



# Committee Report

## The Blue Mountains

### Special Committee of the Whole Meeting

**Date:** Monday, December 15, 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 McKinaly**

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

##### **B.1.1 Cary Eagleson, Resident**

###### **Re: Request to Improve the Condition of Hoover Lane**

THAT Council of the Town of The Blue Mountains receives the Deputation of Cary Eagleson, Resident regarding a Request to Improve the Condition of Hoover Lane;

AND THAT Council direct staff to provide a report in response to the deputation of Mr. Eagleson, and opportunities to improve the condition of Hoover Lane in 2026. **CARRIED**

##### **B.1.2 Cim Nunn, Resident**

###### **Re: OPS.25.049 - A Request for an additional \$19 million for Bay Street East Reconstruction, and Expansion of the Mill Street and Craigeith Pumping Station**

THAT Council of the Town of The Blue Mountains receives the Deputation of Cim Nunn, Resident regarding staff report "OPS.25.049 - Request for Construction Budget Increase for Craigeith SLS, Mill St. SPS and Bay-Grey St. Linear Works" **CARRIED**

##### **B.1.3 Katy Leighton, Resident**

###### **Re: Additional \$19 Million for Bay Street**

THAT Council of the Town of The Blue Mountains receives the Deputation of Katy Leighton, Resident regarding Additional \$19 Million for Bay Street. **CARRIED**

**B.1.4 Tina Edwards, Resident**

**Re: Budget Increase Concern**

THAT Council of the Town of The Blue Mountains receives the Deputation of Tina Edwards, Resident regarding Budget Increase Concerns regarding Bay Street East Reconstruction project. **CARRIED**

**B.1.5 Paul Reale, Resident**

**Re: Construction Budget Increase for Craigleith SLS, Mill St SPS and Bay-Grey St. Linear Works, OPS.25.049**

THAT Council of the Town of The Blue Mountains receives the Deputation of Paul Reale, Resident regarding Construction Budget Increase for Craigleith SLS, Mill St. SPS and Bay-Grey St. Linear Works, OPS. 25.049. **CARRIED**

**B.1.6 John Edwards, Resident**

**Re: Bay Street East Reconstruction**

THAT Council of the Town of The Blue Mountains receives the Deputation of John Edwards, Resident regarding Bay Street East Reconstruction. **CARRIED**

**B.1.7 Daniel Gutter, Resident**

**Re: Bay Street East Redevelopment Budget Increase - Request For Immediate Pause and Reassessment**

THAT Council of the Town of The Blue Mountains receives the Deputation of Daniel Gutter, Resident regarding Bay Street East Redevelopment Budget Increase – Request For Immediate Pause and Reassessment. **CARRIED**

**B.1.8 Betty Muise, Tree Trust TBM**

**Re: Tree Loss Associated with Bay Street East Reconstruction**

THAT Council of the Town of The Blue Mountains receives the Deputation of Betty Muise, Tree Trust TBM regarding Tree Loss Associated with Bay Street East Reconstruction;

AND THAT Council encourages regular communication between TBM Tree Trust, the Capital Projects and Operations Departments and the residents of Bay Street regarding the Bay Street Project. **CARRIED**

**B.3 Correspondence, if any**

**B.3.1 Ted Squires, Resident**

**Re: OPS.25.049 Request For Budget Increase**

THAT Council of the Town of The Blue Mountains receives for information the correspondence from Ted Squires, Resident regarding OPS.25.049 Request for Budget Increase. **CARRIED**

**B.3.2 Steve Diamond, Resident  
Re: TBM Forcemain Project**

THAT Council of the Town of The Blue Mountains receives for information the December 3, 2025, correspondence from Steve Diamond, Resident regarding TBM Forcemain Project. **CARRIED**

**B.4 Staff Reports**

**B.4.1 Request for Construction Budget Increase for Craigleith SLS, Mill St. SPS and, and Bay-Grey St. Linear Works, OPS.25.049**

