

B09-2024

Carter Triana

From: JOANNE DEVISSER <joanne.devisser@yahoo.ca>
Sent: July 7, 2024 7:20 PM
To: Planning General; Kyra Dunlop
Subject: B09-2024 Application contest. For Council Review

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Planning and Council,

I am writing to contest application B09-2024 on the grounds that the applicant proposes to open Alice St E which will require the removal of trees - and put at risk other trees, flora and fauna on the beaver river trail. This trail - especially this section has been designated an important wildlife corridor.

This will also negatively impact an important part of the TBM Active Transport trail system. Destruction of these trees will remove an important section that enables residents to travel from Clark Street to downtown without having to go on the highway.

According to the Town website:

"Completed in 2011, the Trail was constructed using Federal, Provincial and Municipal funds. The Trail in its entirety is 10.7 kilometres and connects the Thornbury Harbour to Clendenan Dam, by way of sidewalks and limestone based trails. A few looping sections of the Trail are natural based which provide a closer look at the Beaver River in an area that has not been reached in many years. The Beaver River Trail has a number of scenic rest areas and vistas with benches. As well, the Trail meanders through Town parks such as Thornbury Riverwalk area located at The Blue Mountains Municipal Office, Lion's Park and Fireman's Park both in Clarksburg. Many interpretive signs provide historical and environmental education opportunities along the way making this trail both enjoyable and educational! enjoyable and educational!"

It would appear that a suitable access to this property could be gained from Louisa Street, without any disruption to the trail or tree canopy.

Thank you for your consideration

Joanne de Visser

Sent from Yahoo Mail. [Get the app](#)

Carter Triana

From: Leah Jackson <leahmarian26@gmail.com>
Sent: July 7, 2024 9:32 PM
To: Kyra Dunlop; Planning General
Subject: Objection to Application B09-2024

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Director of Planning and Town Council,

I contest application B09-2024 on the grounds that the applicant proposes to open Alice St E which will necessitate the removal of trees on the beaver river trail.

Please protect this important part of our community and ecosystem.

Sincerely,

Leah Jackson

Resident of the Blue Mountains at 106 James St, L9Y 0T6. You can reach me by e-mail or phone (647) 936-8521

From: planning@grey.ca
Sent: July 8, 2024 2:39 PM
To: Planning General
Subject: County comments for B09-2024 Elmes

County comments for B09-2024 Elmes



Hello TBM,

Please see below for the County comments for Consent application B09-2024 Elmes - Joe & Lynda Elmes.

County Planning Ecology staff have reviewed the subject application and have a comment stating,

Natural Heritage

The property does not contain natural heritage features nor their adjacent lands. As such, an Environmental Impact Assessment (EIS) is not required.

Stormwater Management

It is Grey County Staffs understanding stormwater management infrastructure is not needed for the proposal.

County Planning staff have reviewed the subject application. The County OP does not permit lot creation on unopened/unmaintained roads. Further, new lot creation is required to have road frontage. Provided the road extension is designed to municipal standards and is to the satisfaction of the Town, as per the conditions listed in B08-2022; County Planning staff have no concerns.

Please note, a paper copy will not be provided unless requested.

Let us know if you have any questions.

Best regards,

Derek McMurdie

Carter Triana

From: Peter Tuters <ptuters@gmail.com>
Sent: July 8, 2024 3:19 PM
To: Planning General
Cc: Sarah Waggott; Kyra Dunlop
Subject: Applicatiom B09-2024

To: Blue Mountain Planning Department

Re : Application B09-2024

Date : July 8 th 2024

From : Peter and Vivian Tuters 43 Elgin Street South , Thornbury

We contest application B09-2024 on the grounds that the applicant proposes to open Alice St E which will necessitate the removal of trees on the beaver river trail. (The approximate amount is 23 trees).

We use this trail regularly . It is a wonderful amenity for our community.

