

From: Tim Peloso <[REDACTED]>

Sent: November 23, 2022 8:00 PM

To: Corrina Giles <cgiles@thebluemountains.ca>; Tim Peloso <[REDACTED]>

Subject: Re: The proposed by-law to rezone a portion of the Bay Street West and Victoria Street North road allowances from the R1-1 zone to an Open Space zone.

From: Tim Peloso and Kathleen Wills

[REDACTED] Thornbury

(Residents of Thornbury at this address for over 15 years)

Good afternoon Corina

Please accept this letter for submission to be read aloud at next Tuesday's Council meeting as my wife and I are unable to attend in person.

Please also confirm proper receipt of this email.

Thank you.

Regards.

Dr. Tim Peloso / Kathleen Wills

We both strongly believe this matter continues to be premature for the following reasons:

1) Tammy Abbotts has decided to sell her development property. Please see the listing at this link:

<https://maxhahne.evrealstate.com/ListingDetails/5652000-The-Blue-Mountains-ON-N0H-2P0/5652000>

What a new owner will want to do with the property is unknown.

2) It is unusual for the Town to dedicate the Open Space before Ms. Abbotts has completed her promised dedication of land to the Town for some of the proposed new road. This exposes the Town to risk. Now that the land is for sale, a new developer may have different plans, and the Abbotts' promised road dedication might conflict with these plans and not be fulfilled.

3) The Town has no policy or Planning Guide regarding Open Spaces. It is customary for municipalities to have such Planning Guides. Such a policy or guide needs to be developed before the Open Space by-law is approved.

4) The proposed by-law has not been published. It is not reasonable that the public consider this matter without being able to review the provisions in this required document.

5) Further review is required. More-detailed analysis and reporting needs to be provided to the community. The Open Space by-law should be deferred until, at a minimum, the following is considered and details provided:

- o The size and location of the Open Space zone. We don't believe that the size is sufficiently large, and provides sufficient buffering for all neighbouring properties.
- o How many trees will be preserved/cut down?
- o What trees and vegetation are planned to augment/replace the existing trees?
- o How will border trees on adjoining properties be defined and protected?
- O Who will maintain this Open Space going forward?
- o A professional 3rd party should conduct a study regarding likely drainage issues, especially when the trees are cut down.

Thank you for your time and your attention today.

Sincerely,

Dr. Tim Peloso / Kathleen Wills