

November 23, 2022

Town of Blue Mountains  
Care of Corrina Giles, Town Clerk  
32 Mill Street  
Thornbury, Ontario  
N0H 2P0

Dear Corrina,

We are writing regarding 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. We are new residents to Thornbury and our property will be impacted by the Abbotts lands development and rezoning decision. We have a number of concerns.

- We understand that the Abbotts property has been listed for sale. We feel that it is difficult to determine the impact of a rezoning decision when we do not know what the future plans are for the development of the property.
- The current development plan for the Abbotts lands does not align with what we feel is an environmentally sensitive approach to retaining needed vegetation along the road allowance. There needs to be careful thought given to the buffer zone to allow for a tree friendly solution and adequate drainage in the surrounding area. Many questions remain unanswered regarding how many trees will be impacted, how decisions will be made regarding border trees and what vegetation will be planted along the road allowance to replace lost greenery.
- Drainage is a significant concern in this area. We feel that a thorough analysis needs to be conducted by a third party to determine what impact proposed changes will have on drainage. Our understanding is that the plans for the development and road allowance has evolved over the past several years and we are concerned that an up to date environmental analysis needs to be done to avoid some of the flooding issues that have occurred in other developments in the area.
- We have been unable to find a planning guide on the TBM website that outlines policies around open space management. It seems that this should be put in place before this rezoning decision is made.

We chose to purchase a property in Thornbury because we enjoy the quaint village atmosphere and the beautiful environment provided by the trees in the area. We also have the impression that the citizens in this area are committed to protecting the environment and countering the impact of climate change through maintenance of our precious green spaces. We feel these characteristics of our town are important to maintain as Thornbury continues to grow and develop as a community.

Sincerely yours,

Lesley and Lionel Houle

, Thornbury