

July 21, 2020

Ms. Corinna Giles
Town Clerk
Town of Blue Mountains
32 Mill Street, PO Box 310
Thornbury, Ontario
N0H 2P0

CC: Mayor Alar Soever
CC: Deputy Mayor Rob Potter
CC: Shawn Everitt, CAO
CC: Councillors Peter Bordignon, Andrea Matrosovs,
Rob Sampson, Jim Uram, Paula Hope

Dear Ms. Giles,

This is the third time I have written to council regarding the Town Of Blue Mountains need to have an informed fireworks by-law. I first wrote on January 26th, 2015 and a deputation for an informed firework by law was brought forward to the then sitting Mayor and Council who deemed it to be “not necessary”. Councillor Michael Seguin who was supporting the deputation, could not get a seconder to back the motion. Soon after our Town of Blue Mountains council and community became embroiled in a bad political climate and I did not pursue my action.

I brought the request forward again to this council on August 6th, 2019 only then Deputy Mayor, Odette Bartnicki acknowledged receipt of my letter. No-one else on council ever acknowledged my letter let alone express interest in discussing the matter. (Ms. Hope was not a councillor at that time). Once again, the sitting council got sidelined by internal politics with Odette Bartnicki’s prolonged departure and then came COVID-19. Out of respect for the attention needed for council to safeguard our community I put my concerns for the lack of fireworks regulation aside.

Today I am writing looking for council's support to finally bring the Fireworks By-Law forward and to take action on implementing an informed by-law and not one that is buried in the Noise By-Law. As I wrote last year, fireworks regulations cannot exist within a noise by-law. They require their own by-law as is the practice with the majority of Canadian municipalities. Fireworks regulations require public education and law enforcement. The residents and guests of this town need to be made aware that there is a new awareness to the dangers of fireworks and that this blatant disregard for others, for nature and our environment is over.

(I will not repeat all of my concerns as were outlined in my first two letters, but if you need those letters I will resend them.)

I am encouraged by the recent news that Collingwood is embarking on a controlled and considerate by-law and I know there is much support in our own municipality to do the same.

It is my fervent hope that an enforceable by-law specific to fireworks be instituted in advance of the 2021 Victoria Day and that all residents, full-time or part-time, of the Town Of Blue Mountains are given full notice that the by-law has been instituted.

Those of us who want this by-law to believe firmly that it will not cause any negative impact but rather add to our enjoyment of living here. It is our hope that we can bring this back to the table very soon.

I include here, as I did last August, a recent Globe & Mail editorial published on June 29th, 2019 for more insight.

I look forward to hearing from this council and welcome your advice on next steps. I would be willing to help in any capacity to bring this to fruition.

Respectfully,

Susan Armer Field

[REDACTED]

[REDACTED]

Thornbury, ON N0H 2P0

[REDACTED]

[REDACTED]

OPINION

Ka-boom: Fireworks are awful

JESSICA SCOTT-REID

SPECIAL TO THE GLOBE AND MAIL

PUBLISHED JUNE 29, 2019UPDATED JUNE 29, 2019

174 COMMENTS

Jessica Scott-Reid is a Winnipeg-based writer and animal and environmental advocate.

It's a warm July night. The first long weekend of the much-awaited summer. Bursts of colour brighten the night sky. Children "ooh" and "ahh" as the crowd belts out O Canada.

Watching fireworks is a long-loved July 1 tradition. Who could possibly hate fireworks? As it turns out, there are plenty of us who do.

Concerns regarding the harm they can cause, to vulnerable people, to animals and the environment, are now too glaring to ignore.

Fireworks can have stressful effects on newcomers to Canada who have experienced war and may become triggered by the sights and sounds. Veterans, too, can be triggered: According to Veteran Affairs Canada, common symptoms of post-traumatic stress disorder (PTSD) include hyper-reactivity and exaggerated startle response. They say loud noises such as fireworks may lead to "a flashback, in which the affected person feels or acts as if the traumatic event were recurring in the present."

For people with autism spectrum disorder, "a fireworks display may not be an exciting experience," says Susan Watts of Autism Canada. "The combination of unexpected loud noises and sudden bright flashes of light can be distressing and even painful for a person with sensory issues."

But it's not just humans who suffer because of fireworks. Pets, wildlife, zoo and farm animals can become panicked and stressed, or worse.

"Sadly, many family pets are reported lost the day after a town fireworks display, as they become disoriented fleeing the sounds," says Julie MacInnes, a campaign manager with Humane Society International Canada.

"Wildlife rehabilitation centres report a wide range of problems when people start setting off fireworks," she says, "including animals getting tangled in fencing, running onto roads, birds flying into trees or buildings and baby animals being abandoned."

A researcher at Dalhousie University, Andrew Horn, has studied the effects of fireworks on nesting birds, and told CBC News that fireworks over bird-rich areas, including waterways, where such events are often held, is “a really bad idea.”

“To have, all of the sudden, these fireworks overhead with all the light and all the sound – it would make them crazy,” he said, adding that sudden loud noises can flush birds out of their nests and get them to suddenly fly out of cover, “when they really shouldn’t be flying out of cover.”

Radar data collected in the Netherlands, on New Year’s Eves between 2008 and 2010, found that tens of thousands of birds “explode into flight promptly at midnight when public fireworks shows begin,” according to Forbes.

In 2011, thousands of blackbirds fell from the sky in Arkansas following New Year’s Eve fireworks. And there have been reports of coastal birds becoming so frightened by fireworks that they will fly too far out to sea, unable to return.

For animals unable to flee at all, the outcomes are just as terrifying: Trapped farm

animals panic and become injured due to fireworks set off nearby. In 2017, several horses in Kentucky were reportedly injured after crashing into fencing and stables as a result of early Fourth of July celebrations. The year prior, a horse in Britain was put down after sustaining injuries sustained after being spooked by fireworks.

