

**RECEIVED VIA EMAIL**

**From:** John Carson [REDACTED]  
**Sent:** June 25, 2021 10:49 AM  
**To:** CAO <[cao@thebluemountains.ca](mailto:cao@thebluemountains.ca)>; Liz Saunders [REDACTED]; Town Clerk <[townclerk@thebluemountains.ca](mailto:townclerk@thebluemountains.ca)>

**Subject:** Craigleith Service Area Multi-Use Operations Facility Staff Report

**Town of the Blue Mountains – Re June 29 Committee of the Whole meeting --  
Craigleith Service Area Multi-Use Operations Facility Staff Report**

Please include my comments below on the revised June 29 Committee of the Whole Agenda. I understand this includes posting to the website.

We and many neighbours around the Craigleith Rd and Orchard residential area are concerned about the proposal to build a new operations centre near Craigleith Rd / Grey Rd 19.

Firstly, we are concerned that staff appear intent on using the Grey Rd 19 site. The notice does not map the location of the other sites considered nor are they analyzed (unlike with the proposed off-leash dog park, for example). We ask that all alternatives be fully examined and considered by the Town and Council in light of our concerns set out below.

**Substantive Concerns**

1. The proposed uses are wide-ranging and could encompass almost any municipal services use. The proposal appears to be open-ended in terms of potential uses. Some proposed uses are quite specific (see #2 below) while others are simply ideas. To provide informative notice to residents and obtain useful input from the public, it is important to be clear on the proposed uses of the site because concerns could vary significantly depending on the specific proposed uses. That includes any limitations or restrictions on possible uses.
2. The main identified use of the site is as an equipment depot. That would likely include noisy 24-hour vehicle, truck and equipment use for many purposes including road maintenance, snow clearing, landscaping equipment, fire services, ambulance operations and so on. The site is in the middle of several currently quiet residential areas, especially considering the new McPherson housing development that will surround the site. In addition, a significant part of lands in the area are set aside for conservation and recreational use, such as trails and wetlands. It is questionable to use the Grey Rd site for a range of noisy 24/7 operations.

3. The potential impact on adjacent areas used for residential, recreational and tourist purposes is not assessed in the staff report. What will the traffic, noise, nuisance, public safety and other impacts be if the facility is built?
4. Uses of the site for public services will require suitable parking, access and traffic arrangements. Have these been assessed?
5. The current zoning for the site does not permit any of the uses suggested by staff; on the contrary the land is zoned for very different uses.

### **Proposal for Consideration**

We think it would be more sensible to locate such a large operations centre on Highway 26, the major artery in town. A site on the highway would provide better access to the whole area without overloading the 2-lane road that now serves multiple residential areas plus the Blue Mountain village and resort and other tourist facilities. It would be preferable for the site to be located adjacent to vacant land or lands used for commercial or industrial purposes, rather than in the middle of a residential, recreational and tourist zone.

### **Request**

We think it is premature to request Council for approval in principle of the proposed site as the preferred location for the proposed facility. We request that Council direct staff to reconsider the proposal based on concerns expressed, to assess the impacts of the proposal on the surrounding areas, and to fully analyze alternatives for the operations facility with a view to minimizing the impact of the site on residential, recreational and tourist areas and uses.

Thank you for the opportunity to express our concerns.

John Carson

■ National Drive

Blue Mountains, ON