THAT Council receive Staff Report OPS.25.049, entitled “Request for Construction Budget Increase for Craigleith SLS, Mill St SPS and Bay-Grey Linear Works”;

AND WHEREAS Staff Report OPS.25.049, entitled “Request for Construction Budget Increase for Craigleith SLS, Mill St SPS and Bay-Grey Linear Works” does not meet Council expectations of rigorous project management and fiscal responsibility, resulting in a failure of demonstration of:

POL.COR.24.05 Accountability and Transparency of Town Actions to the following Public Policies and Town Values,

- **Accountability**” means the Town of The Blue Mountains and its elected Council’s commitment, undertaking and duty to answer to those it serves for its actions, inactions and general state of affairs.
- **Transparency**” means the Corporation and its Council’s commitment and undertaking to be open to those it serves in the execution of its offices, duties and activities and its commitment to public participation and input in its decisions and activities

AND Town Values which where the governing principles that guide an organization on a daily basis, the Town’s values have been developed through collaboration with Council and Staff to work towards the common goal of striving to be the best local government for the residents it serves.

- Integrity: Being honest, consistent and fair in all we do;

AND Policy, POL.COR.25.02 Page 7 of 22 Employee Code of Conduct

- 2. Integrity a) Always act with integrity and in a manner that will bear the closest public scrutiny

WHEREAS Council recognizes that the Town will have to move forward with the project or bear the consequences of the loss of an additional \$25m in public funding;

WHEREAS Council approves an increase of \$19,000,000 to the project budget, as referenced in staff report OPS.25.049;

AND THAT as a result of the above approval, Council directs staff to provide a “what/when/where” investigative report, no later than February 3, 2026 (interim report), with a more fulsome staff report to the February 24, 2026 Committee of the Whole meeting, outlining consequences of staff actions as well as recommendations for corrective measures that strongly emphasize **accountability and prevention** so no event of this nature “ever happens again”;

AND THAT the above requested report also brings forward the impact of the additional \$19m requirement on the revised 2026 capital plan;

AND THAT Council direct staff to bring forward, in an Excel format, the total amount in each reserve, identifying the amounts which have been allocated by project and the amounts which are available for other uses, including sources of funding, reserve strategy and long term financial projections for all capital projects while outlining how the town will responsibly absorb this overrun with a full understanding that this plan will not impact the future tax levy;

AND THAT Council directs staff to report on any variance to the Bay Street Reconstruction project budget and all related works at the next available Committee of the Whole meeting until completion. The staff report is to include: an explanation, recommendations and options for savings from other capital projects to fund the overage before additions to the original budget will be considered;

AND THAT Council directs staff to report out on the Bay Street Reconstruction financials and any related works throughout the project delivery time period with the first report coming no later than February 3, 2026 (interim report), with a more fulsome staff report to the February 24, 2026 Committee of the Whole meeting and quarterly from this date onwards until the completion of the project. Although the projects were combined updates are to be provided at both the whole and individual tendered levels;

AND THAT Council directs staff to undertake a review of the Capital Project department’s reporting processes and procedures back to the Committee of the Whole meeting on March 17, 2026, at the latest;

AND that this report also provides recommendations for revised procedural controls that will ensure timely, accountable communications with Council and the public on all financial pressures associated with major capital projects;

AND THAT Council directs staff to bring the identified eligible development charges for the Bay Street East Reconstruction project, and any related works, as they are received against the \$19m annually until the amount is made whole.

