

**From:** [Web Committee](#)  
**To:** [Town Clerk](#)  
**Subject:** Webform submission from: Town Clerk  
**Date:** April 1, 2025 9:56:01 PM

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Submitted on Tue, 04/01/2025 - 21:55

Submitted by: Anonymous

Submitted values are:

**Name:**

Leslie McCallum

**Email:**

[REDACTED]

**Phone:**

[REDACTED]

**How can we help you?**

Regarding the tennis court proposals. Some people want to refurbish the 2 existing courts for public use, while others want to build 4-6 private courts with a bubble. I suggest a compromise. Use the \$350K to build 4 courts and a nice park. People who live in the community could be offered the option of buying a private membership, giving them access to court reservations at prime times. People outside the community, or people in the community who do not wish to buy a membership, could use the courts at low-demand times, or reserve a court up to 24 hours in advance if not already reserved by a member. Appoint a volunteer community board to run the operation, and use the membership fees to maintain the courts over time. Also include park land with trees and picnic tables, and build a small, mid-rise low-income apartment building. All of this can be done if the space is planned wisely. Since bubbles over tennis courts are contentious, set aside that decision for 2-3 years, after assessing demand for the courts in winter. Build the courts now in a manner that would facilitate adding a bubble later, based on community input.

**I would like a copy of my submission sent to my email address.**

Yes

Any accompanying files are attached.

I am writing to express my objection to the continued efforts by Georgian Bay Community Racquets Initiative to use the land at 130 King Street West for an Indoor Racquets Facility.

While I support the idea of a Racquets Facility, I oppose the use of 130 King Street West for that purpose.

1. The proposal clearly describes a regional facility for use by regional users from Owen Sound to Wasaga Beach and beyond. Given the cost and complexity, any substantial project like this should be incorporated into the Multi-Use Recreation Feasibility Assessment (MURFA) and developed efficiently with participation from multiple towns. With taxes increasing at more than double the rate of inflation this year, the Town should be seeking efficiency opportunities rather than new spending.
2. Traffic, high-intensity lighting, and noise do not belong in a residential neighborhood.
3. The 130 King West site is less than 3 acres, is not serviced, is accessed from a narrow dirt road, is in the midst of a quiet residential area, and includes the Little Beaver Creek that is an environmentally sensitive area regulated under the Grey Sauble Conservation Authority. Any independent and professional feasibility study would quickly conclude that other locations such as 171 King Street or the South Peel lands are much more appropriate.
4. The Town Survey has not been made public for comment in advance. There are many concerns.
  - a. The survey may be biased by responses from non-residents. The Georgian Bay Racquets Initiative sent a long email to their members on March 31, less than two hours after the COW Agenda was made public, and they urged their members to respond with a "...pro-tennis response to that survey...". It is a simple matter to require a valid town address on every response before accepting it to ensure that only the people paying the taxes have a voice in how their taxes are spent.
  - b. Any survey should make it clear that this proposal is for Tennis only, "...we've focused our current efforts on tennis..." Some respondents might be supportive without realizing that they will not be able to play pickleball there.
  - c. The survey should also make it clear that, although Town land and Town money is being requested, this will be a private, not public facility, and membership fees will be required.

I urge Council to be decisive. Please end the constant stream of special interest groups after this land. The 130 King Street West land should be removed from consideration by future lobbyists and finally dedicated as a year-round green space, part of the Town's walking trails, and open to the public with no membership required.

Respectfully,


Dr. David R. Lewis

April 1, 2025

Mayor Mastrosovs and the Town of Blue Mountains Council Members

RE: COW – ADMIN, CORP AND FINANCE, SI, COMM. SERVICES CS.25013  
RESPONSE to the Georgian Bay Racquets Initiative

The Staff Report of Ryan Gibbons for the meeting of April 7, 2025 omits that the 130 King Street West property is not within Town control. Mr. Gibbons has noted the King Street property is padlocked by the Cameron Shores Tennis Club. The CSTC therefore has control of the property. Mr. Gibbons has confirmed there is no current agreement between the Town and the CSTC regarding the use of the property.

