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April 20, 2016

VIA EMAIL ONLY @ cjiles@thebluemountains.ca

Mayor John McKean & Members of Council
Town of The Blue Mountains
32 Mill Street, P.O. Box 310
Thornbury, ON N0H 2P0

**RE: Staff Report CSPW.16.049 - Peaks Bay Block 29 Waterfront
(To be considered by the Committee of the Whole on April 25, 2016)**

Please be advised that I am the authorized agent for P.B. Holdings Limited (PBHL), being the Developer of Peaks Bay, and have been directed to submit the following with respect to the subject matter.

PBHL's interest has been, and continues to be, to develop a harmonious neighbourhood for the enjoyment of the current and future residents of Peaks Bay. In response to the Town's initiated process to develop "a Master Site Plan identifying the future shoreline concept and connectivity of Public Access Waterfront from the Delphi Point Park and Peaks Bay Subdivision", PBHL has focused on:

- Working with the Town to find acceptable solutions that further the development of a harmonious neighbourhood;
- Ensuring that the existing and future residents of Peaks Bay have access to the shoreline;
- Protecting/respecting the Area of Natural and Scientific Interest (ANSI); and,
- Ensuring that all residents of Peaks Bay have been provided with an opportunity to participate in the development of "a Master Site Plan identifying the future shoreline concept and connectivity of Public Access Waterfront from the Delphi Point Park and Peaks Bay Subdivision" that Council directed to be completed by way of their resolution of October 25, 2015.

With respect to shoreline connectivity, we note that Staff Report CSPW.16.049 recommends that Council adopt Option F attached to the Staff Report. Town staff have advised that Option F will:

- Provide for access from the walkway to the shoreline at the north end of the walkway with such access to the shoreline being created by realigning the boulders at the westerly limit of the drainage channel so as to create an approximate 1.0 metre wide opening;

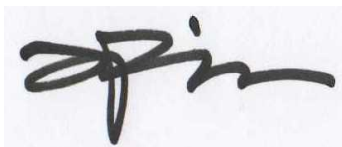
- Provide access to the shoreline at what Town staff refer to as the "middle contour elevation";
- Provide for a path between the "normal" waterline and the proposed plantings of approximately 3.0 to 3.5 meters; and,
- Provide for a path between the willow tree located to the north of Lot 5 and the proposed plantings of approximately 2.5 meters.

With respect to Attachment 5 to Staff Report CSPW.16.049, entitled "Restoration Plan Block 29 & Lot 5 Peaks Bay", we note that it does not appear to be consistent with, or defined to, what Town staff advised of in terms of separation distances. In this regard, and subject to Council's consideration of our comments in the next paragraph, PBHL respectfully requests that any "Restoration and Landscape Plan" for Block 29 to be considered, and potentially approved by Council specifically detail minimum separation distances to Council's satisfaction.

With regard to the Master Site Plan that Council directed be completed, we note that the focus of Staff Report CSPW.16.049 appears to be connectivity and a proposed "Restoration Plan" within Block 29 to the north of Lot 5. The Staff Report does not appear to address the "future shoreline concept" referenced in the Council directed resolution. Council may wish to consider if the approval of the Restoration and Landscape Plan within Block 29 to the north of Lot 5 in advance of the completion of a Master Site Plan is premature. PBHL reserves our right to comment on the development of a Master Site Plan identifying the future shoreline concept.

PBHL respects the Town's ownership, control and stewardship of Block 29 and respectfully requests that Council in this capacity ensures that access to and along the shoreline meets the needs of the existing and future residents of Peaks Bay.

Yours truly,

A handwritten signature in black ink, appearing to read 'D. Finbow', written on a light-colored background.

David Finbow

- c. S. Everitt, Director, Community Services
M. Benner, Director, Planning & Development Services