



Committee Report

The Blue Mountains

Committee of the Whole Meeting

Date: Tuesday, October 7, 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

B. Staff Reports, Deputations, Correspondence

Planning and Building - To be chaired by Councillor Hope

B.6 Deputations, if any

B.6.1 Andrew and Lani, Residents Re: Request to Keep Backyard Hens

THAT Council of the Town of The Blue Mountains receives the Deputation of Andrew and Lani, Residents regarding a Request to Keep Backyard Hens;

AND THAT Council direct staff to provide a staff report in response to the deputation regarding the keeping of backyard hens in the Town of The Blue Mountains in the urban areas **CARRIED**

B.6.2 Dan and Kara Bowles, Clarksburg Village Association Re: Infrastructure Improvements

THAT Council receive the deputation of Dan and Kara Bowles on behalf of the Clarksburg Village Association dated October 7, 2025;

AND THAT Council direct staff to provide an update on the status of the outstanding items identified in the CVA's April 30, 2025 and October 7, 2025 deputations;

AND THAT Council direct staff to investigate and develop funding strategies to support the following eight items as part of the 2026 Budget process, for Council's consideration:

1. Reduction of the speed limit in Clarksburg to 40 km/h, in alignment with similar reductions in Thornbury, Eugenia, and Kimberley;
2. Implementation of traffic calming measures, including crosswalks and appropriate signage;

3. Continuation of the two-hour weekend parking limit until a permanent parking solution is developed;
4. Expansion of parking options through identification of existing private or public properties for sale, lease, or other use;
5. Improvement of existing public washroom facilities for both residents and visitors;
6. Enhancement of wayfinding signage to support local businesses and attractions;
7. Increased support for beautification and other local infrastructure initiatives to ensure greater parity across communities;
8. Continued support from Town staff and Council when engaging with Grey County on jurisdictional matters.

AND THAT staff be directed to explore potential funding sources, including provincial, federal, and Grey County grants, the Municipal Accommodation Tax (MAT), signage sponsorships, and charitable tax receipt opportunities where applicable;

AND THAT staff consult and collaborate as appropriate with Grey County, the Ontario Provincial Police, the Bluewater District School Board, and the Grey Sauble Conservation Authority with respect to traffic, safety, and permitting;

AND THAT staff report back to Council no later than the end of March 31, 2026, with progress for funding sources, including the MAT, federal and provincial and grant opportunities;

AND THAT this be included as a possible recipient of the MAT tax funding **CARRIED**

B.9 Staff Reports

B.9.1 Follow up to the Public Meeting – Planning and Development Engineering Fees, PBS.25.066

THAT Council receive Staff Report PBS.25.066, entitled “Follow up to the Public Meeting – Planning and Development Engineering Fees”;

AND THAT Council approve the amendments to By-law 2022-14 Being a By-law for Fees related to Planning Matters and Engineering Services including a multi-year phase in of Planning Services Fees and an immediate implementation of Engineering Services Fees.
CARRIED

B.9.2 Delegation of Subdivision and Condominium Authority, PBS.25.084

THAT Council receive Staff Report PBS.25.084, entitled “Delegation of Subdivision and Condominium Authority”;

AND THAT Council direct Town Staff to host a joint Public Meeting with the County of Grey to outline the delegated planning approvals from the County to the Town to be considered, to outline the available transition options to implement delegated approvals, and to obtain feedback from County Council, Town Council and the Public on the proposed framework. **CARRIED**

B.9.3 Blue Vista – Request for Part Lot Control By-Law, PBS.25.085

THAT Council receive Staff Report PBS.25.085, entitled “Blue Vista – Request for Part Lot Control By-Law”;

AND THAT Council enact a Part Lot Control By-law for those lands known as Blue Vista Phase 1 in accordance with the Draft By-law under Attachment 1 to Staff Report PBS.25.085. **CARRIED**

B.9.4 Request to acquire Town Owned Lands – Bruce Trail Conservancy (15th Sideroad), PBS.25.080

THAT Council receive Staff Report PBS.25.080, entitled “Request to acquire Town Owned Lands – Bruce Trail Conservancy (15th Sideroad)”;

AND THAT Council authorize Staff to proceed through the Sale and Disposition of Town Owned Lands policy process to consider the request from the Bruce Trail Conservancy to acquire a portion of the 15th Sideroad Road Allowance. **CARRIED**

B.9.5 Request to acquire Town Owned Lands – Alta Phase 2, PBS.25.079

THAT Council receive Staff Report PBS.25.079, entitled “Request to acquire Town Owned Lands – Alta Phase 2”;

AND THAT Council authorize Staff to proceed through the Sale and Disposition of Town Owned Lands policy process to consider the request from Alta Phase 2 to acquire the unopened Road Allowance located within the Development Lands. **CARRIED**

B.9.6 Report in response of Deputation re: Grey and Gold Cider proposed Zoning By-Law Amendment, PBS.25.064

THAT Council receive Staff Report PBS.25.064, entitled “Report in response of Deputation re: Grey and Gold Cider proposed Zoning By-Law Amendment” for information;

AND THAT Council recognizes diversified agricultural uses as an economic priority and encourages staff to ensure the Town is "open for business" in planning application review, and in all matters. **CARRIED**

B.9.7 Recommendation Report – Zoning By-Law Amendment, East Part Lot 156, Plan 529 (Dagneau), PBS.25.074

THAT Council receive Staff Report PBS.25.074, entitled “Recommendation Report – Zoning By-Law Amendment – East Part Lot 156, Plan 529 (Dagneau)”;

AND THAT Council enact a By-law to re-zone the subject property, East Part Lot 156., Plan 529 from Open Space ‘OS’ Zone to Hazard (H), Residential One – Special (R1-1) and Open Space (OS). **CARRIED**

B.9.8 Recommendation Report – Follow up to the Public Meeting – Zoning By-Law Amendment for 224 Clark Street, PBS.25.075

THAT Council receive Staff Report PBS.25.075, entitled “Recommendation Report – Follow up to the Public Meeting – Zoning By-Law Amendment for 224 Clark Street”;

AND THAT Council enact a By-law to rezone a portion of the subject lands from the Development “D” Zone to Residential “R1-1” Zone in accordance with the Draft Zoning By-law Amendment found under Attachment 1 to Staff Report PBS.25.075. **CARRIED**