

Deputation for Council April 13, 2026

By Pamela Spence, [REDACTED]

Thank you for this opportunity. I am here today speak to

B.9.1 [MAT Evaluation Results and Funding Recommendations, SI.26.013](#) and give you

The View From Craigleith

Over the years I have been a contributor to the Sustainability Committee, Economic Development Advisory Committee, draft Tree By-law group, the Destination Strategy Working Group and am currently with EDAC (tho we have had maybe 5 meetings and know nothing of the funded Economic Action Plan), and very active on the Attainable Housing Strategy Working Group (AHSWG) and Craigleith Community Working Group (CCWG). As a contributor to these groups, I try to stay in my lane & contribute as a voice from Craigleith.

You will be familiar with me from my presentations to Council regarding protection for Northwinds and Nottawasaga Bay in Craigleith, safer traffic and pedestrian improvements requesting street lighting and pedestrian paths at Kandahar Lane, Jozo Weider Blvd., safe opening of Crosswinds Blvd as well as safety barriers on Georgian Trail.

Wearing my hat as a knowledgeable resident of Craigleith matters I am here to remind you that **Craigleith is the economic engine of the Town of the Blue Mountains!** Craigleith has the highest resident population, residential and commercial tax base and is the greatest contributor to MAT but gets the little attention from the Town for services. Let me prove my statements.

Using the TBM Capacity Chart for 2024

61% of the total Water Supply for the Town of the Blue Mountains goes to Craigleith while only 33% goes to the other settlement areas of Thornbury East and West, Lora Bay and Camperdown combined. With respect to the future forecast, of the grand total, Craigleith alone will have well over 50% of **all** the Town's water units to be allocated (not including Castle Glen).

The Working Group has asked for a **resident** population count for Craigleith without a result. Based on the good work of the Town's GIS department, I did my own hand count. I do not profess accuracy as I made guesses for multi unit apartments and did not have data for STA's so did not include them or the hotels in a resident total.

Based on the 2023 maps for Zones 1 through 6, I counted 3,450 lots/units. Using the Town's estimate of 2.3 persons per household, Craigleith has a population of full and part time residents or home owners of almost **8,000** people most of which would be voters.

That 8,000 number is **current** owners/occupants. We know there are another 180 units being built by Blue Vista, new serviced lands for 600 more units awaiting building starts and there are numerous other smaller projects in the wings as well. I estimate another **nearly 2000** people will arrive likely this decade and many more will be coming when Aquavil, Campus of Care and Mondell gain traction.

Craigleith not only has the highest concentration of the Town's population, now, AND in the future, it also has the highest demand on its roads, facilities and amenities. Blue Mountain Resort and Blue Mountain Village are at the heart of Craigleith. These commercial facilities bring the most visitor and tourism dollars. However, they also bring high volume of cars, buses, as well as pressure and degradation to our area.

These facts confirm that Craigleith houses the vast majority of residents and commercial businesses of the Town and will into the future. The residents provide a vast majority of the Town's property taxes and the commercial operations fund more tax revenues as well of course as funding the MAT revenue.

CCWG was formed to be the conduit for the residents of Craigleith to the Town. We have been successful in shuttling operators, Town and County reps on a tour of the area to highlight issues. We have had 60 – 160 local residents at our two open houses or responding to issues. However, CCWG's modest requests for funds to support improvements here have been challenging and recently denied.

In early 2025 Council and Staff did support \$77000 in funds for solar street lighting at Kandahar Lane and Jozo Weider to improve pedestrian safety and assess crosswalk installations as well as modest bike and park safety measures. We came in under budget at \$65,000. To be clear, the work CCWG and the Town has done **solely** improves the **safety** of tourists, visitors, STA users, employees and residents in Tyrolia, Club Intrawest, Blue Horizons, Snowbridge, Windfall and others as they walk or bike to and from the commercial and event activities at the Mountain, at the Inn and at the Village. The improvements mitigate the risk of accidents and **associated liability to the Town.**

All Thanks to CCWG!

For 2026 CCWG asked for Council to budget \$28,000 to further the crosswalk engineering for pedestrian safety commenced in 2025 and \$25,000 to hire a consultant to officially identify status, needs and wants of residents in Craigleith through community

engagement and visioning. And we also asked the Town to prioritize the following in the relevant departments:

Craikleith Community Park,
Georgian Trail Beautification and Trail Connectivity
Secondary Planning for Grey Rd 19
Traffic coordinator for Crosswinds Blvd Opening
Parking By-law Review

We thank staff and Council for starting the long overdue community engagement for the Craikleith Park but little else but the funds requested **were not approved** for the 2026 budget and instead punted to MAT.

SI.26.013 denies CCWG's request for \$70,000 for furthering work for safe paths and crossings. The explanation for that is that the request did not meet the "minimum score for Tourism Benefit and Visitor Experience". This says to us that providing **safe passage** for STA users, visitors and residents to the single greatest tourism venture in the Town **or Region DOES NOT** enhance the tourism experience???

Frustrated as I am, I must add that I personally think compensating BMVA with close to \$200,000 more of the Town's discretionary portion of the MAT is **wrong** when they have already received \$1.4 million (tho I know its not all for them to use.)

The View From Craikleith in my opinion is that -

Craikleith drives, houses and experiences the most tourists, visitors and residents of TBM yet proportionally receives less than its fair share of attention, funds and planning!

I will again ask Council to correct this by allocating to CCWG some of the unspent funds to further the pedestrian safety work already started for Kandahar and Jozo Weider and trail beautification.

Thank you

With my remaining time I will change hats and speak in my role on the Attainable Housing Strategy Working Group.

I would ask you to reconsider the BMRA request and allocate some of the unspent balance to support moving forward the Attainable housing issue in Blue Mountains.

As you know the Housing Needs Assessment of 2023 reported on the deficiencies in the Town's housing stock. We have no rental housing and we have no housing that would be attainable for service workers who are the majority of workers in our predominantly tourism-based community.

The AHSWG has worked with the Town to create a housing guru position titled Community Growth Advisor. Council satisfactorily allocated a half year salary for this position in the 2025 budget. The Town has been **unsuccessful** in filling that position (some say due to the cost of housing to live locally) and thus had a 2025 budget saving of close to \$75,000.

AHSWG has worked with the Town to propose round table meetings with attainable housing builders, proposed financial incentives, preapproved design solutions as well as explore land trust or community bond measures – all of which have gone unfunded. Some of these were directed to the MAT allocation as a suitable source of funds to support the housing of workers for our tourism dependent businesses.

SI.26.013 denies the AHSWG requests on the basis that there was “limited detail on visitor experience outcomes”.

Attainable Housing is a **KEY STRATEGIC PRIORITY** of this Council! **How is working to deliver on a key council priority of LESS weight than a Tourism Benefit?** How can doing work to house employees of core tourist businesses **not be** in the best interests of visitors or patrons of the tourism businesses???

Asking for \$250,000 was a bold or ambitious request.

AHSWG is asking Council to be BOLD now.

Please approve some funds for the BMRA AHSWG to advance the key priority and we will return with a clear proposal in support of a builders round table or facilitation and action on a land trust or community bond effort or both.

It is in Council's hands as to whether you will be bold!

IN SUMMARY - Please support the work of CCWG and AHSWG and fund our requests.

Thank you