

Tyrolean Village Resorts 2021 Limited

At Blue Mountain

January 26, 2026

Mayor Matrosovs and Members of Council, Town of the Blue Mountains.

This is a follow-up to our correspondence included on the Council Agenda for January 26, 2026, regarding the Drainage Master Plan (DMP) and Tyrolean Village Resorts 2021 Limited's (TVR) lands (Stable/Lowlands) located at 302 Grey Road 21 (north of Monterra Road and west of Grey Road 21).

As we have noted on many occasions, the Town made commitments to TVR that the DMP would address the flooding issues experienced on our Stable/Lowlands property from Watercourses 1 and 6 that have led to damages to our property (including extending on-site natural heritage and natural hazard constraints). **I have attached a small sample of the extensive documentation I have with the Town spanning many years. Letter from the Town's lawyer dated June 27, 2019, and the Town's Staff Report CSOPS.21.075 dated Oct. 19, 2021, that speaks directly to this commitment.**

As Council must be aware, the 90% DMP Report takes a '**do-nothing**' approach to the flooding of our lands from Watercourse 6 and proposes to divert flows from Watercourse 1 onto our lands. For the most part, the flows from Watercourse 6 and all of the flows from Watercourse 1 are non-riparian. **As established by law, non-riparian property owners have been found liable under common law if water collected from their land is discharged into a natural watercourse and causes flooding or damage downstream.**

Town Staff Report OPS.25.003, which provided recommendations that the Town issue a 'Notice of Completion', was not approved by Council and it is our understanding that a future Report will come forward to Council for their consideration. Regarding the Staff Report OPS, it is clear that Council found the Staff Report lacking in many ways, including responses to specific questions raised by the Committee of the Whole at their meeting of October 28, 2025. TVR agrees with Council that the Staff Report is lacking in many ways, including finding a resolution to the flooding experienced on our property.

Through the DMP process, TVR has had to educate numerous Town project managers and others regarding the history of the flooding issues on our lands and has experienced significant consulting costs to do this. We believe that the majority of these costs are directly related to Staff turnover, management and corporate memory failures on the part of the Town. It seems that Council and Staff are currently completely occupied by a number of serious issues; the \$19 million sewage project cost overrun and the Thornbury tree preservation failure. **I urge Council to seriously consider that the failure of the DMP process to address the flooding from the Blue Mountain Village, development and snow making is also a very significant issue that has the potential for serious financial impacts.**

Unfortunately, from TVR's perspective, this is becoming more difficult as any chance at cooperation is being strained by the Town's breach of its commitments to TVR. TVR has withheld taking steps to address this matter in any way based on the repeated assurances received from the Town over many years. More recently the Town advised it was studying the matter and that all flooding issues would be remedied through the DMP. TVR has throughout this time relied on Council's representations that the Town would address the problems caused by upstream development and snow melt. It has done so in the spirit of cooperation and with the best interests of the Town in mind. **As always, we are available to meet with you at your convenience to discuss.**

Sincerely,



Denis Martinek CA,CPA

President, Tyrolean Village Resorts 2021 Limited

This document can be made available in other accessible formats as soon as practicable and upon request



Staff Report

Operations

Report To: Committee of the Whole
Meeting Date: October 19, 2021
Report Number: CSOPS.21.075
Title: Tyrolean Village Resorts Flooding Concerns – Staff Follow-up
Prepared by: Kevin Verkindt, Senior Infrastructure Capital Project Coordinator

A. Recommendations

THAT Council receive Staff Report CSOPS.21.075, entitled "Tyrolean Village Resorts Flooding Concerns – Staff Follow-up."

B. Overview

At the March 22, 2021 Council meeting, Tyrolean Village Resorts (TVR) provided correspondence to Council concerning flooding and related damages (Attachment #1) to their lands located north of Monterra Road and west of Grey Road 21 (Attachment #2). Council received the correspondence as information and directed Operations staff to prepare a report back to Council in response to the correspondence (Attachment #3).

C. Background

On March 22, 2021, TVR presented correspondence to Council regarding drainage and flooding issues in Watercourse 1 and Watercourse 6 areas (Attachment #4).

TVR is concerned that the drainage water from development approvals west of their property, including enhanced snowmaking facilities and municipal infrastructure projects has or will adversely affected their property and opportunities to improve and/or sell the lands.

Staff have met several times with TVR and have investigated the drainage situation above and upon their lands to understand the drainage regime. Most recently, TVR and Staff have exchanged correspondence regarding flooding concerns related to ongoing development and specific capital project initiatives, such as, the Drainage Master Plan.

D. Analysis

Drainage Master Plan

The Town of The Blue Mountains has not historically completed a comprehensive Drainage Master Plan (DMP) but has completed localized Master Plans pertaining to drainage. Most

recently, the Town completed the Thornbury West Drainage Master Plan and several preferred alternative solutions were derived, such as, implementing mechanical devices to address stormwater quality and minor and major drainage improvements to eliminate municipal drainage from entering private property. A number of these recommended solutions are being implemented through ongoing and planned capital infrastructure projects.

