

Dear Councillors of the Town of Blue Mountains,

As a long time cottage resident of the Town of Blue Mountains, I am writing to the Town Council to urgently protest the TCE Pumped Storage Plant being proposed for the Town of Meaford.

As someone who has been coming to this area my entire life---our family cottage was built in 1951----I have seen the Blue Mountains and the Town of Thornbury evolve into one of the finest and most successful tourist regions in Ontario. Fishing, swimming, boating, cottaging, bird watching, scenic beauty---all of these abundant activities and attractions are hinged on the beauty of our pristine Georgian Bay. And all the other pursuant activities and industries---golf, restaurants, real estate and others have thrived because people come to this area to enjoy Georgian Bay and the Escarpment area.

I am therefore deeply concerned about the environmental disaster in the form of this Pumped Storage Plant which will suck up and discharge millions of cubic meters of water back into our beautiful Bay DAILY doing untold damage. The company involved has provided inadequate environmental assessment and have not even accurately examined the location in which they wish to build.

We should not be fooled by the money and promises being made by TCE---the “many jobs” are transient and temporary—there only during the construction, many not for locals and disappearing once the plant is up and running. The destruction of the tourist and fishing industry of Georgian Bay has a priceless value which cannot be offset by empty promises. Once the damage to our ecosystem occurs it will be impossible to reverse it.

To the Council of the Town of Blue Mountains, this may seem like a “Meaford” issue. It is not—it is a Georgian Bay issue and every

community on this wonderful Bay should be against it. This needs to be thought of in the same way the late, great Canadian comedian Dave Broadfoot observed when discussing the smoking ban in restaurants and he said "Having Smoking Section in a restaurant is like having a [REDACTED] Section in a Pool." Water moves and it will be impossible to confine contamination from the plant to the Meaford area. THINK ABOUT IT. Do we want a 23 million cubic metre [REDACTED] Section in Georgian Bay just north of the Town of Blue Mountains?

Absolutely not!!!!

Urging your vigorous action against this project.

Martha McKee,

Cottage Owner

[REDACTED] Bayview Avenue.

RECEIVED VIA EMAIL

From: saimo dilovano <[REDACTED]>
Sent: Wednesday, June 17, 2020 2:05 PM
To: Council & Clerk <councilandclerk@thebluemountains.ca>
Subject: Utility Bill ([REDACTED])

Account #: [REDACTED]

Dear Council and Mayor,

I am writing this email in regards to a change in my utility bill of a lot I own in the Blue Mountains. Due to the fact that I do not have a home on the property and it is simply land, I believe it is unfair that I am being charged about \$385.33 a year for vacant lot water and sewer that is not being used. I was hoping you could consider a change in my situation as I should not be paying this utility bill without use. For further information please you can reach me at [REDACTED]

Thank you for your time.

Sincerely,

Sayim Kaya.

Town Of The Blue Mountains
26 Bridge St. E
PO Box 310
Thornbury ON N0H 2P0

*We need your support
more than ever
in these challenging times.*

Dear Mayor Alar Soever and Council,

On behalf of everyone at the Meaford Hospital and Foundation, we hope you and your family remain safe and healthy during this challenging time.

More than ever, we are grateful for the dedication of our donors, sponsors and volunteers. Your commitment to the Meaford Hospital has made an impact. Donations will support the purchase of new diagnostic and medical equipment. Funds received for Covid relief are helping to purchase Personal Protective Equipment and meet other needs for our hard working front line staff during this pandemic.

The government provides little funding for new medical equipment. Funds for the hospital's response to the Covid crisis are also uncertain and so, it is up to the foundation to raise the funds that are needed. We must rely on the generosity of our communities of Meaford, Town of the Blue Mountains and the surrounding area to fulfill the requirements of the Meaford Hospital as well as our regional site in Owen Sound.

Due to the restrictions set forth by the Government of Ontario, many of our fundraising events are postponed or cancelled which means it will be a challenge to meet the hospital's need for new equipment. I am writing to each of you to think about your local hospital now more than ever and support where you can. We recognize that many people are experiencing personal and economic hardships from this pandemic, but any support you can provide will be appreciated enormously during these unprecedented times.

Giving is easy and can be done;

1. online at www.mhfoundation.ca
2. etransfer to mhfoundation@gbhs.on.ca – please include your mailing information in the subject line
3. complete the donation form enclosed and return in the postage paid envelope

A very special thank you to all of the frontline workers in our area who are working tirelessly through this pandemic, your hard work and commitment to our community has been appreciated.

Please stay safe and healthy through this pandemic and thank you for your generous support of our hospital and its dedicated staff.

With gratitude,



Barbara Little,
Chair, Meaford Hospital Foundation

RECEIVED VIA EMAIL – June 16, 2020

Mayor Soever, Council, Corrina Giles, Municipal Clerk, Staff, Sustainability Advisory Committee, Fence Viewer Committee and Committee of Adjustment

I'm asking Council to consider mandating a requirement to submit detailed, as built landscape plans to be kept on file at the Town offices. I'm asking something that is not a course of action I would normally advocate for since I'm usually not in favour of increased rules and regulations. However the sad reality is that the landscape industry and the many disciplines that work within it, must meet compliance on many levels ranging from land drainage acts, Ontario building code, municipal by-laws, environmental requirements, TSSA, planning regulations and many others.

Yet rarely can anyone access specific detailed information that pertains to a landscaped property. For example, retaining walls, utilities that service items beyond the meter, easements and some very specific conditions tied to some properties.

Detailed, as built landscape plans on file at the municipal offices would capture a wide range of activities that have taken place on a property over time beyond the typical building envelope and approved grading plan and could include other legislated requirements and compliance certifications that property owners and landscape contractors should be aware of. Having this information available will increase safety, reduce overall costs, enable maintenance of grading as approved and enhance the confidence of homeowners and those of neighbouring properties, trades people and those who work in the landscaping industry.

Sincerely
Alex Maxwell

June 12, 2020

TO: The Mayor and Councillors of the Town of Blue Mountains

Re: Staff Report # FAF.20.098

We are writing to you today in reference to the above Staff Report and the letter you received from Mr. Frith on behalf of the BMSTA owner/operators requesting forgiveness in taxes, water/sewer, extension of licencing and LNC considerations.

While we agree that COVID-19 has hit the economy of not only our Town, but that of Ontario, Canada, and the world, its negative impact has been felt by individuals and businesses everywhere. Many of our Town residents have lost their jobs and/or have had their hours reduced, and businesses have either closed and/or suffered severe financial impacts due to Covid. The BMSTA group represented by Mr. Frith are not alone in their suffering... they are not special. The STA owner/operators are essentially businesses that have invested in real estate. With this investment comes reward and risk. We would suggest that the STA owner operators use alternate means to protect their investments such as deferring their mortgage payments. They should also mitigate their risk in the event of a "second wave".

Personally, our personal assets have decreased with COVID and we are not alone, but we do not expect to get, receive, or even be offered any forgiveness of our Town levies.

Secondly, the request to add the time of non-rented spaces due to COVID shut down, which we now know is three months, is an expense that the Town cannot afford, nor should agree to. Many people have been in lockdown and unable to do anything either, but their leases are not extended, nor are their financial obligations altered.

Should the Council consider any of Mr. Frith's requests, then the Council should be offering the same exemptions to the Town residents and businesses as we too are private property owners and business owners as are the owner/operators of the STA group. This is not viable financially for the Town, so we believe that there should be no exemptions to any one group, business, person, etc. as it applies to water, sewer, and property taxes.

We thank you for your time and understanding .

Regards,

Robin & Bill Pittaway
[REDACTED] Kinsey Place, TOBM

RECEIVED VIA EMAIL

From: Vicki <[REDACTED]>
Sent: Friday, June 19, 2020 9:56 AM
To: Corrina Giles <[REDACTED]>
Cc: directorlegal@thebluemountains.ca
Subject: FAF.20.098 Committee of the Whole June 16, 2020

Please ensure that this correspondence is included in the Council Meeting when this issue is addressed and forwarded to the Mayor and Councillors asap. Thank You.

Hi Mayor, Council and the Town Clerk:

I listened with lots of interest and concern during the CoW discussion regarding the most recent written request from the BMSTA for special treatment. This included specifically: the *"forgiveness of all property tax and water/sewer fees on our properties"* during the shutdown period in addition to forgiving their STA licensing costs by agreeing to *" add this time back on the tail end of the life-span of our STA Licenses"*.

Thank you for the decision not to forgo the revenue which would be lost if these requests were granted. As noted in the report from the Director of Legal Services there would be a "revenue shortfall" and "the reduced STA revenue will not be easily recouped".

Approval of the preferential treatment requested by this one aspect of our tourist accommodation industry would set a very poor precedent. If approved would the Town then provide additional benefits to the majority of accommodation providers and all businesses in our Town that have also been affected by the pandemic?

As an aside, after only 2 weeks of STAs being allowed to operate again, the rental next door to our property received (that we know of) at least 2 calls on separate nights last weekend to the Police regarding noise in the hot tub area after midnight. In addition there were 2 calls to the afterhours Bylaw number. These businesses are neither good neighbours, no one who is reading this would want an STA beside them, nor deserving of special financial benefits. No other business is receiving this extraordinary subsidy that would be provided by the residents of our Town.

We request that Council uphold the decision made at the CoW. Thank You.

Regards, Vicki Kellar
[REDACTED] Lucille Wheeler Cres, Blue Mountains

PS: Let us keep in mind that the reason these Bylaws and rules were established initially was as a result of the ongoing problems caused by STAs in residential areas



NOTICE OF PUBLIC MEETING

COMMITTEE OF ADJUSTMENT Application for Consent

**Tuesday, July 14, 2020 at 5:00pm
Virtual Meeting**

Please register to attend here:
www.greighighlands.ca/coa

View the meeting live here:
<https://youtu.be/soCSu7E4duA>

If you do not have internet access and would prefer to attend the meeting via phone, please call 519-986-1216 x233 to register in advance of the meeting.