Please keep us informed as to the status of this application

Carter Triana

From: peter lamont <lamontpe@gmail.com>
Sent: July 7, 2024 6:31 PM
To: Planning General
Cc: Kyra Dunlop
Subject: Application B09-2024

Follow Up Flag: Follow up
Flag Status: Flagged

Hi,

I contest application B09-2024 on the grounds that the applicant proposes to open Alice St E which will necessitate the removal of trees on the beaver river trail. (The approximate amount is 23 trees).

Regards,
Peter Lamont

Carter Triana

From: Sarah Waggott <waggott.sarah@gmail.com>
Sent: July 4, 2024 9:09 AM
To: Planning General
Subject: B09-2024

Hello,

I would like to know how this proposal affects the trees on the beaver river trail? Exactly how many trees will be removed?

The community has been waiting for tree inventory plans from Mr. ELMES after his 2022 visit to the committee of adjustments. We still await information regarding how exactly the creation of this new lot will affect the trees on this much loved, well travelled active transport route and natural corridor.

Please provide more information regarding access to the proposed new lot.

Thank you,
Sarah Waggott

Carter Triana

From: Karen Long
Sent: June 27, 2024 3:30 PM
To: CA - Circulations
Cc: Planning General
Subject: RE: Consent Applications - Decision Date July 17, 2024

Follow Up Flag: Follow up
Flag Status: Flagged

Thank you for your email,



Karen Long

Administrative Assistant for Planning Services
Town of The Blue Mountains, 32 Mill Street, P.O. Box 310, Thornbury, ON N0H 2P0
Tel: 519-599-3131 ext. 263 | Fax: 519-599-7723
Email: klong@thebluemountains.ca | Website: www.thebluemountains.ca

IMPORTANT INFORMATION

As part of providing [accessible customer service](#), please let me know if you have any accommodation needs or require communication supports or alternate formats.

From: CA - Circulations <CA.Circulations@wsp.com>
Sent: Thursday, June 27, 2024 3:25 PM
To: Karen Long <klong@thebluemountains.ca>
Subject: RE: Consent Applications - Decision Date July 17, 2024
Importance: Low



Your E-mail was Received on: Thursday, June 27, 2024

Thank you for your email on: Consent Applications - Decision Date July 17, 2024

The information that municipalities provide to Bell Canada is instrumental to the provisioning of telecommunications infrastructure and we appreciate the opportunity to be proactively engaged in development applications and infrastructure and policy initiatives.

Bell Canada will provide a response should any comments / input be required on the information included in the circulation received. Bell Canada kindly requests that even if a specific comment is not provided at this time that you continue to circulate us at circulations@wsp.com on any future materials related to this

development project or infrastructure / policy initiative so that we can continue to monitor its progress and are informed of future opportunities for engagement.

1) Bell Canada Responses to Pre-Consultation & Complete Development Application Circulations:

Pre-consultation Circulations

Please note that Bell Canada does NOT generally comment on pre-consultation circulations unless the information provided identifies that a future draft plan of subdivision, draft plan of condominium and/or site plan control application will be required to advance the development proposal.

Complete Application Circulations & Recirculations

Please note that Bell Canada does NOT generally comment on the following development applications - official plan and zoning by-law amendments, part lot control, temporary use and interim control by-laws. However, Bell Canada does generally comment on site plan approval, draft plans of subdivision and draft plan of condominium applications.

Bell Canada will generally comment on recirculations where the change modifies the proposed residential dwelling unit count and/or non-residential gross floor area in a draft plan of subdivision, draft plan of condominium and/or site plan control application.

2) Bell Canada Responses to Infrastructure and Policy Initiative Circulations:

If required, a follow-up email will be provided by Bell Canada to outline any input to be considered on the infrastructure / policy initiative circulation received at this time.

Concluding Remarks:

If you have any other specific questions, please contact planninganddevelopment@bell.ca directly.

We note that WSP operates Bell Canada's development tracking system, which includes the intake and processing of municipal circulations. **However, all responses to circulations and requests for information, such as requests for clearance, will come directly from Bell Canada, and not from WSP.** WSP is not responsible for the provision of comments or other responses.

