

From: [REDACTED]
To: [Denise McCarl](#); [scott.taylor](#)
Subject: Terra Brook
Date: April 8, 2021 1:24:11 PM

To Whom It May Concern,

I understand that Terra Brook Homes is seeking development approvals for a 22 lot Plan of Subdivision on Long Point Road, north of where I recently purchased a home build by Terra Brook Homes, known locally as Crestview Estates.

I am a very satisfied Terra Brook homeowner, living on Creekwood Court, in the second phase of the Blue Mountain development. From the onset of the process of purchasing a new home and lot, the builders executed a very successful and equitable lottery system that allowed every participant to have an equal chance of securing a home. The designers that I worked with were approachable and knowledgeable about the features of the house. Their expertise allowed for some structural changes along with recommendations for colour and upgrades. The plans are well designed, with a variety of styles, all with open concept living and family comfort in mind. The different collections of colour palettes and styles of homes has resulted in a very cohesive looking neighbourhood. Customer service advisors are always available, by phone or mail, and respond to my needs in a very efficient manner. The builders, both on-site and in the office, are friendly and responsive to homeowner's requests and needs. I would not hesitate to buy from these builders again as I am now living in my dream home!!

I believe that Terra Brook will continue to produce great homes in great neighbourhood and I highly recommend them to anyone that is considering purchasing a home in the area.

Signed,

Jane Barrett

From: [REDACTED]

Sent: April 14, 2021 9:13 AM

To: Town Clerk <townclerk@thebluemountains.ca>

Cc: [REDACTED]

Subject: NOTICE OF PUBLIC MEETING PROPOSED SUBDIVISION AND ZONING AMENDMENT MONDAY, APRIL 19, 2021 at 5:00 PM (Virtual Meeting via Microsoft Teams)

To the attention of the Town Clerk, The Town of the Blue Mountains

Subject: NOTICE OF PUBLIC MEETING PROPOSED SUBDIVISION AND ZONING AMENDMENT MONDAY, APRIL 19, 2021 at 5:00 PM (Virtual Meeting via Microsoft Teams)

Please register me to join the above virtual meeting on April 19th.

I have two concerns for the proposed subdivision zoning amendment:

1. The request to build 2.5 stories versus the bylaw that limits builds to 2 stories. The Long Point Road area is environmentally sensitive and includes an environmentally protected wet land habitat to an array of animals including minks, muskrats, foxes and coyotes, a breeding area for a variety of birds including wild turkeys, ducks and geese, a feeding area for Great White Egrets and Great Blue Herons, and nesting for endangered species of turtles. Allowing to build higher than the approved bylaw is not necessary and will set the wrong precedent for this environmentally sensitive area.
2. There is already a significant risk of traffic accidents at the intersection of Highway 26, Grey Road 21 and Long Point Road due to increased traffic volumes. Adding a higher density build will only increase the risk. Action needs to be taken to add either traffic lights or a traffic circle.

Thank you,

Glenn Blaylock

Michael & Jennifer Capone

[REDACTED]

[REDACTED]

[REDACTED]

April 9, 2021

To Whom It May Concern

We understand that Terra Brook Homes is seeking development approvals for a 22 lot Plan of Subdivision on Long Point Road, north of where we recently purchased a home built by Terra Brook Homes known locally as Crestview Estates.

Our experience through all stages of the build has been exceptional. Terra Brook's attention to detail, craftsmanship, quality of building supplies/selections and design expertise separates this builder from the all others. Their dedicated customer service team went above and beyond. The finished product was completed on time and surpassed all expectations.

We are proud owners; the neighborhood compliments the prestige surroundings of Blue Mountain. We look forward to enjoying the home of our dreams for many years to come.

We believe that Terra Brook will continue to produce great homes in great neighborhoods and highly recommend them to anyone that is considering purchasing a home in the area.