Registered Owner: Kathryn Penny and Jeremy Gourlay

Agent: Krystin Rennie, Georgian Planning Solutions

Legal description: PT LT 14 CON 1 EUPHRASIA PT 1 16R2147; GREY HIGHLANDS

Civic Address: 355854 Blue Mountains Euphrasia Townline

Severed Parcel

Frontage: n/a **Depth:** 710 m **Area:** 21 ha

Retained Parcel

Frontage: 305 m **Depth:** 662 m **Area:** 19 ha

Having access on: Blue Mountains Euphrasia Townline

Assessment roll number: 42 08 390 002 00200

The purpose and effect of consent application

B15.2020: To sever an agricultural lot with a lot area of approximately 21 hectares. The severed lands will be merged with the abutting lands to the south having the roll number 420839000200110. The retained parcel will have a lot area of 19 hectares and a lot frontage of 305 metres onto Blue Mountains Euphrasia Townline.

A sketch of the proposed severance is attached.

Related files: OP02.2020 and Z22.2020

Why did I receive this notice?

Property owners within 120 metres of the subject land are notified of an application for severance.

What can I expect at the Public Meeting?

The public meeting is an opportunity for members of the public to learn more about the proposal. Attendees can hear a brief presentation about the proposal, ask questions, and/or make verbal or written statements either in favour of, or in opposition to the proposed application. At the meeting members of the public will also hear a summary of any comments received about the application prior to the public meeting. The Committee of Adjustment will then decide to support, defer, or deny the application. The applicant or their agent shall attend the meeting, or the application may not be dealt with or may be dismissed.

A request for deferment of the meeting must be made before the Committee, and an alternate meeting date, if any, will be at the discretion of the Committee.

Want to be notified of a decision?

If you do not live within 120 meters of the application, you must make a request in writing if you wish to receive a notice of any decision on this proposal. This will also entitle you to be advised of a possible Local Planning Appeals Tribunal (LPAT) hearing.

Your rights to appeal a decision:

If a person or public body that files an appeal of a decision of the Committee of Adjustment in respect of the proposed application does not make written submissions to the Committee of Adjustment, Municipality of Grey Highlands before it gives or refuses to give a decision, the LPAT may dismiss the appeal.

To appeal the decision to the LPAT, send a letter to the Secretary-Treasurer for the Committee of Adjustment, Municipality of Grey Highlands outlining the reasons for the appeal. If you wish to appeal to the LPAT, a copy of the appeal form is available on the [LPAT Website](#). You must enclose the appeal fee of \$300 for each application appealed, paid by certified cheque or money order, made payable to the Ontario Minister of Finance.

A Note about information you may submit to the Municipality:

Individuals who submit letters and other information to the committee should be aware that any personal information contained within their communications may become part of the public record and may be made available through the agenda process.

This document can be made available in other accessible formats as soon as practicable upon request.

Where do I submit my comments?

Please submit written comments to the Secretary-Treasurer, Committee of Adjustment

By mail or in person:

206 Toronto St S

Unit 1

PO Box 409

Markdale, On N0C 1H0

Fax: 226-909-0662

Email: planning@greyhighlands.ca

Written comments are requested by July 10, 2020 so that they may be read at the public meeting for the benefit of everyone in attendance.

Questions? Want more information? Ask the Planning Department.

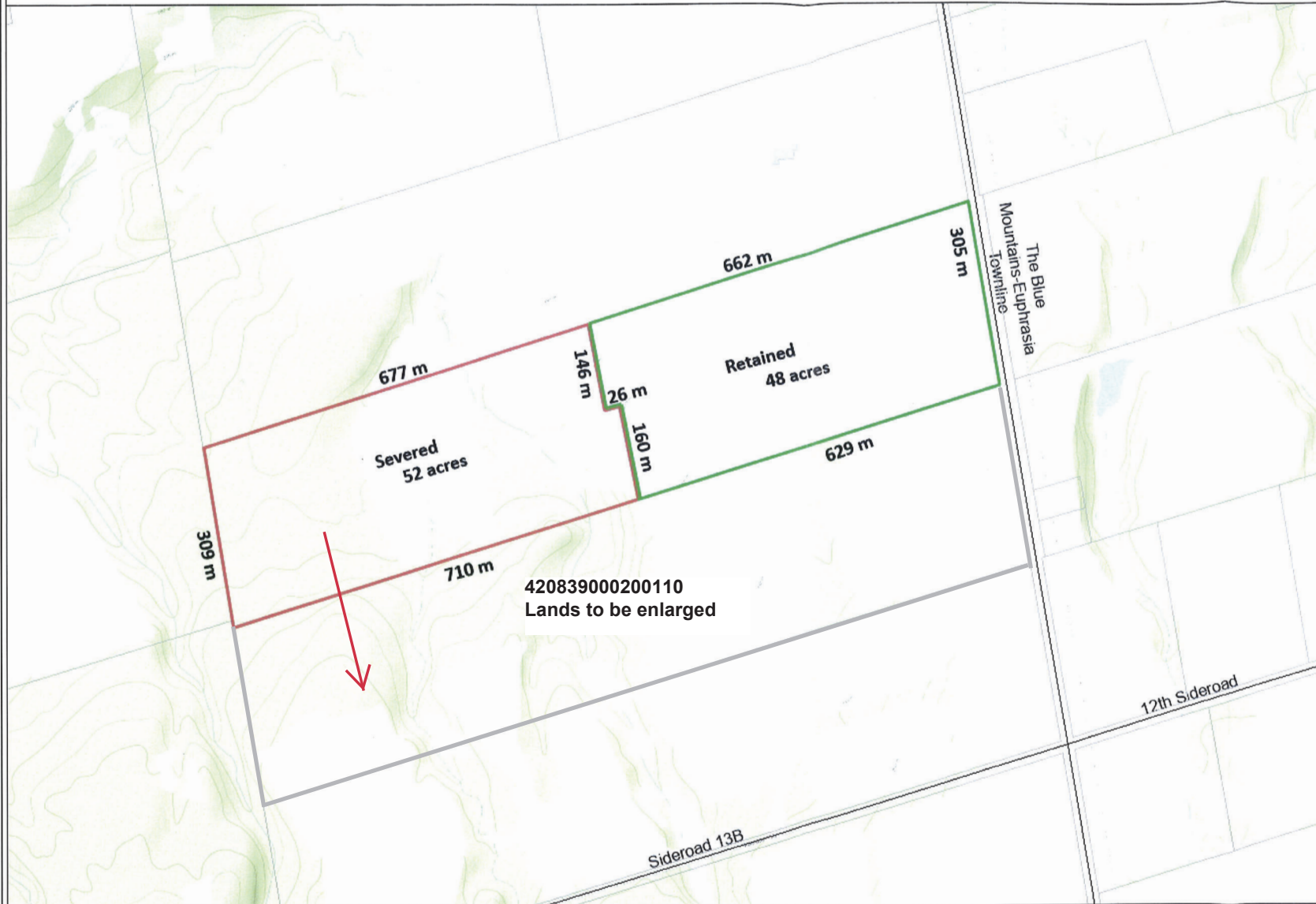
Phone: 519-986-1216 x193 **Email:** planning@greyhighlands.ca **Website:** www.greyhighlands.ca



355854 The Blue Mountains/Euphrasia Towlne Consent Sketch

Legend

- Parcels - Current
- Large Scale Roads**
 - Provincial Highway
 - County Road
 - Township Road
 - Seasonal Road
- Grey County Boundary



444 0 222 444 Meters

WGS_1984_Web_Mercator_Auxiliary_Sphere
© County of Grey



This map is a user generated static output from an Internet mapping site and is for reference only.
Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Printed: March 5, 2020

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

420839000200200

Re: Agenda Item B.15.1 Recommendation Report – Mountainside Developments Zoning Amendment PDS.20.09 (104-108 Settlers Way, Blue Mountains, ON) South Part of Lot 19, Concession 2.

We are writing to submit our concerns with the proposed zoning amendment for 104 & 108 Settlers Way.

We are truly disappointed that this application is being made without providing the residents of the area sufficient notice to review or comment on the application. We received an email from Denise Whaley, Planner, on June 10, 2020, indicating that this recommendation report was on the agenda for council to recommend changing the zoning to allow multi-family dwellings at 104 & 108 Settlers Way.

As a long term property owner of [REDACTED] Settlers Way (23 years) we feel that this proposal will significantly impact the neighborhood.

This proposal has once been turned down by Town Council in May 2018. The neighbourhood residents presented strong argument demonstrating that this development could not be sustained in this location due to many infrastructure issues. Town Council agreed at that time with the residents of the neighbourhood and denied zoning changes to allow the development.

Although the numbers of units has since been decreased to 7, all of the same issues exist that were considered in May 2018 when the proposal was denied.

We wish to make it known that our concerns with the request to change the zoning to permit the building of seven townhouse on 104 & 108 Settlers Way are:

The height of the said new build appears to be three stories which would overshadow our property and would be in excess of anything else in the neighbourhood.

Many homes have been recently constructed in the neighbourhood and all have followed the single residency allowance and height restrictions for the area, as a home owner this is the path that we are currently pursuing for the future of our property and our permanent residency. This change will affect the density and culture of the area and could potentially reduce the value of our property.

Allowing this proposal to proceed could potentially provide an opportunity for future similar development surrounding our home.

The neighbourhood is currently serviced by overhead power, cable and phone lines, with the addition of seven units, this would require significant overhead wiring (21 cables) to cross the street increasing the risk of danger for the snowplows, garbage trucks and fire services.

The current street infrastructure cannot support this increase in traffic to support 7 new residences, this is a dead-end street, snow plows and waste removal must back down this street to provide service, emergency services would be restricted when responding to an emergency as well, as the street is narrow and does not allow for maneuvering of large vehicles easily, adding multi-family units increases risk for all residents.

The infrastructure revisions done 10 + years ago to the sewer and water for this area were done to support the current single family residency zoning and will not sustain the increased load of seven units when it was done to support the two home allowance in that location.

The run off/ drainage would require redevelopment for the street as the current drainage does not support the current run off, let alone support the street if this development was to proceed.

