



Staff Report

Community Services

Report To: COW- Admin, Corp and Finance, SI, Comm. Services
Meeting Date: March 16, 2026
Report Number: CS.26.020
Title: Recommendation Report - Follow up to the Public Meeting - Stop Up and Close Lansdowne St. S Unopened Road Allowance
Prepared by: Katie Love - Administrative Assistant - Acting Project Manager - Moreau & Craigleith Park Development

A. Recommendations

THAT Council receive Staff Report CS.26.020, entitled "Recommendation Report - Follow up to the Public Meeting - Stop Up and Close Lansdowne St. S Unopened Road Allowance";

AND THAT Council approves draft by-law to stop and close Lansdowne St. S unopened road allowance between Alfred St. W and the intersection of Alice St. W and Beaver St. S for enactment by Council.

B. Overview

The purpose of this report is to summarize the comments received prior to and at the Public Meeting regarding the stop up and closure of Lansdowne St. S unopened road allowance between Alfred St. W and the intersection of Alice St. W and Beaver St. S. This report also includes the draft by-law to proceed with the stop up and close process.

C. Background

On February 17, 2026, Council received [Staff Report CS.26.011](#) "Proposal to Stop Up and Close a portion of Lansdowne St. S Unopened Road Allowance from Alfred St. W to Alice St. W" and directed Staff to initiate a public process for the stop up and closure of Lansdowne St. S between Alfred Street and Alice Street. The Public Meeting was held on March 10, 2026.

The resolution carried as follows:

"THAT Council receive Staff Report CS.26.011, entitled "Proposal to Stop Up and Close a portion of Lansdowne St. S, Unopened Road Allowance from Alfred St. W to Alice St. W";

AND THAT Council directs staff to proceed to a Public Meeting to receive comments on the proposed Stop Up and Close of this portion of Lansdowne St. S Unopened Road Allowance."

D. Analysis

Formally stopping up and closing the road allowance would consolidate the park into a single parcel, simplifying permitting, tendering, and construction, formalizing existing park uses, clarifying maintenance/enforcement and boundary responsibilities under the Parks and Facilities Regulation by-law, and supporting clearer design and operational planning for the Moreau Park Revitalization project. The primary identified risk is reduced flexibility for potential future vehicular use; however, this is considered manageable given enhanced active transportation options. While not proceeding would largely maintain the status quo with limited immediate risk, staff recommend addressing the matter now due to the ongoing revitalization work and current site uses.

Public Comments

A public meeting was held on March 10, 2026, for the subject application. One comment was received prior to the meeting in support of the stop up and close process to enhance Moreau Park planning. Another comment was received verbally at the meeting in support as well of stop up and close process. This comment, specifically highlighting the Tiny Forest located on the unopened road allowance of Lansdowne St. S, identifying the importance to protect the existence of the Miyawaki Forest, the Tiny Forest, and if it's expanded, again, to continue the protection.

Both comments have been included in Attachment 1.

E. Strategic Priorities

1. Communication and Engagement

We will enhance communications and engagement between Town Staff, Town residents and stakeholders

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.

4. Quality of Life

We will foster a high quality of life for full-time and part-time residents of all ages and stages, while welcoming visitors.

F. Environmental Impacts

None at this time.

G. Financial Impacts

None at this time.

H. In Consultation With

Town Internal Review Committee

I. Public Engagement

The topic of this Staff Report has been the subject of a Public Meeting which took place on **March 10, 2026**. Those who provided comments at the Public Meeting including anyone who has asked to receive notice regarding this matter, have been provided notice of this Staff Report. Notice was issued through the Blue Mountain Review, Eblast, and Town website.

Any comments regarding this report should be submitted to Katie Love, Administrative Assistant - Acting Project Manager - Moreau & Craigleith Park Development
klove@thebluemountains.ca.

