

**From:** Website Committee <webcommittee@thebluemountains.ca>  
**Sent:** Wednesday, November 23, 2022 6:47 PM  
**To:** Committees EA <committeesea@thebluemountains.ca>; Town Clerk <townclerk@thebluemountains.ca>  
**Subject:** Webform submission from: Make a Deputation > Content rows

Submitted on Wed, 11/23/2022 - 18:46

Submitted by: Anonymous

Submitted values are:

**Subject / Application:**

Application for Zoning By-Law Amendment: Bay Street West and Victoria

Street North Road Allowances

**Deputation Request**

I wish to address Committee of the Whole

**Related or background information shall be attached for circulation to Council**

{Empty}

**Name:**

Kim Gardner

**Address**

[REDACTED]

Thornbury, Ontario. N0H 2P0

**Residential phone:**

[REDACTED]

**Business phone:**

{Empty}

**Fax number:**

{Empty}

**Email:**

[REDACTED]

**I agree to the terms of service.**

Yes

Trees of the Unopened Road Allowances  
Tuesday, November 29, 2022  
Open Space Zone for Abbotts Development

TREE PRESERVATION

- History of worsening development proposals
- Abbotts' property currently for sale so plan may change
- Bylaw should include responsibility for maintaining and replacing

- TREES EFFECTS ON

- drainage
- preservation of natural habitat
- cooling surrounding area
- Traffic calming
- Carbon capture

TREES OF THE UNOPENED ROAD ALLOWANCES  
VICTORIA AND BAY ST WEST

- summary of species (see Ariel view)

TOWN OF THE BLUE MOUNTAINS AND TREES

- ratepayers want developers to stop clearcutting
- Tree preservation
- Economic value of trees

Harbour West Area Residents

- already are being double and triple fronted for the new development
- Buffer is insufficient
- Replanting is inadequate as these trees are 50 years + old

CONCLUSION

- pass the Bylaw that protects the greatest number of trees

The top 15 priorities brought forward through the public engagement process are as follows:

1. Maintain, protect and improve the natural environment
2. Responsible development
3. Respect land, clean water, and clean air
4. Affordability
5. Green energy
6. Car alternatives
7. Green infrastructure and buildings
8. Diversity & inclusion
9. Sustainability and environment leadership
10. Tree protection and retention
11. Balanced economy, environment, society, culture, and built environment
12. Waste management improvement
13. Buy local food, services, and materials
14. Diverse economy
15. Public art

# Location of Subject Lands





**Figure 1: Aerial photo of the subject lands proposed for development**



The Abbotts' lands in red are approximately 1 hectare (2.5 acres). The road allowances of Bay Street and Victoria, shown in green, are approximately 0.7 hectares (1.73 acres).