The potential that these high density units would become rental units and that the culture of this area become one similar to Tyrolean Village should be as concerning for Town Council as it is for the residents of Settlers Way and Craigmere Crescent.

Please accept this email as our submission for the Town Council meeting June 16, 2020 for the discussion on Agenda Item B.15.1 Recommendation Report- Mountainside Developments Zoning Amendment.

Respectively submitted
Suzanne Maria Hilts (nee Swailes)
Kenneth Earl Hilts

To the attention of the Clerk and Council
Town of the Blue Mountains

June 13 2020

Please accept this letter as opposition to the application for Zoning Amendment for properties known as 104 and 108 Settlers Way.

In the Town of Blue Mountains official plan, section 3.15-Infilling, clause 1, states in part that infilling shall be encouraged provided where such infilling “generally conforms in style and character with surrounding development”. This proposal does not meet this criteria.

Additionally we have concerns with the following;

- 1) Access- Settlers Way from Craigmore to the dead end is approximately 20% narrower than standard.

The access from Settlers way to the proposed site is an acute angle creating significant problems for service and emergency vehicles.

- 2) Parking – This is almost certain to be a problem with only three onsite visitor spots. It stands to reason cars will be parked on an undersized Settlers Way.

- 3) Height – The proposal includes a grade increase of two metres prior to construction. Add to this three and a half story buildings, (actually four if you refer to the easterly rendering of the four units facing Grey road 19) there will be obstructed views.

This grade increase will also kill the majority of the mature trees.

- 4) Drainage – A two metre increase in property height, without significant changes to existing ditches, will create problems to properties to the east.

We hope that council sees as one of it's many functions to, on behalf of it's constituents, protect the integrity of established neighbourhoods. This application does the opposite.

Robert and Patricia Scott

██████ Settlers Way
L9Y 0N9

June 13, 2020

To: Town of the Blue Mountains Town Council

Via email to:

Denise Whaley: [REDACTED]
Corrina Giles: townclerk@thebluemountains.ca
Mayor: mayor@thebluemountains.ca

Re: Meeting of the Whole Council on June 16, 2020
Agenda Item B.15.1 Recommendation Report – Mountainside Developments
Zoning Amendment PDS.20.09 (104-108 Settlers Way, Blue Mountains, ON)
South Part of Lot 19, Concession

Dear Councillors;

It was brought to our attention on June 10, 2020 regarding the above matter. We find this is an inappropriate notice for myself and other residents and neighbours to review. In 2018 the majority ruled we did not accept this type of dwelling in the present neighbourhood, listed were some of the reasons why. Neighbour's and residents of the area views have not changed.

1. It did not fit in the style of the present neighbourhood,
2. It posed many problems already on the present system such as spring flooding. Building in this area would put much stress on the already existing owners' homes.
3. The proposed setting in on a dead-end street with only one exit and entrance making it exceptionally hard for emergency vehicles to maneuver, especially more so with the proposed additional 7 new homes on 2 lots!
4. The proposed site for this development is basically in a laneway whereas there is already concerns over parking and traffic.
5. Vehicle traffic in this area is 1 lane only making it very difficult and stressful already with existing owners. Presently the garbage and recycling trucks back into the street to retrieve garbage as there is no room to turn around.
6. Noise concerns have always been an issue with existing rentals; owners in this area feel this may also become an issue for them.

Concerned fellow residents of the area,

Joanne and James Fraser
[REDACTED] Craigmores Cres.
Blue Mountains, Ont.

Sheilah and Martin Scrocchi

■ Pioneer Lane

Town of the Blue Mountains

June 14, 2020

Corrina Giles

Town Clerk of the Town of the Blue Mountains

32 Mill Street

Thornbury, Ontario

N0H 2P0

RE: Proposed Townhouse Development Rezoning Application at 104/108 Settler's Way

Dear Ms. Giles,

We are once again writing to voice our objection to the proposed development on Settler's Way. Based on the information that was provided in 2018 there were several areas of concern then that required the Town's careful consideration with the result seeing the Town turn down the proposal.

The information provided this month suggests minimal changes to the proposal and these changes do not seem sufficient to mitigate the previous concerns including water and sewage management, traffic flow, parking and the fact that these units will attract a transient, short term rental clientele.

We are also concerned about the lack of information that has been provided to the community regarding this new rezoning application and the insufficient amount of time we were given to provide adequate feedback to the process.

As a full time resident in this community we strongly believe that the character of our neighborhood will be compromised with the addition of multi-family rental units and we therefore respectfully request that the Town once again reject the rezoning application.

Kindly notify us of any decisions or further steps that may be taken that will have an impact on our neighborhood.

We appreciate your consideration.

Sincerely,

Sheilah and Martin Scrocchi

Cc:

Councillor, Peter Bordignon

Councillor, Rob Potter

Councillor, Rob Sampson

June 14, 2020

Ms. Corrina Giles, Town Clerk
Town of the Blue Mountains
32 Mill Street, P.O. Box 310
Thornbury, ON
N0H 2P0

RE: PDS.20.09
Proposed Zoning By-law Amendment from R1-1 to R2
104 and 108 Settler's Way

Dear Ms. Giles,

Thank you for considering this response to this proposed zoning change. My family owns and lives at [REDACTED] Craigmore Crescent, on a lot that is adjacent to the properties in question. We are strongly in opposition to this proposed zoning change.

This idea, initially proposed in May 2018, was flawed in several respects, many of which were itemized at length by a large number of my neighbours and myself at that time. While I acknowledge that some of these concerns have been addressed to some extent, as per Attachment 2 of the current proposal, I feel compelled to point out that some have not, nor can they reasonably be addressed within the general framework of this property development proposal.

First and foremost, this proposal is unsafe. The projected impact suggested by this development on traffic and parking considerations alone are unrealistic. Settler's Way is not, nor can it reasonably be adjusted to be, able to accommodate the inevitable increase in traffic flow that will result from adding seven additional households to such a small, inaccessible area. The proposed 'solutions', to garbage and snow removal concerns are confusing at best, and at worst, impossible. Furthermore, the addition of three visitor parking spots will certainly not meet the needs of residents. Even if every unit were to have just one extra vehicle during ski season or on a holiday, the parking would be insufficient. Believing otherwise is not being realistic.

The widening of Grey Road 19 is not a safe idea. And if the intersection to join up with Settler's Way were to be opened, this would invite traffic chaos. Some specific historical evidence:

- In the summer of 2015, a car drove off of this road and crashed into the lot of 104 Settler's Way right beside my backyard. After awakening to the sound of the crash I called the police who came to the scene. I could hear the entire exchange between the officers and the driver, who was clearly under the influence.
- Recently, I found another large car part (front grill and headlight) in the west part of my backyard, again near where my lot backs onto the curve at Grey Road 19. I was not present for the event that precipitated this artifact but it does concern me.
- Additionally, over the years, I have observed that particular section of Grey Road 19 (the curved section on the edge of my backyard) to be a popular one for motorists to stop, presumably to reorient themselves. They do this frequently despite the questionable sightlines along this stretch of the road in either direction.

A lot of people travel through and around our neighbourhood, to and from popular alcohol-licensed social venues. Widening Grey Road 19 at the point in question and adding an intersection joining to Heritage Road would magnify the safety concerns around this already dangerous corner.

Generally however, our neighbourhood is a quiet one, comprised almost exclusively of single home dwellings. We love our neighbourhood the way it is and, besides the safety concerns aforementioned, do not want this dense housing development. There are plenty of other areas nearby that are more than suitable and already zoned appropriately. I strongly urge the Town to reject this proposal and encourage the developer to seek out one of these alternate sites.

Thank you for your time and consideration.

Jacob Speijer

█ Craigmore Crescent

Town of the Blue Mountains

L9Y 0N8

RECEIVED VIA EMAIL

From: Glenn Weir [REDACTED] >
Sent: Monday, June 15, 2020 7:30 AM
To: Corrina Giles <[REDACTED]>
Subject: 104 &108 SETTLERS WAY

CORRINA GILES CMO

Further to my objection emails of 2018.

After the previous Town Council did not approve the application after receiving many reasoned objections and the property was put up for sale the neighbourhood thought the issue was dead.

Now on extremely short notice the application is now being brought again before a new council.

With COVID 19 going on it looks like a opportunistic, fast tracking of the council approval process.

I would ask each member of the current council why is the Planning Dept opportunisticly taking advantage of the COVID 19 crisis to fast track councils approval of this application.?

In addition to all the other reasoned objections submitted in 2018 and currently by others I would highlight my concern about the fire truck response to any fire in this complex as applied for on this glorified laneway .

Before any decision of council the FIRE CAPTAIN / FIRE MARSHALL along with each member of council should be tasked with personally inspecting the site and seeing first hand our concerns..

I would ask that all of my previous Email objections along with everyone else's 2018 objections submitted to the previous council also be forwarded to each member of the current council before they deliberate the issue, given such short notice given to this current application..

Thank you in advance for your attention to the above.

RESPECTIVELY

GLENN WEIR CPA

[REDACTED] SETTLERS WAY

RECEIVED VIA EMAIL

From: BARB HOLLAND <[REDACTED]>

Sent: Sunday, June 14, 2020 1:20 PM

To: Corrina Giles <[REDACTED]>; Rob Potter <[REDACTED]>; Rob Sampson <[REDACTED]>; Alar Soever <[REDACTED]>; Peter Bordignon <[REDACTED]>

Subject: rezoning proposal of 104/108 Settlers Way

Please find attached the Holland family's letter concerning the proposed Zoning By Law Amendment for 104/108 Settlers Way.

Our properties are across the street from proposed development and would impact our property considerably.

I have concerns that we were given minimal notice to respond to this issue given the current Covid 19 pandemic.

and also the entire neighbourhood's negative response to previous proposal in May 2018.

Call it a total blindside...