If all of that collateral damage is not enough, consider Joelle and Tim Brown, who in 2014 were devastated after their twins, born premature at 24 weeks gestation, died in the neonatal unit at Winnipeg’s St. Boniface Hospital. It was July 2. The couple believes nearby fireworks the night prior contributed to their babies’ deaths, putting additional stress on their little bodies. The couple is now trying to get extra soundproofing measures in the Winnipeg hospital’s neonatal unit. “It was literally like cannons were going off right outside the NICU window,” Ms. Brown said at the time.

Winnipeg pediatrician Stan Lipnowski told CTV News that premature babies are particularly prone to stress from noise. “They don’t need to have a very big increase in their blood pressure because their brains are not formed and, theoretically, high blood pressure gets transmitted to the brain and can damage it as well,” he said.

Fireworks also put more stress on our already taxed environment and ecosystems. They create particle pollution in the air – sometimes for several days afterward. They leave behind plastic and metal pollution on the ground and in waterways. And they increase the risk of wildfires. They’re essentially exploding trash.

And for what? For a few fleeting seconds of bright lines in the sky?

Thankfully, some cities, in Canada and beyond, have come to the realization that the mere entertainment value of fireworks is not really worth the harm they cause. Banff,

Alta., for example, decided last year to use concert-style pyrotechnics in place of fireworks. Jason Darrah, director of communications for the town, says the staff “examine everything we do with a consideration for protecting wildlife and our ecosystem ... we have found no diminished spectator experience.” Banff will do the same for Canada Day this year.

In 2015, Collecchio, Italy, passed a law that required all displays to use only quiet fireworks. And after choreographed illuminated drones were used in the opening ceremony of the 2018 Winter Olympics, some U.S. towns – in California, Colorado and Arizona – did the same for their Fourth of July celebrations, in order to reduce risk of wildfires.

Choreographed drones buzzing over the Red River to the tune of O Canada – now that’s a show I’d be down to see.

Pardon my perhaps perceived lack of patriotism, but fireworks hurt people, animals and the environment in ways that render them no longer justifiable.

All Canadian cities and municipalities should consider available alternatives so everyone can join in on the celebration, while minimizing harm to the animals and environment around us.

That sounds pretty Canadian to me.

RECEIVED VIA EMAIL

-----Original Message-----

From: Deena Dolan <[REDACTED]>

Sent: Wednesday, August 12, 2020 11:23 AM

To: Sarah Merrifield <[REDACTED]>

Subject: 39th Sideroad, Thornbury

Hello Sarah,

For 17 years, we have been full time residents at [REDACTED] 39th Sideroad in Thornbury. Traffic concerns have been ongoing over the years however, this past week, the volume of construction traffic has increased substantially and, the frequency of large trucks is escalating at an alarming rate.

39th Sideroad is a gravel surface byway with a dangerously steep section on the East end near Sunset Blvd/Lora Bay Dr. Speed limits are not being adhered to.

Our home is at the precipice of the hill. Our driveway is 'blind'. When we moved here 17 years ago, I contacted the town and asked for a traffic sign. The town complied and placed a sign on the uphill side of the road. It is not enough!

Since that time, with the amount of homes that are being built in this region, the traffic flow is probably 50 to 100 times what it was. And yet, the speed limit remains the same, the road has not been improved, and major concerns have not been dealt with.

We have five Major concerns:

1. Speed
2. Safety
3. Volume
4. Dust
5. Noise

These concerns need to be dealt with. The town has been quick to hand out permits for building construction and development. But, other considerations such as existing residents, increasing tourist traffic and parking needs are all causing conflicts and must be taken into account. Quickly.

What do you suggest we do? Who else should we be contacting please?

Deena Dolan

Sent from my iPhone



PRESERVING ONTARIO'S HISTORY, ONE BARN AT A TIME

info@ontariobarnpreservation.com

May 28, 2020

Addressed to: Planning Department

To whom it may concern

Our not-for-profit organization was formed in 2019 with the goal of conserving barns of cultural heritage significance in Ontario. In order to fulfill this goal, we have been conducting research and analysis on a variety of topics, including Planning Policy frameworks which either help or hinder the conservation of barns.

It has come to our attention that many municipalities are demolishing heritage barns during the process of severance of surplus farm dwellings. The purpose of this letter is to provide you with a brief summary of our findings regarding how existing Planning Policies at the Municipal and Provincial levels impact these cultural heritage resources. We hope that this will help to provide insight on how these policies may be managed in the future so that the conservation of significant cultural heritage resources can work in cooperation with planning for new development.

Barns have potential to be identified as significant cultural heritage resources and may be worthy of long-term conservation. According to PPS, significant cultural heritage resources shall be conserved:

2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.

Under *Ontario Regulation 9/06*, cultural heritage resources demonstrate significance related to legislated criteria including design/physical value, historical/associative value and contextual value

Although they may not have the same functionality they once did, we believe our heritage barns are an important part of Ontario's cultural history and rural landscape.

- They serve as landmarks in the countryside
- They have the potential to be reused and repurposed, sometimes into agriculture-related uses as municipalities search for value-added opportunities for farmers
- They have historic value for research of vernacular architecture and cultural history of areas and communities in Ontario
- They are a testament to the early farmers and pioneers in our province
- They convey an important sentiment and image to our urban counterparts about the hardworking farm community
- They contribute to agritourism in both a functional and an aesthetic way. Some European countries fund maintenance of rural landscape features such as buildings, hedge rows and fences for the very purpose of world-wide tourism and cultural heritage protection
- They are useful for small livestock or other small farm operations

We have recognized a growing trend in Ontario, where barns are seen as good candidates for conservation and adaptive re-use. Barns can be made new again and communicate their history while serving a new purposes. Barns can be made into single detached residences, Craft breweries, agro-tourism related destinations, and more.