**CARRIED**

THAT, further to Staff Report OPS.25.049, entitled “Request for Construction Budget Increase for Craigleith SLS, Mill St SPS and Bay-Grey Linear Works”, Council directs staff to bring forward an updated Budget Policy that establishes appropriate variance reporting thresholds, including both percentage and minimum dollar-value triggers, to ensure material variances are reported to Council in a timely and meaningful way;

AND that the Budget Policy be brought no later than the Committee of the Whole meeting of March 16, 2026;

AND THAT Council directs staff to provide a further staff report to the March 16, 2026 Committee of the Whole Meeting on how certainty in future projects will be managed if they are based on a 30% engineering estimate, and how they are included in a grant application and capital budgets, given the overruns recently experienced in the Bay Street project;

AND THAT Council direct staff to address tender approval thresholds and delegated authority through the upcoming Purchasing Policy update, including enhanced Finance sign-off and reporting requirements for major procurements; AND that the Purchasing Policy be brought no later than the Committee of the Whole meeting of March 16, 2026;

AND THAT Council direct staff not to combine projects until a policy outlining best practices for project coupling, stacking and or bundling has been approved.

AND THAT Council direct staff to bring forward the reserve policies to the Committee of the Whole meeting no later than the meeting on March 16, 2026.

**CARRIED**

**B.4.2 Transportation Master Plan (TMP) Posted Speed Recommendations Update, OPS.25.048**

THAT Council receive Staff Report OPS.25.048, titled “Transportation Master Plan (TMP) Posted Speed Recommendations Update” for information purposes.

**CARRIED**

**B.4.3 By-Law to Designate One-Way Traffic on Louisa Street Westbound from Bruce Street South to Elma Street South, OPS.25.053**

THAT Council receive Staff Report OPS.25.053 REVISED, entitled “By-Law to Designate One-Way Traffic on Louisa St. Westbound from Bruce St. South to Elma St. South”;

AND THAT Council enact a By-law to designate Louisa Street, from Bruce Street South to Elma Street South, as a one-way roadway for westbound traffic only, in accordance with the Highway Traffic Act, R.S.O. 1990, Chapter H.8, Section 153.

**CARRIED**

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

**B.9 Staff Reports**

**B.9.1 Community Improvement Plan Fall 2025 Applications, SI.25.038**

THAT Council receive Staff Report SI.25.038, entitled “Community Improvement Plan Fall 2025 Applications”;

AND THAT Council approve the allocation of \$92,068.37 from the CIP Reserve Fund to support the following projects as recommended by the Community Improvement Plan Review Committee;

<b>Recipient</b>	<b>Recommended 2025 Grant Funding</b>
43 Bruce Street South, Thornbury (Chris Bretzler)	\$15,000.00
187 Marsh Street Clarksburg, ON (Marsh Street Centre)	\$10,000.00
3 Grey Street North, Thornbury (Blue Mountain Chamber of Commerce)	\$3,774.20
166 Russell St. E., Clarksburg (St. George's Anglican Church)	\$10,000.00
53 Bruce Street S, Thornbury (Leeward House)	\$11,313.32
190 Russell Street E, Clarksburg (Lemonade Collective)	\$9,689.00
108 George Street, Clarksburg (IronWorks)	\$2,912.60
188 Marsh Street, Clarksburg (Market on Marsh)	\$7,429.75
828381 Grey Road 40, Clarksburg (David Wilding-Davies)	\$15,000.00
39 Bruce St. South, Thornbury (Ashanti)	\$6,949.50

AND THAT Council delegates signing authority for executed Community Improvement Plan Agreements to the Mayor and Clerk. **CARRIED**

**B.9.2 Information Report – Proposed Official Plan Amendment, Zoning By- Law Amendment and Draft Plan of Subdivision 372 Grey Road 21 (1000925296 Ontario Inc.), PBS.25.112**

THAT Council receive Staff Report SI.25.039, entitled “Progress Update of the 2021 - 2025 Economic Development Strategy” for information. **CARRIED**

**B.9.3 Report in response of deputation of Judy Grinton and Ralph Chou re: light pollution, PBS.25.082**

THAT Council receive for information Staff Report PBS.25.082, entitled “Report in response of deputation of Judy Grinton and Ralph Chou re: light pollution”;

AND THAT Council direct staff to provide a further report, and to continue engagement with the Royal Astronomical Society of Canada. **CARRIED**