaver River</b>  | <b>56</b> |

**C. Public Comment Period**

**NOTE:** In accordance with the Town Procedural By-law 2023-62 any person may provide comments during the Public Comment Period at a Council Meeting, regarding Town matters. Each person providing comments during a Public Comment Period shall be limited to not more than three minutes. The Clerk or a countdown clock shall alert the speaker when they have one minute remaining to address Council. 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.

**D. Adoption of Consent Agenda**

**D.1 Correspondence**

**Recommended (Move, Second)**

THAT Council receives the correspondence listed as Agenda items D.1.1 to D.1.8, less any items requested for separate review and discussion, and further does support the Staff recommendation made with regard to the Correspondence items, including any additional direction given to Staff through discussion, with an appropriate Staff action or response awaited for report back to Committee or Council, where indicated.

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|--------------|---|-----------|
| <b>D.1.1</b> | <b>Jay Warrener, Resident<br/>Re: Request to Address Snowbridge Way Address Issues<br/>(For Council Consideration)</b>  | <b>77</b> |
| <b>D.1.2</b> | <b>Sally Leppard, Co-Lead, Climate Action Now Network TBM (CANN)<br/>Re: Bill 5, Special Economic Zones and T.C. Energy's Pumped Storage<br/>Proposal<br/>(For Council Consideration)</b> | <b>81</b> |
| <b>D.1.3</b> | <b>Kathy Eagleson, Resident<br/>Re: Revoking Municipal support for TC Energy's Pumped Storage<br/>Project<br/>(Receive For Information)</b>   | <b>83</b> |

D.1.4	Ontario Ministry of Transportation Re: Notice of Online Public Information Centre - Detail Design and Class Environmental Assessment Study (Receive For Information)	84
D.1.5	Ministry of Municipal Affairs and Housing Re: Business Ice Storm Assistance (BISA) Program (Receive For Information)	85
D.1.6	Notice of Decision and Right to Appeal Re: Consent File No.B05-2025 (Receive For Information)	90
*D.1.7	Catherine Sholtz and Michael Seguin, Residents Re: B.14.6. Options for 130 King Street West - COW - May 26, 2025 (Receive For Information)	93
*D.1.8	Michael Kulakowsky, Beaver Valley Community School Re: Request Waiver of Fees (For Council Consideration)	94
D.2	<b>Committee and Board Minutes</b> (Received for Information)	
	<b>Recommended (Move, Second)</b> THAT Council of the Town of The Blue Mountains receives the Committee and Board minutes included on the July 14, 2025, Council Agenda, for information, less any items pulled for separate discussion.	
D.2.1	Committee of Adjustment Minutes dated May 21, 2025	95
D.2.2	Thornbury Business Improvement Area Board Minutes dated May 7, 2025	102
D.2.3	Nottawasaga Valley Conservation Authority Board Meeting Highlights dated June 2025	107
D.3	<b>Committee Reports</b> With the adoption of the Committee Reports included on the Consent Agenda, all Recommendations found within the Committee Report(s) are approved by Council, as recommended, less any items requested for separate review and discussion.	
	<b>Recommended (Move, Second)</b> THAT the recommendations found within the Committee Reports included on the July 14, 2025, Council Agenda are approved by Council, as recommended, less any items requested for separate review and discussion.	
D.3.1	Committee of the Whole Report dated June 30, 2025	110
D.3.2	Committee of the Whole Report dated July 7, 2025	116

**E. Motions and Staff Reports**

**E.1 Employee Code of Conduct – Revised Definitions, ADM.25.046** 119

**Recommended (Move, Second)**

THAT Council receive Staff Report ADM.025.046, entitled “Employee Code of Conduct – Revised Definitions”;

AND THAT Council approve the new Corporate Policy entitled “Employee Code of Conduct, POL.COR.25.XX” and accompanying Complaint and Investigation Procedure as attached to staff report ADM.25.046.

**\*E.2 Execution of Agreement - Sale of Block 29 Plan 16M-14 High Bluff Lane, OPS.25.035** 144

**Recommended (Move, Second)**

THAT Council receive Staff Report OPS.25.035, entitled “Execution of Agreement – Sale of Block 29 Plan 16M-14 High Bluff Lane”;

AND THAT Council directs the Mayor and Clerk to execute all required documents and land transfers to finalize the land sale;

AND THAT Council authorizes Town staff to undertake all administrative actions necessary to facilitate the completion of the sale and registration of the related documents.