Sincerely,

[REDACTED]

From: [REDACTED]
To: [Planning Info](#)
Cc: townclerk@bluemountains.ca; scott.taylor@grey.ca; [REDACTED]
Subject: Long Point Road proposed subdivision
Date: April 14, 2021 11:33:33 AM

Good morning,

I would like to object to the proposal of Long Point Rd. Subdivision (Country file#42t-2018-14), the creation of 22 single detached residential units.

I have been living here with my family for twenty years, enjoying this beautiful quiet neighborhood. In the last few years, I have noticed more people coming from the big city driving by, throwing trash on the side of the road and on our properties, making excessive noise to name a few. I often pickup broken glass bottles and trash thrown out carelessly by strangers when I am on my walk. Overdevelopment will bring a lot of people who often do not care about anything else but partying, having great weekend fun, being very loud, leaving garbage behind for the local people to pick up. Allowing this subdivision development will change this area forever and not for the better.

This area is not for loud noisy party - oriented people who come and buy properties everywhere they can and irreversibly destroy the natural beauty of these areas.

Rezoning this area will change it from what it is now to something no one living here will like. It will also destroy the natural habitat of wildlife that I see here all the time such as deer, wild turkeys, turtles, otters, cranes and other birds, snakes, and so on. Those animals will most likely run away from here.

Another issue is the intersection of Long Point Road and Hwy 26. That intersection is very dangerous. I have seen many accidents there. If this area becomes busier than it is now, it will be a definite safety concern.

This area also has a lot of Provincially Significant Wetland. Overdevelopment in this area will have a very negative impact on the environment, the wildlife as well as the local people who are already here and who do not want this area to become overdeveloped and overpopulated. Air and noise pollution, bad behavior of the people and their guests coming here, destruction of the environment, safety problem at the intersection, those are some of my concerns.

These two lots should only be allowed one single family home on each of them at the most. That is my opinion.

Please consider this when making your decision.

Sincerely,

Marcin Chyb

[REDACTED]
[REDACTED]
[REDACTED]

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From: [REDACTED]
To: [Denise McCarl](#); Scott.Taylor@grey.ca
Subject: Testimonial - Terra Brook Homes - Long Point Road
Date: April 8, 2021 11:15:41 AM
Attachments: [image001.png](#)
[image002.png](#)
[image004.png](#)

To Whom it May Concern,

We understand that Terra Brook Homes is seeking development approvals for a 22 lot Plan of Subdivision on Long Point Road, north of where we recently purchased a home built by Terra Brook Homes known locally as Crestview Estates.

My wife and I decided to purchase our third Terra Brook home which was located in Collingwood in the Blue Mountains area. Our first two Terra Brook purchases were located in Newmarket, ON. We were so happy with both purchases, that it made our decision to purchase a home in Collingwood from Terra Brook easy. The quality of home built by Terra Brook Homes and level of service provided by their staff has always surpassed our expectations. Our experience with Terra Brook when we purchased and built our home on Crestview Court was no exception. Aside from the high level of customer service and overall build quality of the homes, my biggest compliment to Terra Brook is that their developments and individual homes have a unique and very attractive design which provides exceptional curb appeal. The architectural features and model layouts have always exceeded other builders in the market which is why we were so excited to hear about the Collingwood development. We could not be happier with the actual location of the home as well. Crestview Court offers a secluded oasis within walking distance to the mountain. We look forward to having our home on Crestview Court for years to come and hope that Terra Brook continues to build similar developments in the area.

We believe that Terra Brook will continue to produce great homes in great neighborhoods and highly recommend them to anyone that is considering purchasing a home in the area.

Sincerely,

Ken Dale, B.B.A.

Vice President, Commercial Construction

[REDACTED]
[REDACTED]
[REDACTED]



[REDACTED]

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the sender and delete the communication including all attachments. Thank you.

From: [REDACTED]
To: [Denise McCarl](mailto:Denise.McCarl@grey.ca); Scott.Taylor@grey.ca
Subject: 22 lot Plan of subdivision Long Point Road
Date: April 8, 2021 2:10:03 PM

To Whom it May Concern

We understand that Terra Brook Homes is seeking development approvals for a 22 lot Plan of Subdivision on Long Point Road, north of where we recently purchased a home built by Terra Brook Homes known locally as Crestview Estates.

