

October 26, 2023  
The Town of The Blue Mountains  
32 Mill Street, Box 310  
Thornbury, Ontario

Correspondence for consideration at Council of the Whole, Oct/30<sup>th</sup> meeting  
Regarding Notice of Motions presented under section G of agenda:  
G.2.1. Notice of Motion regarding Tree Preservation By-law and  
G.2.2 Notice of motion regarding clear cutting By-law by Councillor Porter.

Subject: Information of recent major Tree cutting event at Blue Vista Development, Block 119 Oct/10/2023,  
designated Town Parkland.

Dear Mayor Matrosovs and Members of Council:

A number of residents, including myself, living near the Blue Vista Development subdivision have been monitoring this project's progress regarding tree clear cutting since the March 2023 public notice was received by us.

There was a tremendous amount of research and consultation work done in the 2019 Environmental Impact Report, where large natural environmental features were identified including a full inventory of tree assets in each block area for this Blue Vista Development. In March 2023 the expected tree cutting occurred and the subdivision block 119 remained an untouched fenced tree area afterwards as a Park Block for TBM. The residents and I thought that this was to remain for now as a neighbourhood tree canopy for wildlife, as a natural buffer to the nearby home owners and also as a high winds buffer for the popular well used active trail network along the Windfall development subdivision that is adjacent to block 119. This area is a regular hive of active transportation for its residents!

There was no notification publically that this beautiful area of trees was to be cleared as a Town Park block at this time that we were aware of.

It wasn't until Oct/10<sup>th</sup> and October 11<sup>th</sup> 2023, this entire Town Park block #119 was completely clear cut by the developer contractor in only 2 days! I and a number of community resident home owners were confused and shocked as to why this happened!? We also asked why no public notification or new project postings happened for this subdivision action to occur? After much questioning by our residents and I, it was determined that this designated Town Park block had no apparent recreational plan in place to replace the now lost Natural benefits that the tree canopy could have provided to our community until a Town Park plan was determined for this area. (See attached photos)

An e-mail update notification was posted on the Blue Vista Development project Oct/12<sup>th</sup> on the TBM website. It was determined very quickly that a final draft pre-servicing agreement happened as part of a Grey County proposed subdivision change on July/14/2022, and with a final decision date notice of July 22, 2022.

Somehow there was a disconnect in the public notification chain we did not receive for fair input on what was to happen to this subdivision Town Park lot. Why was this? Was this not important? Why did we as residents not have a chance to know of this new pre-service agreement and that we had an opportunity to voice our opinions to not clear cut this tree block? It is good to have a designated tree park block but this pre-service agreement had inserted changes to the tree protection portion of the new block#119. It stated under item #34 "That the owner shall remove all identified trees from the public parkland block 119". This is why the trees were identified to be removed but if we had known or been notified directly through a mailer then we may have had a different result in saving an unnecessary tree clear cutting.

Page 2.

With no opportunity to question this publically the residents are now viewing a wide open treeless space which may be a long term issue that I was hoping we can address soon going forward?

Council is doing the right thing in establishing solid motions relating to a much needed tree protection by-law. The effects of the Blue Vista Development tree cutting of the town Parkland block doesn't need to happen in other development areas of the TBM.

It is really sad to see that these trees had to unnecessarily be removed. More so, we as a resident community were not made aware of this important pre-service agreement change notice that Grey County moved forward as a line item listed outside the Parkland space portion of the same document. The tree canopy could have been kept easily in place until a community recreational plan was developed and the much needed buffer maintained as construction progressed.

I look forward to Council developing hopefully soon an effective tree cutting by-law and any necessary protections that may be required to address this concern currently affecting our community.

