

January 16 2022

RE: Georgian Bluffs Zoning By-Law Amendment Z-17-21  
Severance Applications B11/21, B12/21, B13/21

We acknowledge that the property owners have the right to develop their property. We note however that they are absent landowners who neither reside in the subdivision nor in the local area but we have in fact had good relations with the original property owners who have passed this property on to their family members.

We have lived in the subdivision for 25 years and note that the subdivision was a mature one with only 2 existing lots undeveloped when we moved in. Those 2 lots were subsequently built on within 2 years year of us moving into the mature subdivision. The fact that it was a mature subdivision was one of the reasons we chose this area to live in and raise our family in and we have enjoyed the peace and quiet and good neighbours of this intact subdivision.

Over the years, we have been the water test site for the municipal water system and in fact the existing fire hydrant is located on our property. We have been concerned and unhappy that Georgian Bluffs ceased to maintain this hydrant some years ago. It was explained to us that the water pressure was no longer sufficient in the subdivision for this to be an active fire hydrant.

This is concerning for a couple of reasons.

1. The pressure was sufficient for a number of years when we moved in. The presence of an existing fire hydrant provided both security and provision of insurance cost reduction to all of the existing homeowners. This is no small point to homeowners living in rural areas that are dependent on a volunteer fire department. This is and was a vital selling feature that the homeowners in the subdivision enjoyed and it has been lost and taken away from them. The township has never repaired, nor explained fully why they could not restore the water pressure to the pre-existing level!  
What changed and why has it not been addressed and fixed? If the 2 more pre-approved lots for single house dwellings was sufficient to create this loss of adequate pressure then we feel strongly the proposed addition of another 3 new additional dwellings will have a very negative impact on the existing homeowners and their water pressure. This is unacceptable.  
Georgian Bluffs has a responsibility to address maintaining AND restoring the water pressure in the subdivision to its pre-existing condition at no extra cost to the existing homeowners because of the creation of 3 new lots for potential residential dwellings.  
If the existing water line size does need to be increased for the additional homes at what cost and to whom? The new homes and the township should be liable for any additional costs.
2. We in fact were the lead property owners to assist in securing Natural gas in the subdivision and contacted all of our existing neighbouring homeowners when Natural Gas first approached the homeowners to look at the feasibility of putting natural gas services into the subdivision. We personally put the money up front to Natural Gas and then recovered funds from the other homeowners. If additional homes are added to this service then these 3 homes should have to put in the same amount of funds and these would be distributed back to the existing homeowners who paid up front for the gas services.  
We would like to have an assurance that the existing Natural gas service in its present size is sufficient to service the 3 new homes.

3. The road in the subdivision is narrow but in relatively good condition. We are concerned about the impact of heavy construction equipment on the road for the construction of the 3 new homes. It has been over 20 years since the last 2 preexisting lots were developed and built on and the amount of the road traffic is quite limited which has helped to preserve the road condition. We would like assurance from the Township that the road would be restored to good condition as soon as possible after any construction. The residents of the subdivision should be able to continue to enjoy walking for their own exercise or that of their pets safely on the quiet streets. With no shoulders to the road due to its narrow width it is imperative that the road surface be maintained and safe to walk on or ride a bicycle.

4. The municipal address of the farm is an issue that MUST be fixed. When the current 911 municipal address numbering system was established, we discovered that there was a serious issue with the original Vaughn farm being known as 128 Maple Ridge Road and our home was and is 128 Maple Ridge Cres. This duplicate numbering of two properties that were literally 100 yards apart caused a lot of confusion and could have been disastrous in a life and death emergency response situation. We approached Grey County and requested this situation be address, which they agreed with and the farm was changed to 130 Maple Ridge Road to ensure there was no confusion. This was in fact an important change when the farm house burned a few years back on a Sunday afternoon (around 2015) and emergency fire services had to respond. (It should be noted here – the fire trucks could NOT hook into the existing fire hydrant and had to bring the water in by pumper truck. Because it was an abandoned farm house no one cared about this detail but if it had been a fire in an existing home and lives at stake this could have made a huge difference.

The notice of Complete Application, Public Meeting and Public Hearing is referring to the property of Blair Radbourne & Cherilyn Radbourne as 128 Maple Ridge Rd and this would indicate that the Township has not corrected its records for the correct 911 Municipal address records in agreement with those of County of Grey. PLEASE ENSURE ALL RECORDS ARE CORRECTED TO ENSURE proper emergency response measures can be maintained.

5. There is a natural waterway that crosses from the existing property and the B13-21 proposed lot under the roadway and runs through both our property and our neighbor's (Coleman) and abuts both the Daniels property and Tracz property. It then crosses under the road again and continues its natural drainage pattern down to the Owen Sound Bay, cutting through the properties of Kitto's and Parson/Hughes. This natural waterway is a huge enjoyment to all of the homeowners who have properties that abut this waterway.

It should be noted that there have been several instances in the past 20+ years where the Conservation Authority and Township of Georgian Bluffs have made rulings to ensure that this waterway is not disturbed in any way. We have totally supported this and want to ensure that this is maintained and that absolutely no negative impact should be made to this natural waterway drainage pattern.

The proposed 3 new properties and homes would ALL be located on land that is higher elevation than the existing homes in the subdivision and potentially have run off both for ground water and potentially any sewage bed systems that all will slope toward the natural existing gradient of the subdivision and the existing homes. This could potentially have a negative impact on their enjoyment of their existing outdoor spaces and potentially affect drainage of their basements.

6. The proposed property B11-21, B12-21, B13-21 while once an active farm has in fact been undisturbed for many (decades) years and with its location next to the Conservation authority property and proximity to the Indian Falls waterfall and the Indian River it is extremely concerning that the proposed developments will negatively impact the local wildlife habitat that uses the Indian Falls/Indian River watershed and surrounding area for their home. Ducks, deer, foxes, coyotes, wild turkeys, birds, geese are all regular inhabitants of the proposed area. We are concerned that any proposed building plans be developed to ensure that migratory bird and natural wildlife habitats not be destroyed, nor disturbed during any development. We are concerned that a large setback is needed from both the bluff/escarpment slope line for the proposed B11-21 lot and the natural watercourse on B13-21 is needed to ensure both the safety of any new property dwelling and the existing natural landscape of these areas.

We have had firsthand experience and awareness of several other very expensive and extensive remedial projects that have had to happen along on top of Alpha Street Hill and the Parkview Estates along the East bluffs above Harrison Park where homes were permitted to be built too close to the bluff and then subsequent erosion made the banks very unstable and posed a threat to both the homes and the existing landscape.

Please do not make the same mistake.

For this reason, we believe the B11-21 lot should not be permitted and only 2 potential lots permitted.

We respectfully submit these comments and concerns and ask that Council give careful thought and consideration to the points we have outlined and that consideration be given to limiting the proposed lots to only 2 of the 3 submitted – B12/21 and B13/21 in keeping with any issues addressed above.

Sue and Chuck O'Reilly  
128 Maple Ridge Cres.