Should you have any questions, please contact the undersigned.

Yours Truly,



Juan Corvalan

Bell Canada

Senior Manager – Municipal Liaison

Network Provisioning

planninganddevelopment@bell.ca

From: Karen Long <klong@thebluemountains.ca>
Sent: Thursday, June 27, 2024 7:17:43 PM
Subject: Consent Applications - Decision Date July 17, 2024

Good afternoon,

Kindly use the link below to view the Consent Applications for the Decision date of July 17, 2024 .

If you have any questions or concerns, please email planning@thebluemountains.ca

Citrix Attachments	Expires July 27, 2024
B06-2024 Application Package (Saladino and ...ll).pdf	6.3 MB
B09-2024 Application Package (Elmes).pdf	3.1 MB
B10-2024, B11-2024, B12-2024 Application ...ns).pdf	23.9 MB
B13-2024 & B14-2024 Application Package (...c.).pdf	31.4 MB
B15-2024 Application Package (Bolland).pdf	2.7 MB

[Download Attachments](#)

Blue Mountains Planning uses Citrix Files to share documents securely.

At this time, I trust you find this in order,



Karen Long

Administrative Assistant for Planning Services
Town of The Blue Mountains, 32 Mill Street, P.O. Box 310, Thornbury, ON N0H 2P0
Tel: 519-599-3131 ext. 263 | Fax: 519-599-7723
Email: klong@thebluemountains.ca | Website: www.thebluemountains.ca

IMPORTANT INFORMATION

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-LAEmHhHzdJzBITWfa4Hgs7pbKI



July 08, 2024

Mr. Adam Smith
Director of Planning and Development Services
Town of The Blue Mountains
Thornbury, Ontario.

Email: asmith@thebluemountains.ca

Cc: cgiles@thebluemountains.ca

Dear Mr. Smith:

Re: Beaver River Trail – Importance of Tree Canopy Protection
Notice of Complete Application and Decision Date – B09-2924

In regards to the above-referenced application, we understand that a decision will be reached shortly regarding approval of the creation of a development lot, and the opening up of the Alice Street East road allowance to allow the owner to access the lot. We understand, if the opening of the Alice Street East road allowance is approved, that this would initiate the destruction of multiple trees within the adjacent Beaver River Trail.

We also understand that there is alternative access available to the owner from the Wellington Street road allowance at Louisa Street East.

Clearly, the latter alternative is preferred as there would be no impact on either the Beaver River Trail nor the very important tree canopy lining its path. Town policy, contained within the Blue Mountains Future Story, the Transportation Master Plan, the Leisure Services Plan and most recently, the Natural Assets and Heritage studies all direct the Town to conserve, protect and enhance our tree canopy. And, it is easy to implement these policies particularly when the canopy is on **Town Owned Lands**, and there is a viable alternative.

Email: canntbm@gmail.com Facebook: [Climateactionnownetwork](https://www.facebook.com/Climateactionnownetwork) Instagram: [gogreen4blue](https://www.instagram.com/gogreen4blue)

While we await the staff report, please consider our comments and the commitment within the Future Story regarding Governance: “The Blue Mountains has strong and adaptive leadership that makes decisions based on the overall community needs, sustainability of resources and long-term prosperity”. The Trail and the trees should be protected for the benefit of the overall community.

Kind regards,


Sally Leppard
CANN Co-Lead
416-660-3755

CANN! We are a volunteer group in Town of the Blue Mountains. Our goal is to reduce the carbon footprint of the area and work together towards a more sustainable community.

Carter Triana

From: Koni <kaders@rogers.com>
Sent: July 8, 2024 8:55 PM
To: Planning General
Subject: Alice Street East Road Allowance

We contest application B09-2024 on the grounds that the applicant proposes to open Alice Street East which will necessitate the removal of trees (approximately 23 trees) on the Beaver River Trail.