Any consideration of the King Street property for the Georgian Bay Racquets Initiative must be held in abeyance until the Town reasserts its control over the property by the removal of this private padlock.

Lawrence Foy  
Thornbury, On

**From:** [Web Committee](#)  
**To:** [Town Clerk](#)  
**Subject:** Webform submission from: Legislative Coordinator  
**Date:** April 2, 2025 12:58:40 PM

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Submitted on Wed, 04/02/2025 - 12:58

Submitted by: Anonymous

Submitted values are:

**Name:**

John Dowsley

**Email:**

[REDACTED]

**Phone:**

[REDACTED]

**How can we help you?**

Please read the following communication during the appropriate public comments section of the upcoming Committee of the Whole meeting on April 7, 2025 as I am unable to attend. tks John.

To Mayor Matrosovs and the Town Council

Reference;

“Agenda

The Blue Mountains

Committee of the Whole Meeting

Date: Monday, April 07, 2025

Time: 9:30 A.m.

Staff Reports

B.14.1

Response to The Georgian Bay Racquets Initiative, CS.25.013

THAT Council receive Staff Report CS.25.013, entitled “Response to The Georgian Bay Racquets Initiative”; AND THAT Council direct staff to actively collaborate with The Georgian Bay Racquets Initiative to identify viable Town owned properties (including but not limited to 130 King St W) for an indoor racquets facility, conduct a preliminary feasibility assessment of potential locations and operating models, and provide a comprehensive staff report to Council by June 2, 2025; AND THAT Council direct staff to formally meet with The Georgian Bay Racquets Initiative every three weeks to share progress and ensure continued collaboration in the process of bringing forward a staff report to Council by June 2, 2025.”

Greetings all, I would like to address Ryan Gibbons' Staff report. Trailwoods and area residents in west Thornbury have been tirelessly trying to reach out and work with TBM Community Services (CS) for the past five years with a goal to re-develop the open-air tennis courts at 130 Peel Street and create a park like the beautiful Nipissing Tennis Park located in eastern TBM. In this report however, CS appears to be dismissing both our survey process for 130 Peel Street, and our efforts to rebuild the courts and add park amenities, yet asking

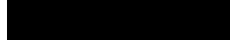
Council permission to closely engage with the Tennis Bubble group.

Despite not addressing Thornbury West community's requests regarding the tennis/park initiative for several years and not responding to our requests for meetings, Community Services has now proposed to Council in this report that they (CS) meet with the new Tennis Bubble group every three weeks and produce a report on the Bubble proposal even before the Town survey of the 130 Peel Street location is completed. Seriously? Quite a shock! Our community has patiently endured an overly prolonged bureaucratic process, yet Mr. Gibbon's Community Services seeks to expedite a separate process for a specific group for the same property. The CS report also indicates the \$365,000 is still there for their tennis bubble needs! To be clear, we support a Western Thornbury Park like Nipissing at 130 Peel Street, and a bubbled tennis facility in our region, but not at 130 Peel. The 130 Peel Street location should be removed from any Tennis Bubble consideration, and other sites further identified for such use.

Can Council please advise what is the status of the community survey for 130 Peel Street as it is now again late and has missed the original dates agreed by Council. Also, let's not allow this new on the scene initiative bypass the process for 130 Peel Street Council has already put in place.

I look forward to your response.

Sincerely,  
John Dowsley



Thornbury

**I would like a copy of my submission sent to my email address.**

Yes

Any accompanying files are attached.

**From:** [Web Committee](#)  
**To:** [Town Clerk](#)  
**Subject:** Webform submission from: Town Clerk  
**Date:** April 2, 2025 10:50:25 AM

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Submitted on Wed, 04/02/2025 - 10:50

Submitted by: Anonymous

Submitted values are:

**Name:**

Jon Perlus

**Email:**

[REDACTED]

**Phone:**

[REDACTED]

**How can we help you?**

Regarding the Peel street property on the Agenda for April 7, 2025 meeting of council.