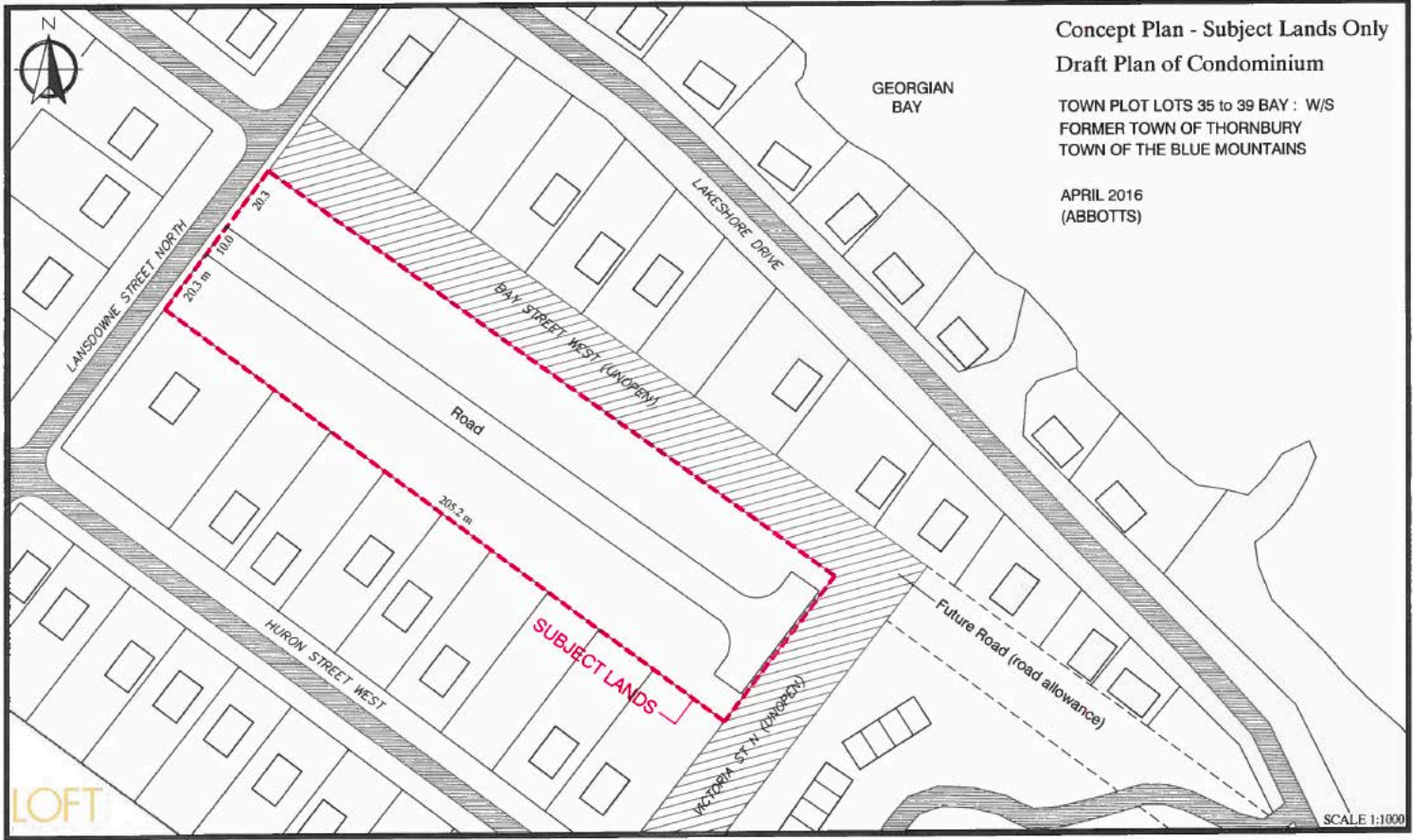




Concept Plan - Subject Lands Only  
Draft Plan of Condominium

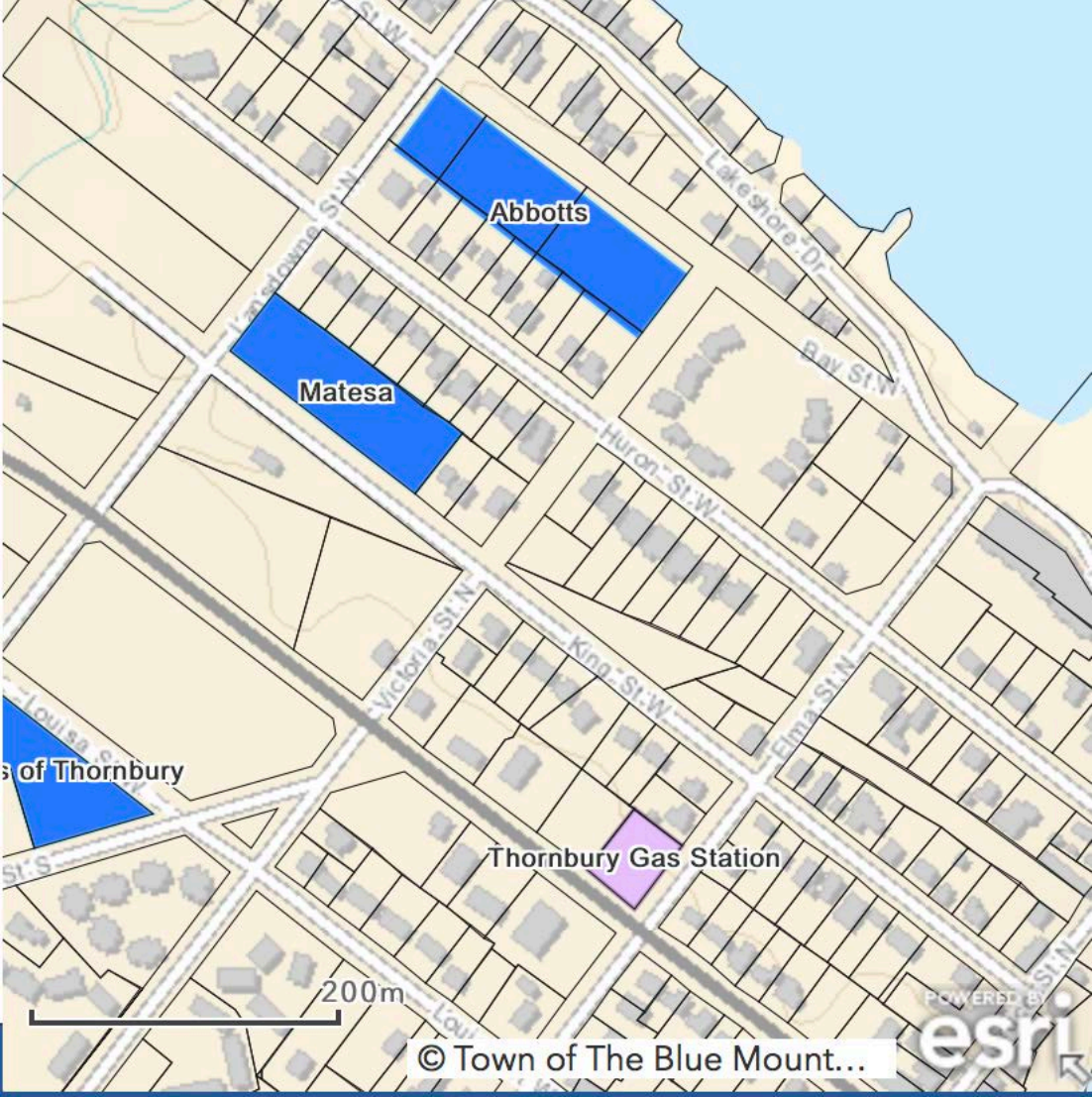
TOWN PLOT LOTS 35 to 39 BAY : W/S  
FORMER TOWN OF THORNBURY  
TOWN OF THE BLUE MOUNTAINS

APRIL 2016  
(ABBOTTS)



LOFT

SCALE 1:1000



Abbotts

Matesa

Thornbury Gas Station

200m

© Town of The Blue Mount...

POWERED BY  
esri



# Staff Report PDS 17.13 February 22, 2017

Figure 1: Aerial photo of the subject lands proposed for development



The Abbotts' lands in red are approximately 1 hectare (2.5 acres). The road allowances of Bay Street and Victoria, shown in green, are approximately 0.7 hectares (1.73 acres).





- ☒ Toggle All ?
- ☒ ● American mountain ash (5)
- ☒ ● Austrian pine
- ☒ ● Balsam poplar (47)
- ☒ ● Black locust (26)
- ☒ ● Black walnut (23)
- ☒ ● Black willow (3)
- ☒ ● Buckeye
- ☒ ● buckthorn (24)
- ☒ ● Cherry (2)
- ☒ ● Eastern White Cedar (471)
- ☒ ● Eastern white pine (7)
- ☒ ● Ironwood
- ☒ ● Large tooth aspen (45)
- ☒ ● Lilac (11)
- ☒ ● Manitoba maple (75)
- ☒ ● Manitoba maple
- ☒ ● Mulberry (15)
- ☒ ● Pear
- ☒ ● Silver maple
- ☒ ● Striped maple (2)
- ☒ ● Trembling aspen (3)
- ☒ ● White ash (28)
- ☒ ● White spruce (3)
- ☒ ● Willow (10)







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