Respectfully,

Stephen Granger



# Plan of Blue Mountains and Development Services for Construction Pre-Servicing Only

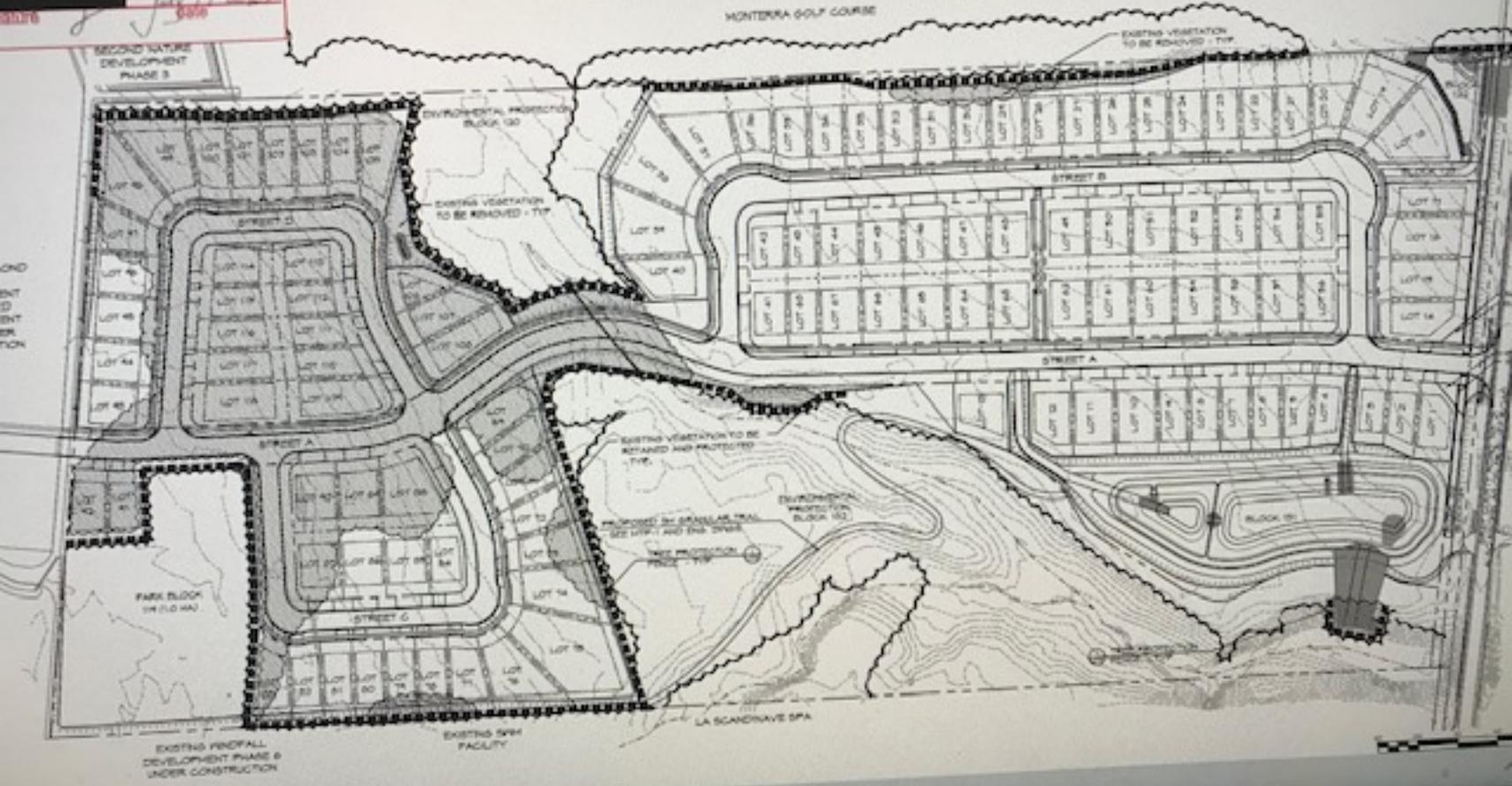
DATE

19-2023

NOTES:  
1. FOR MORE PROTECTION DETAILS AND NOTES, SEE DRAWING L-14

### LEGEND

- ENVIRONMENTAL PROTECTION BLOCK 93
- LOT BOUNDARY
- BUILDING FOOTPRINT
- PAVEMENT
- EXISTING VEGETATION TO BE REMOVED - TYP.
- EXISTING VEGETATION TO BE RETAINED AND PROTECTED - TYP.
- WET PROTECTION PERIMETER



AND  
ENT  
TION

EXISTING PROFFERAL  
DEVELOPMENT PHASE 6  
UNDER CONSTRUCTION

EXISTING SW4  
FACILITY

LA SCIONAVE SPA

BLOCK 91

STREET A

STREET B

STREET C

MONTERRA GOLF COURSE

PARK BLOCK  
10 (2.0 HA)

ENVIRONMENTAL  
PROTECTION  
BLOCK 93

EXISTING VEGETATION TO BE  
RETAINED AND PROTECTED  
- TYP.

EXISTING VEGETATION  
TO BE REMOVED - TYP.

EXISTING VEGETATION  
TO BE REMOVED - TYP.

SECOND NATURE  
DEVELOPMENT  
PHASE 3

LOT 100

LOT 38

LOT 39

LOT 40

LOT 41

LOT 42

LOT 43

LOT 44

LOT 45

LOT 46

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LOT 49

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October 12, 2023

## Blue Vista

The Town would like to advise those interested in Blue Vista that two new documents have been posted to the project webpage.

- [Blue Vista - Accepted for Construction Drawings - Pre-Servicing Only \(July 2023\)](#)
- [Blue Vista - Pre-Servicing Agreement \(September 2023\)](#)

[More Information](#)

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