

The Blue Mountains Council Meeting
September 25, 2017
Town Hall, Council Chamber

Regarding: **By-law to Amend Township of Collingwood Zoning By-law No. 83-40, as it relates to Concession 3 Part Lot 16, RP 16R244, Part 3, (Blue Mountain Resorts –Top of Hill Parking Area**

We are residents at [REDACTED] Scenic Caves Rd, Town of The Blue Mountains, NOH 2E0 and we strongly oppose the proposed change to the subject By-law.

We were never informed about this and therefore did not have chance to express our opinion until just 2 days ago. Explanation provided by Shawn Postma that notices were distributed within 400' radius does not do any justice to us as local residents. If that was in accordance with the Planning Act, then Act itself is deficient in this respect and does not serve its purpose.

Proposed parking does not seem to provide any benefits to tourists nor to local residents.

Parking area will devalue neighbouring properties' real estate values as residential; re-zoning of this lot may prompt owner of the adjacent vacant land to request same zoning for their lots, which may bring commercial development to our "doorstep".

As far as parking lot itself, there are a lot of questions:

- Why making a parking lot across the street from the ski lift area?
- Why there is a need for a parking lot in addition to the one existing now across the street and the one on the top of Silver Bullet lift? Both of those are almost never full, especially the bigger one at Silver Bullet.
- Crossing the street from the proposed parking lot to the ski lifts area would be extremely dangerous, especially winter time when blowing snow and icy condition will make it really treacherous. Imagine kids with skis/board on ski shoes crossing road when it is dark.
- Adding pedestrian crossing and traffic light may mitigate the danger, but in adverse conditions, which are there quite often, drivers can not see much beyond the hood of the car, never mind pedestrians on the road or traffic lights. Having a traffic light may create "stop-and-go" situation on the Scenic Caves Rd coming up from the round-about circle at the bottom of the hill. When it snows, "stop-and-go" will result in cars not able to drive up, blocking the road completely. So having traffic light at the crossing is not a good idea either.
- How many of you drive this road daily? How often do you accidents at that road sections in winter month?

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- Scenic Caves Road as part of Side Road 15 (119) is mentioned as one of the major transport corridor according to the Official Plan. Adding traffic light at this particular area will definitely create gridlock and treacherous driving conditions.
- Will this Council assume responsibility for injuries or worse, if occurred due to the improper planning of parking lot on the side of the street opposite tourist attraction?
- Would all of you agree that parking should be where ski lifts are?
- If not, we wanted to know why?
- Is there any plans (even remote ones) to commercially develop now vacant lots now belonging to [REDACTED] family?
- Is proposed parking aimed to serve such a development in a long run?

Summing up: We strongly oppose the proposed change to the subject By-law and suggest this Council will postpone making final decision on this matter until all parties are properly informed and their concerns are adequately addressed.

We are hoping that this Council is here to help its constituency to live better, not to fight with it.

Yours truly,

Sergei Timoshenko

[REDACTED]

Oxana Timoshenko

[REDACTED]