 Connie & Mike Kader

Carter Triana

From: Thomson, David <David.Thomson@nfl.com>
Sent: July 7, 2024 8:18 PM
To: Planning General; Kyra Dunlop
Subject: Re #B09-2024 Application To Contest - For Council Review

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Planning Department and Town of the Blue Mountains Council,

I am writing to you today, to formally contest application #B09-2024. I am contesting this application, on the grounds that the applicant's proposal to open Alice St E, requires the unnecessary removal of many, many trees (upwards of 80 I believe), and in doing so puts at risk the remaining trees (through the destabilization of root systems), eliminates important habitat for small animals, and eliminates the historic community use of that section of the Beaver River Trail, which is designated an important wildlife corridor.

This application also negatively impacts an important part of the Town of the Blue Mountains Active Transport trail system. Destruction of these trees, shrubs, and other fauna, will remove an important section of the trail that enables residents to travel from Clark Street to downtown without having to go on the highway.

According to the Town website pertaining to the **Beaver River Trail:**

"Completed in 2011, the Trail was constructed using Federal, Provincial and Municipal funds. The Trail in its entirety is 10.7 kilometres and connects the Thornbury Harbour to Clendenan Dam, by way of sidewalks and limestone based trails. A few looping sections of the Trail are natural based which provide a closer look at the Beaver River in an area that has not been reached in many years. The Beaver River Trail has a number of scenic rest areas and vistas with benches. As well, the Trail meanders through Town parks such as Thornbury Riverwalk area located at The Blue Mountains Municipal Office, Lion's Park and Fireman's Park both in Clarksburg. Many interpretive signs provide historical and environmental education opportunities along the way making this trail both enjoyable and educational! enjoyable and educational!"

I strongly urge the Planning department and Council, to NOT approve this application as currently proposed and ask the applicant to consider more suitable access to this property from Louisa Street instead, which would not impact this valuable and treasured community trail and the well established forest canopy.

Many thanks for your thoughtful consideration.

David Thomson
19 Elgin Street South, Thornbury ON
N0H 2P0

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If you have received this communication in error, please notify the sender immediately by replying to this email and delete the message and any attachments from your computer.

Carter Triana

From: Ernie Embacher <embacher@bmts.com>
Sent: July 8, 2024 11:56 AM
To: Planning General
Cc: Kyra Dunlop
Subject: :proposed opening of the Alice Street East road allowance.

Hello.....I would like to join the **opposition** to the proposed opening of the Alice Street East road allowance. Even though I am not directly affected by this proposal, the trail and it's adjacent flora and fauna should be preserved for present and future residents of TBM.

Ernest. Embacher
164 Arthur Taylor Lane
Clarksburg, NOH 1J0

Carter Triana

From: Kyra Dunlop
Sent: July 8, 2024 2:14 PM
To: Carrie Fairley
Subject: FW: Application B092024

Kyra Dunlop
Deputy Clerk, BA (Hons)
Town of The Blue Mountains, 32 Mill Street, P.O. Box 310, Thornbury, ON N0H 2P0
Tel: 519-599-3131 ext. 306 | Fax: 519-599-7723
Email: kdunlop@thebluemountains.ca | Website: www.thebluemountains.ca

As part of providing accessible customer service, please let me know if you have any accommodation needs, require communication supports or alternate formats.

-----Original Message-----

From: Florence Farr <fafarr68@gmail.com>
Sent: Monday, July 8, 2024 1:39 PM
To: planning@thebluemountain.ca
Cc: Kyra Dunlop <kdunlop@thebluemountains.ca>
Subject: Application B092024

I wish to inform you that I contest Application B092024 on the grounds that the applicant proposed to open Alice St. East, which will necessitate the removal of many, many trees on the Beaver Valley Trail.
(Approximately 23 trees)

Florence Farr
9 Wickens Lane
Thornbury,

Carter Triana

From: Erwin Embacher <erwinembacher80@gmail.com>
Sent: July 7, 2024 5:24 PM
To: Planning General
Subject: Fwd: Re Alice Street East development