- Concerning the proposal for a tennis bubble
- Concerning the proposal for development for affordable housing

Many of us continue to STRONGLY believe that this property should not be usurped for a regional tennis bubble proposal or redeveloped for other uses, but instead should remain as parkland and other recreational activities consistent with its current usage (for example, to include two refurbished outdoor tennis courts available for public use)

**I would like a copy of my submission sent to my email address.**

Yes

Any accompanying files are attached.

## For Council Consideration

April 7, 2025

### RE: Committee of The Whole - Staff Report CS.25.013 dated April 7<sup>th</sup>, 2025 - Response to the Georgian Bay Racquets Initiative

Mayor and Members of Council

As long-time owners/residents in the Peel Street North community, we are deeply troubled from a moral standpoint that people who don't live in our area have a much greater say in our Town, and residents in my area have suggested these people are getting preferential treatment over the residents and taxpayers of our community.

No one from the Community Services Department has communicated, nor has anyone offered to communicate with the six hundred (600) or so residents in the Peel Street North community (or commonly known as the Trailwood/Cameron Street area). But, the report states that the department is willing to communicate and more importantly and concerning to us, to collaborate with racquet club lobbyists, **every three weeks**, for the construction of a regional racquet facility. We have continually asked, over the past two years or more, for much needed and entitled "Parkland" on the Peel Street North site but the residents are feeling that they have been completely ignored by the Town.

Once again, the staff report before you is suggesting that a full-serviced racquet club facility be constructed on Peel Street North, despite repeated efforts to lead us to believe that other sites will be considered. This report and a recent letter by Georgian Bay Racquet Initiative (GBRI) would appear to undermine the residents survey scheduled to come out on April 25<sup>th</sup>. The GBRI letter highlights or suggests the following: the \$365,000 Town budget allocation continues to be available to GBRI for a year-round bubble/fabric tension facility; the Town will spend considerable time to conduct a preliminary feasibility assessment of the potential locations and operating models; GBRI will continue to promote the fact that tennis was the top-polling sport in their survey (72%) but they don't say who they are, where their from or how many people responded; GBRI are aware that a non-tennis survey (our residents survey) will be sent out soon and that participants should provide a pro-tennis response to ensure tennis remains a priority; GBRI recommends their members/followers to write in comments to COW supporting a tennis facility in the Town; and GBRI provides a statement of caution to participants in the public process that "your address will not be read out". It's interesting that there is no mention about a Council-approved PIC, which was supposed to be advertised and given 21 days notice.

You have certainly raised the anxiety levels of the residents in the Peel Street North community. As a friend said to me, "This isn't a fight over a patch of land. It's a defining moment for the neighbourhood values.....Council must remember the

promises they made – because once the land is gone, so is the trust of the community they were elected to serve.”

It is important to note that one of the major policy statements in our Official Plan and proposed update, provides for parkland and greenspace in every existing and newly developing community in the Town of the Blue Mountains. So where is our Parkland?

Just a reminder that development of the Peel Street site with major regional club facility will require Zoning and Official Plan Amendments as well as Site Plan Control. All amendments can be challenged at the Ontario Land Tribunal as inappropriate, unsupported, and taking away prime greenspace/parkland from a community that will not have any other passive recreational opportunities. The Town will also have to close all the unopen road allowances and rescind an entrance agreement to the vacant lot owner to the southeast to permit any development on the site. Finally, the Town will have to compensate the Cameron Shores Tennis Club for all the improvements that are owned outright by its members.

In closing and before you make your decision to continue the attack on changing our community, you should have another look at the Strategic Priorities and standards outlined in Section E of this report - Communication and Engagement, Organizational Excellence, Community and Quality of Life and ask yourself, does this report and or “information” in the report meet any of these standards? We do not think so.

Respectfully submitted,

Michael Seguin and Catherine Sholtz 



**From:** [Web Committee](#)  
**To:** [Town Clerk](#)  
**Subject:** Webform submission from: Town Clerk  
**Date:** April 2, 2025 4:35:54 PM

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Submitted on Wed, 04/02/2025 - 16:35

Submitted by: Anonymous

Submitted values are:

**Name:**

maria giffen

**Email:**

[REDACTED]

**Phone:**

[REDACTED]

**How can we help you?**

Please submit my letter / comments at the April 7th meeting.

