

From: Jessica Blackman <[REDACTED]>
Sent: November 24, 2022 5:03 PM
To: Corrina Giles <cgiles@thebluemountains.ca>
Subject: Written comments for Tuesday Nov 29

Hi Corrina,

Please see my written comments below 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.

My family and I are new to the area, we moved to the neighborhood in August with our three young children. We are particularly concerned about maintaining greenspaces in order to help ensure air quality as we have a child with breathing issues. We are very concerned about the proposed by-law and the potential negative impact it could have on the area. I think it would be in everyone's best interest to delay this item as it is too premature to pass the proposed by-law 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>

I believe it is best to wait until the new owner and their intentions are made clear. 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.

2. 2. 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.
3. 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.
4. 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?
 - How will border trees on adjoining properties be defined and protected?
 - Who will maintain this Open Space going forward?
 - A professional 3rd party should conduct a study regarding likely drainage issues, especially when the trees are cut down.

Best Regards,

Jessica Blackman