



Staff Report

Community Services

Report To: COW_Finance_Admin_Fire_Community_Services
Meeting Date: June 10, 2024
Report Number: CSOPS.24.045
Title: Blue Mountain Resort Pumphouse Lease
Prepared by: Ryan Gibbons, Director Community Services

A. Recommendations

THAT Council receive Staff Report CSOPS.24.045, entitled “Blue Mountain Resort Pumphouse Lease”;

AND THAT Council authorize the Mayor and Clerk to execute the agreement between the Town of The Blue Mountains and Blue Mountain Resorts LP for the continued use of the pumphouse located at Northwinds Beach.

B. Overview

This report provides an overview of the history of the existing pumphouse used by Blue Mountain Resorts LP that supports the recommendation to execute the attached proposed agreement.

C. Background

The Corporation of The Township of Collingwood entered into a lease agreement (attachment 1) with Blue Mountain Resorts Limited in 1994 for the lease of a portion of Northwinds Beach and immediate vicinity for the use of intake, pumping and conveying of non-potable water for the tenants’ recreational operations. The term of the agreement was 30 years which expires in July 2024. Within the existing agreement it states, “It is agreed that this Lease may be renewed for a second consecutive thirty (30) year term upon the same terms and conditions and the same monetary considerations at the request of the Tenant.”

The infrastructure that is the subject of this lease provides snowmaking for Blue Mountain Resorts LP. It is critical infrastructure for the operations.

The pumphouse is an indispensable component of Blue Mountain Resorts LP infrastructure. It supports both the operational needs of the resort and contributes significantly to the local economy and public amenities. The continuity and functionality of the pumphouse are therefore paramount for the sustained success and environmental stewardship of Blue Mountain Resort.

As part of the construction of the pumphouse, public washrooms were constructed which are the main facilities for Northwinds Beach. The Town also uses this facility to provide wireless internet on the site. Northwinds beach is the Town's most popular waterfront property and provides access to Georgian Bay for residents and visitors.

D. Analysis

Based on the significant importance of the pumphouse infrastructure to one of the regions largest tourism destinations, that provide significant job opportunities to The Blue Mountains and the region, staff are recommending that Council approve the recommendation to authorize the Mayor and Clerk to execute the agreement.

E. Strategic Priorities

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

No change to current operations.

G. Financial Impacts

None

H. In Consultation With

Sarah Vint BMR

I. Public Engagement

The topic of this Staff Report has not been the subject of a Public Meeting and/or a Public Information Centre as neither a Public Meeting nor a Public Information Centre are required. However, any comments regarding this report should be submitted to Ryan Gibbons, Director Community Services directorcs@thebluemountains.ca.

J. Attached

1. Current Pumphouse Lease Agreement
2. Draft Pumphouse Lease Agreement
3. Location Map

Respectfully submitted,

Ryan Gibbons
Director Community Services

For more information, please contact:
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Report Approval Details

Document Title:	CSOPS.24.045 Blue Mountain Resort Pumphouse Lease.docx
Attachments:	- Current-Pumphouse-Lease-Agreement.pdf - Draft-Pumphouse-Lease-Agreement.pdf - Location-Map.pdf
Final Approval Date:	May 31, 2024

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

Ryan Gibbons - May 31, 2024 - 8:55 AM