Good Day —

Thank you for including my submission on the April 7 Council meeting.

I am a TMB resident, living full-time on Cameron Street, Thornbury.

I am writing in support of my neighbours and community, working hard to keep the 130 King Street West / Peel Street N Park for parkland and other public recreational activities consistent with its current usage (for example, to include two refurbished outdoor tennis courts available for public use).

I oppose the private, non-residential group, Georgian Bay Racquets Centre, who are being courted by council, getting access to our illusive green space. It's been suggested Town Staff are giving away \$375,000 of money earmarked for tennis facilities to this out of town group. I have no idea how this private group, GBRC, has gained so much traction and in such a back door manner. Zero transparency. Totally shameful.

As a member of Cameron Shores Tennis Club we have worked for years to get a multi-year lease from the town, long enough for CSTC to resurface our 2 courts and adopt and public/private model similar to Nippising Ridge Tennis. We consistently get ignored and worse, lied to, about how this land is being set up for development that has nothing to do with our requests and community.

Now I understand there is a separate request from two previous councillors/proponents to use the property for affordable housing. ENOUGH!

This is not just about tennis courts. It's about trust. I am demanding better — a fair survey that

asks the right questions, a process that values transparency and decisions that reflect the choices of the people, like me, who call this town home.

Thank you for including my words. I am hopeful the town can respect me and my neighbours and keep our green space available for our neighbourhood.

Maria Giffen

**I would like a copy of my submission sent to my email address.**

Yes

Any accompanying files are attached.

## Carrie Fairley

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**From:** Web Committee  
**Sent:** April 3, 2025 1:16 PM  
**To:** Town Clerk  
**Subject:** Webform submission from: Town Clerk

Submitted on Thu, 04/03/2025 - 13:15

Submitted by: Anonymous

Submitted values are:

**Name:**  
James Giffen

**Email:**  
[REDACTED]

**Phone:**  
[REDACTED]

### How can we help you?

Good Day Council

Thank you for including my submission on the April 3 Council meeting.

I am a TMB resident, living full-time on Cameron Street, Thornbury.

I am writing in support of my neighbours and community, working hard to keep the 130 King Street West / Peel Street N Park for parkland and other public recreational activities consistent with its current usage (for example, to include two refurbished outdoor tennis courts available for public use).

I oppose the private, non-residential group, Georgian Bay Racquets Centre, who are being courted by council, getting access to our illusive green space. It's been suggested Town Staff are giving away \$375,000 of money earmarked for tennis facilities to this out of town group. I have no idea how this private group, GBRC, has gained so much traction and in such a back door manner. Zero transparency. Totally shameful.

As it has been repeatedly pointed out to Council, our neighborhood has spent years, as your neighbor, reaching out to Ryan Gibbons with our concerns & ideas, with no meaningful engagement .

We, as your residents need to have council answer a question:

How have years of attempts been ignored, and suddenly, there is such interaction with a group that until 6 months ago was unheard of, has no presence or residency in Thornbury, to advocate so strongly for them?

Perhaps this group is taking all the “heavy lifting” away, and crafting answers?

As a member of Cameron Shores Tennis Club we have worked for years to get a multi-year lease from the town, long enough for CSTC to resurface our 2 courts and adopt a public/ private model similar to Nippising Ridge Tennis. We consistently get ignored and worse, lied to, about how this land is being set up for development that has nothing to do with our requests and community.

Now I understand there is a separate request from two previous councilors/proponents to use the property for affordable housing. ENOUGH!

This is not just about tennis courts. It's about trust. I am demanding better — a fair survey that asks the right questions, a process that values transparency and decisions that reflect the choices of the people, like me, who call this town home.

We have been quiet long enough.

If Council allows this manipulation of your employee and council to continue, you will answer for this behind doors sham.

Our words are strong, because our years of decorum have failed.

We need this land, not wealthy residence of Collingwood / Osler / Craigleith.

Thank you for including my words. I am hopeful the town can respect me and my neighbours and keep our green space available for our neighbourhood.

James Giffen

[REDACTED]

**I would like a copy of my submission sent to my email address.**

Yes

Any accompanying files are attached.