In an effort to recognize the significance, historic and cultural value of these buildings, Ontario Barn Preservation was formed March 30, 2019. This not-for-profit organization is reaching out to barn owners, local and county historical societies, authorities, and the general public, to recognize the value of these amazing buildings. Often these barns are close to their original condition when they were built between the early 1800s and the early 1900s.

We understand the planning and building code regulations that municipalities enforce. There are often conflicting priorities, resources required for enforcement, and provincial goals and protection to uphold. The following provides a review of key policies of Provincial Policy Statement (PPS 2014), OMAFRA and Ontario Building Code regulations which creates difficulties in the conservation of barns. We hope these solutions from other municipalities have implemented might be considered in your municipality.

POLICY ITEM 1: “New land uses, including the creation of lots, and new or expanding livestock facilities shall comply with the minimum distance separation formulae.” –Provincial Policy Statement (PPS) 2.3.3.3

POLICY ANALYSIS

Barns that remain with a dwelling on a smaller severed residential lot are already in compliance with MDS setbacks since there would be no new odour conflict. If this landowner wants to house animals a Nutrient Management Plan/Strategy is required for anything over 5 Nutrient Units (NU, this is equivalent to 15+ beef feeders, OR 5+ medium-framed horses, 40+ meat goats, or 5+ beef cows), and are required to have a plan for manure removal either on their own property or in agreement with another land owner as per the OMAFRA Nutrient Management Plan/Strategy Guidelines. Any livestock count under 5NU does not require a Nutrient Management Plan. Although the capacity of these heritage barns is generally above 5 NU, in practice it is unlikely an owner would exceed this number because heritage barns are not usually that large and owners of this type of property are likely to only have a hobby-size operation.

On the other hand, barns that do not remain with a dwelling on a smaller severed residential lot, but remain on the larger retained agriculture lot often immediately become a violation of the MDS setbacks should that barn house livestock, or potentially house livestock. However unlikely this may be due to the nature and condition of the barn for livestock housing, it is a possibility. Many barns could house up to 30 Nutrient Units, or more, depending on the size of the barn. This capacity would require a separation distance from the house on the new severed lot much larger than existing to allow the barn to remain standing. Thus barns on the larger retained agriculture lot have limited options to avoid demolition.

POSSIBLE RESOLUTION:

The MDS guidelines state that a building must be “reasonable capable of housing animals” in order for MDS to be triggered. Therefore, a barn that is in a decrepit state is automatically exempted from MDS as it cannot house livestock. Thus the barn can be severed off from the dwelling without MDS implications.

However, some barns are not in a decrepit state and are the ones that are worth saving. If the barn is to remain on the retained agriculture lot, it needs to be prevented from being used as a livestock facility to be exempt from MDS. This can be done by removing water, stalls, electricity to the barn and make it “incapable of housing animals”.

Some municipalities have had the livestock restriction written into the special conditions of the zoning amendment exception. Two examples are

1. that the barn not be permitted to hold livestock. For example *“A livestock use shall be prohibited in any farm buildings existing on the date of passage of this by-law.”*
2. The amendment can also be used to only restrict the quantity of livestock in the barn as such as 1.2NU (animal nutrient units) per hectare *“Notwithstanding their General Rural (RU1) or Restricted Rural (RU2) zoning, those lots 4.0 hectares (9.9 ac.) in size or less shall be limited to no more than 1.25 nutrient units per hectare (0.5 nutrient units per acre). Minimum Distance Separation Guidelines shall apply.”*

The Ontario Building Code does not differentiate between agricultural buildings for livestock vs. implements storage, therefore a change of use of this type is not clearly defined as a possibility through the building code. A change of use permit could also be undertaken to change the occupancy of the building from agriculture to part 9. However, this solution is costly and prohibitive for most Owners.

We feel that the best case of survival for the barn is to include it with the severed residential lot. If the barn is to be severed with the residential lot we feel that the barn best use is for animals within compliance with the MDS requirements. Some municipalities use a minimum lot size required for livestock (but you have to be willing to sever that lot size where appropriate). We recommend that these smaller lots be permitted to house animals. These lots are ideal for starting farmers, CSA's, and value-added farm operations. The owners of these smaller lots are often in a position to invest in restoration of our heritage barns.

POLICY ITEM 2: A residence surplus to a farming operation as a result of farm consolidation, provided that:

“1. the new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services;” - PPS 2.3.4.1c

POLICY ANALYSIS

Provincial policy has limited the lot creation size to only accommodate the water and sewage to maintain large lots and maximum land remaining for agriculture uses.

POSSIBLE RESOLUTION

Many municipalities use a minimum and maximum lot size rather than the above strict guideline to determine the lot line and review each severance on a case by case basis.

The Ministry of Environment provides “reasonable use guidelines” on lot size for sewage systems. These guidelines recommend that a lot should have a “Reasonable Use Assessment” be done to ensure that the lot is adequately sized for septic systems. A rule of thumb that has been used is clay soil lots should be a minimum of 2 acres, and a lot with sandy soil be 1 acre.

However, we would recommend that this statement be reviewed at a provincial level and we would encourage you to contact the provincial policy department to review this statement.

POLICY ITEM 3: Designation of severed lot to be zoned “non-farm” and permitted uses as “non-farm” dwelling

POLICY ANALYSIS

Provincial policy does not dictate the residential lot be “non-farm”. In fact, the PPS states that

"Proposed agriculture-related uses and on-farm diversified uses shall be compatible with, and shall not hinder, surrounding agricultural operations."