Can you please confirm with me that my letter will be heard at the council meeting and to also be made aware of future developments

My apologies for being unable to obtain other council members email addresses so that my thoughts could be sent to them as well

Thank you

Barb Holland

[REDACTED] Craigmere Crescent, Blue Mountains

June 14, 2020

To: Town of the Blue Mountains Town Council (via Town Clerk – Corrine Giles, and to Denise Whaley, [REDACTED])

Re: Meeting of the Whole Council on June 16, 2020

**Agenda Item B.15.1 Recommendation Report – Mountainside Developments
Zoning Amendment PDS.20.09 (104-108 Settlers Way, Blue Mountains, ON)
South Part of Lot 19, Concession 2.**

This proposal was turned down by Town Council in May 2018 due to neighbourhood objections. The current staff report now states, in response to revisions by the developer, that:

“The revision removed one of the townhouses on the east side of the properties to a new total of seven (7) units. This means that the proposal now includes one five (5) unit Townhouse block and on block of two (2) semi-detached units. Planning Staff were satisfied that the minor changes to the site plan and reduction of one unit did not warrant an additional public meeting.”

My first response to this decision made by council and planning staff is to ask if you have physically been to the proposed building site yourselves? If you had been to the site you would see the small size of the plot of land and the nature of the neighbourhood which would be changed into a busy hub. Council's choice to hold this meeting online without public input and with such short notice is unfair to the area's residents. The meeting should have been conducted publicly or in an inclusive online setting where residents can give their input. The following are the following reasons my family and myself believe the rezoning of lots 104-108 Settlers Way should not go through;


1. **Previous denial.** This proposal was denied in 2018 and building one less unit does not make rezoning acceptable. Building seven units changes the neighbourhood and sets a precedent of future rezoning. If my family were to sell our lots [REDACTED] Settlers Way there would be a possibility of rezoning this property that has the capacity of even larger developments. The residents of this neighbourhood do not support the rezoning of our area.
2. **Size of the laneway.** This street doesn't have a large capacity as it's not standard street width; it's an extended laneway that barely fits two cars in width. On a busy day, for example, during summer with landscaping trucks and trailers parked on the side of the street there is barely room to drive through. There would be no space for extra cars and guest parking.
3. **Traffic Volume on Blue Mountain Road.** Blue Mountain Road is extremely busy. The road connecting Craigmere Cres to Blue Mountain Road (a few hundred meters from the proposed development) was blocked off due to the danger of driving onto Blue Mountain Road. A school bus stop located at Chateau Ridge (across from the blocked off road) was moved due to the danger of the road. This new development would be extremely close to Blue Mountain Road and require sufficient fencing to keep children or pets safe.
4. **Emergency Vehicles.** Large emergency vehicles such as fire trucks cannot turn around and must back onto the laneway. With increased traffic on the laneway emergency vehicles could face challenges conducting their services efficiently and safely.

5. **Garbage Collections and Parcel Delivery.** The garbage truck and parcel delivery vehicles must back onto the laneway to conduct their services. If there are many vehicles parked on the laneway they aren't able to back in and must walk down to each individual house.
6. **Snow removal.** This is already an inconvenient laneway to plow and it is unclear where snow from the new drive ways will be piled up.
7. **Sewer Capacity.** The sewers and water systems in the neighbourhood were designed for single family detached homes and will not meet the demands of the proposed development.

As residents of this neighbourhood we have watched our 'tourist town' grow immensely as larger developments are built around us. We are still a single-family detached neighbourhood and will fight to keep it that way. Building 7 units on this plot also impedes runoff from being absorbed into the ground which is crucial in this neighbourhood at the base of Blue Mountain. We aim to keep housing footprints small here to live as sustainably as possible and enjoy the benefits of green space. We hope to stay in this beautiful area and raise our children in a safe neighbourhood.

Sincerely,

Renata Burns, B.E.S.


Settlers Way,
Blue Mountains, ON, L9Y 0N9

June 14, 2020

To: Town of the Blue Mountains Town Council (via Town Clerk – Corrine Giles, and to Denise Whaley, [REDACTED])

Re: Meeting of the Whole Council on June 16, 2020

**Agenda Item B.15.1 Recommendation Report – Mountainside Developments
Zoning Amendment PDS.20.09 (104-108 Settlers Way, Blue Mountains, ON)
South Part of Lot 19, Concession 2.**

This proposal was turned down by Town Council in May 2018 due to neighbourhood objections. The current staff report now states, in response to revisions by the developer, that:

“The revision removed one of the townhouses on the east side of the properties to a new total of seven (7) units. This means that the proposal now includes one five (5) unit Townhouse block and on block of two (2) semi-detached units. Planning Staff were satisfied that the minor changes to the site plan and reduction of one unit did not warrant an additional public meeting.”

We the undersigned are against the proposed zoning change and seven condo proposal at 104-108 Settlers Way.

In 2018 the same proposal was made re: eight condos, now reduced to seven. Why is the same developer thinking that reducing the number by one is now acceptable?

When the sewers were approved the mayor at the time, Mr. Ross Arthur, stated that property lots were not allowed to be subdivided in the future due to sewer capacity. Currently you propose seven units on two lots. Why is this now acceptable in contravention to the recommendations thoroughly reviewed in 2018?

The tax payers in this neighbourhood have not received the required written notice of this proposal. We have not been given adequate time to attain legal council. With this in mind the online meeting to discuss this proposal is verging on illegal.

The same constraints to which we objected in 2018 apply now to the following areas re:

1. Width of Settlers Way
2. Parking – lack of space for visitors
3. Sewer and water capacity
4. Hydro capacity
5. Snow removal
6. Garbage and recycling storage and pick-up
7. Fire truck access
8. Emergency services access
9. Access from Blue Mountain road
10. Excessive noise/partying
11. Obscuring neighbours' view due to three stories
12. Changes to County Rd 19 are an unnecessary burden to tax payers

If this proposal is approved are the units allowed to have short-term rentals? If so, it would contravene local by-laws thereby setting a dangerous precedent.

As elected officials you are appointed to safeguard the best interests of the tax payers in the Town of the Blue Mountains, not line the pockets of developers who would increase the density of the area at the expense of local residents and to the detriment of our neighbourhood.

The developer has had ample time during this pandemic to refine (since 2018) their plan, seek legal advice and put forward a proposal that offers the residents in the area insufficient time to review and respond. Unable to attend a proper open forum to voice our objections has diminished democratic right. The process has become undemocratic and possibly illegal.

This area was never designed for this type of development. The lots are suitable to accommodate single-family detached residential units. The majority of home owners are full time residents and we seriously wonder why the Mayor and Council members would even revisit this slightly altered proposal. In lieu of the strong and valid objections to the proposal originally voiced in 2018 why would it be under consideration again?

As you are no doubt aware, historically in the surrounding residential area, compliance with the zero-tolerance short-term rental by-laws has been extremely hard to enforce.

Our objections align with several submissions you have already received via email. Some residents may still not be aware of this proposed and detrimental zoning by-law change.

If the Mayor, Council and Planning Dept. allow this to proceed you open the door to zoning changes with no opposition and will turn this neighbourhood into a large Tyrolean Village (loud weekend rental party zone). The planning dept. has stated in past meetings that we are not maximizing land use. We do not want to live in downtown Toronto with high density housing. We live in a beautiful area and intend to keep it this way.

Please acknowledge receipt of this letter via email. Our expectation is that this letter will be presented in full at the meeting June 16.

Respectfully submitted,

Dr. Larry Burns & Barbara Bryans-Burns

[REDACTED]
Settlers Way,
Blue Mountains, ON, L9Y 0N9

RECEIVED VIA EMAIL

From: S Lee <[REDACTED]>

Sent: Saturday, June 13, 2020 10:17 AM

To: Denise Whaley <[REDACTED]>; Corrina Giles <[REDACTED]>

Subject: Settlers Way Development

Attention Corrina Giles, Denise Whaley

I am writing in objection to the rezoning being considered at 104-108 Settlers Way.

Please see my attached letter.

I would appreciate the Council Members being made aware of my correspondence.

Please email me confirmation that you have received my email.

Please keep me informed of this matter.

Respectfully yours

Susan Lee

[REDACTED] Pioneer Lane

The Blue Mountains

June 13, 2020

To: Town of the Blue Mountains Town Council (via Town Clerk – Corrine Giles, and to Denise Whaley, [REDACTED])

Re: Meeting of the Whole Council on June 16, 2020

**Agenda Item B.15.1 Recommendation Report – Mountainside Developments
Zoning Amendment PDS.20.09 (104-108 Settlers Way, Blue Mountains, ON)
South Part of Lot 19, Concession 2.**

This proposal was turned down by Town Council in May 2018 due to neighbourhood objections. The current staff report now states, in response to revisions by the developer, that:

“The revision removed one of the townhouses on the east side of the properties to a new total of seven (7) units. This means that the proposal now includes one five (5) unit Townhouse block and on block of two (2) semi-detached units. Planning Staff were satisfied that the minor changes to the site plan and reduction of one unit did not warrant an additional public meeting.”

I find it shocking, sad and appalling that the planning staff considered this too minor of an issue to warrant a public meeting. To us in this little gem of a community, one of the oldest at the base of Blue, in a sea of cookie cutter developments, this is a very big issue.

Rezoning without public approval is unacceptable.

I am in objection to the proposed rezoning and would appreciate my view being heard by Council.

The homes in this development are low and private dwellings except for the Town Houses at the other end of Settlers Way which were planned into the development. This proposal has large buildings right across from permanent resident cottages.

What is being proposed is completely incongruous to the ascetic of the rest of immediate neighbourhood. Rezoning is required to mimic the character of the existing housing, this proposed development does not.

This is a residential neighbourhood, with quiet streets and neighbours walking and talking outside of their homes on the street. There are no sidewalks, having a heavy increase of traffic flow will put residents and their children at risk.

This is not a standard width street; it is an extended laneway with barely enough room for 2 cars. With limited parking in this proposal for 3 visitor cars where are all the additional cars going to be parked? This will be an issue along with snow removal which is already an issue. The snow removal equipment cannot turn so all the snow is piled at the end of the street near Grey Road 19.

Again, how is the large quantity of garbage and its removal going to be handled

The residents have many questions and objections to this rezoning. We do not need a precedent set that will destroy the character of our neighbourhood. We need to be heard.

