

Paul Reale



Town of The Blue Mountains
32 Mill Street, P.O. Box 310
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April 4th, 2024

**RE: PDS.24.056 Recommendation Report – Zoning By-Law Amendment & Plan of Subdivision for Part Lot 35 & 36, Concession 10 (Lora Greens)
Deputation Request, April 9th Committee of the Whole**

Dear Madame Chair and Councillors,

I am writing to express my concerns regarding the proposed development project outlined in the PDS.24.056 Recommendation Report – Zoning By-Law Amendment & Plan of Subdivision for Part Lot 35 & 36, Concession 10 (Lora Greens).

First, I would like to acknowledge the importance of The Town of Blue Mountains' Transportation Master Plan in guiding development decisions aimed at ensuring safe and efficient transportation infrastructure. It serves as a critical tool for addressing existing transportation challenges and planning for future growth in our community.

My concern arises from the apparent disconnect between the recommendations of the town's master transportation plan and the proposed development project for Lora Greens, particularly concerning the intersection of Grey Road 113/10th Line and Highway 26. The safety risks posed by the current state of this intersection cannot be overstated.

The Town of Blue Mountains' Transportation Master Plan identifies this intersection as a serious concern and in need of improvement: "This intersection carries significant east-west traffic and increasing north-south traffic, particularly once the Community Campus of Care is completed. The intersection has a history of speed related collisions. Traffic signals or a roundabout may be required in the near future to mitigate safety issues." (8.5.1)

The Town of Blue Mountains' Transportation Master Plan also points out that the intersection of Grey Road 113/10th Line and Highway 26 is shown to "have high collision rates or frequent mention from the public as having safety or speeding concerns." (3.7.1) In fact, the report cites a known motorcyclist/cyclist fatality at this intersection in April 2022. Failure to address these

safety concerns in light of the proposed development at Lora Greens could have devastating consequences for residents and commuters alike.

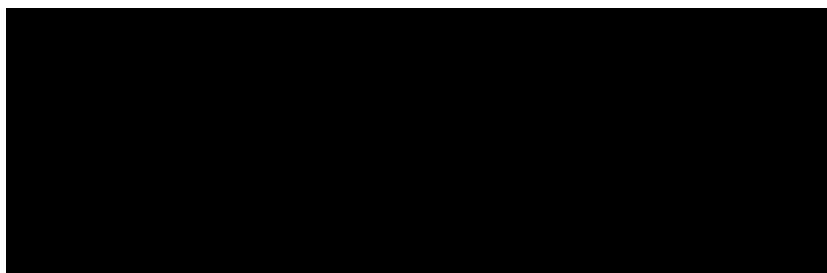
Yet, upon reviewing PDS.24.056 Recommendation Report for the proposed development project, I was dismayed to find no mention of addressing the above identified issues at the intersection of Grey Road 113/10th Line and Highway 26 in line with the town's master transportation plan. This omission raises questions about the alignment of the proposed development project with the broader transportation planning goals of our community. Without a doubt, the proposed development at Lora Greens will only increase traffic at this already dangerous intersection.

Moreover, in their response to the Lora Greens ZBA & 42T-2023-03 Plan of Subdivision Part Lot 35 & 36, Concession 1 application, the Grey County Planning and Development staff voiced a similar concern: "Was a roundabout considered at the intersection of Highway 26 & Grey Road 113?," which further highlights the issues regarding this intersection as it presently stands and in the face of future development. This intersection has already been identified as dangerous at both the municipal and county levels and will become more so with the proposed developments of Lora Greens and the Campus of Care, which will only serve to increase north-south traffic.

Therefore, I respectfully request clarification from the committee or the report's authors to better understand the rationale behind the decision not to address the findings of the Town of Blue Mountains' Transportation Master Plan, particularly regarding consideration for a roundabout at the intersection of Grey Road 113/10th Line and Highway 26, in the PDS.24.056 Recommendation Report.

I firmly believe that any development project must prioritize public safety and the efficient movement of residents and commuters. As such, I urge the committee to ensure that future development initiatives, including the proposed project, align with the goals and recommendations outlined in The Town of Blue Mountains' Transportation Master Plan.

Sincerely yours,



Paul Reale