J. Attached

1. Comments Matrix
2. Draft By-Law

Respectfully submitted,

Katie Love
Administrative Assistant - Acting Project Manager - Moreau & Craigleith Park Development

For more information, please contact:
Kaite Love, Administrative Assistant - Acting Project Manager - Moreau & Craigleith Park Development
klove@thebluemountains.ca
519-599-3131 extension 254

Report Approval Details

| | |
|----------------------|--|
| Document Title: | CS.26.020 Recommendation Report - Follow up to the Public Meeting - Stop Up and Close Lansdowne St. S.docx |
| Attachments: | - Att-1-Comments-Matrix.pdf - Att-2-Lansdowne-Street-South-Stop-Up-and-Close-Draft-By-law.pdf |
| Final Approval Date: | Mar 12, 2026 |

This report and all of its attachments were approved and signed as outlined below:

Ryan Gibbons - Mar 12, 2026 - 3:39 PM

COMMENTS RESPONSE MATRIX

Project Name: Lansdowne St. S – Unopened Road Allowance/Moreau Park

Public Meeting Date: March 10, 2026

| Comments Received By: | Date Received: | Written or Oral: | Comments / Concerns / Questions Summary: |
|---------------------------------------|----------------|------------------|---|
| PUBLIC COMMENTS: | | | |
| Lucy & Blair Hilts | Feb. 25, 2026 | Written | 1. my family is in support of the stop up/ closure to enhance Moreau Park planning |
| March 10, 2026 PUBLIC MEETING: | | | |
| Curtis McDonnell | March 10, 2026 | Verbal | 1. Good morning, Madam Chair, Members of Council. Thanks for this opportunity. I will be brief. I am here on behalf of CANN to speak in support of the application to stop up and close. I would note that the tiny forest, the Miyawaki Forest, was in part an initiative of the CANN Group along with a grant to students to help plant the forest. And there was significant engagement of the students at the high school in planting and maintaining the forest. So, and it's right on the road allowance. So stopping up and closing, in our view, would help to protect the existence of the Miyawaki Forest, the Tiny Forest, and if it's expanded, again, to continue the protection. So we're in support of it. And for the reasons that Director Gibbons has given, that we think it's a good idea to pass the bylaw to that effect. I hope I haven't taken up too much of your time, but thank you very much. |

The Corporation of the Town of The Blue Mountains

By-Law Number 2026 –

Being a By-law to permanently close a portion of Lansdowne St. S unopened road allowance between Alfred Street W. and the intersection of Alice St. W and Beaver St. S.

Whereas sections 9, 11 and 34 of the Municipal Act, 2001, S.O. 2001, c. 25 (the "Act"), enable a municipality to pass by-laws permanently closing highways;

And Whereas Council has deemed it to be in the public interest to permanently close a portion of a municipal highway known as Lansdowne St. S unopened road allowance between Alfred Street W. and the intersection of Alice St. W and Beaver St. S.

And Whereas Council did adopt, in accordance with Section 270 of the Act, Policy POL.COR.07.03 (the "Policy") to prescribe the form and manner for the giving of public notice of its intention to consider this by-law;

And Whereas public notice of the intention to enact this by-law has been given in accordance with the requirements of the Policy;

And Whereas Council considered staff report CS.26.020 "Recommendation Report – Follow up to the Public Meeting – Stop Up and Close Lansdowne St. S Unopened Road Allowance at the March 16, 2026 Committee of the Whole Meeting, and at the March 30, 2026 Council Meeting, directed that the within By-law be enacted;

Now Therefore the Council of The Corporation of the Town of The Blue Mountains hereby enacts as follows:

The following portion of the Lansdowne St. S unopened road allowance between Alfred Street W. and the intersection of Alice St. W and Beaver St. S. are hereby closed:

LANSDOWNE ST PL THORNBURY LYING BTN ALFRED ST PL THORNBURY & BEAVER ST PL THORNBURY; THE BLUE MOUNTAINS. (PIN 37136-0058 LT)

This By-law shall come into force and take effect upon the registration of an executed and certified copy of this By-law in the Land Registry Office for the Registry Division of Grey (#16).

Enacted and passed this ____ day of _____, 2026.

Andrea Matrosovs, Mayor

Corrina Giles, Town Clerk