We would argue that the “non-farm” designation does create an incompatible use, encouraging non-farming residents, but it also limits the possible use of the small land for small scale farm operations within Prime Agriculture Zones.

POSSIBLE RESOLUTION:

Provide a zoning category for small lots that are sized to permit limited livestock, alternative and value-added agriculture operations. These can also be separate provisions within your existing rural or agricultural designations. For example Provisions for lots larger than 10 acres, and lots less than 10 acres.

POLICY ITEM 4: Change of Use for the building to not permit livestock.

POLICY ANALYSIS

A change of use to non-livestock building is a challenging proposition. The building code does not differentiate between livestock agriculture building and implement agriculture building. This change of use permit is quite simple and would not require any investment or structural upgrade by the owner.

If a change of use to a non-agriculture building is required, it would fall into part 9 of the building code (unless other uses are proposed). This upgrade would often require significant structural reinforcement and investment by the owner. Most owners would not be willing or in a position to invest this type of capital on a building that does not have function in a farm operation, nor for a residential property owner, also without a major purpose for the building other than storage, garage, or workshop.

This Change of Use requirement will most likely end with the demolition of the barn when required.

POSSIBLE RESOLUTION:

Change of use is only required to limit the use of the barn for livestock. This can be achieved by removing water and stalls from the building. The barn remains an existing agriculture building but unable to “reasonably house animals” (see issue 1 above for further details or options).

CONCLUSION

We hope that you will consider our review of Provincial and Municipal Planning Policy as it relates to any future Reviews of Official Plans, Comprehensive Zoning By-laws, and approaches to the conservation of built heritage resources related to agricultural use.

Too often we see these community raised historic structures in poor condition with loose boards flapping in the wind, roofs caved in, or just a mass of timbers and roofing decaying into the ground. On behalf of Ontario Barn Preservation, we encourage you to help find ways to prevent the further unnecessary demolition of our heritage barns especially in relation to surplus farm dwelling severances. It is our hope that barns of significant cultural heritage value are conserved for future generations.

Please don't hesitate to contact us if you have any questions, and we hope to hear from you in the future.

Regards,

Krista Hulshof, Vice President, architect,

Questions can be directed to Krista at [REDACTED]

RECEIVED VIA EMAIL

Installation of the Pickleball Courts Letter to Council

August 7, 2020

Mayor Soever and Members of Council - regarding the installation of the Pickleball Courts

Attention: Corina Giles- CMO Town Clerk

Cc: Ryan Gibbons- Director of Community Services

Terry Green- Manager of Parks and Trails

March 4th, 2014, my partner, Rosemarie and I introduced Pickleball to the Town of The Blue Mountains.

We appeared at council last September, representing the 4 Pickleball Groups that now play at the BVCC, to promote the Bayview Park site and to express our gratitude to council and staff for their support and encouragement received over these past 6 years.

Excitement certainly peaked last year with the budget approval for the construction of the much needed outdoor facility. It was most unfortunate that the project was delayed last year especially with what has transpired since.

We do know that construction was delayed due to public complaints and disapproval. Although, I believe they are unfounded, and still believe that Bayview Park would be the optimum site for these courts for the many reasons pointed out in our presentation of last September. However, the last thing the Pickleball Community wants or needs is to upset 'the neighbours, or the non participating public.

After much discussion with numerous players, we feel that the relocation of the facility to the Tomahawk site would be most acceptable as it would fit well into the recreational theme at the Tomahawk Complex. We can only hope that proper washroom facilities will eventually come to the Tomahawk Park with the increase in the number of participants in the different sports being played.

Not only is pickleball a fun and social activity, it supports an active lifestyle. We have witnessed a positive and significant difference in the health and well being of our members over the past 6 years.

We leave [on the 18th of this month](#) for a X Canada Pickleball vacation, promoting pickleball in many towns in 5 provinces! We can be reached by email or phone if further discussion is required.

We thank you again for your attention and cooperation with this matter.

Harry Stevens and Rosemarie Wickens
Blue Mountain Pickleball

August 4, 2020

Subject: Support for Blue Mountains Attainable Housing Corporation's Thornbury Site & Upcoming Public Consultation Process

Dear Mayor Soever, Deputy Mayor Potter and Members of Town Council,

My name is, Bruce Turner and I am the owner of **Twist Kitchen & Cocktail** in the Blue Mountain Village. We employ approximately 30 people annually.

Collectively, service-sector and tourism employers across the Town of The Blue Mountains drive local employment; support secondary businesses, consumer spending and business investment; provide world-class experiences for locals and visitors; and provide significant tax revenue to the municipality.

I am writing today to show my support for the Town of the Blue Mountains Attainable Housing Corporation's (BMAHC) work toward building its first attainable housing site in Thornbury. I am also in support of Town Council's plans to conduct transparent public consultation on the project including looking at the Official Plan and Comprehensive Bylaw in order to ensure that the project can be as impactful as possible while also respecting the surrounding community and its needs. During the last municipal election, candidates assured local businesses and residents alike that attainable housing would be a priority and we are grateful that our elected Councilors are following through on your campaign promises – because the need for attainable housing to support our growing workforce needs and community overall has only grown since the last election.

I look forward to learning more about: how this project will be supported by new local transit links, opportunities for all types of businesses and community groups in our Town to get more involved in supporting BMAHC's work, and plans for future sites across the Town of The Blue Mountains.

Please feel free to reach out to me directly as the consultation process begins. I will be sure to encourage my employees, colleagues and neighbours to participate.

Sincerely,



Email: 

Contact 

August 4, 2020

Subject: Support for Blue Mountains Attainable Housing Corporation's Thornbury Site & Upcoming Public Consultation Process

Dear Mayor Soever, Deputy Mayor Potter and Members of Town Council,

My name is, Bruce Turner and I am the owner of **Winifred's English Pub** in the Thornbury. We employ approximately 50 people annually.