Although there are preferred drainage solutions for individual communities, watercourses and developments, a Town-wide drainage study is required to assess relative risks, costs versus benefits, and social and environmental impacts. Therefore, the DMP will serve as a long-term strategy for the Town to best address management of stormwater resources for both existing and new growth areas and to integrate the Town's regard for water quality and water quantity control requirements.

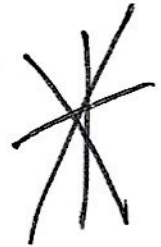
The DMP is following the Municipal Class Environmental Assessment (MCEA) Master Planning Process to define the problem / opportunity and identify appropriate alternatives and options to address issues. This includes:

- 1) Identify existing and future drainage infrastructure deficiencies and areas of flooding;
- 2) Develop drainage solutions to address these deficiencies, reduce flooding, resolve public safety concerns and improve maintenance opportunities;
- 3) Evaluate the drainage solutions through a risk assessment considering costs, impacts on the environment, and input from the public and interested stakeholders;
- 4) The selection of a set of preferred solutions to be implemented moving forward;
- 5) Prioritization of the preferred solutions considering available funding, planned development, capital works budgets, infrastructure condition assessments and coordination with other infrastructure (roads, bridges, sanitary and watermain) improvement projects; and
- 6) The development of a policy framework for the management of stormwater in existing and future growth areas.

Furthermore, the DMP process will include two (2) Public Information Centers (PIC). The first PIC will be held to present the minor and major drainage system model to the public, present the drainage deficiencies identified and elicit input and feedback regarding preliminary alternative solutions being considered for further assessment and evaluation. The second PIC will be held following the evaluation of the alternative solutions to present the assessment and evaluation of the alternative solutions to the public along with the preferred alternative solution to elicit comments and feedback regarding the process, alternatives and preferred solutions.

Through a competitive bid process, Tatham Engineering Limited (Tatham) was selected to undertake and commence the DMP. Given the extent of past and ongoing work completed by Tatham in these watersheds, the Town is confident Tatham is best suited to prepare the coordinated DMP. With Tatham, the Town will leverage the experience and understanding of the watersheds, watercourses and the local drainage systems to develop alternatives to

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address the identified deficiencies, reduce flooding, improve water quality and maintenance opportunities.



Staff anticipate the following future milestone dates to be achieved for the DMP:

- 1) September / October 2021: Tatham is to identify the existing drainage system deficiencies;
- 2) October 2021: Tatham is to submit to Town Staff the Draft 30% Master Drainage Report;
- 3) December 2021: the Town and Tatham will be hosting a virtual Public Information Centre #1;
- 4) February 2022: Tatham is to submit to Town Staff the Draft 60% Master Drainage Report;
- 5) April 2022: Tatham is to submit to Town Staff the Draft 90% Master Drainage Report;
- 6) May/June 2022: the Town and Tatham will be hosting virtual Public Information Centre #2
- 7) July 2022: Tatham is to submit to Town Staff the Draft 100% Master Drainage Report; and
- 8) September / October 2022: Final Presentation to Council.

Subject Lands

Staff recognize the concerns raised by TVR. The drainage area of Watercourse 1 and Watercourse 6 is a complex issue and in response, Staff included in the scope of work for the DMP the requirement to prioritize analysis and recommendations to address stormwater and drainage issues associated with Watercourse 1 and Watercourse 6. A number of alternatives to address localized flooding in this area will be assessed and options will be discussed with TVR, residents and other stakeholders.

Watercourse 1
Addressed
Nothing
Addressed
W6

Town Response to Localized Flooding

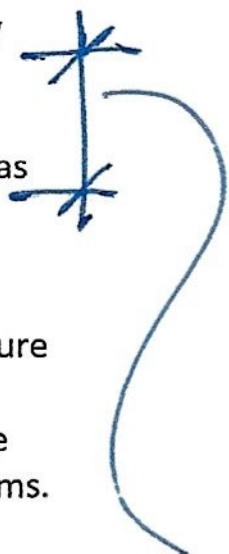
The Roads and Drainage Division has historically responded to localized incidents near the subject lands (Attachment #2), where stormwater overflows the watercourse resulting in the inundation of the roadside drainage system. The phenomena can occur across Monterra Road from the Monterra Golf course lands and onto the subject lands. The flood water can cross in several locations. The primary locations are 75 m from the east end of the road near the 300 mm road crossing culvert and a second located at the 750 mm road crossing culvert near the intersection with Grand Cypress Lane (Attachment #5).

During an event, the flood water often raises over the road to the depth of a few centimeters. In response to potential and active flooding events, the Roads and Drainage Division monitors the conditions and where necessary deploy barrel / cones and signs to notify drivers there is water over the road. These conditions tend to last for 4 to 6 hours. As water levels recede crews will inspect the ditches, shoulder, and road surface for erosion or other damage and remove signage and barrels/cones.

Planning and Development

The Town remains committed to ensuring new development applications are prudently reviewed to assess the impacts on surrounding lands and addresses them appropriately.