Susan Lee

[REDACTED] Pioneer Lane, [REDACTED]

Brow

TO: CORRINA GILES, TOWN CLERK
TOWN OF BLUE MOUNTAINS

MAY 8, 2018

FROM: KEN BROWNE, [REDACTED] CRAIGMORE CR., TOWN OF B.M.

RE: 104/108 SETTLER'S WAY

THE PROPOSAL

1. REZONE FROM R3 TO R5

I SCARCELY KNOW WHERE TO START:

- EXTRA TRAFFIC ON A NARROW ROAD
- POSSIBLE POOR DRAINAGE DUE TO SNOW MELT. PLOWING, DITCHING/CULVERT ON THIS NARROW ROAD
- PROBABLE INVESTOR PROPERTYS WITH RENTAL POTENTIAL (↓ STAIRS WILL HAPPEN --- PARTY HEAVEN)
- VISUAL ENCRoACHMENT ON [REDACTED] SETTLER'S --- A 6.2M SET-BACK VERSUS A 3 STOREY SET OF UNITS 6, 7 & 8 (2 STOREYS X ± 3M/STOREY IS BOUND TO RESTRICT [REDACTED] SETTLER'S VIEW OF THE MOUNTAIN, WE ARE USED TO THE MOUNTAIN SHADOW BUT WE WOULD LIKE TO SEE THE MOUNTAIN
- IT SOUNDS LIKE FENCING BETWEEN 108 & [REDACTED] IS LIKELY. MORE VISUAL ENCRoACHMENT IN AN AREA OF, UNTIL RECENTLY, NO FENCES

I COULD GO ON BUT "YOU" WILL NOT HAVE THE TIME TO READ IT ALL

BUT ON A PERSONAL NOTE --- WHEN I BUILT [REDACTED] CRAIGMORE IN 1989, I HAD TO ABIDE BY THE SET-BACKS. NOT A NICE THING ON A CORNER LOT --- BUT RULES ARE RULES. IN 2009, MY ADDITION FOLLOWED THE SAME RULES; I LIVE WITH IT.

[REDACTED] & 108 SETTLER'S DATE FROM ± 1960°. IF ↓ WHEN THEY WERE REPLACED, THE SET-BACKS CURRENTLY IN VOGUE, WOULD APPLY.

WHY THEN SHOULD A NEW BUILDING NOT FOLLOW
THE SAME RULES? 7.5m VS 4.0m IS A BIG JUMP.
I OBJECT!

THE 6.2m TO THE EAST IS ALSO UNACCEPTABLE
FOR THE SAME REASON AS IMMEDIATELY ABOVE BUT
ALSO THE VISUAL AS ON PAGE 1

--- I COULD GO ON ---

2. I RECOGNIZE THAT RE-DEVELOPMENT IS INEVITABLE.
I HAVE A HARD TIME ACCEPTING BIG CITY DENSITY
IMPOSED ON A NICELY RURAL AREA & WOULD PREFER,
SAY, THREE OR FOUR DETACHED HOUSES INSTEAD OF
A WALL OF CONDOS.

PLEASE KEEP ME INFORMED, AT ABOVE ADDRESS OR
BY PHONE AT [REDACTED] --- OR LEAVE A
MESSAGE AT [REDACTED] & I WILL RETURN YOUR CALL.

I AM NOT E-MAIL FRIENDLY.

June 12, 2020

To: Town of the Blue Mountains Town Council (via Town Clerk – Corrine Giles, and to Denise Whaley, [REDACTED])

Re: Meeting of the Whole Council on June 16, 2020

**Agenda Item B.15.1 Recommendation Report – Mountainside Developments
Zoning Amendment PDS.20.09 (104-108 Settlers Way, Blue Mountains, ON)
South Part of Lot 19, Concession 2.**

This proposal was turned down by Town Council in May 2018 due to neighbourhood objections. The current staff report now states, in response to revisions by the developer, that:

“The revision removed one of the townhouses on the east side of the properties to a new total of seven (7) units. This means that the proposal now includes one five (5) unit Townhouse block and on block of two (2) semi-detached units. Planning Staff were satisfied that the minor changes to the site plan and reduction of one unit did not warrant an additional public meeting.”

However, we, and virtually every neighbour with whom we have spoken, vehemently disagree. We were only was informed of this June 16 second rezoning proposal by an email by Denise Whaley, Planner, on June 10, indicating that that we could “watch” the meeting on-line on June. 16. Apparently, from the documents she provided, the Town has already given its full support to this rezoning, despite the fact that no information was given to the neighbourhood about this “supported” rezoning.

We are opposed to the proposed rezoning and would like our views to be heard by Council:

- 1) It is totally unacceptable to rezone a lot in the middle of a low density single family area, with virtually the entire neighbourhood opposed, simply because the powers available to the Town may be stretched to allow such rezoning. In fact, the Town’s powers are subject to conditions, one of which is as follows: The Town of The Blue Mountains Official Plan states, “Existing residential neighbourhoods are intended to retain their existing character with limited change. However, this does not mean that new housing must mimic the character, type and density of existing housing but rather, it shall fit into and reinforce the stability and character of the neighbourhood. Infill and intensification may be permitted where it respects the scale and built form of the surrounding neighbourhood and conforms to the policies of the Plan.”
- 2) The proposed development is not in any way in character with the immediate neighbourhood, which consists of single family low density homes. This development would only be appropriate closer to high density development. Our opposition to this rezoning is not arbitray NIMBYISM, it is a reaction to a radical rezoning of a lot to high density in the middle of our older, established single family low density neighbourhood. **You as our representatives should respect our neighbourhood and our views, which are consistent to the above Offical Plan.**

- 3) This proposed rezoning is a conflict between the developer's desire for profit and the neighbourhood's desire to maintain its character. The rezoning to high density would also set a strong precedent for other owners in the neighbourhood to have their lots similarly rezoned. Once the character of the neighbourhood is pierced in this way, it can be a tipping point for anyone else in the neighbourhood to apply for a rezoning to allow greater density and profitability. Once this floodgate is opened, it cannot be stopped.
- 4) This development will ***not*** provide more affordable homes in the area. No indication by the developer was given as to the sale price of these units, and we seriously doubt they were intended as "affordable homes." The units appear to be luxury town homes, unless the building materials are so inexpensive as to belie the luxury outward appearance of the units.
- 5) The additional visitor parking of 3 spaces is laughably inadequate for 7 units.
- 6) The snow storage areas would invariably result in run-off to adjacent lots. We would hate to be an owners of these adjacent lots.
- 7) As to the adequacy of the existing infrastructure, we are not engineers and cannot comment on these issues. We can only point out that water pressure in our area is often diminished during periods of high demand. We have been told by our plumber that the existing water pipes in this area need urgently to be increased to meet the demand of all the new housing.

Yours truly,

Jack Pasht and Penny Bell

■ Craigmore Cres., Blue Mountains, ON L9Y 0N9

June 16, 2020

Dear Corrina,

This letter is in regards to the proposed development and zoning amendment for the lots at the end of Settlers Way. I apologize for it being sent after the meeting but I didn't have time to write it because of the short notice. I have concerns that these units will be used as rental units, and the developers (the Doornboschs) have some possible influence with the town with respect to decision making. I suspect this because of some past conversations I have had with the couple, who owns Mountainside Developments.

When I first met Mr. Doornbosch, it was when the house he built on Craigmere Crescent [REDACTED] was fully erected. I was at the end of my driveway when he approached me. I remember saying: "Wow, that is a big house you are building there." And his response was: "Yes, well it is going to be used for more than one family. This was a bit unsettling because it made me think that it was going to be a large-scale rental unit, instead of a family home. But I kept an open mind about it.

The next time I conversed with him it was a few months later when he asked me if I would be interested in selling the back piece of my property [REDACTED] to him. He said something like: "If you sell it to us we will clean it up for you." I was suspicious because I assumed he was going to build on it. So I responded with: "Why would you want to buy it? It is useless because you can't build on it." His response to what I said was something like: "Well my wife knows someone in the planning department and we can get it done." I was very confused because I thought it was impossible to build on it. This was because we were told when we built our property that we couldn't get an entrance onto Grey Rd 19, because it was on a very dangerous corner. Our entrance had to be built onto Craigmere Crescent.

After speaking with Mr. Doornbosch I went to the town to ask if it was possible build on the back of our property, and the town planning department told me it wasn't. An entrance would not be granted onto Grey Rd 19 and that it also wasn't really serviceable. They also said that the lot couldn't be severed for these reasons. This left me confused again because now I wondered how Mr. Doornbosch could make this happen, like he claimed, when I was told it wasn't possible.

Since then the completed house on Craigmere has been used for short term rentals and has been rented by several different families. There have on occasion been multiple cars parked in the driveway and garage. Generally speaking there haven't been major issues with this house, other than loose dogs running around the neighborhood, and also barking late at night because they have been left outside. The water drainage issues however, haven't been addressed as water from the roof is still flooding the surrounding properties. I assume that this is because the owners don't live there, and the renters don't feel it is their responsibility to take care of it, which is understandable.

I am concerned because Mountainside Development's first build in our neighborhood was just one house on one lot. But I wonder what will happen when they build 7 houses on 2 lots. We already have problems with other rental units in our neighborhood, as one in particular at the end of Pioneer Lane has resulted in the summoning of the OPP on a number of occasions. Our neighborhood doesn't have full time security like Blue Mountain and Tyrolean village. I definitely don't think this is a good idea to attract more of this type of activity in a quiet neighborhood where many of the residents live full time, and there is no one to appeal to other than the police, when the parties go overboard.

I am also concerned about the neighborhood safety. Seven houses two lots, at the end of a very short Cul De Sac is too congested. The corner on Grey Rd 19 between Happy Valley Road and Craigmore Cres is one of the most dangerous corners in the Town of Blue Mountains. New developments should minimize traffic instead of increasing it. Seven houses is going to increase the traffic at that corner and make it even more dangerous. There are constantly people trying to cross the street there during the winter to ski, as well as cyclists, runners and walkers using the bike lanes on Grey Rd 19 in the summer. There is no Crosswalk there, and the traffic doesn't not obey the speed limit of 50 km/hr. The police are frequently stopping people for speeding at that corner, it is a big problem already.

