

**Robert Labron -Landsite Advisory Inc.**

65 Cross Ave  
Oakville Ontario  
Suite 411



**May 19, 2016**

**Blue Mountain Council and Staff**

**Dear Councilors and Staff**

**I am compelled to submit the following correspondence as it relates to the proposed 2014 Official Plan proposed changes and its effect on the lands noted as Scenic Cave Road Part Lots 16 and 17 Concession 3 owned by Mr. and Mrs. Arnold Valian.**

**I had spoken at the Blue Mountain Committee of the Whole Meeting on April 25, 2016 on the same matter as noted in the minutes of that meeting.**

**Since that time we have had further dialogue with the Towns Planning Department and also submitted a report prepared by MHBC Planning in order to demonstrate that the current policy framework is appropriate and that there is not justification for including Mr. and Mrs. Valian' s lots in the Future Secondary Plan Area..**

**We believe that the MHBC Planning Report identifies the lack of need for the lands to be included in the Future Proposed Secondary Plan and certainly identifies the lands in the immediate area that are not slated for any future growth nor do they qualify where designation restricts further development. The Past OP also contains appropriate planning controls to ensure that future development is appropriately planned.**

**It is preferred that we be able to get the support of both Council and Staff rather than be forced into an adversarial position to protect the rights that the Valian' s currently have under the 2014 Official Plan.**

**It is important to understand that the Private sector owners in this case are of retirement age and just simply wish to divest of this asset and carry on.**



**The Valian' s have been generous to overlook the Municipality's utilization of the one acre lookout and have not complained at any time that the Look Out has become part of the Blue Mountain Bike trail which they receive no compensation for and enjoyed by thousands of cyclists per year. They remain true to their word that provided they still have a right to their lots as per the current Official Plan that the use of the Lookout shall continue without interruption. We ask for your support in this matter and thank you for your time.**

**Respectfully**

**Robert Labron -Landsite Advisory Inc.**

**Helen A. Di Lecce – Sales Representative - JDF Realty Ltd., Brokerage**