In 2017 my husband and I were lucky enough to purchase a new construction home from Terra Brook Homes. In February 2019, we left our home in Toronto and moved to the Town of the Blue Mountains.

We have never bought a pre construction home, so to put it mildly we were very nervous, and I cannot emphasize enough the ease of comfort of which it was, from the buying to the closing process. I felt like we were their only customer from the agreement date until closing and beyond.

We have personally had so many compliments on the construction and build of our home and the extra mile that these builders do, too numerous to mention.

As to the Terra Brook construction company itself, unbelievable. From the staff working for the company, to the owners themselves. I can honestly say they care and want the best for their customers and the area. There have been a few incidents where we needed assistance and everyone working for the company went over and above, happy to assist. I have emailed them on holidays and was not only surprised but flabbergasted that someone would return my call the very same day.

I don't think it's the norm as a homeowner to send the staff of a new home build a gift basket, but I did at Christmas one year just because they are phenomenal at what they do and always so glad to help. There are numerous incidents I could list where the staff at the office and construction site went above and beyond if needed,

The subdivision itself, not only fits the area but is the envy of many I have encountered. I recently met someone from another subdivision in Collingwood and when I said where I lived...they said congratulations. To me that says it all.

The neighbourhood itself, is the type of place I remember from when I was a child. Neighbours take the time to meet everyone, I know everyone's name on the street. When does that ever happen anymore? People are just so happy to live here.

As a testament to the builders themselves, I know of so many Crestview Estate owners, that because of the quality of Terra Brook homes and the DiCarlo brothers, that they have referred family and friends to buy homes from them.

I honestly cannot say anything negative and would not hesitate to buy another Terra Brook Home.

We strongly believe that Terra Brook will continue to produce great homes in great neighbourhoods and highly recommend them to anyone that is considering purchasing a home in the area.

Thank you

Kathleen Elliott
[REDACTED]

From: [REDACTED]
To: [Denise McCarl](#)
Subject: Recommendation of Terra Brook Homes
Date: April 12, 2021 11:53:30 AM

To Whom It May Concern,

I understand that Terra Brook Homes is seeking development approvals for a 22 lot Plan of Subdivision on Long Point Road, north of where I recently purchased a home built by Terra Brook Homes known locally as Crestview Estates.

My experience with Terra Brook Homes has been second to none. From purchase to completion they always demonstrated professionalism and a strong desire to please, they never shy away from any request. I am extremely happy with the build quality of my new home, the interior and exterior finishes are top notch. As someone who has purchased many houses, I noticed that Terra Brook definitely stands out as a superior home builder; they can handle any project and will do a great job. My street is currently complete and looks fantastic, I could not be any happier with this development and how it fits in to the beautiful surrounding landscape.

I believe that Terra Brook will continue to produce great homes in great neighborhoods and highly recommend them to anyone that is considering purchasing a home in the area.

Arnie Fierro
[REDACTED]

From: [REDACTED]
To: scott.taylor@grey.ca
Cc: [Planning Info](#)
Subject: Notice of Public Meetings for Long Point Road Subdivision
Date: April 9, 2021 2:55:32 PM

To Whom It May Concern,

As a 34-year resident of Long Point Road, I have serious concerns regarding the proposal as described in the application as Long Point Rd. Subdivision (County file# 42t-2018-14), the creation of 22 single detached residential units.

I live at [REDACTED] of the subdivision.

Along with other residents in this area, I care about our properties and the potential damaging effects of forest removal leading to the destruction of wildlife habitat (of ducks, rabbits, wild turkey, deer, coyotes and fox, for example). People are attracted to the nature in this area and development could take this all away.

The volume of speeding traffic on Long Point Road already is extensive and dangerous. With 22 additional homes, that potentially means many more vehicles making use of this road daily.

