

November 23, 2022

Cathy Howell, Helmut Hock

Thornbury, Ontario

Town of The Blue Mountains
32 Mill Street,
P.O. Box 310 Thornbury, Ontario N0H 2P0

RE: Staff Reports – Abbotts Plan of Subdivision and Zoning By-Law Amendment, PDS.22.126, COW Meeting on November 29, 2022

Dear Town Clerk,

As residents of Drive in Thornbury we object that the application to rezone a portion of the Bay Street West and Victoria Street North Road Allowances from R1-1 zone to Open Space zone is proceeding. It is premature for the Town to consider this application for several reasons:

1. The Town has no policy or Planning Guide regarding Open Spaces and should not proceed before establishing a policy/planning guide.
2. The Application is incomplete. There is NO information provided in the Application regarding:
 - a. Actual size of the proposed land for rezoning is unknown.
 - b. How many trees will be preserved/cut down? What will replace them?
 - c. Have the border trees been marked and how will they be protected?
 - d. Is an environmental study required, has one been done?
 - e. How will this impact drainage for the properties located to the north of this area?
 - f. Who will maintain the open space?
3. As far as we know, no public hearing has ever been held seeking input from local residents.
4. All of the residents on the south side of Lakeshore Drive (backyards bordering Bay St. Road Allowance) and all of the residents in the Bayside Villas with backyards facing west (bordering Victoria St Road Allowance) will be significantly impacted (loss of privacy and enjoyment) by the removal of the tree canopy, contemplated in this Application.

For the reasons noted above is inappropriate and premature for Council to deal with this matter. This Application should be dismissed or deferred.

Respectfully

Cathy Howell, Helmut Hock