

January 15, 2026

Mayor Matrosovs and Members of Council
The Blue Mountains
32 Mill Street
Thornbury, ON N0H 2P0

Dear Mayor Matrosovs & Members of Council

RE: Staff Report PBS.26.002 – Flood Hazard Identification and Mapping Project

This is further to the Committee of the Whole's consideration and recommendation of the subject staff report on January 13, 2026.

As Council is aware, the subject report proposes a project at a cost of \$400,000 to update the flood mapping in the Silver Creek and Watercourse 1 and 6 areas with this project being funded jointly with other public entities. Regarding this project, Tyrolean Village Resorts 2021 Limited (TVR) offers the following comments:

1. The project has been recommended to proceed without regard to studying the causation of the flooding. Without understanding causation, and having a plan in place to address causation, the flood hazard identification and mapping project will quickly become obsolete as the extent of the flooding will undoubtedly increase as additional development proceeds and if snowmaking is allowed to continue unchecked.
2. The project has been recommended to proceed in advance of the completion of the Town's Drainage Master Plan (DMP), which commenced in 2021 and that has come at a cost of \$670,000. We note that the DMP proposes remedial work that will address flooding in some areas but not others, such as the TVR lowlands property (north of Monterra Road and west of Grey Road 21)¹.
3. The Staff Report indicates that the Town's share of the \$400,000 project is \$80,000 but does not note the Town taxpayer shares for the Grey County, GSCA and NVCA contributions.

¹ Unfortunately, from Tyrolean Village Resorts 2021 Limited perspective, this is becoming more difficult as any chance at cooperation is being strained by the Town's breach of its commitments to Tyrolean. Tyrolean has withheld taking steps to address this matter in any way based on the repeated assurances received from the Town over a number of years. In this time, the Town advised it was studying the matter and that all flooding issues would be remedied through the DMP. Tyrolean has throughout this time relied on Council's representations that the Town would address the problems caused by upstream development, snow melt and from the Blue Mountain Resort. It has done so in the spirit of cooperation and with the best interests of the Town in mind.

4. The Staff Report did not identify a source of funding however at the Committee Meeting Town staff advised that it would be funded from the tax levy at \$27,000 for 2026, 2027, and 2028. We note that this appears to represent a tax levy increase of approximately 0.12% per annum (+ the County, GSCA and NVCA levy increases).
5. The Staff Report and the related advice of Town staff to the Committee was that Town Engineering take the lead on the Project. TVR questions whether this is the best use of these resources given the uncompleted Town DMP.

In summary, Tyrolean Village Resorts 2021 Limited is of the opinion that the Town's resources, both from a financial and a staffing perspective, would be best utilized to finalize the Town's DMP with such Plan addressing Council's representations that the Town would address the flooding problems caused to TVR's lands by upstream development and snow melt.

Yours truly,

A black rectangular redaction box covering the signature of Denis Martinek.

Denis Martinek, President
Tyrolean Village Resorts 2021 Limited