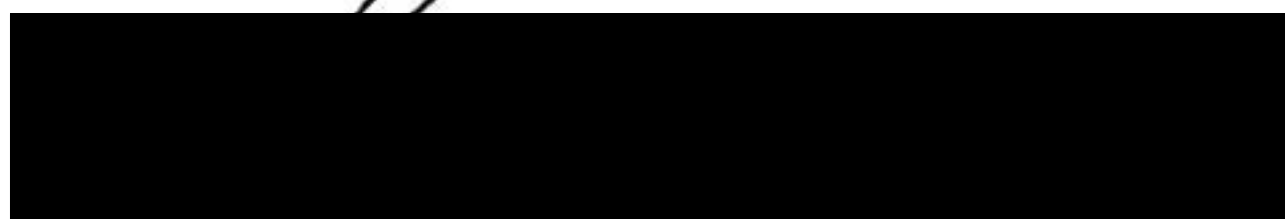
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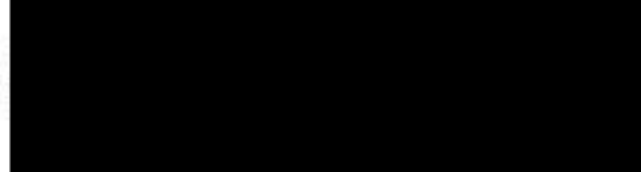
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Sincerely,

A black rectangular box redacting the signature of the sender.

Email: 

Contact 

August 4, 2020

Subject: Support for Blue Mountains Attainable Housing Corporation's Thornbury Site & Upcoming Public Consultation Process

Dear Mayor Soever, Deputy Mayor Potter and Members of Town Council,

My name is, Bruce Turner and I am the owner of **Magnone's Italian Kitchen** in the Blue Mountain Village. We employ approximately 60 people annually.

Collectively, service-sector and tourism employers across the Town of The Blue Mountains drive local employment; support secondary businesses, consumer spending and business investment; provide world-class experiences for locals and visitors; and provide significant tax revenue to the municipality.

I am writing today to show my support for the Town of the Blue Mountains Attainable Housing Corporation's (BMAHC) work toward building its first attainable housing site in Thornbury. I am also in support of Town Council's plans to conduct transparent public consultation on the project including looking at the Official Plan and Comprehensive Bylaw in order to ensure that the project can be as impactful as possible while also respecting the surrounding community and its needs. During the last municipal election, candidates assured local businesses and residents alike that attainable housing would be a priority and we are grateful that our elected Councilors are following through on your campaign promises – because the need for attainable housing to support our growing workforce needs and community overall has only grown since the last election.

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Please feel free to reach out to me directly as the consultation process begins. I will be sure to encourage my employees, colleagues and neighbours to participate.

Sincerely,

A handwritten signature in black ink, appearing to be 'Bruce', with a long horizontal flourish extending to the right.

Email: bruce@turnerstevens.com

Contact #416-819-1870

Date: July 30,2020

Subject: Support for Blue Mountains Attainable Housing Corporation's Thornbury Site & Upcoming Public Consultation Process

Dear Mayor Soever, Deputy Mayor Potter and Members of Town Council,

My name is, Geoffrey Lago and I am the owner of Gabby Isabella in the Mountain Village. We employ approximately 5 people annually.

Collectively, service-sector and tourism employers across the Town of The Blue Mountains drive local employment; support secondary businesses, consumer spending and business investment; provide world-class experiences for locals and visitors; and provide significant tax revenue to the municipality.

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Please feel free to reach out to me directly as the consultation process begins. I will be sure to encourage my employees, colleagues and neighbours to participate.

Sincerely,

[Redacted Signature]

Email:

[Redacted Email Address]

Contact #

[Redacted Phone Number]



Geoff Conway
Owner

D. [REDACTED]
E. [REDACTED]

Northwinds Brewery Ltd.

499 First Street, Unit 3 & 4
Collingwood, Ontario

180 Jozo Weider Blvd. (Blue Mtn Village)
Blue Mountains, Ontario

August 2, 2020

Dear Mayor Soever, Deputy Mayor Potter and Members of Town Council

RE: Support for Blue Mountains Attainable Housing Corporation's Thornbury Site & Upcoming Public Consultation Process

My name is Geoff Conway and I am the owner of Northwinds Brewery Ltd. in the Blue Mountain Village. We employ approximately 100 people annually between our Village and Collingwood location. Staffing and cost of living (renting and availability of affordable housing) has been a major issue of operations over the 7 years we've been in operation and it's stifled our interest in expanding to additional locations or opening additional restaurant concepts.

Collectively, service-sector and tourism employers across the Town of The Blue Mountains drive local employment; support secondary businesses, consumer spending and business investment; provide world-class experiences for locals and visitors; and provide significant tax revenue to the municipality.

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Thank you,

[REDACTED]

Geoff Conway

Date: July 31, 2020

Subject: Support for Blue Mountains Attainable Housing Corporation's Thornbury Site & Upcoming Public Consultation Process

Dear Mayor Soever, Deputy Mayor Potter and Members of Town Council,

My name is, Maurice Byrne and I am the owner of MJ Byrne's Irish Pub in the Blue Mountain Village. We employ approximately 100 people annually as well as supporting local industry by using local suppliers where possible.

Collectively, service-sector and tourism employers across the Town of The Blue Mountains drive local employment; support secondary businesses, consumer spending and business investment; provide world-class experiences for locals and visitors; and provide significant tax revenue to the municipality.

