



# Committee of the Whole Report

## The Blue Mountains

### Committee of the Whole Meeting

**Date:** Tuesday, June 10, 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

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#### **B. Staff Reports, Deputations, Correspondence**

##### **Operations - To be chaired by Councillor McKinlay**

#### **B.4 Staff Reports**

##### **B.4.1 2024 Year End Water and Wastewater Capacity Report, OPS.25.023**

THAT Council receive Staff Report OPS.25.023, entitled "2024 Year End Water and Wastewater Capacity Report" for their information. **CARRIED**

##### **B.4.2 Engineering Support Services Project Limit Increase, OPS.25.021**

THAT Council receive Staff Report OPS.25.021, entitled "Engineering Support Services Project Limit Increase";

AND THAT Council increases the Standing Offer Assignment project limit for using the Town of The Blue Mountains' Engineering Support Services Standing Offer Assignment from \$25,000 to \$100,000. **CARRIED**

##### **B.4.3 Health and Safety Water Stream (HSWS) Grant Application, CFS.25.034**

THAT Council receive Staff Report CFS.25.034, entitled "Health and Safety Water Stream (HSWS) Grant Application";

AND THAT Council endorse the Town of The Blue Mountains in its effort to capture available funding through this grant opportunity for the Craigeith WWTP upgrades project. **CARRIED**

**Planning and Building - To be chaired by Councillor Hope**

**B.6 Deputations, if any**

**B.6.1 Jon Proctor, Partner, Director, Land Development, Crozier, Re: PBS.25.048, Request for Draft Plan Extension – Part of Lots 22, 23 & 24, Concession 3 (G.H. Fleming & Associates Limited),**

THAT Council of the Town of The Blue Mountains receives the deputation of Jon Proctor, Partner, Director, Land Development, Crozier regarding PBS.25.048, Request for Draft Plan Extension - Part of Lots 22, 23 & 24, Concession 3.

**CARRIED**

**B.9 Staff Reports**

**B.9.1 Cottages at Lora Bay Phase 6 Follow-Up Report, PBS.25.039 REVISED**

THAT Council receive Staff Report PBS.25.039 REVISED, entitled “Cottages at Lora Bay Phase 6 Follow-Up Report”;

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**

**B.9.2 Report in response to deputation of Lesley Fisher of Loved You Madly, PBS.25.041**

THAT Council receive Staff Report PBS.25.041, entitled “Report in response to deputation of Lesley Fisher of Loved You Madly”;

AND THAT Council waive the Cash-in-lieu payment for 24 Bruce Street South and 1 Bruce Street North, in a form acceptable to the Town Solicitor and Director of Planning and Building Services

AND THAT Council authorize the Mayor and Clerk to execute a Cash-in-lieu of Parking Payment Agreement with 24 Bruce Street South (Loved You Madly) for the deficient parking spaces using the formula endorsed by Council in a form acceptable to the Town Solicitor and Director of Planning and Building Services;

AND THAT Council authorize the Mayor and Clerk to execute a Cash-in-lieu of Parking Payment Agreement with 1 Bruce Street North (Century 21) for the deficient parking spaces using the formula endorsed by Council in a form acceptable to the Town Solicitor and Director of Planning and Building Services;

**CARRIED**

THAT with respect to Staff Report PBS.25.041, entitled “Report in response to deputation of Lesley Fisher of Loved You Madly” Council directs Staff to prepare a Cash-in-lieu of Parking Policy which includes a framework for Cash in lieu of Parking underpinned by a Comprehensive Parking Strategy for Thornbury and Clarksburg as recommended in the Master Transportation Plan and establish a Parking in Lieu Reserve. **CARRIED**

**B.9.3 Request for Draft Plan Extension – Part of Lots 22, 23 & 24, Concession 3 (G.H. Fleming & Associates Limited), PBS.25.048**

THAT Council receive Staff Report PBS.25.048, entitled “Request for Draft Plan Extension – Part of Lots 22, 23 & 24, Concession 3 (G.H. Fleming & Associates Limited)”;

AND THAT Council support the addition of the following Draft Plan Conditions in addition to existing Draft Plan Conditions:

1. That the sanitary sewer servicing system be designed in accordance with the updated Town Engineering Standards, with it being noted that Low Pressure Sanitary Sewage Systems will not be accepted by the Town.
2. That the Owner shall agree in the Subdivision Agreement to convey to the Town a block(s) for a municipal sanitary pumping station, to the satisfaction of the Town.

AND THAT Council support a three (3) year extension to the Georgian Woodlands Phase 4 Draft Plan Approval thereby extending the draft approval expiry date from August 17, 2025, to August 17, 2028. **CARRIED**