Follow Up Flag: Follow up
Flag Status: Flagged

Subject: Re Alice Street East development

Two years ago an application was filed with the TBM Committee of adjustment by a land owner to open up a portion of the Alice Street East road allowance, to permit a land owner to create access to a residential lot. Conditional approval was granted to the owner, subject to engineering and environmental assessments of the unopened road allowance. This permit approval has lapsed, and the owner will have to submit it again. The land owner's surveyor has marked over 80 trees for destruction, on the road allowance right-of-way to develop this access to the property. The said road allowance is part of the Beaver River Trail. The property owner has other options to access his building lot via a continuation of Wellington St where it meets Louisa street. That option would not have the negative environmental impact. This part of the Beaver River Trail under threat to the chain saw is a vital wildlife corridor, and is home to several bird species, as well as a significant fern bog. It is one of the few natural pathways left on the East side of the Beaver River. It's difficult to understand how this destruction can proceed with the town's blessing, in light of the town's aim to increase the urban tree canopy. According to the plan on his permit application, the applicant could access the property from Louisa street, without the massive forest destruction.

From the posted application, it is not clearly understood, how this road allowance opening would impact on this much loved green space on the Beaver River Trail.

Should this application go uncontested, a decision will be made by the TBM Director of Planning and Development on July 17. This is very short notice for the consequences of what appears to be wholesale destruction of a valued green space.



B59-2024 (Elmes)

Date of this Notice: June 28, 2024

Roll: 424200016004050000



Notice of Complete Application and Decision Date

Application for Consent

Property Location: Town Plot Lot 10 SW Louisa St NE
Alice St RP 16R8525 Part 1

The application was deemed Complete as of May 23, 2024.

If uncontested, a decision on this application will be made by the Director of Planning & Development Services on July 17, 2024.

OR

If contested, a decision on this application will be made by the Committee of Adjustment on August 21, 2024.

What is being proposed?

The purpose of this application is to consider a request for consent to create a new residential building lot.

The effect of the application is to sever approximately 0.25ha from the subject lands in order to create one (1) new residential building lot. The severed land would have approximately 19m of frontage on Alice Street East. The retained parcel would be approximately 0.72ha in size and would maintain 50m of frontage on Louisa Street East.

The subject lands were previously granted Provisional Consent in 2022 (File 808-2022), however all conditions were not met by May 20, 2024, causing the decision to lapse and requiring the submission of another application. The proposed lot creation remains the same as was approved in 2022.

Key Map



A Note about information you may submit to the Town:

Under the authority of the Municipal Act, 2001 and in accordance with Ontario's Municipal Freedom of Information and Protection of Privacy Act (M.F.I.P.A.), all information provided to, or at a Public Hearing, Public Consultation, or other Public Process are considered part of the public record, including resident objections. This information may be posted on the Town's website, and/or made available to the public upon request.

This document can be made available in other accessible formats on most on practicable upon request.

What happens before the decision?

The application will be reviewed by Planning Staff and the public is invited to provide comments on the application. Based on comments received, the application will be deemed uncontested or contested prior to a decision being made.

Uncontested: An application is deemed uncontested if no comments or concerns are received. An application is also deemed uncontested if comments are received and any concerns or objections can be resolved prior to a decision or can be addressed by a condition of provisional consent. A decision will be made by the Director of Planning & Development Services and the application will NOT proceed to the Committee of Adjustment.

Contested: An application is deemed to be contested if comments are received and any concerns or objections cannot be resolved prior to a decision or cannot be addressed by a condition of provisional consent. An application is also deemed to be contested if the applicant is not satisfied with the recommended decision provided by Staff. The application WILL proceed to the Committee of Adjustment for a decision. Please note that the Committee of Adjustment meeting is open to the public but is not a public hearing and all comments regarding the application should be submitted in advance of the meeting for consideration.

Comments regarding the application should be submitted to:

Planning Services
32 Mill Street
P.O. Box 310
Thornbury, ON N0H 2P0
elcom@elgintown.ca

Where do I find more information?