I also don't know of one person in our neighborhood in support of the building of this multi-unit complex, unlike the other building projects going on our neighborhood which are a lot more reasonable. Most people in the neighborhood are vehemently against it for different reasons. My main concern is that it will increase traffic, and add to potential problems such as more drinking and driving. There are no sidewalks, crosswalks or speed bumps in the neighborhood either, and I believe that those things need to be in place to protect the public before housing density is increased that drastically. The best approach in my opinion is to remain a one house per lot ratio, to avoid this type of potential for someone to get seriously injured or killed. Why is safety not being considered? We already had to request to the school bus company to change its route, due to traffic safety issues on Grey Rd 19.

In summary I really appreciate you taking the time to read my letter. I think the current zoning laws meet the needs of the neighborhood, and keep it as safe as possible. Single family dwellings make the most sense. I wouldn't be writing this letter if the builders had planned on building two houses, one on each lot. I am also not opposed to long term rentals as they seem to attract families or employees of local businesses. They tend to care about what goes on in the neighborhood, and have a different attitude than the short term renters. I will always be concerned about the speeding and drinking and driving that goes on in our neighborhood. This development I believe will just encourage more of that because one can't control what the owners do with their property.

Thank you,
Cheryl Warrington

RECEIVED VIA EMAIL - June 24, 2020

To: Town of the Blue Mountains - Town Council (via Town Clerk – Corrine Giles)

Re: Meeting of the Town Council on June 29, 2020

Mountainside Developments Zoning Amendment PDS.20.09 (104-108 Settlers Way, Blue Mountains, ON) South Part of Lot 19, Concession 2.

This proposal was turned aside by Town Council in May 2018 . Although the number of units has now been reduced from 8 to 7, all of the same issues exist.

I have the following issues with the rezoning at this time:

- 1) The west end of Settler's Way, where the proposed development is to be accessed from, was originally a laneway, so it is substantially narrower than the main part of Settler's Way. This means:
 - Garbage and fire trucks do not have proper access. Currently the garbage truck backs down the street to pick up from the subject properties as there is no room to turn around.
 - Town Snowplow cannot currently go down this part of the street.
- 2) Aerial Services for Hydro, Cable and Phone – this part of Settler's Way, all the way down to Settler's Way, is in an older neighbourhood with overhead wires on the north side. With 7 townhouses on the south side, 21 wires will need to go across street for access to services.
- 3) No streetlights on this end of the street as it is an older part of Settlers Way.
- 4) No garbage room in plans. Does this mean there will be 4 containers (trash, recycle (2) green bin) times 7 units or 28 units at curbside weekly?
- 5) Water and sewage capacity in area was built for single family usage, not multi family.
- 6) Electrical capacity is already at capacity for this part of the street as we get dimming lights when our air conditioner turns on. Adding 7 large homes is not feasible.
- 7) Drawings of development do show places to store snow but run off would go right into adjacent properties. If it is redirected to the street, it would end up freezing the street as there are no ditches on this part of the street. This part of Settler's Way, again, is really only a laneway and was not part of original Settler's Way which got renamed to Settler's at some point. It was a different street name - Campbell on our original Survey.
- 8) Height looks to be three stories plus garages etc in lower level which would be far in excess of anything in the neighbourhood and would not be appropriate for the neighbourhood.
- 9) Garages in lower level do not make sense as the earth is clay here and there is extremely poor drainage. There are bound to be huge flooding issues if underground garages are attempted.

Respectfully Submitted,

Heather Macnaughton

Full Time Resident ■ Settler's Way, Blue Mountains, ON L9Y 0N9

Town of The Blue Mountains

To whom it may concern:

My name is Rob Morden and I am a full-time resident at ██████ Settlers Way, The Blue Mountains, ON. L9Y 0N9.

My comments on the proposed plan regarding 108 and 106 Settlers Way is as follows:

Let the builder build 3 attractive chalets on this property. I'm sure they would still make a good profit and enhance the area and The Town would acquire more tax dollars than the current taxes.

Win, Win, Win.

Whether it is 8 units planned or 4 units the results will be the same and that is the issues surrounding this kind of density. Traffic, parking, snow removal, etc. This part of Settlers Way is both short and narrow. In winter narrower. I already get an inappropriate amount of snow ploughed on my front lawn not to mention the gravel that goes with it. With all the additional traffic this plan will create it will be fun trying to negotiate 2 vehicles going in different directions. But I digress.

It would be very naïve to think that a number of these 8 units won't be used has rental properties especially in view of the current shortage of accommodation close to the mountain. This could be a great motivator for purchasers to buy with the sole purpose of renting. Not good for the community. There are rental properties close to this development that have, at times, created problems for nearby full-time residents due to excess noise.

More importantly and not to be ignored!!! I believe there is a safety issue to be considered. With the potential number of additional skiers coming from Settlers Way (especially kids) crossing 19 to get to the hill opens up the possibility for pedestrian accidents. There is a bend from both directions at the point of crossing. Beware!!!!

On a more personal note from what I can see in the proposed development my sight lines to the mountain will be severely affected not to mention the claustrophobic sense by being closed-in this much. Also, I believe my property value will be compromised by this plan.

I certainly hope a great deal of consideration is given to the existing, close by, property owners.

Regards,

Rob Morden

From: Christina Ardill [REDACTED]
Sent: Friday, June 26, 2020 7:53 AM
To: Corrina Giles; Rob Potter; Rob Sampson; Peter Bordignon
Cc: Pete [REDACTED]
Subject: 104-108 Settlers Way

To: Town of the Blue Mountains Town Council (via Town Clerk – Corrine Giles)

Re: Meeting of the Whole Council on June 29, 2020
Agenda Item B.15.1 Recommendation Report – Mountainside Developments
Zoning Amendment PDS.20.09 ([104-108 Settlers Way, Blue Mountains, ON](#)) South
Part of Lot 19, Concession 2.

It is a point of frustration to us that more adequate notice was not given to the property owners in the above mentioned neighbourhood. Despite the short time frame I would like to take this opportunity to express our concerns.

- 1) Available water and sewer capacity.
- 2) Drainage for snow/rain run off and sump pumps. Our street already endures problems due to an older infrastructure.
- 3) Hydro overhead wire and capacity.
- 4) Access for emergency services, snow removal and garbage trucks in a narrow area.
- 5) Traffic on our street is already very busy and it would increase with high density housing.
- 6) The height and density of these new residences are not in keeping with the neighbourhood's infrastructure. We already experience louder than normal noise levels due to rentals that accommodate large numbers.
- 7) Limited available park/green space in this neighbourhood will not accommodate high density residences that will in fact have a greater need for such space.

Regards
Christina and Peter Ardill
[REDACTED] [Craigmore Crescent](#)

RECEIVED VIA EMAIL

From: Nancy Dice <[REDACTED]>
Sent: Thursday, June 25, 2020 12:58 PM
To: Town Clerk <townclerk@thebluemountains.ca>

Subject: Re: Proposal for 104/108 Settler's Way

Hello

I am resubmitting my concerns to be shared at Town Councils meeting on Monday.

I do have concerns re this development, the density, how it will affect water pressure, lack of parking. Not to repeat, I do agree with all the concerns that Heather Macnaughton and the other residents of the area have mentioned in their letters to council.

When we planned to build in this community one of the appeals was that it is not a high density area, I would like to see it remain this way.

Thank you

Nancy Dice
[REDACTED]
[REDACTED] Craigmores Cres

June 12, 2020

To: Town of the Blue Mountains Town Council

Via email to Denise Whaley [REDACTED] and Corrina Giles
[REDACTED]

**Re: Meeting of the Whole Council on June 16, 2020
Agenda Item B.15.1 Recommendation Report – Mountainside Developments
Zoning Amendment PDS.20.09 (104-108 Settlers Way, Blue Mountains, ON)
South Part of Lot 19, Concession 2.**

Dear Councillors:

We objected to this proposed development at 104-108 Settlers Way when it was first introduced in 2018. At that time, residents were given adequate opportunity to learn about this proposal and respond thoughtfully. The outcome was, we found the development unacceptable. Rightly, it was turned down by Town Council in May 2018.

Now it is back again with almost inconsequential revisions, only this time residents were given almost no time to respond. Specifically, we were notified by email only on June 10 for a meeting on June 16. This is insufficient notice at the best of times, let alone during a pandemic when many people are not working and thus not checking email as frequently. Was this short-cut intentional?

The proposed development remains largely unchanged from the first time around, and so are our objections. Specifically:

- **The majority of the neighborhood does not support this type of re-zoning.** This is a low-density neighborhood made up of detached, bungalows and two-story single-family dwellings. A 7-unit dwelling (with at least one structure three stories tall) on a tiny patch of land is not at all in keeping with the neighborhood's appearance or infrastructure.
- **Precedent-setting.** The approval of this development will set a precedent and open the door for more developments of this kind, which will change the character of the neighborhood and further stress the infrastructure. If this is allowed, how will other large developments of similar style and size be stopped? The likelihood of loud, late-night partying within this high density development is high and extremely undesirable to us and our neighbors.
- **Parking.** There is not enough parking for this development (just three guest spots) which will lead to illegal parking that inconveniences and endangers residents. One need only walk through Tyrolean Village on any given weekend and you will often see as many as 20 vehicles (or more) parked in front of certain properties. How will emergency vehicles get through if this narrow street is full of cars?
- **Traffic:** Adding this level of density will turn a quiet, dead end street into a heavily trafficked street, posing danger to our neighborhood residents, many of whom are children and seniors.

- **Snow removal and storage.** This road – which is basically a laneway -- is already too narrow for convenient plowing with just a few small cottages. With this new development, where will the snow that is plowed go?
- **Garbage and recycling.** Can we expect garbage, compost and recycling bins on the street? How many? Our estimate is at least 21 bins unless there are large, unsightly containers.
- **Water and sewage capacity.** Water pressure can be weak in this neighborhood already, and we have been told that the sewage system around our street is not designed for multi-unit dwellings.