I am writing today to show my support for the Town of the Blue Mountains Attainable Housing Corporation's (BMAHC) work toward building its first attainable housing site in Thornbury. I am also in support of Town Council's plans to conduct transparent public consultation on the project including looking at the Official Plan and Comprehensive Bylaw in order to ensure that the project can be as impactful as possible while also respecting the surrounding community and its needs. During the last municipal election, candidates assured local businesses and residents alike that attainable housing would be a priority and we are grateful that our elected Councilors are following through on your campaign promises – because the need for attainable housing to support our growing workforce needs and community overall has only grown since the last election.

I look forward to learning more about: how this project will be supported by new local transit links, opportunities for all types of businesses and community groups in our Town to get more involved in supporting BMAHC's work, and plans for future sites across the Town of The Blue Mountains.

Please feel free to reach out to me directly as the consultation process begins. I will be sure to encourage my employees, colleagues and neighbours to participate.

Sincerely,

____ [Redacted Signature] ____

Email: [Redacted Email Address]

Contact [Redacted Contact Information]

RECEIVED VIA EMAIL

From: Tanya White <[REDACTED]>
Sent: Thursday, July 30, 2020 3:11 PM
To: Town Clerk <[REDACTED]>; Executive Assistant <[REDACTED]>
Cc: Andrew Siegwart <[REDACTED]>
Subject: Support for Blue Mountains Attainable Housing Corporation's Thornbury Site & Upcoming Public Consultation Process

Dear Mayor Soever, Deputy Mayor Potter and Members of Town Council,

My name is, Tanya White and I am the owner of Reiners Originals in Blue Mountain Village. We employ approximately 5-8 people annually.

Collectively, service-sector and tourism employers across the Town of The Blue Mountains drive local employment; support secondary businesses, consumer spending and business investment; provide world-class experiences for locals and visitors; and provide significant tax revenue to the municipality.

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Please feel free to reach out to me directly as the consultation process begins. I will be sure to encourage my employees, colleagues and neighbours to participate.

Sincerely,

Tanya White

Date: __ July 24/20 _____

Subject: Support for Blue Mountains Attainable Housing Corporation's Thornbury Site & Upcoming Public Consultation Process

Dear Mayor Soever, Deputy Mayor Potter and Members of Town Council,

My name is, __ Bill Vomvolakis _____ and I am the owner of
__ Tholos Restaurant and Firehall Pizza Co. _____ in the
Mountain Village. We employ approximately __ 80 ____ people annually

Collectively, service-sector and tourism employers across the Town of The Blue Mountains drive local employment; support secondary businesses, consumer spending and business investment; provide world-class experiences for locals and visitors; and provide significant tax revenue to the municipality.

I am writing today to show my support for the Town of the Blue Mountains Attainable Housing Corporation's (BMAHC) work toward building its first attainable housing site in Thornbury. I am also in support of Town Council's plans to conduct transparent public consultation on the project including looking at the Official Plan and Comprehensive Bylaw in order to ensure that the project can be as impactful as possible while also respecting the surrounding community and its needs. During the last municipal election, candidates assured local businesses and residents alike that attainable housing would be a priority and we are grateful that our elected Councilors are following through on your campaign promises – because the need for attainable housing to support our growing workforce needs and community overall has only grown since the last election.

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Please feel free to reach out to me directly as the consultation process begins. I will be sure to encourage my employees, colleagues and neighbours to participate.

