

Town of The Blue Mountains, Clerk's Department  
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Thornbury, ON  
N0H 2P0  
[townclerk@thebluemountains.ca](mailto:townclerk@thebluemountains.ca)

November 14, 2025

Attention: Corrina Giles, Town Clerk

**Planning Staff Report Number: PBS.25.091 - Recommendation Report - Request to Purchase a Portion of Railway Street**

Dear Council:

I am writing with respect to the public meeting to be held by the Committee of the Whole of Town Council scheduled for November 18, 2025 to consider a the Planning Staff Report (the "Staff Report") regarding the request to purchase a portion of the Railway Street unopened road allowance (the "Town Land") located adjacent to my property at [REDACTED].

This letter is a follow up to the submission I made dated August 22, 2025 regarding this topic. I will not reiterate all of the points I made in that letter, but for reference I will use the same defined terms.

The Staff Report considers five options for the disposition of the "Proposal to Stop Up & Close **Portions** Of The Railway Street Unopened Road Allowance File No: P3508". None of the options considered addressed in a direct and meaningful way the options I provided in my August deputation.

No consideration seems to have been given to my request to sell the Town Land to both of us. I am troubled by the process that has been followed. I was given no advance notice that this would be brought to Council. I only happened to discover it as it was included in the notice of Committee of the Whole meetings on November 17 and 18, received on November 10, and then a specific email received November 13 providing a link to the Staff Report. I also note that a meeting was originally scheduled for October 28, 2025 of which I was provided no notice. I discovered that meeting only because I sent a follow up email to staff on October 14 to inquire about the status of the matter, as there had been no communication since August.

Option 4 , the recommendation by Planning Staff, seems to have been negotiated by the Planning Staff with Blue Birch without any contact with me. There has been no effort to

[REDACTED] Town of The Blue Mountains, ON [REDACTED]  
Email: [REDACTED]  
Cell: [REDACTED]

determine what price I might pay for the whole or a portion of the Town Land. The process appears to have been geared to favouring Blue Birch to my detriment.

Selling to one adjacent land owner without providing any ability of the other adjacent owner to purchase all or some of the Town Land demonstrates a disregard for equity and fairness, placing the interests of one party above all others, enriching that party through the creation of value to his property while at the same time negatively impacting the value of the neighbouring property. This is unacceptable.

Blue Birch originally submitted an application for a zoning and official plan amendment for the stated purpose of allowing for the construction of one single family home on one of two sites on the Blue Birch property. As I pointed out in my objection to that application at the time it was considered by Council, I suspected that the true intention of Blue Birch was to build multiple homes. That was proven to be true when Blue Birch negotiated with the Town and regulatory authorities a settlement of its Ontario Land Tribunal appeal that would allow for three homes to be built.

In the application by Blue Birch to stop up and close a portion of the Town Land heard in August, I once again pointed out to Council that, while the application was for a “portion” of the Town Land and showed a plan with one driveway to access the Blue Birch land, my suspicion was that Blue Birch wanted to acquire all of the Town Land and intended to build three driveways on the Town land, effectively stripping it of all vegetation. My suspicions have once again been proven true by the Staff Report and recommendation.

Approving Option 4, as recommended in the Staff Report, rewards these deceptive practices that have been utilized by Blue Birch throughout.

While Mr. Herczeg would have you believe that he has been working on this for 4 years and that I'm a latecomer, interfering with his hard work, the truth is he bought the property in late October of 2022, almost 2 years after I purchased my property. I initially expressed an interest in purchasing the Town Land in 2023 and sent several follow up requests regarding the opportunity to purchase the Town Land throughout 2024, long before Blue Birch made such a request.

Town Staff have dismissed the other options outlined in the Staff Report largely to allow the Town to avoid any ongoing obligations with the Town Land. While that is an admirable objective, Option 4 is not the only way to achieve that. The one option that has not been explored, and which would take all of those obligations off of the Town's hands, is a sale of the Town Land to me, allowing me to negotiate with Blue Birch an appropriate level of access to the Blue Birch lands while ensuring that this environmentally sensitive land is adequately protected. Since this is my area of expertise, I am well equipped to do this in a

[REDACTED], Town of The Blue Mountains, ON [REDACTED]

Email: [REDACTED]

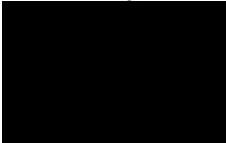
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way that is fair and equitable to all parties. Moreover, I am willing to purchase the Town Land for its full appraised value, \$373,000, roughly 25% more than the Staff Report recommends selling the Town Lands to Blue Birch for.

I respectfully ask Council to reject the Staff Report recommendation and instruct Planning Staff to negotiate a sale of the Town Land to me for the full appraised value, which is clearly in the best interests of the Town.

Thank you for your consideration of my position.

Sincerely,



Robert Aziz

Attachment: 2024-11-27 Herczeg Farm House North Lot Concept No Pool

[Redacted], Town of The Blue Mountains, ON [Redacted]  
Email: [Redacted]  
Cell: [Redacted]