**F. By-laws**

**F.1 By-law under the Building Code Act, Respecting Permits and Related Matters** 197

**Recommended (Move, Second)**

THAT By-law 2025-40, being a By-law under the Building Code Act, with respect to the issuance of permits and other matters be hereby enacted as passed this 14th day of July, 2025

**G. New and Unfinished Business**

**G.1 Grey County Council Update (Mayor, Deputy Mayor)**

**G.2 Notice of Motion (Council)**

**G.2.1 Councillor Maxwell Notice of Motion re: Beaver and Coyote Management**

Note: Councillor Maxwell provided the following Notice of Motion at the May 12, 2025, Council Meeting and was bumped to the June 23, 2025, Council Meeting and was further bumped to the July 14, 2025, Council Meeting.

In accordance with the Procedural Bylaw 2023-62 as revised, this Notice of Motion requires a mover and a seconder to be considered by Council.

**Recommended (Move, Second)**

WHEREAS repeated flooding, culvert blockages, and tree loss caused by beaver activity continue to damage both public infrastructure and private property within the Town of The Blue Mountains (TBM);

AND WHEREAS residents of the Town of The Blue Mountains also report coyotes preying on puppies and kittens, backyard poultry, and small livestock, with some coyotes showing increasing boldness near people;

AND WHEREAS Grey County is currently reviewing its Nuisance Beaver Bylaw and its Coyote/Wolf Control Program as part of a broader wildlifemanagement update aimed at improving effectiveness, streamlining administration, and updating compensation rates;

NOW THEREFORE BE IT RESOLVED THAT Council direct Staff to:

1. Engage Grey County and the Ministry of Natural Resources and Forestry (MNRF) to obtain details of draft wildlifemanagement measures for beavers and coyotes and relevant provincial best practices.
2. Compile TBMs specific data on beaver damage and coyote encounters, assess mitigation options (nonlethal devices, licensed trapping, education, compensation, guardian animals, fencing), and identify any Town bylaw or policy amendments and associated costs.
3. Report back to Council with recommended actions for both species, draft bylaw amendments, and 2026 budget implications.

**G.2.2 Councillor Maxwell Notice of Motion Re: Maple Syrup Production**  
**Note: Councillor Maxwell provided the following Notice of Motion at the May 20, 2025 Committee of the Whole Meeting. This Notice of Motion was included on the June 2, 2025 Council Agenda, then was bumped to the June 23, 2025 Council Meeting, for Council consideration.**

**In accordance with the Procedural Bylaw 2023-62 as revised, this Notice of Motion requires a mover and a seconder to be considered by Council.**

**Recommended (Move, Second)**

WHEREAS Canada supplies about 70 % of the world's pure maple syrup, with Ontario ranking third among producing provinces;  
AND WHEREAS a proposed 25 % U.S. tariff on maple syrup and sugaring equipment threatens export revenues, may raise consumer prices, and heightens the risk of product adulteration;  
AND WHEREAS scaling up Ontario production offers a practical buffer against these trade pressures;  
AND WHEREAS the Town of The Blue Mountains (TBM), in the Great Lakes–St Lawrence forest region, has abundant sugarmaple stands and strong agritourism potential;  
AND WHEREAS expanding maple operations supports TBM's goals for rural economic diversification and lowcarbon agriculture, and aligns with recent federal and provincial government funding under the Maple Production Improvement Initiative;

NOW THEREFORE BE IT RESOLVED THAT Council direct staff to:

1. Work with the Ontario Maple Syrup Producers' Association (OMSPA), the Ontario Ministry of Agriculture, Food & Rural

Affairs (OMAFRA), Grey County Economic Development, Grey Sauble Conservation Authority and Nottawasaga Valley Conservation Authority to create a MapleSyrup Expansion Information Kit that includes:

- a. Best practices for sustainable tapping and onfarm processing;
  - b. A consolidated list of current federal, provincial, county, and municipal funding programs; and
  - c. Guidance on fraud prevention and product authenticity.
2. Publish and promote the Information Kit via the Town's website and other municipal channels to landowners, agricultural groups, and tourism operators within the Town of The Blue Mountains

**G.2.3 Councillor Ardiel Notice of Motion dated June 30, 2025 Re Asset Management Plan**  
**Councillor Ardiel provided the following Notice of Motion at the June 30, 2025 Council Meeting. In accordance with Procedural By-law 2023-62, the motion will be included on the July 14, 2025, Council Meeting Agenda for consideration.**

**In accordance with the Procedural Bylaw 2023-62 as revised, this Notice of Motion requires a mover and a seconder to be considered by Council.**

**Recommended (Move, Second)**

WHEREAS: The Blue Mountains Asset Management Plan is several years old, Council should be apprised of where our capital funding needs are and for the next decade so that we can be better prepared for Capital spending expenses, and request a report on the Asset Management Plan.