It is questionable if the existing road design could support such increased traffic, as well as the numerous dump trucks and construction vehicles required for such a project. Where are the large number of constructions vehicles supposed to park, turn around....?

This proposed project will result in a reduced quality of enjoyment of our properties. There will be constant light pollution from cars exiting the proposed street at night. There will be increased noise pollution, both during construction and once the sub-division is fully inhabited.

Is the Town planning on bringing municipal sewers down Long Point Road to connect these 22 new homes? According to the plans, the answer is yes. How is that going to take place without disrupting the creek or neighbouring properties? I am concerned about the disruption of the water table and of the

seasonal surface water (which already is problematic to the residents of Long Point Road).

The wastewater treatment plant currently struggles to control unpleasant odours now. Can it be shown that the infrastructure can handle an additional 22 households?

I oppose this project, and respectfully request that Blue Mountains Council denies this development application.

Thank you,

Heather Hopps



Lorraine Leslie

April 12, 2021

Town of Blue Mountains Zoning Department
PO Box 310-32 Mill Street
Thornbury, ON N0H2P0

Attention: Denise McCarl
Town Planner

Reference: PROPOSED SUBDIVISION DEVELOPMENT
Site 4 & 5, Lot 85, Plan 529, RP 16R-2186
Town of Blue Mountains, Geographic Township of Collingwood

Dear Mr McCarl,

My name is Lorraine Leslie and I am writing this letter to be READ at the Public Meeting to take place on April 14th 2021 with regards to Development of Site 4 & 5, Lot 85, Plan 529, RP 16R-2186.

Firstly I have to question why this site is deemed Geographic Township of Collingwood when the said property is sited to be developed in the Town of the Blue Mountains?

I have lived on [REDACTED] for the past 20 years and feel that the town pursuing of the said development would be detrimental to the Craigleith geographic area.

- Sewers: The area has very high water level and with the ground water levels continuing to increase how will the new development address this ongoing issue.
 - Ongoing trucks over the road limit drive down Long Point Rd and turn onto Brophys Lane to dump the overage from the Thornbury Sewage Plant. The additional stench would be unbearable
- Sump pumps: Some homes have been on sump pumps since there homes were built back in the 1980's
- Lack of "environmental studies" made available to the general public and residents of Craigleith, Town of Blue Mountains ON
 - endangered species*of animals which have been reported to the Watershed Trust, Grey County Conservation Authority
 - deer – which poachers have diminished with fall hunting

continued page 2

Reference: Development of Site 4 & 5, Lot 85, Plan 529, RP 16R-2186
Town of Blue Mountains, Geographic Township of Collingwood

- turtles*
 - reptiles
 - fox and coyotes.
 - plants and natural swamp areas
 - Studies have been done for past development projects but none have been done to our knowledge for this 2nd development project for the said site
-
- Lack of traffic research with regards to the ongoing growth of automobiles
 - Speed racing up and down Long Point Road
 - Dangerous access to Hwy 26 from Long Point Road turning left during excessive traffic during business hours 7 am to 9 am and 4 – 7 pm moving east and west.
 - Crowd building of 22 units that are not in keeping with the rest of the housing development in the said area of Long Point Road – Brophys Lane.
 - No notification of the pricing of the said 22 units to be developed on the said site
 - starting price is has not been listed anywhere on the road signage.

I personally moved to the area because it is quiet, environmentally friendly, and a safe and secure;– we are a”family neighbourhood”.

I await your reply...

Respectfully yours

Lorraine Leslie



CC:
Scott Taylor – Grey County Planner
County of Grey Planning Department
595 9th Avenue East
Owen Sound, ON N4K 3E3

From: [REDACTED]
To: [Planning Info](#)
Cc: [Scott Taylor](#); [REDACTED]; [Town Clerk](#); [REDACTED]; [Denise McCarl](#); a.sorensen@greysauble.on.ca
Subject: Long Point Road proposed subdivision development
Date: April 7, 2021 10:41:04 PM

Hello,

As residents on this street for 19 years, we very much oppose this proposal as described in the application as Long Point Rd. Subdivision (County file# 42t-2018-14), the creation of 22 single detached residential units.