This was an unsuitable development in 2018 and it remains an unsuitable development in 2020. The biggest change is not the inconsequential change from eight units to seven units, but rather the weak and dubious effort to consult with the tax-paying, voting residents of the neighborhood that you represent.

Please confirm receipt of this objection and do the right thing on June 16 by listening to your constituents.

Thank you.

Sincerely,

Josh & Jennifer Cobden

████████████████████

██████████ Craigmore Cres.

Blue Mountains, ON L9Y 0N9

June 14, 2020

To: Town of the Blue Mountains Town Council (via Town Clerk – Corrine Giles)

Re: Meeting of the Whole Council on June 16, 2020

Agenda Item B.15.1 Recommendation Report – Mountainside Developments Zoning Amendment PDS. 20.09 (104-108 Settlers Way, Blue Mountains, ON) South Part of Lot 19, Concession 2.

THIS APPLICATION IS BEING MADE WITHOUT ANY INFORMATION CIRCULATED TO THE RESIDENTS OF THE AREA. My wife and I got an email from a neighbour that this meeting was happening. We have had no mailings, or notices that this meeting was happening. **This proposal has not been given ample time for proper consideration or comments. This proposal was turned down by Town Council in May 2018 due to neighbourhood objections. Although the number of units has now been reduced from 8 to 7, all of the same issues exist.**

There are many concerns that in our opinion have not been resolved since the last proposal, and I have listed them out below. The big concern is the idea of setting a precedent. They are 4 storey, not 3 story as outlined and with the following points below, it is something that council should properly investigate.

We have the following issues with the rezoning at this time:

- 1) The west end of Settler's Way, where the proposed development is to be accessed from, was originally a laneway, so it is substantially narrower than the main part of Settler's Way. This means:
 - Garbage and fire trucks do not have proper access. Currently the garbage truck backs down the street to pick up from the subject properties as there is no room to turn around.
 - Town Snowplow cannot currently go down this part of the street.
- 2) Aerial Services for Hydro, Cable and Phone – this part of Settler's Way, all the way down to [REDACTED] Settler's Way, is in an older neighbourhood with overhead wires on the north side.

With 7 townhouses on the south side, 21 wires will need to go across street for access to services.
- 3) No streetlights on street as it is an older neighbourhood.
- 4) No garbage room in plans. Does this mean there will be 4 containers (trash, recycle (2) green bin) times 7 units or 28 units at curbside weekly?
- 5) Water and sewage capacity for single family usage, not multi family.
- 6) Electrical capacity is already at capacity for this part of the street as we get dimming lights when our air conditioner turns on. Adding 7 large homes is not feasible.

- 7) Drawings of development do show places to store snow but run off would go right into adjacent properties.
- 8) Height looks to be three stories plus garages etc in lower level which would be far in excess of anything in the neighbourhood.

Respectfully Submitted,

Mike Phillips & Christa Beverley

█ Happy Valley Road

█

█

May 10, 2018

Nora and Robert Oldfield [REDACTED] Craigmores Cr., Blue Mountains

Objections to Proposed Plans for 104 & 108 Settlers Way

We strongly oppose the proposal to rezone the above-mentioned properties from Residential Third Density (which permits only single detached dwellings) to Residential Fifth Density.

- (1) The **only** roads that **directly access** the proposed development are lined with approx. **55** family residences. The closest entrances to the property from County Rd 19 are Heritage Drive and Craigmores Crescent. (see attached diagram)

Significant vehicular and pedestrian traffic will be generated by eight residences. Potentially 18 vehicles (counting two parking spaces each plus two visitors spaces) could be roaring in to that property at the height of the season. Traffic means **noise and danger**.

- (2) As in Blue Mountain Village, it is likely that potential purchasers would lease their dwellings for periods of time: weekends, weeks, or months at a time. Impossible to police within the **STA guidelines**.

We don't want our close community to become a **transient community**.

- (3) Contrary to the Justification Report, many **neighbours' visual quality** will be **hampered**. Our view of the mountain will be blocked.

The **number and proposed height of the units are incompatible** with our neighbourhood.

- (4) Current **setback requirements** are in place for a reason, ...and apply to **everyone** who wants to build, including those whose property might be at the end of a dead-end street. They **should not be waived** on a narrow road or to allow higher than the maximum gross density of 10 UPH dwellings (see page 12 or the justification report)
- (5) Settlers Way north of Craigmores Cr **cannot accommodate parked vehicles** that are bound to arrive especially if townhouse residents host a party or invite guests to stay overnight.

Only Single family residences are on the closest access roads from Grey Cty Rd. 19 to the proposed development on Settlers Way i.e. Craigmore Cr., Settlers Way to heritage, heritage Dr. and Pioneer Lane



June 13, 2020

To: Town of the Blue Mountains (TBM)- Town Council (via Town Clerk – Corrina Giles)

Re: Meeting of the Whole Council on June 16, 2020

Agenda Item B.15.1 Recommendation Report – Mountainside Developments Zoning Amendment PDS.20.09 (104-108 Settlers Way, Blue Mountains, ON) South Part of Lot 19, Concession 2.

THIS APPLICATION IS BEING MADE WITHOUT ANY INFORMATION CIRCULATED TO THE RESIDENTS OF THE AREA. The information from Mountain Side Developments was only published to the Town website on Friday June 12, 2020

Upon reviewing the documents made available on Friday June 12 on the TBM website. This was after Heather Macnaughton had sent our first letter in to Corrina. I noted the following which needs to be considered very carefully before this proposal is given any sort of approval to continue.

1. Even though the developer is requesting a zoning change from R1.1 to R2 they are asking for further variances on setbacks both side and back lot lines. This has the effect of crowding a larger/taller (Semi-detached) housing unit onto a small adjacent cottage. Further, it will increase the crowding of the Heritage laneway. This laneway is already problematic for essential services: garbage collection, snowplowing and fire Services.

The developer is also asking for a variance on the heights of the subject buildings. They have stated that they will reduce the height of the semi-detached that backs onto the neighbours. They further stated that the bylaws do not entitle any property to a view of the mountain. This is their justification for not only blocking site-lines but also for creating a shadow depriving the neighbours of sunlight.

2. Snow storage will be primarily plowed up against the neighbour's lot line. This will increase issues during spring runoff. I understand that the developer has pledged to develop a grading plan that will alleviate concerns, prior to a building permit being issued. This seems to be too late in the process. The lots will have been cleared and redevelopment started before permits are issued according to the documents now available. This will create undue pressure on the Town to agree to whatever plan is presented. This grading plan also needs to be approved by the Niagara Escarpment Commission as this property lies within the Toe of the Escarpment. Run off from the spring melt will end up on Settlers Way as there is no drainage ditch on the laneway section of the road. This is likely to result in ice covered road and auto accidents.
3. Grey Road 19, is to be widened in front of the subject property, presumably to create a safer turn with clearer site lines. As part of this proposal, the Developer has pledged to give land to the County for this project, thereby decreasing setbacks once again, on her proposed development property.
4. The Developer is suggesting that by changing the proposed entryway to be perpendicular to Settlers way and widening it, that it will allow large vehicles to turn. This is a misnomer, and will not create

enough space for large vehicles to turn. I drove school bus for five years and parked it in my driveway. It would only just make the swing into the driveway, and that is in a section of Settlers Way that meets town standards for road width. Further, once snow is plowed up against the guardrail at the end of the street the space for executing a turnaround would be further reduced. This proposal just does not stand to common sense.

5. The proposal is mute on Garbage collection. If at curbside this will add 28 receptacles in an already crowded portion of a Heritage Lane way.
6. The proposal is mute on how hydro, phone and cable wires are to be managed. All poles are on the opposite side of the lane to the proposed development. This could see an unsightly cluster of 21 wires strung across this narrow lane. Further crowded by setback variances and large vehicles attempting to turn. This frankly feels like a recipe for disaster.

Sincerely,

David J. Dunphy, CET, BBA, MBA

■ Settlers Way

June 16, 2020

Hon. Doug Ford
Premier
Premier's Office
Room 281
Legislative Building, Queen's Park

Dear the Honourable Doug Ford:

Please be advised that at its June 11th, 2020 meeting, Grey County Council endorsed the following resolution for your consideration:

CW93-20 Moved by: Councillor Robinson Seconded by: Councillor Keaveney

Whereas now more than ever in our increasingly electronic world, Grey County families and business owners have a need for reliable and affordable broadband to conduct business and stay connected both locally and beyond; and

Whereas broadband is a contributing social and economic driver in supporting the vitality and growth of our communities; and

Whereas families require internet to enable their children to complete school assignments, take online courses, maintain a human connection, or just stream movies at home; and

Whereas Grey County agriculture production, medical, health care, manufacturing, retail and the service industry depend on reliable high-speed connections to support and ensure business continuity and success; and

Whereas connectivity has been a lifeline for those businesses and sectors with access to reliable broadband during this global pandemic; and

Whereas reliable broadband will continue playing an essential role in the economic and social recovery of communities across Grey

County post-pandemic; and

Whereas not all areas of Grey County are within a connectivity coverage area which continues to be increasingly challenging, and amplified by the COVID-19 pandemic; and

Whereas Grey County has unserved areas as well as under-served areas that receive inadequate or disproportionately low levels of service; and

Whereas while it is important for the Provincial Government to look at both the number of people and the number of businesses that can be serviced by broadband expansion, it is essential, as well, that the Province provide broadband service to areas that have a small number of people, yet cover a vast geographical area; and

Whereas the need for broadband infrastructure improvement is now;

Now Therefore Be It Resolved that Grey County representing our Grey County residents and business owners alike, call to action Premier Ford; Minister of Infrastructure, Minister Scott; Ministry of Agriculture, Food and Rural Affairs, Minister Ernie Hardeman and Associate Minister of Energy & MPP Walker to champion the implementation of broadband in the unserved and under-served areas of Grey County; and

That this resolution be forwarded to all Ontario municipalities for their endorsement.

If you require anything further, please do not hesitate to contact me.