For more information about this matter, contact:

Planning Services
Phone: (519) 599-3131 ext. 263
Toll Free (888) 258-6967
Email: planning@elgintown.ca

NEIGHBOURS

Will this proposal mean the removal of trees along the trail? If so, how many? There are currently 85 trees marked - approx 1/4 of this trail. Join me in asking the town planners how exactly our trail and our trees are affected. And join me in contesting the destruction of this beloved trail.

Erwin Embacher
44 Elgin St
519 599 8729
Sent from my iPad

Carter Triana

From: gforshaw <gforshaw@protonmail.com>
Sent: July 8, 2024 12:37 PM
To: Planning General
Subject: B09-2024

Dear Sir or Madam,
I am writing regarding the above planning application.

Firstly, the ecological impact of chopping down up to 85 trees (many of which are mature) for the sake of one residence, at a time when man made global warming, is fast destroying our planet, is mind blowingly ridiculous. Furthermore, this part of the Beaver river trail, has been established for many years and has offered visitors and residents, the opportunity to enjoy nature, close to what is now becoming a town that has succumbed to building development mania.

With regards to the development proposal for the single dwelling, this would be situated right at the very bottom of the owner's orchard that fronts Loiisa Street. An immeasurably better alternative, would be for the TBM to grant access via a lane way through his orchard, from Louisa Street. Another option, would be to open up the Wellington Street Road allowance. This brings me to another question. Beyond cutting down all the trees, a road would also need to be constructed and at what cost? Who would pay for it and how can we be sure that once constructed, the TBM would forbid access from it to any further development proposals?

The Beaver River Trail is a rare facility and needs not only to be preserved, but should be extended to run across Arthur Taylor Lane, to the banks of the river and run to the portion of the path, that connects to the exsiting path that runs to the Clarksburg bridge.

I am hoping to attend the town council meeting on 15th July, but would appreciate it if you would read out this email at the meeting.

Regards.

Geoffrey Forshaw.
705 818 6003.

Sent from Proton Mail Android

Carter Triana

From: Alan Spence <ahspence@rogers.com>
Sent: July 9, 2024 5:21 PM
To: Planning General
Cc: Kyra Dunlop; Karen Cronin
Subject: Contesting planning application B09-2024

To TBM Director of Planning:

We contest application B09-2024 on the grounds that the applicant proposes to open Alice St E which will necessitate the removal of trees on the Beaver River Trail.

Moreover, we believe that the owner and the Town could give more consideration to other, less destructive, options to access the subject property. For example, the extension of Wellington St. S. from Louisa St. which would:

- Give access to the subject property without destroying native trees, natural habitat, and a widely-used trail corridor, all of which are contrary to town planning guidelines
- Improve the value of the subject property and the neighbourhood by preserving its seclusion and surrounding tree canopy
- Give more immediate access to neighbouring development land north of the property, which would need to be done soon anyway.

As ratepayers we would expect a full public disclosure and discussion of all reasonable options considered for access to this property along with clear explanation of the reasons for selecting the method described in the application.

Please forward a copy of the report on this application when it is available. Thank you.

Sincerely
Alan Spence and Karen Cronin
47 Elgin St S, Thornbury

Sent from my iPhone

Carter Triana

From: GARRY GRAHAM <pattyg1@rogers.com>
Sent: July 11, 2024 2:20 PM
To: Planning General
Subject: Beaver River Trail - tree cutting and private access request

Follow Up Flag: Follow up
Flag Status: Flagged

Attention: Carter Triana, Town Planner:

We are avid users of this great trail, for exercise and walking our dog twice daily. We wish to voice our objections to this request by a private property owner to cut many trees and perhaps close the trail to access a private property where a home is to be built (or eventually many homes). This trail is very much used by many permanent residents as well as by weekenders.

We would appreciate any updates regarding this situation, via email, as it goes through council.

Thank you for your attention to this matter.

