

June 3, 2019

Helmut Hock

Thornbury, Ontario N0H 2P0

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

**RE: Abbotts/Development 55 - comments on development concept submitted for presentation by LOFT**

Dear Town Council,

My family has enjoyed Thornbury since 2006. Our first residence was [REDACTED] Lansdowne Drive and in 2013 we moved to [REDACTED] Lakeshore Drive. Our primary reason for staying in the same neighbourhood was the beautiful tree-line Lakeshore Drive, the substantial large number of people walking along the street, and the overall relaxed cottage feel.

As members of the Harbour West Concerned Citizens, we are obviously very concerned about the proposed development on the 1.7-acre site known as Abbott/Development 55. There are a few issues with this site including:

- It was formerly a gravel pit,
- It was formerly a private dump,
- It was first clear-cut in 2015 and completely clear-cut in 2017 effectively by passing the need for permits
- It is bordered by road allowances (Victoria and Bay Streets) which are heavily treed (native cedars) which combined with the existing ditches effectively manage storm water and drainage

We hereby request that the following be undertaken before any development proposal is considered:

1. Given the previous uses of the site, an environmental study/site assessment should be done.
2. A review of the site drainage with an emphasis on minimizing the damage to neighbouring properties and maximizing the retention of the established cedar forest (on the road allowances).
3. Establish by-laws that protect our tree canopy and prevent unfettered clear-cutting.
4. Engage and offer to the existing residents and home owners along Lakeshore the opportunity to purchase all or substantial portion of the existing road allowance.
5. Re-evaluate the current Planning directive that favours the sale of the road allowance to the developer rather than the existing residents and homeowners who have enjoyed access and use of the road allowance for many years.
6. Why should a developer with nothing but self-interest be prioritized over the long standing rate payers?

We are in favour of respectful development which is in keeping with the existing homes in the area, and believe open public consultation will result in a win-win solution for everyone.

Regards

Helmut Hock