Dear Mr. Mayor & Councillors

The proposed development of the Abbott property (2.7 acres) with full opening of Victoria Street and Bay Street unopened road allowances (an additional 1.73 acres currently a woodlot) can be anticipated to have a substantial negative impact on the Harbour area and Thornbury, on a number of fronts:

- A reasonable development in keeping with the natural character, as built character and lifestyle usage of this area is very possible but less lucrative to the developer.
- This area along the water is one of the few remaining roads with that “Cottage Road” feel that attracts visitors as well as new and old residents to enjoy a healthy outdoor lifestyle.
- The proposed development does not appear to consider any of the requirements in Section B3.1.5.2 Infill Development of the Official Plan.

**Major Concerns:**

1. **Loss of All Remaining Tree Canopy & Wildlife Habitat**
   
   a. Councillor Sampson was recently quoted as supporting a “strict attitude” toward tree cutting policies and enhancement to the tree protection bylaw. He has even suggested that developers who clear cut their land without an agreement and then propose their development should be banned from development approval for 20 years.
   
   b. This developer has done this albeit over 2 years and is now proposing cutting of all the remaining trees on the adjacent unopened road allowances.
   
   c. Retention of Tree Canopy and enhancement of the harbour on which it borders is not being taken into consideration.
   
   d. The cross section proposed is almost exactly like Huron Street at the Bayside Villas albeit twice as long to the corner at Victoria Street.
   
   e. There is no tree barrier proposed along the Bayside Villas
   
   f. The benefits of maintaining tree canopy –
      
      i. Improve soil quality.
      
      ii. Improve water quality by removing sediment, fertilizers, pesticides, pathogens, and other potential contaminants from runoff.
      
      iii. Enhance wildlife habitat.
      
      iv. Reduce flooding.
      
      v. Conserve energy.
      
      vi. Maintain natural feel etc.

2. **Harbour Plan**

   a. Planning and residents have discussed benefits of using a series of one-way streets to improve traffic and reduce width of road required in order to save the Tree Canopy along Lakeshore and improve traffic flow.

   b. This will become a mute point if the cedar woods viewable between the houses and extending between the houses to the Lakeshore Drive are eliminated when the trees on the road allowance are clear cut.

   c. Summer Access to Little River Park, the Pier and the Harbour has been expanding rapidly and requires a long-term plan encompassing the whole area.

   d. The proximity of the Victoria Street exit to the Bayside Condominium creates an obvious walk through along Bayside or on the remaining unopened road allowance through the last remaining trees.

   e. How this would look, affect residents on each side and be handled needs to be considered at this time.
3. Environmental Concern
   a. Long-term residents have reported to Planning that this area was once a gravel pit, was an unofficial dumpsite for many years and filled in during a time when environmental regulations did not exist and no one was watching what was buried.
   b. Currently environmental assessments, if required, are conducted by the Developer after submission of the development application and can often reveal expensive surprises that delay and disrupt construction, such as here at Town Hall. As we know of contaminants, we urge council to require this to be completed before considering the possible use of any of the road allowances.

4. Density, Setbacks, Frontages, Impact on adjacent properties, Integration with existing
   a. Do not appear to have been considered as stated in the official plan.
   b. The Town's 2016 Official Plan indicates that the Thornbury/Clarksburg area is to grow by approximately 6 full-time homes annually. Since 2016 the Town as a whole has issued ??? building permits. Our group questions what are the limits of infill and intensification?

5. Consultation with the neighbourhood group
   a. Our group has been open and transparent and proactive in meeting with Planning and other relevant departments in over a dozen meetings over the last three years.
   b. After several deputations to the last Council concerning the many issues to be addressed in planning this development, the Developer withdrew their request to buy the road allowances, only to resubmit a second time (deferred due to end of term) and now requested again with the new council.

The Abbotts property and the unopened road allowance lands (4.4 acres) which are only steps from the water are in an area described as the jewel of Thornbury. We therefore request a closer adherence to the Official Plan and greater public consultation/transparency to create a development that is good for the developer, good for the existing residents of Thornbury and good for the Town of Thornbury in both the short and long term.

Yours Truly,

Doug Hackbart, P. Eng.

On behalf of the Harbour West Concerned Residents