We live at [REDACTED] of the proposed area.

Along with other residents in this area, we care about our properties and the damaging effects that over development causes. Far too often, developers are allowed to clear cut areas of forest, destroying the habitat of birds, reptiles and mammals. Once the development is complete, they plant small trees to appease the Town's greenspace rules. Long Point Road is NOT the place for this type of development.

A variety of turtles nest in this area including Blanding's, Painted and Snapping. Mink are often spotted along the creek nearby, as well as wild turkey, deer, coyotes and fox to name a few. People are attracted to the nature in this area and then development takes that all away.

The overwhelming volume of speeding traffic on Long Point Road was bad enough in the summer months before COVID-19. Last summer was much worse. With 22 additional homes that means conservatively an additional 20-40 more vehicles (not including guests) coming and going on an already worn out street. This doesn't include the numerous dump trucks and construction vehicles that will be travelling up and down the road during the construction phase, which will also be parking on the side of the road I'm sure, as the property in question isn't large enough to park that many construction vehicles.

Is the Town planning on bringing municipal sewers down Long Point Road to connect these 22 new homes? According to the plans the answer is yes. How is that going to take place without disrupting the creek or neighbouring properties? Everyone in this area has at some point experienced the stench emitted from the wastewater treatment plant. The infrastructure needs to be upgraded before considering adding more high density housing.

We respectfully ask Blue Mountains Council to deny this project and think about the future generations, not just the money from development funds that would be collected from projects like this.

Thank you,

Jamie and Vanessa Morrison

[REDACTED]

Sent from my iPhone, please excuse typos.

Sent from my iPhone, please excuse typos.

From: [Scott Taylor](#)
To: [REDACTED]
Cc: [Denise McCarl](#)
Subject: RE: Long Point Rd. Subdivision
Date: April 8, 2021 8:34:05 AM

Thanks Maurice and Catharine – by way of this email I am confirming receipt of your comments, which will be considered prior to any future decisions on this file.

Thanks again for taking the time to share your comments with County staff.

Scott Taylor
Senior Planner
Phone: +1 519-372-0219 ext. 1238



From: maurice Pepper [REDACTED]
Sent: Wednesday, April 7, 2021 4:44 PM
To: planning <planning@thebluemountains.ca>
Cc: CORRINA GILES <townclerk@thebluemountains.ca>; Scott Taylor <Scott.Taylor@grey.ca>
Subject: Long Point Rd. Subdivision



Attn. Denise McCarl (Town Planner)

We wish to object to the proposal known as the Long Point Rd. Subdivision (County file# 42t-2018-14), the creation of 22 single detached residential units.

We own the property (part 6) immediately to the south of ,and abutting parts 4 and 5.

Our reasons for objecting are as follows:

A. **Sump pumps.**--- This area has a very high water table. At least half of the proposed homes will back on to our property. Our sump pump runs constantly, draining appropriately into ground water. Our concern is that the water from the next properties will be drained into our property.

B. **Sewage.**-----There is no sewage drainage from Long Point Rd. although the proposal indicates the subdivision will be serviced via municipal water and sewer services. We have always relied on a large perfectly operating septic system. There is no access route to highway 26 through Part 6 and land owned by Aquavil.

C. **Protected/Endangered species.**-----We found a Blanding's Turtle in this area some time ago. The finding was duly reported to the Watershed Trust, Grey County Conservation

Authority and other appropriate authorities .

D. **Traffic**---- A subdivision of 22 homes probably means up to 44 cars or trucks trying to access on to Highway 26 at an intersection which is already quite busy and dangerous. Long Point Rd. is today in need of repair due to the heavy truck traffic, and it will only get get worse with the addition of more cars from the subdivision.

E. **Environment**----If the subdivision is given the go-ahead, we believe that the trees on 5.26 acres will be lost forever along with the wildlife which lives there.

