



Committee Report

The Blue Mountains

Committee of the Whole Meeting

Date: Tuesday, January 13, 2026
Time: 9:30 a.m.
Location: Virtual Meeting, ONLY, Teams
Prepared By:
Corrina Giles, Town Clerk

B. Staff Reports, Deputations, Correspondence

Operations - To be chaired by Councillor McKinlay

B.1 Deputations, if any

B.1.1 Betty Muise, Tree Trust TBM Re: Staff Report, OPS.26.003, Thornbury Phase 1B Follow-up Report Addressing Tree Protection Strategies

THAT Council of the Town of The Blue Mountains receives the Deputation of Betty Muise, Tree Trust TBM regarding Staff Report, OPS.26.003, Thornbury Phase 1B Follow-up Report Addressing Tree Protection Strategies **CARRIED**

B.4 Staff Reports

B.4.1 Thornbury Phase 1B Follow-up Report Addressing Tree Protection Strategies, OPS.26.003

THAT Council receive Staff Report OPS.26.003, entitled "Thornbury Phase 1B Follow-up Report Addressing Tree Protection Strategies";

THAT Council deny the request for \$10,000 to prepare a Tree Protection & Construction Near Trees Standard for all Town reconstruction and infrastructure projects;

THAT Council direct staff to write a new staff report through the lens of accountability in response to the Motion arising from Betty Muise's deputation on November 17, 2025 specifically outlining lessons learned from challenges with trees during the Thornbury West Project Phase 1B. The report is to also contain how lessons learned will be systemically captured on a go forward basis to ensure that knowledge is not lost, mistakes are not repeated, and best practices are established and operationalized in RFPs and operational day to day work to ensure that **real change** results in **measurable outcomes** and are to be **reported in quarterly project updates**;

AND THAT Council direct that the report is to also address each and every point contained within Betty Muise's deputation on January 13, 2026;

AND THAT Council directs the Operations staff to provide a breakdown of the specific action items and amount of investment made for each item, and the outcome of each item, of the additional \$250,000 provided by Council for the appropriate implementation of tree preservation in Project Thornbury Phase 1B;

AND THAT Council direct that the report is due no later than to the Committee of the Whole meeting of February 24, 2026 **CARRIED**

Planning and Building - To be chaired by Councillor Hope

B.6 Deputations, if any

B.6.1 Carl Michener, Blue Mountain Watershed Trust Foundation Re: How Development Impacts Flooding, the Effect on Existing Residents and How Water Works its Way Through Provincially Significant Wetlands (PSW)

THAT Council of the Town of The Blue Mountains receives the Deputation of Carl Michener, Blue Mountains Watershed Trust Foundation regarding How Development Impacts Flooding, the Effect on Existing Residents and How Water Works its Way Through Provincially Significant Wetlands (PSW);

AND THAT Council directs staff to provide a staff report in response to The Blue Mountain Watershed Trust regarding the request that the Town:

1. Initiate a "Class C" Environmental Assessment, with "2D Modeling", of the flooding that would occur in the lands between Grey Road 19 and Grey Road 21, north of Monterra Road, (the Craigleith Lowlands) using the LIDAR imaging the Town already possesses, thanks to the last Town Council;
2. Have hydrological modelling reflect the impact on residents and property owners in adjacent lands when run-off is deflected by new development, as already approved by Council for these lands;
3. Refraining from using Pre-Servicing Agreements (PSAs) before we all understand the effects proposed and pending Developments will have on the lands in question.

AND THAT Council directs staff to clarify how the Town's Master Drainage Plan relates to, supports, or is interdependent with the above matters. **CARRIED**

B.6.2 Richard Lamperstorfer, Resident Re: Request For Land Swap

THAT Council of the Town of The Blue Mountains receives the Deputation of Richard Lamperstorfer, Resident, regarding a Request for Land Swap;

AND THAT Council direct staff to provide a report back in response to Richard Lamperstorfer's Deputation regarding a Request for Land Swap **CARRIED**

B.8 Correspondence, if any

B.8.1 Brittany Rier, Deputy Clerk, Grey County Re: Grey County's Housing Action Plan (Receive For Information)

THAT Council of the Town of The Blue Mountains receives for information the December 19, 2025, correspondence from Brittany Rier, Deputy Clerk, Grey County, regarding Grey County's Housing Action Plan **CARRIED**

B.8.2 Steven Troster, Resident Re: Staff Report PBS.26.001, Response to Correspondence from Jay Warrener, Resident regarding Snowbridge Way Addressing

THAT Council of the Town of The Blue Mountains receives for information the January 7, 2026, correspondence from Steven Troster regarding Staff Report "PBS.26.001, entitled Response to correspondence from Jay Warrener regarding Snowbridge Way Addressing" **CARRIED**

B.9 Staff Reports

B.9.1 Report in response to the deputation of Paul Reale to outline the consultation process to begin a Future Secondary Plan for Thornbury West, PBS.25.083

THAT Council receive Staff Report PBS.25.083, entitled "Report in response to the deputation of Paul Reale to outline the consultation process to begin a Future Secondary Plan for Thornbury West";

AND THAT Council support "Option 2: Pre-Secondary Plan Warrant and Scope Study" including pre-consultation with the County of Grey, to confirm need, candidate area(s) scope, engagement, budget and resource requirements and that Staff report back with recommendations for Council consideration **CARRIED**

B.9.2 Report in response of deputation of Christina Eaton re: requesting the opportunity to purchase the Bay Street Unopened Road Allowance, PBS.25.081

Councillor Porter declared a conflict noting that the unopened road allowance identified in the staff report abuts the rear property line of her residential lot. Councillor Porter vacated the meeting.

