

PETITION

There is currently a proposal by a developer to buy the Bay Street & Victoria Street unopened road allowances from the town of Thornbury. The proposal is designed using broad based statements and illustrations to put the desires of the developer in the best possible light, to maximize his potential from the project. However under closer scrutiny, some of the information may be viewed as a significant stretch or possibly misleading.

We, the surrounding residents of Huron St W, Lansdowne St N, Bay St W and Lakeshore West of the Town of Blue Mountain have concerns regarding the initially proposed development of up to 21 single homes (3 lots in the original plan of the subdivision) and the possible upsizing of the development once the additional land is secured. The picture below illustrates the lots referenced above.



Neighbourhood Concerns include:

- The proposal states that the lands, on their own, would permit residential development; so development is not dependent on obtaining the road allowance.
- What is being referred to as **Vacant Land** is also natural **Green Space** within this side of the town.
- Significant negative impacts to the natural water table resulting in the elimination of considerable natural forestation, much faster run off and increased flooding potential to existing basements.
- All of the development in this area over the past 5-10 years has been upsizing and modernization of the area while maintaining its eclectic character: Two, tightly spaced, uniform rows of small houses on each side of a narrow street, maximizing the available footprint on minimum sized lots does not fit this existing character now or as it continues to develop.
- The proposed 10 M wide condominium road does not provide sufficient width for any visitor parking.
- The shortest most direct route to the beach, pier and harbour would be along the back edge of the shallow lots at the east end of the development; very close to the rear face of these residences.
- The increased volumes of traffic, lighting and inherent noise and the extrapolated risk to pedestrians
- The increased traffic would add to what is expected to arise from the townhouse development, approved at King and Lansdowne Streets. The entrance/exit on Lansdowne has the potential for accidents especially in the winter, since it is on the bottom portion of a steep hill and visibility is restricted in both directions by the hill.
- This end of town has already been impacted by the Big Box like grocery store and gas bar, both of which are open 24 hours a day and most recently the LCBO.

The neighbourhood is not against development, rather, we are looking for a development which will to add to the unique character off this mature yet seasonal/recreational neighbourhood where people jog, walk their dogs and cycle along amongst mature trees and vegetation close to the lake.

