



June 6, 2025

Town of the Blue Mountains
32, Mill Street, P.O. Box 310
Thornbury, ON N0H 2P0

Attention: Corina Giles, Town Clerk

Request for distribution to:

- Andrea Matrosovs, Mayor
- Peter Bordignon, Deputy Mayor
- Town of the Blue Mountains Council
- Adam Smith, Acting Chief Administrative Officer (CAO)

Dear Mayor Matrosovs and Members of Council:

**RE: Request for Reconsideration of Development Charges Deferral Agreement
Subject Development: 53 Bruce Street S. (Thornbury) – Leeward House
Council Meeting and Vote: June 2, 2025**

On behalf of our members, and particularly those businesses located in the Thornbury downtown core, we write to urge Council to reconsider the recent decision to not support a longer deferral period for the developer to satisfy the development charges applicable to the Leeward House project. It is the Chamber's understanding that the developer will not proceed with the development project unless a longer deferral period, with interest, is incorporated into the Development Charges Deferral Agreement. We have carefully reviewed the matter, including the video of Council's discussions and vote, and the accompanying Staff Report CFS.25.035. On behalf of our members, we write to express our collective disappointment in Council's failure to show a willingness to be flexible on this matter, given the important social and economic benefits that such a project will bring to the business community. The community was not consulted, and we believe that the interests of the business community were not sufficiently considered as part of the discussion and subsequent vote.

This matter raises two important questions:

- 1) Why are we unique in designating hotels as residential projects under the DC By-Law No. 2024-29?** There may be an historic reason and explanation for this designation, but as demonstrated in the case of the Leeward House, it may continue to result in the loss of opportunities that would otherwise trigger broader economic development. We invite Council and Staff to review this designation and consider an amendment to the current DC By-Law.
- 2) In light of the designation under the current DC By-Law, why is Council not willing to show greater flexibility, particularly when faced with a project that will undoubtedly trigger broader economic development?** The proposed project is for the re-development of the old Dam Pub site (which in and of itself would be a benefit to the community given its current, long-standing, decrepit state) into a boutique 10-room hotel. The guests of this hotel will dine at our restaurants and shop in our stores, not to mention the fact that the hotel will add to the charm of the downtown area and elevate our Town's status as a tourist destination. In the current economic climate, Council should be looking at ways to increase viable



opportunities that will positively impact local business. A failure to work cooperatively with the developer on a reasonable compromise, at the cost of jeopardizing the project, does not serve this objective, or economic development more broadly. Simply put, it is short-sighted given the relatively minor concession sought by the developer in this case. As a deliberative body with the authority to exercise discretion from one proposal to another, we do not believe that a greater deferral period in the case of the Leeward House would set a problematic precedent in the future.

We thank you for considering our plea to revisit the vote. Again, we advocate for our members, not the developer, as we believe this project will be beneficial to them over a long period of time. The Chamber stands ready and willing to assist Council and Town Staff as a partner in ensuring that the project's positive economic and social impacts on the community are realized.

Yours truly,



Sean Landreth

BMCC Co-President