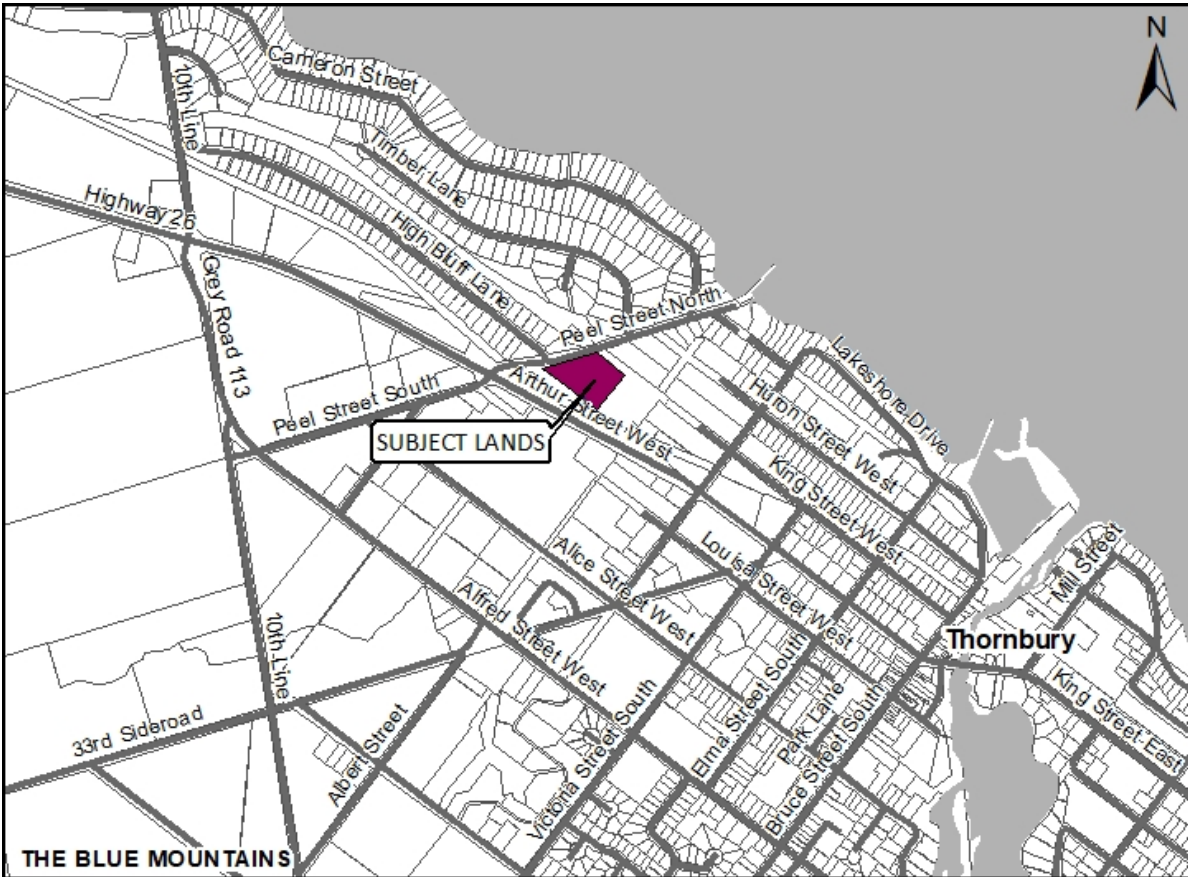
Sincerely,
Bill Vomvolakis

Email: __ [REDACTED] _____

Contact # __ [REDACTED] _____

NOTICE OF COMPLETE APPLICATIONS - WE WANT TO HEAR FROM YOU

- WHAT:** The County and Town are seeking input on development applications within 120 metres of your property that would implement an approved site plan to create 2 single detached dwellings and 22 semi-detached dwellings.
- SITE:** Lots 47 and 48, Southwest of King Street, and Lots 47 to 49, Northeast of Arthur Street, and Part of Minto Street, Townplot of Thornbury, Town of The Blue Mountains (188 Peel Street N)



Connection Details and Timing of the Public Meeting? – To be scheduled at a later date.

How can I contribute my opinion?

Any person or agency may connect to the Public Meeting and/or make verbal or written comments regarding this proposal. If you wish to make verbal comments at the public meeting, please pre-register with Town staff by emailing: [REDACTED]

How do I submit comments?

Submit written comments or sign-up to be notified of a decision by emailing, mailing or contacting:

Randy Scherzer (Grey County Planner)



County of Grey Planning Department
595 9th Avenue East
Owen Sound, ON, N4K 3E3



[REDACTED]



519-519-372-0219 ext. 1237

Travis Sandberg (Town Planner)

Town of The Blue Mountains
P.O. Box 310 – 32 Mill Street
Thornbury, ON, N0H 2P0

[REDACTED]

519-599-3131 ext. 283

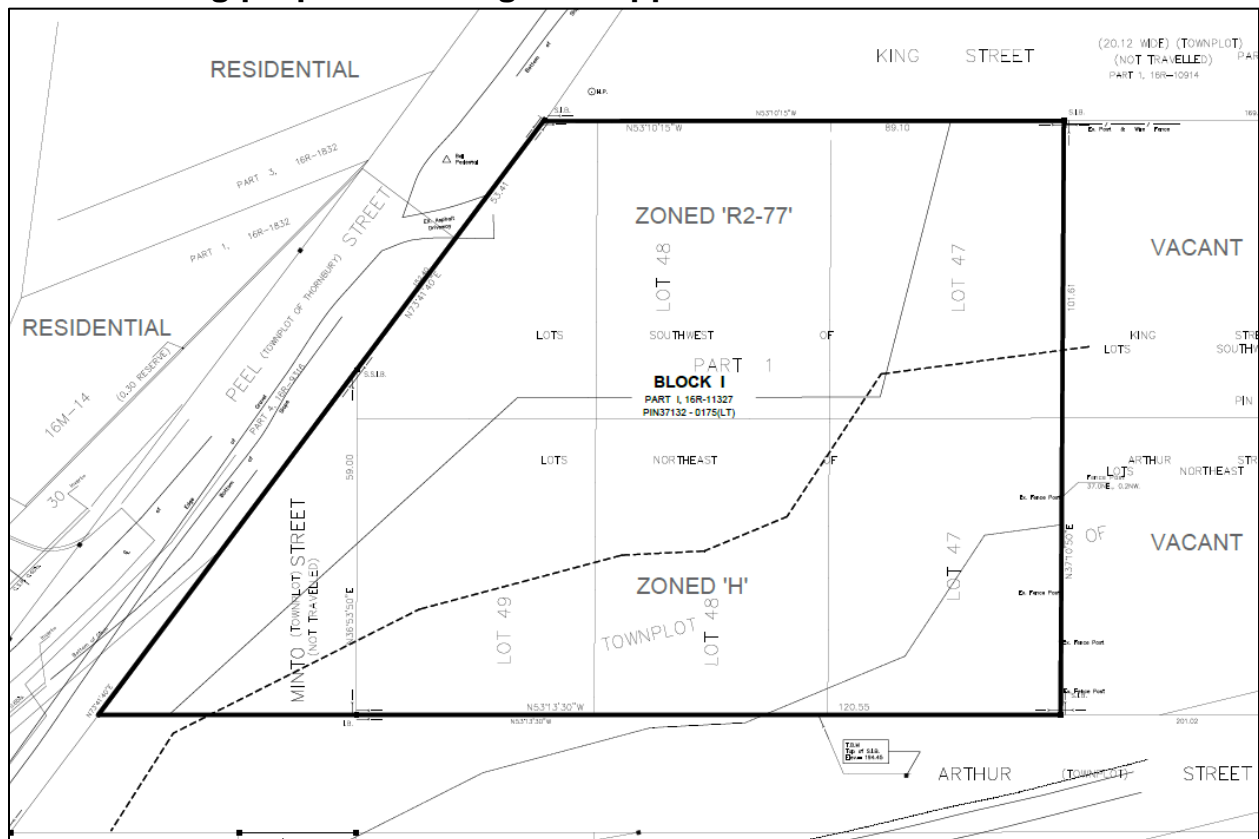
It is encouraged that written comments be submitted via email.