THAT Council receive Staff Report PBS.25.081, entitled "Report in response of deputation of Christina Eaton re: requesting the opportunity to purchase the Bay Street Unopened Road Allowance";

AND THAT Council direct that the Bay Street West unopened road allowance bounded by Lansdowne Street to the west and Lakeshore Drive to the east, be retained in Town ownership and remain as an unopened road allowance.

AND THAT Council confirm that the subject road allowance is required to accommodate the Ontario Land Tribunal approved road alignment and tree preservation/open space area for the Abbotts Subdivision and to preserve the ability to establish a future public trail link in this corridor. **CARRIED**

B.9.3 Report in response to the deputation of Tim Lanthier of Grey Sauble Conservation Authority re: Bill 68 and proposed changes to the Conservation Authority Act and the Ontario’s Conservation Authorities, PBS.26.011

THAT Council receive Staff Report PBS.26.011, entitled “Report in response to the deputation of Tim Lanthier of Grey Sauble Conservation Authority re: Bill 68 and proposed changes to the Conservation Authority Act and the Ontario’s Conservation Authorities” for information purposes; **CARRIED**

B.9.4 Recommendation Report – Request to acquire Town Owned Lands – Alta Phase 2, PBS.26.010

THAT Council receive Staff Report PBS.26.010, entitled “Recommendation Report – Request to acquire Town Owned Lands – Alta Phase 2”;

AND THAT Council stop up and close a portion of the Alta Road unopened road allowance and transfer the lands to Tabera Limited for inclusion in a future registration of a Plan of Subdivision for Alta Phase 2;

AND THAT Council accept a \$25,000 contribution from Tabera Limited in exchange for the transfer of lands and that the funds be transferred to the Town Community Improvement Plan reserve for future Community Improvement projects;

AND THAT Council authorize the Mayor and Clerk to execute the necessary agreements for the transfer of a portion of the Alta Road unopened road allowance from the Town to Tabera Limited in a form to the satisfaction of the Director of Planning and Building Services. **CARRIED**

B.9.5 Recommendation Report – Request to acquire Town Owned Lands – Bruce Trail Conservancy (15th Sideroad), PBS.26.009

THAT Council receive Staff Report PBS.26.009, entitled “Recommendation Report – Request to acquire Town Owned Lands – Bruce Trail Conservancy (15th Sideroad);

AND THAT Council stop up and close a portion of the 15th Sideroad unopened road allowance and transfer the lands to the Bruce Trail Conservancy for the permanent rerouting a section of the Bruce Trail to its optimum route.

AND THAT Council authorize the Mayor and Clerk to execute the necessary agreements for the transfer of a portion of the 15th Sideroad from the Town to the Bruce Trail Conservancy in a form to the satisfaction of the Director of Planning and Building Services. **CARRIED**

B.9.6 Flood Hazard Identification and Mapping Project, PBS.26.002

THAT Council receives Staff Report PBS.26.002, entitled Flood Hazard Identification and Mapping Project and direct Planning and Building Services to participate in the program,

AND THAT Council directs staff to proceed with Option #1 being the Town allocating \$80,000 for the Town's share of the cost sharing agreement related to a Flood Hazard Identification and Mapping Project in Craigeleith;

AND THAT Council directs staff to pursue the project subject to it receiving 50% funding through the Provincial Flood Hazard Identification and Mapping Program and participation from the GSCA, NVCA, Town of Collingwood, Grey County and Simcoe County. **CARRIED**

B.9.7 Response to correspondence from Jay Warrener, resident regarding Snowbridge Way addressing, PBS.26.001

THAT Council receive Staff Report PBS.26.001, entitled "Response to correspondence from Jay Warrener, resident regarding Snowbridge Way addressing" for information purposes;

AND THAT Council direct staff to obtain a legal opinion regarding the Snowbridge Way addressing concerns to determine if the Town has any risk with the current addressing;

AND THAT Council request the Bylaw Division to request Short Term Accommodation Licence holders to incorporate a map into their renter packages to assist in locating short term accommodation units;

AND THAT Council direct staff to provide staff report PBS.26.001 to Jay Warrener, Steven Troster, and the Craigeleith Community Working Group, for information **CARRIED**

B.9.8 Parkland Dedication By-Law Review, PBS.26.005

THAT Council receive Staff Report PBS.26.005, entitled "Parkland Dedication By-Law Review";

AND THAT Council direct staff to undertake public consultation on the draft by-law, as required under the Planning Act, and report back to Council with any recommended revisions prior to finalizing and adopting the Draft Parkland Dedication By-law. **CARRIED**