Building a 22 home subdivision in a long established neighborhood of single family homes with acreage is a "slap in the face " .

Thank you for your consideration.

Maurice Pepper and Catharine Pepper

[REDACTED]

[REDACTED]

From: [REDACTED]
To: [Denise McCarl](#); Scott.Taylor@grey.ca
Subject: Terra Brook Homes-Long Point Road
Date: April 11, 2021 1:31:11 PM

To Whom It May Concern

Our names are Grant and Michelle Sloane, and we live in [REDACTED] in the Town of Blue Mountains. We have also purchased a new home build by Terra Brook Homes in Phase 3 due to the superior quality of work and excellent customer service we experienced from our first Terra Brook home purchase. It has come to our attention that Terra Brook Homes is seeking approval for a 22 Lot Plan Subdivision on Long Point Road, north of where we currently live on Terra Brook Homes Crestview Court Phase 1.

As mentioned above we purchased a new build home in phase 3 due to the excellent quality of work and personal customer service Terra Brook displays consistently provides. They continually treat each customer as if they were the home buyer themselves. Our current home, when we took ownership was 99.9% perfect with just a few items needing touch ups. All touch ups were completed within 2 weeks to our complete satisfaction without any issues or concerns. Since then, we have not had any issues with the home. Terra Brook Homes make every effort to deliver the home on the signed upon closing and we have not heard of anyone on our current street being disappointed.

We believe that Terra Brook will continue to produce great homes in great neighborhoods and highly recommend them to anyone that is considering purchasing a home in the area. Three of our friends also purchased a home in Terra Brook Phase 3 based on their love of the home designs and neighborhoods in Terra Brooks Phase 1 and 2.

Thank you

Michelle and Grant Sloane

From: [REDACTED]
To: scott.taylor@grey.ca; [Dave Shorrock](#)
Cc: [Planning Info](#)
Subject: File #P2677 / #42T-2018-14
Date: December-27-18 5:20:33 PM

Hi Scott and Denise,

We received the notice in the mail regarding the applications for the subdivision on Long Point Road, near Brophy's Lane.

We are located on Brophy's Lane, right close to Long Point.

We are certainly interested in receiving up to date information with respect to the application and whether or not there will be any upcoming public meetings as we would like to attend.

One of our biggest concerns is the water table and septic system.

We are currently running on a septic system, however, if the new subdivision is going to be on town water, we would like to know how to go about being put on the same water line.

In addition, a concern for us is the change in water table, as we have noticed over the past few years, especially in the Spring, a significant higher level of flooding in the area. We would like to know of any impact on our local environment and what the impact would be on the water levels.

In addition, we have a private beach located on Brophy's Lane which we are privileged to use, however; no one has really been maintaining it.

Will the new residents be privileged with this same access? If so, will the town and/or builders assist in the maintenance of such, or at the least, a clearing/clean up of the beach area?

Hopefully this makes sense.

Looking forward to hearing from you.

Garion Sparks-Austin
[REDACTED]

Sent from my iPhone

From: [REDACTED]
To: [Denise McCarl](#); Scott.Taylor@grey.ca
Subject: Terra Brook Plan of Subdivision on Long Point Road
Date: April 12, 2021 11:05:23 AM

To Whom It May Concern

I understand that Terra Brook Homes is seeking development approvals for a 22 lot Plan of Subdivision on Long Point Road, north of where we recently purchased a home built by Terra Brook Homes known locally as Crestview Estates.

It was truly a pleasure working with the Terra Brook Team in building our dream home. From the time of purchase, right up to the date of possession and beyond, we have received nothing but exceptionally amazing service, the quality of construction has been second to none. Our new home is well designed, built well and our property as well as the entire street is complete.

All of the Terra Brook staff have conducted themselves professionally and have delivered an exemplary product.

I believe that Terra Brook will continue to produce great homes in great neighborhoods and highly recommend them to anyone that is considering purchasing a home in the area.

Signed

Monika Stramaglia

[REDACTED]