Yours truly,

Tara Warder
Deputy Clerk/Legislative Coordinator
(519) 372-0219 x 1294
tara.warder@grey.ca
www.grey.ca

cc Hon. Laurie Scott, Minister of Infrastructure
Hon. Bill Walker, Associate Minister of Energy & Bruce – Grey - Owen Sound MPP
Hon. Ernie Hardeman, Ministry of Agriculture, Food and Rural Affairs
All Ontario Municipalities



Simcoe Muskoka Catholic District School Board
46 Alliance Boulevard
Barrie, Ontario, Canada L4M 5K3
Tel 705.722.3555
Fax 705.722.6534
www.smcdsb.on.ca

June 17, 2020

To Whom it May Concern:

Re: Name Change of School

In reference to our school Jean Vanier Catholic High School in Collingwood, this is to inform you that the name of the school has been changed from Jean Vanier Catholic High School to Our Lady of the Bay Catholic High School with due approval from the school board.

You are requested to take note of the same and refer all further communications by the name of **Our Lady of the Bay Catholic High School**. This is meant for your records and for your action as necessary.

Please note that the **name change will not officially occur until July 1, 2020**. The address and phone number remain the same:

705-445-2043
160 Collins Street
Collingwood ON L9Y 4R1

We look forward to your continuous support and cooperation.

Sincerely,



Andrew Sendzik
Superintendent of Education, Secondary

AS/Is

- c. Brian Beal, Director of Education
John Collingbourne, Principal
File

Our Mission: Our inclusive Catholic learning community is dedicated to excellence. We give witness to the teachings of Jesus Christ, as we journey in faith and learning, to develop the God-given abilities of each person.

Grey County Federation of Agriculture

446 10th St., Hanover, Ontario N4N 1P9
519-364-3050 or 1-800-275-9551

June 15, 2020

re: Grey County Agricultural Advisory Committee

Dear Councillor Soever,

At our regular Board meeting this week we were pleased to hear Councillor Robinson's report that the motion to establish the Agricultural Advisory Committee was approved to proceed.


The Grey County Federation of Agriculture Board has set a three year plan of objectives. One of our top priorities being; to establish best practice communication with our community stakeholders. This of course includes our partners both staff and political at Grey County and our local municipalities.

A number of our directors at Grey County Federation of Agriculture sit now on other Ag Advisory Committee's. We are aware of many such committees in other counties that are currently yielding benefits, by opening communications and relationship channels to all stakeholders Agricultural and non-Agricultural, staff and the community in general.

I understand that the formation of this new committee would not gain unanimous approval and appreciate that while the majority have approved, there is still some work to do to demonstrate effectiveness and value. The Grey County Federation of Agriculture is committed to do this work.

Thank you for your willingness to work on this with us, we are looking forward to the next steps to form the group and set an inaugural meeting date and agenda.

Best wishes,


Hugh Simpson
President
Grey County Federation of Agriculture



June 25, 2020

Mayor Alar Soever and Council
Town of The Blue Mountains
32 Mill Street
Thornbury, ON N0H 2P0

Dear Mayor,

Re: Barriers on Bruce Street South

We have reviewed the plan submitted by Tim Hendry for the placement of Jersey barriers on Bruce Street S and approve the proposed changes, with the added provision that the sidewalks be clear of any incumbrances for the full length of the street.

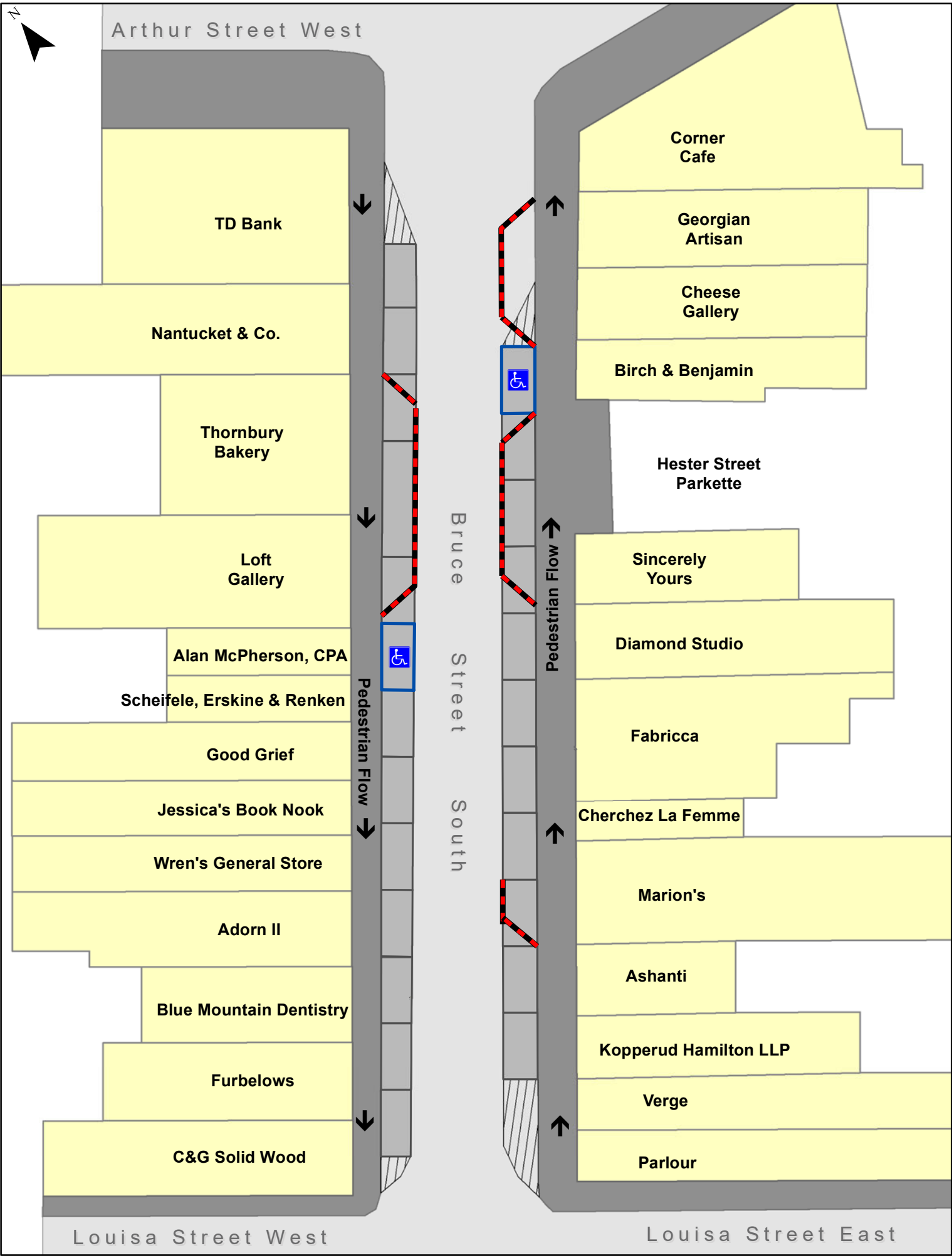
We respectfully ask that council consider approving this plan.

Yours truly,



George Matamoros, Chair

PO Box 662, Thornbury, Ontario N0H 2P0





Town of The Blue Mountains

32 Mill Street, Box 310
THORNBURY, ON N0H 2P0
www.thebluemountains.ca

OFFICE OF: Tim Hendry

Manager of Communications and Economic
Development

Email: economicdevelopment@thebluemountains.ca

Phone: 519-599-3131 Ext 282

June 25, 2020

If you have questions regarding this plan, please contact your Thornbury Business Improvement Area Representatives or the Town of The Blue Mountains at the contact information noted below:

Thornbury Business Improvement Area

George Matamoros

george@thediamondstudio.ca

Town of The Blue Mountains

Tim Hendry

economicdevelopment@thebluemountains.ca

519-599-3131 ext. 282

Open Letter to Council re: The TCE Proposed Pumped Storage Project on the Department of National Defence Land, locally known as the "Tank Range".

Dear Members of Council, Town of the Blue Mountains:

I wish to express my concerns regarding the proposal by TC Energy to construct a Pumped Storage Plant on the DND lands, modelled on the Ludington, Michigan Plant which is now out of date.

My concerns are:

Destruction of 500 acres of forest and displacement of wildlife. A 375 acre hole cut into the escarpment.

Destruction of the ecosystem close to shore where fish spawn because of the 700 metre shoreline intake along Seagull Bay/Black Point.

Fish being sucked up into the 3 shoreline intake turbines as they pump water 150 metres up the escarpment to a man-made reservoir, 375 acres in size. In spite of screens to protect the fish, millions of fish are still killed at the Ludington Plant. TC Energy has stated that as a mitigation measure, the intake/outfall will be away from the shoreline and tunnels installed beneath the lake are to access deep water to protect the shoreline fish habitat, and inlet/outlet structures are to be raised from the lakebed to avoid aquatic organisms. However, not all fish are bottom dwellers. Different fish dwell at different temperatures, and therefore, will be found at various depths. How will they install tunnels beneath the lake without destroying habitat and creating turbidity?

Turbidity of water as the 23 cubic metres of water are released into Georgian Bay every 24 hrs at a rate 42% of the flow rate of Niagara Falls despite the mitigation measures which TC Energy is suggesting.

Our drinking water is drawn from the Bay down current from the Proposed Project. How will this project affect dug wells and wells along the shoreline?

A new high voltage transmission line corridor from Meaford to Barrie will be required to carry the electricity to the power grid. TC Energy has stated that they will use existing corridors as much as possible. However, if necessary, they will try to "negotiate voluntary agreements" with existing landowners. In the event that no voluntary agreement is reached, then they will resort to "available legislated expropriation procedures".

I realize that the promise of jobs and money being infused into the local economy are tempting. However, our primary industry is tourism and as a taxpayer and cottage owner, I do not want to see anything that might endanger the beauty of Georgian Bay, the jewel of the Great Lakes (in my opinion). I ask that you not support this project which the US no longer allows, as it is destructive to the entire aquatic eco-system, in spite of mitigation measures.

Thank you for taking the time to read this letter.

Sincerely,

Maureen Isaacs
[REDACTED] Bayview Avenue

