



# Committee Report

## The Blue Mountains

### Committee of the Whole Meeting

**Date:** Monday, November 17, 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**

Administration, Corporate & Financial Services - To be chaired by Deputy Mayor Bordignon

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

##### **B.1.1 Darcy Hagerman, Spy Cider House & Distillery Re: Request for Deferral of Development Charges**

THAT, Council of the Town of The Blue Mountains receives the deputation of Darcy Hagerman, Spy Cider House & Distillery, Re: Request for Deferral of Development Charges **CARRIED**

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

##### **B.4.1 Development Charge Deferral Agreement – Spy Cider House, CFS.25.064**

THAT Council receive Staff Report CFS.25.064, entitled “Development Charge Deferral Agreement – Spy Cider House”;

AND THAT Council authorize the Mayor and Clerk to execute a Development Charge Deferral Agreement between the Town and **Ken Bodnar Enterprises (Spy Cider House & Distillery)** for the property municipally known as **808108 24th Sideroad**, substantially in the form attached to this report. **CARRIED**

##### **B.4.2 Clarksburg Public Washroom Options, CFS.25.063**

THAT Council receive Staff Report CFS.25.063, entitled “Clarksburg Public Washroom Options – For Information Purposes”;

AND THAT Council directs staff to include this project in the evaluation of Municipal Accommodation Tax (MAT) funding AND/OR as a Grant Dependent project for the 2026 Draft #3 Budget **CARRIED**

**B.4.3 Asset Management Plan Phase 2- Proposed Levels of Service for Non-Core Assets O. Reg 588/17**

THAT Council receive Staff Report CFS.25.059, entitled “Asset Management Plan Phase 2- Proposed Levels of Service (LOS) for Non-core Assets O. Reg 588/17”;

AND THAT Council approves the staff recommendation to set the “Current LOS” as the proposed LOSs for Community Service and Administration assets, recognizing it as the most sustainable, achievable and affordable choice. **CARRIED**

**B.4.4 Q3 2025 Financial Analysis and Full Year Forecast, CFS.25.062**

THAT Council receive Staff Report CFS.25.062, entitled “Q3 2025 Financial Analysis and Capital Project Status”, for information purposes. **CARRIED**

**B.4.5 2026 Draft #3 Proposed Budget and Rates and Fees - Following the Public Meeting of November 10th, 2025, CFS.25.061**

THAT Council receive Staff Report CFS.25.060, entitled “2026 Draft #3 Proposed Budget and Rates and Fees – Following the Public Meeting of November 10th, 2025” for information purposes. **CARRIED**

**Strategic Initiatives - To be chaired by Councillor Porter**

**B.6 Deputations, if any**

**B.6.1 Stacy Manning, Blue Mountain Resort Re: Municipal Accommodation Tax Funding Recommendations**

THAT, Council receive the deputation of Stacy Manning, Blue Mountain Resort, Re: Municipal Accommodation Tax Funding Recommendations, in response to staff report "2026 Municipal Accommodation tax Funding Recommendations, SI.25.036" **CARRIED**

**B.6.2 Patti Kendall, Blue Mountain Village Association Re: Municipal Accommodation Tax Funding Recommendations**

THAT, Council receive the deputation of Patti Kendall, Blue Mountain Village Association, Re: Municipal Accommodation Tax Funding Recommendations, in response to staff report "2026 Municipal Accommodation tax Funding Recommendations, SI.25.036" **CARRIED**

**B.6.3 Stu Frith, Property Valet Re: Response to 2026 Municipal Accommodation Tax Funding Recommendations**

THAT, Council receive the deputation of Stu Frith, Property Valet, Re: Municipal Accommodation Tax Funding Recommendations, in response to staff report "2026 Municipal Accommodation tax Funding Recommendations, SI.25.036" **CARRIED**

**B.9 Staff Reports**

**B.9.1 2024 Resident Satisfaction Survey Analysis and Action Plan, SI.25.012**

THAT Council receive Staff Report SI.25.012, entitled “2024 Resident Satisfaction Survey Analysis and Action Plan” for information. **CARRIED**

**B.9.2 2026 Municipal Accommodation Tax Funding Recommendations, SI.25.036**

THAT Council receive Staff Report SI.25.036, entitled “Municipal Accommodation Tax 2026 Budget Allocations and Recommendations”;