Sincerely
Garry and Patricia Graham
15 Wellington St S
Thornbury
pattyg1@rogers.com
519-599-2824

Sent from my iPad

Manuel Rivera

From: Diane Tuters <diane.tuters@gmail.com>
Sent: July 17, 2024 12:08 PM
To: Planning General
Subject: File B09-2024 Plot 10SW Louisa St NE

Follow Up Flag: Follow up
Flag Status: Completed

We wish to contest the application and have the following concerns to take into consideration:

1. The proposed access route for the property would infringe on an existing stand of trees and trail network to the SE of the Wickens Lane properties. The ecological significance of this stand of trees should be considered in the decision and mitigations.

In addition, there is significant ecological value in the form of tree species protected under Ontario's Endangered Species Act believed to be present either on or adjacent to the property which development may affect.

2. There may be wetlands present that do not support development.

3. The trees on the SE side of Wickens Lane properties also provide a vegetative screen to the TBM Treatment Plant and any development to the East of the neighborhood. If they were taken down there would be property value concerns for the residents that would need to be looked at.

4. The trail network present in the area is culturally significant to both the neighborhood residents as well as the surrounding community.

5. Soil erosion should be considered in the development site. A proper buffer should be prescribed to allow sustainability of the existing ecological features of the property.

6. Any proposed access to the property and road allowance should be contemplated in a manner that least impacts the trail network and surrounding vegetation.

Thank you for considering these aspects of the proposed building site.

Diane and Ojars Tuters
122 Louisa St E
Thornbury

Sent from my iPad

From: [donna kearns](#)
To: [Planning General](#)
Subject: File: B09-2024 -- Proposed opening of the Alice Street East Road Allowance
Date: July 15, 2024 9:09:30 PM

Director of Planning & Development Services
Planning Services
32 Mill Street
P. O. Box 310
Thornbury, ON
N0H 2P0

Dear Director

A proposal is before Planning & Development Services relating to Town Plot Lot 10, SW Louisa Street NE Alice Street RP 16R8525 Part 1. This involves severing approximately 0.25 ha from the subject lands in order to create one new residential building lot with approximately 19m of frontage on Alice Street East. The retained parcel would be approximately 0.7 ha in size and would maintain 50m of frontage on Louisa Street East.

It is my understanding that this proposal has identified over 80 trees on town property to be cut down. These trees have been identified by the land owner's surveyor. The majority of these trees are mature trees. As a citizen of Thornbury, it concerns me that Planning & Development Services would not be working towards saving trees in our community.

The opening of the Alice Street East road allowance would have a detrimental impact on the Beaver River Trail. The removal of these trees would have a huge negative environmental impact. This section of the Beaver River Trail is a vital wildlife corridor which the town has identified with signage to this effect on this section of the trail. The corridor is home to multiple bird species. In addition, there is a significant fern bog in the corridor which needs to be preserved. This pathway is one of the few remaining natural pathways still in existence on the East side of the Beaver River. In view of the town's aim to increase the urban tree canopy, this proposal deeply concerns me.

The plan on this permit application gives the property owner the option to access his building lot via a continuation of Wellington Street where it meets Louisa Street East. This would prevent the massive forest destruction and loss of wildlife that depend on this wildlife corridor.

This is a much loved space on the Beaver River Trail and is used by walkers, joggers, and cyclists. If this application is uncontested, the deadline of July 17th for you to make a decision is extremely short notice. You have the opportunity to ensure that this valued wildlife corridor remains a green space.

Yours truly

Donna Kearns
32 Riverside Crescent
519-599-9959

From: [Clinton Stredwick - Environmental Planner](#)
To: [Planning General](#)
Cc: [Alex Maxwell](#)
Subject: GSCA Comments for B06-24,B09-24,B10-24,B11-24,B12-24,B13-24,B14-24,B15-24
Date: July 16, 2024 10:36:08 PM
Attachments: [image001.png](#)
[image002.png](#)

The GSCA has had an opportunity to review the various files listed above and have the following comments:

Application B06-24 the GSCA has no concerns as there is no Natural Hazard or Regulated area affecting the consent.