**G.2.4 Councillor Hope Notice of Motion Re: Film Industry Working Group**  
**Note: Councillor Hope provided the following Notice of Motion at the June 24, 2025, Special Meeting of Council. In accordance with Procedural By-law 2023-62, the motion will be included on the July 14, 2025, Council Meeting Agenda for consideration.**

**In accordance with the Procedural Bylaw 2023-62 as revised, this Notice of Motion requires a mover and a seconder to be considered by Council.**

**Recommended (Move, Second)**

WHEREAS the Town of Blue Mountains has identified film attraction as a key strategic economic development priority, with an opportunity to position the Town as a strong and welcoming community to encourage and attract film production;

AND WHEREAS the Town recently participated in a Grey County led

visioning session that explored the potential for The Blue Mountains to be an ideal site for the full development and nurturing of the film industry, with the goal of becoming the “Cannes of Canada”;

AND WHEREAS it has also been suggested that the Town’s interest in attracting film production aligns with provincial priorities and potential support for public funding to realize this opportunity without creating a burden on its taxpayers;

AND THEREFORE, Council directs staff to bring forward a report for Council consideration that would outline the options, opportunities, and challenges to this initiative.

**G.2.5 Councillor Porter Notice of Motion re: Percentage Increase for 2026 Budget**

**Note:** Councillor Porter provided the following Notice of Motion at the July 7, 2025, Committee of the Whole Meeting. In accordance with Procedural By-law 2023-62, the motion will be included on the July 14, 2025, Council Meeting Agenda for consideration.

In accordance with the Procedural By-law 2023-62, as revised, this Notice of Motion requires a mover and a seconder to be considered by Council.

**Recommended (Move, Second)**

WHEREAS on May 6, 2025, Andrea Matrosov, Mayor of the Town of The Blue Mountains, directed the Director of Corporate and Financial Services/Treasurer and the Chief Administrative Officer as follows: That a report from the Office of the Mayor on the proposed 2026 budget be included on a Council Agenda prior to December 31, 2025;

NOW THEREFORE, Council direct staff to prepare the 2026 budget with an overall increase of up to 2.5%.

**G.3 Additions to Agenda**

**G.4 News and Celebrations**

**H. Closed Session**

**NOTE:** Council will move into Closed Session immediately following Agenda Item A.5. Following the Closed Session, Council will break for lunch. At 1:00 pm, Council will proceed with Agenda item B. Deputations, and then continue with the balance of the Agenda.

**Recommended (Move, Second)**

THAT, with regard to subsection 239 of the *Municipal Act, 2001*, this Council does now move into closed session in order to address matters pertaining to:

- i. personal matters about an identifiable individual, including municipal or local board employees, labour relations or employee negotiations, and with regard to a corporate policy;
- ii. labour relations or employee negotiations, and with regard to recruitment;

- iii. a proposed or pending acquisition or disposition of land by the municipality or local board, and with regard to the municipality's inventory of land;
- iv. a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board, and with regard to a municipal agreement;
- v. litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board, and with regard to a potential litigation matter
- vi. litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board, and with regard to an Ontario Land Tribunal matter;

Council moved into closed session at \_\_\_\_p.m.

Council moved into public session at \_\_\_\_p.m.

## **H.1 Closed Session Reporting Out Statement**

### **I. Notice of Meeting Dates**

Committee of the Whole Meeting, Administration, Corporate & Financial Services,  
Strategic Initiatives, and Community Services, August 25, 2025  
Town Hall, Council Chambers and Virtual

Committee of the Whole Meeting, Operations, and Planning & Building Services,  
August 26, 2025  
Town Hall, Council Chambers and Virtual

Council Meeting, September 8, 2025  
Town Hall, Council Chambers and Virtual

Council, Public Meeting, September 9, 2025  
Town Hall, Council Chambers and Virtual

### **J. Confirmation By-law**

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#### **Recommended (Move, Second)**

THAT By-law No. 2025-41, being a By-law to confirm proceedings of the Council of The Corporation of the Town of The Blue Mountains on July 14, 2025, be hereby enacted as passed this 14th day of July, 2025.

### **K. Adjournment**

#### **Recommended (Move, Second)**

THAT this Council does now adjourn at (time) p.m. to meet again September 8, 2025, Town Hall, Council Chambers and Virtual, or at the call of the Chair.