AND THAT Council endorses the prioritized use of Town Municipal Accommodation Tax Funds and the allocation hierarchy as detailed in the report;

AND THAT Council approves the following Town-led projects for funding in the 2026 Budget through the Municipal Accommodation Tax reserve:

- Destination Strategy Implementation (\$150,000)
- Transit Service (\$175,000)
- Comprehensive Parking Strategy (\$50,000)
- Gateway Sign Project (\$210,000)
- Parks and Open Space Master Plan & Leisure Activity Plan Update (not to exceed \$125,000)
- Economic Development Action Plan (\$60,000)

AND THAT Council endorses the outlined process to consider external funding requests from eligible groups as noted and directs staff to administer this process at the end of Q1 2026 following the full year of MAT collection.

AND THAT, as it relates to staff report SI.25.036, Council direct staff to provide a verbal update from the November 18, 2025 Team Blue meeting, directly to the December 1, 2025 Council meeting, for Council consideration **CARRIED**

**B.9.3 Progress Update of the 2021 - 2025 Communications Strategy, SI.25.034**

THAT Council receive Staff Report SI.25.034, entitled “Progress Update of the 2021 - 2025 Communications Strategy” for information;

AND THAT Council direct staff to internalize the communications review **CARRIED**

**B.9.4 Progress Update #2 - Status of the Corporate Strategic Plan Update, SI.25.037**

THAT Council receive Staff Report SI.25.037, entitled “Progress Update #2 - Status of the Corporate Strategic Plan Update” for information. **CARRIED**

**Community Services - To be chaired by Councillor Ardiel**

**B.11 Deputations, if any**

**B.11.1 Laurey Gillies, President, Nipissing Ridge Tennis Club (NRTC) Re: Request for Council's Support to Incorporate use at Bayview and Boyer Tennis Courts into NRTC's Leasing of Court Times**

THAT, Council receive the deputation of Laurey Gillies, Nipissing Ridge Tennis Club (NRTC) Re: Request Council support to incorporate use at Bayview and Boyer Tennis Courts into NRTC's Leasing of Court Times;

AND THAT Council direct staff to provide a staff report in response to the request of the Nipissing Ridge Tennis Club (NRTC) **CARRIED**

**B.11.2 Nova Nicole, Resident Re: Request For Support and Partnership a New Community Initiative - Georgian Bay Loves Jamaica**

THAT, Council receives the deputation of Nova Nicole Re: Request for Support and Partnership of a New Community Initiative - Georgian Bay Loves Jamaica;

AND THAT Council directs staff to provide a verbal update to the December 1, 2025 Council Meeting on the communications with the Jamaica Liaison, Georgian Bay Fruit Growers, International Fruit Growers, Agricultural Advisory Committee, and neighbouring municipalities regarding opportunities to support the Georgian Bay Loves Jamaica Initiative **CARRIED**

**B.14 Staff Reports**

**B.14.2 Follow-up Subsidy Policy, CS.25.039**

THAT Council receive Staff Report CS.25.039, entitled "Follow-up Subsidy Policy";

AND THAT Council approve Option 2 – Removal of the subsidy percentage and implementation of a fixed baseline hourly rate for youth sport activities as the preferred approach to improve operational efficiency, ensure consistency across municipal facilities, and provide clearer, more transparent pricing for all users.

AND THAT Council direct staff to include the following within the draft subsidy policy under the Rate Setting section "Rate setting for youth sport will be based on a fixed baseline hourly rate with an annual review through the fees and charges bylaw of the annual Municipal budget process."

AND THAT Council approves the attached subsidy policy with the inclusion of Option 2 from the analysis. **CARRIED**

**B.14.3 Transit Agreement Update, CS.25.027**

THAT Council receive Staff Report CS.25.027, entitled "Transit Agreement Update";

AND THAT Council authorize the Mayor and Clerk to execute the attached agreement. **CARRIED**

**B.14.5 MURFA – Feasibility Report and Next Steps, CS.25.046**

THAT Council receive Staff Report CS.25.046, entitled “MURFA – Feasibility Report and Next Steps”;

AND THAT Council directs staff to move forward with **Option 2: Moving Forward Independently**;

AND THAT Council directs staff to respond to the letter from the Town of Collingwood entitled “RE: Proposed Multi-Use Recreational Facility, Town of Collingwood”, as outlined in the analysis section of this report. **CARRIED**