Application B09-24 the GSCA has no concerns as there is no Natural Hazards or Regulated area affecting the consent.

Applications B10-24,B11-24 & B12-24 the GSCA has no concerns as there is no Natural Hazards or Regulated area affecting the consent.

Applications B13-24 and B14-24 are within the NVCA jurisdiction so the GSCA is unable to comment.

Application B15-24 the GSCA has no concerns as there is no Natural Hazards or Regulated area affecting the consent.

Kind regards,

Clinton Stredwick, BES, MCIP, RPP
Environmental Planner

519.376.3076
237897 Inglis Falls Road
Owen Sound, ON N4K 5N6
www.greysauble.on.ca



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Mr. Adam Smith
Director of Planning and Development Services
Town of The Blue Mountains
Thornbury, Ontario

Email: asmith@thebluemountains.ca
Cc: townclerk@thebluemountains.ca

Re: Beaver River Trail – Importance of Tree Canopy Protection
Notice of Complete Application and Decision Date – B09-2924

Dear Mr. Smith:

Residents of the Town of the Blue Mountains have repeatedly and overwhelmingly expressed their concerns regarding the preservation of trees and natural spaces in our town. Several Town policy initiatives, including the Blue Mountains Future Story, the Natural Heritage Study, the Natural Asset Inventory, and the current Official Plan Review, to name a few, reflect this priority. Residents are consistently directing the Town to conserve, protect and enhance our tree canopy.

Trees are not replaceable. They take many, many years to reach the stage when they provide a full range of rich and diverse natural system benefits. The trees along the Beaver River Trail offer an excellent example of a mature, irreplaceable tree canopy. All of the standard options for replacement – including large-spaced trees and enhanced replacement ratios – cannot possibly replace these invaluable benefits, unless you have a time machine. The above referenced application, through the proposed opening of the Alice Street road allowance, would result in the loss of many irreplaceable trees, including several old, but still very vibrant oak trees.

There are other alternatives to provide access to the proposed new lot that the Town and the applicant can pursue that avoids the destruction of a valuable forest grove on public land. The Town has control over this road allowance and the ability to work with the applicant to pursue alternatives. For this reason, Tree Trust contests the requested approval of a development lot that is associated with the opening up of the Alice Street East road allowance.

Kind regards,

Betty Muise
Founder, Tree Trust TBM

From: [Carrie Fairley](#)
To: [Eleanor Ward](#)
Cc: [Manuel Rivera](#); [Planning General](#)
Subject: RE: Don't allow severance of Alice St East
Date: August 12, 2024 8:59:01 AM

Good morning, Eleanor,

I acknowledge receipt of your email below regarding Consent Application B09-2024 and confirm that same has been forwarded to the Committee Members in full and a summary will be read aloud at the meeting.

Have a nice day.

Carrie Fairley
Executive Assistant to Committees of Council
Secretary-Treasurer to Committee of Adjustment
Town of The Blue Mountains, 32 Mill Street, P.O. Box 310, Thornbury, ON N0H 2P0
Tel: 519-599-3131 ext. 219 | Fax: 519-599-7723
Email: cfairley@thebluemountains.ca | Website: www.thebluemountains.ca

As part of providing accessible customer service, please let me know if you have any accommodation needs or require communication support or alternate formats.

-----Original Message-----

From: Eleanor Ward <el.ward@icloud.com>
Sent: Friday, August 9, 2024 12:17 PM
To: Carrie Fairley <cfairley@thebluemountains.ca>
Subject: Don't allow severance of Alice St East

Mature trees are critical in this time of climate change. Too many mature trees have already been cut down in the Blue Mountains. This needs to be stopped. The trees on the property in question, part of the Beaver River trail, need to be preserved. Many are very old and healthy and are needed to provide shade and soak up heavy rainfall. Please don't allow these trees to disappear.

Regards,
Eleanor Ward
Sent from my iPad