Request for information

For information on the plan of subdivision application visit <https://www.grey.ca/planning-development/planning-applications/richpark-homes-subdivision>

For all supporting studies and reports for the proposed zoning by-law application visit <https://www.thebluemountains.ca/development-projects.cfm>

What is being proposed through the applications?



The County has received a plan of subdivision application known as Richpark Homes (County file number 42T-2020-04) that proposes to create a single block subdivision in order to utilize Part Lot Control provisions under the Planning Act to implement a site plan that has been approved by the Town of The Blue Mountains. The approved site plan created a total of 2 single detached dwellings and 22 semi-detached dwellings. The intent is to create Parcels of Tied Land (POTL's) using the Part Lot Control provisions under the Planning Act and then create a common element condominium for the proposed private road and the open space lands to the south through a future condominium exemption application process.

The purpose and effect of the proposed zoning by-law amendment application is to modify the existing site-specific zoning provisions to facilitate the creation of a common element condominium as a form of ownership tenure for the lands. Current zoning by-law provisions treat building setbacks as if the condominium is one single property notwithstanding that 24 dwelling units are to be built. As a part of the amendment, the applicant proposes to modify the existing site-specific zoning provisions to recognize that the proposed common element lands within this zone shall be considered to be one contiguous lot.

The applicant also proposes to include additional allowances for unenclosed/uncovered decks on Units 10-21 to permit a maximum encroachment of 3.0m into a required yard,



whereas a maximum encroachment of 1.5m is currently permitted by Zoning By-law 2018-65.

What can I expect at the Public Meeting?

The public meeting is an opportunity for members of the public to learn more about the proposed development. For those that connect, you will have the opportunity to hear a brief presentation about the development, ask questions, and/or make statements (if pre-registered with the Town Clerk) either in favour of, or in opposition to the development. No decisions are made at this meeting, it is simply an opportunity to learn and provide feedback. A future Notice of Public Meeting will be circulated confirming the date, time, and connection details for the Public Meeting.

Why is this Public Meeting being held and what are your rights?

Within Ontario the planning and development process is an open and transparent process, where opinions from all individuals and groups are welcomed. By law a municipality must hold a public meeting, and this meeting is just one of your chances to learn about the development proposal and offer your opinions. Under the legislation governing this development process, which is sections 34 and 51 of the *Planning Act*, you have the following rights:

1. Any persons may connect to the public meeting and/or make written or verbal representation either in support of or in opposition to the proposed zoning by-law amendment or plan of subdivision (please pre-register with the Town Clerk in advance if you wish to speak at the meeting).
2. If a *person or public body would otherwise have an ability to appeal the decisions of the Town of The Blue Mountains or the County of Grey to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to Town before the zoning by-law amendment is approved or refused, or to the County of Grey before the plan of subdivision is approved or refused, the person or public body is not entitled to appeal the decisions.
3. If a *person or public body does not make oral submissions at a public meeting or make written submissions to the Town before the zoning by-law amendment is approved or refused, or to the County of Grey before the plan of subdivision is approved or refused, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.
4. If you wish to be notified of the decision by the Town in respect to the approval or refusal of the zoning by-law amendment, or the County of Grey in respect to the approval or refusal of the plan of subdivision, you must make a written request to the Town or the County, at the addresses noted on the previous page. Please note application P2888 for the zoning by-law amendment when directing comments to the Town and plan of subdivision application 42T-2020-04 when directing comments to the County.
5. If you have any questions please do not hesitate to contact County or Town staff, who would be happy to answer any questions on the matter.

*Notwithstanding the above, only a 'person' listed in subsection 51(48.3) of the Planning Act may appeal the decision of the County of Grey to the Local Planning Appeal Tribunal (LPAT) as it relates to the proposed plan of subdivision. Below is the prescribed list of 'persons' eligible to appeal a decision of the County of Grey related to the proposed plan of subdivision as per subsection 51(48.3) of the Planning Act. These are recent changes that have been made to the Planning Act by the province. A link to the revised Planning Act can be found here - <https://www.ontario.ca/laws/statute/90p13>. For more information about these recent changes, please visit the LPAT website or contact LPAT - <https://elto.gov.on.ca/tribunals/lpat/about-lpat/>.

The prescribed list of 'persons' eligible to appeal a decision of the County on the proposed plan of subdivision as per subsection 51(48.3) of the Planning Act is as follows:

1. A corporation operating an electric utility in the local municipality or planning area to which the plan of subdivision would apply.
2. Ontario Power Generation Inc.



3. Hydro One Inc.
4. A company operating a natural gas utility in the local municipality or planning area to which the plan of subdivision would apply.
5. A company operating an oil or natural gas pipeline in the local municipality or planning area to which the plan of subdivision would apply.
6. A person required to prepare a risk and safety management plan in respect of an operation under Ontario Regulation 211/01 (Propane Storage and Handling) made under the Technical Standards and Safety Act, 2000, if any part of the distance established as the hazard distance applicable to the operation and referenced in the risk and safety management plan is within the area to which the plan of subdivision would apply.
7. A company operating a railway line any part of which is located within 300 metres of any part of the area to which the plan of subdivision would apply.
8. A company operating as a telecommunication infrastructure provider in the area to which the plan of subdivision would apply.

Dated at the City of Owen Sound this **13th** day of **August 2020**.

A note about information you may submit to the Town or the County: Under the authority of the Municipal Act, 2001 and in accordance with Ontario's Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), all information provided for, or at a Public Meeting, Public Consultation, or other Public Process are considered part of the public record, including resident deputations. This information may be posted on the Town or County websites, and/or made available to the public upon request.