



# Committee Report

## The Blue Mountains

### Committee of the Whole Meeting

**Date:** Tuesday, November 18, 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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#### **B. Staff Reports, Deputations, Correspondence**

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

#### **B.1 Deputations, if any**

##### **B.1.1 Betty Muise, TBM Tree Trust Re: Request for Accountability regarding Preventable Tree Removals in Thornbury West Rehabilitation Project**

THAT Council receive the deputation of Betty Muise, TBM Tree Trust, Re: Request for Accountability regarding Preventable Tree Removals in Thornbury West Rehabilitation Project;

AND THAT Council direct staff to provide a full explanation including lessons learned in response to tree removal in the Thornbury West Reconstruction project, and any implications for any other project currently underway, to the January 13, 2026 Committee of the Whole meeting;

AND THAT Council direct staff to provide a detailed and robust set of procedures and best practices for tree preservation associated with Town reconstruction and infrastructure projects. **CARRIED**

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

##### **B.4.1 Request for a Public Meeting - Community Safety Zone Policy, OPS.25.047**

THAT Council receive Staff Report OPS.25.047, entitled "Request for a Public Meeting - Community Safety Zone Policy";

AND THAT Council directs staff to hold a public meeting regarding a proposed Community Safety Zone Policy as outlined in Attachment 1 to this report. **CARRIED**

**B.4.2 East Ridge GCC 63 Water Distribution System Deputation, OPS.25.033**

THAT Council receive Staff Report OPS.25.033, entitled “East Ridge GCC 63 Water Distribution System Deputation (GCC 63)”;

AND THAT Council directs staff to extend GCC 63 annual contributions from 17 to 30 years and that GCC 63 provide the Town with the outstanding survey outlined in the agreement by December 31, 2025. **CARRIED**

**B.4.3 Water Operations Update – May 1, 2025 to August 31, 2025, OPS.25.044**

THAT Council receive Staff Report OPS.25.044, entitled “Water Operations Update – May 1, 2025 to August 31, 2025” for their information. **CARRIED**

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

**B.6 Deputations, if any**

**B.6.1 Terry Geddes and Krystin Rennie, Georgian Planning Solutions Re: Proposal for Purpose Rental Project on Grey Road 19 and Request for Support for a Minister's Zoning Order (MZO)**

THAT Council of the Town of The Blue Mountains receives the deputation of Terry Geddes and Krystin Rennie, Georgian Planning Solutions regarding a Proposal for Purpose Rental Project on Grey Road 19 and Request for Support for a Minister's Zoning Order (MZO)

AND THAT Council directs staff to work with proponents and bring back a report for Council consideration regarding potential conditional support

AND THAT Council direct staff to engage Nottawasaga Valley Conservation Authority before bringing back the report **CARRIED**

**B.6.2 Bob Aziz, Resident Re: Response to Staff Report PBS.25.091 Recommendation Report - Request to Purchase a Portion of Railway Street**

THAT Council of the Town of The Blue Mountains receives the deputation of Bob Aziz regarding a Response to Staff Report PBS.25.091 Recommendation Report - Request to Purchase a Portion of Railway Street **CARRIED**

**B.8.1 Isabel and Willian Thornhill, Resident Re: Request to Purchase Bay St. W. Road Allowance (For Council Consideration)**

THAT Council of the Town of The Blue Mountains receives for information the October 27, 2025 correspondence from Isabel and William Thornhill, Residents regarding a Request to Purchase Bay St. W Road Allowance

AND THAT Council directs this correspondence be forwarded to the CAO's office for consideration **CARRIED**

## **B.9 Staff Reports**

### **B.9.1 Request for Condo Exemption – 190 Crosswinds Blvd., Block 152 Second Nature, PBS.25.106**

THAT Council receive Staff Report PBS.25.106, entitled “Request for Condo Exemption – 190 Crosswinds Blvd., Block 152 Second Nature”;

AND THAT Council of the Town of The Blue Mountains has no objections to the request for Condominium Exemption in order to register a Plan of Condominium at 190 Crosswinds Blvd., being Second Nature Block 152 being Concession 1 Part Lot 17 RP 16R11030 PART 2, subject to confirmation of the dedication of the Grey Road 19 Trail Block and agreement for the construction of required fencing along Grey Road 19.

AND THAT the County of Grey be requested to withhold registration of the final condominium plan until receipt of the Town’s Clearance Letter. **CARRIED**

### **B.9.2 Recommendation Report – Request to Purchase portion of Railway Street, PBS.25.091**

THAT Council receive Staff Report PBS.25.091, entitled “Recommendation Report – Request to Purchase portion of Railway Street”;

AND THAT Council enact a By-law to lift the 0.3 metre reserve described as Block B on Registered Plan 811;

AND THAT Council enact a By-law to Stop Up and Close the Railway Street Road Allowance and deem the lands surplus to the needs of the Corporation;

AND THAT Council direct staff to proceed with the following Option:

- Option 4 – Transfer Entire Road Allowance to Applicant

THAT Council approve the transfer of the entire Railway Street Road Allowance to the applicant, with the lands to be merged with the purchaser’s property and used for driveway/access purposes only, and at the purchase price set at the proposed value of \$300,000, reflective of the intended use;

AND THAT the transfer agreement include a restriction on use limiting the use of the conveyed lands to driveway and access purposes only;

AND THAT Council authorize the Mayor and Clerk to execute the Agreement of Purchase and Sale and all documentation required to complete the sale;

AND THAT all costs associated with the transfer of the lands be the responsibility of the purchaser. **CARRIED**

**B.9.3 139 Brophy's Lane Request for Draft Plan Extension: OLT-23-0000297 County Files 42T-2008-10B & 42-CDM-2008-10A, PBS.25.107**

THAT Council receive Staff Report PBS.25.107, entitled "139 Brophy's Lane Request for Draft Plan Extension: OLT-23-000297 County Files: 42T-2008-10B & 42-CDM-2008-10A";  
**CARRIED**