In particular, the Town of The Blue Mountains require that any proposed upstream development demonstrate that stormwater quantity and quality must be satisfactorily addressed in accordance with the requirements of the Town, Ministry of the Environment, Conservation and Parks (MECP), Grey Sauble Conservation Authority and Nottawasaga Valley Conservation Authority on all projects, specifically, the Town requires that where pre-development conveyance capacity isn't available downstream of a site, flows must be controlled to ensure that the frequency, depth and duration of any flooding is not increased as a result of development.



More recently, the Provincial Policy Statement 2020 (PPS) has provided policy direction for stormwater management plans to provide a balance between environmental and infrastructure requirements. In addition, climate change resiliency, adaptation and mitigation are now considered as part of stormwater design and implementation and consideration must also be given to shared goals and objectives among water supply, wastewater and stormwater systems.

E. Strategic Priorities

2. Organizational Excellence

We will continually seek out ways to improve the internal organization of Town Staff and the management of Town assets.

3. Community

We will protect and enhance the community feel and the character of the Town, while ensuring the responsible use of resources and restoration of nature.

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F. Environmental Impacts

Floods impact both individuals and communities, and have social, economic, and environmental consequences. The consequences of floods, both negative and positive, vary greatly depending on the location and extent of flooding, and the vulnerability and value of the natural and constructed environments they affect.

G. Financial Impacts

N/A

H. In Consultation With

Jim McCannell, Manager of Roads and Drainage

Nathan Westendorp, Director of Planning and Development Services

Brian Worsley, Manager of Development Engineering

I. Public Engagement

The topic of this Staff Report has not been the subject of a Public Meeting and/or a Public Information Centre as neither a Public Meeting nor a Public Information Centre are required.

Any comments regarding this report should be submitted to Kevin Verkindt, Senior Infrastructure Capital Project Coordinator kverkindt@thebluemountains.ca.

J. Attached

1. Attachment 1 TVR Correspondence
2. Attachment 2 Map of Subject Lands Collingwood Concession 1 Part Lot 19 Plan 824 Part Lot 6 and RP 16R10341 Part 3
3. Attachment 3 Council Resolution
4. Attachment 4 Overview map of Watercourse 1 and Watercourse 6
5. Attachment 5 Overview Map of Stormwater and Roadside Infrastructure on Monterra Road

Respectfully submitted,

Kevin Verkindt
Senior Infrastructure Capital Project Coordinator

Shawn Carey
Director of Operations

For more information, please contact:
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519-599-3131 extension 304

JUNE 14, 2024

TBM renews pumphouse 30-year lease for Blue Mountain snowmaking

Chris Fell, Local Journalism Initiative reporter
Jun 14, 2024 11:30 AM



The pumphouse owned by Blue Mountain Resort at Northwinds Beach. | Chris Fell/CollingwoodToday

Listen to this article
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ONLY THE TOWN CAN COORDINATE A PLAN TO SAFELY CONVEY THIS 240,000,000 GALLONS OF WATER BACK TO GEOGGIAN BAY.



The Town of The Blue Mountains and Blue Mountain Resort have a new 30-year agreement for the location of the resort's snowmaking pumphouse.

At its committee of the whole meeting on June 10, The Blue Mountains council unanimously approved a staff [report](#) that outlined the new agreement for the resort's pumphouse at Northwinds Beach and authorized the mayor and clerk to execute a formal agreement between the two parties.

Advertisement

The original 30-year agreement between Blue Mountain Resort and Collingwood Township was signed in 1994 and was set to expire in July 2024. Town staff and the resort negotiated a new agreement for 30 years that has an automatic five-year renewal clause at the end of the term.

The new agreement's placement on the agenda for the meeting prompted an appearance in the council chambers by resort president Dan Skelton, who said the pumphouse is a critical piece of infrastructure for the resort.

 "We pump 240 million gallons a year to make a full season," said Skelton, noting that the resort's water ponds can store 24 million gallons. "Ninety per cent of the water we pump comes from the bay." 

The agreement between the town and the resort only covers the resort's use of the Northwinds Beach property for the pumphouse building. The building includes public washrooms and infrastructure for the wireless internet signal provided by the town at the beach.

The water-taking aspect of the operation is managed by the province's Ministry of Environment, Conservation and Parks.

Skelton also addressed concerns raised in the community that the resort is making more snow for its operations in response to milder winter conditions in recent times. Skelton said that is not the case.

"We are not making more snow. We are making less snow," he said.

Skelton said the resort is more strategic in its approach to how it makes snow and manages snow on the ski hills.

"It's expensive to pump more (water)," said Skelton.

FLOODING OF TYROLEAN AREA 2 LANDS (Tyrolean Stable) from Monterra East and upstream



FLOODING OF TYROLEAN AREA 2 LANDS (Tyrolean Stable) from Monterra East and upstream



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FLOODING OF TYROLEAN AREA 2 LANDS (Tyrolean Stable) from Monterra East and upstream



TYROLEAN
LANDS

FLOODING OF TYROLEAN AREA 2 LANDS (Tyrolean Stable) from Monterra East and upstream



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GOLF



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GOLF
COURSE

FLOODING OF TYROLEAN AREA 2 LANDS (Tyrolean Stable) from Monterra East and upstream



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